

Item 15 Appendix 1 – Town Deal Sponsor – Centre Vale Park Projects update.

Understanding of individual projects

- Site meetings held re Tennis, Bowls, Greenhouse, Bandstand and Fielden Hall.

History and Background

- Provided by all except MUGA

Engagement of parties

Regular meetings with group held Thursdays fortnightly

When more developed to meet with Friends of Park

Business Case Presentation

- By consultants re Treasury Green Book Business Case
 - Strategic case completed – see Appendix 2
 - Consultants in course of being appointed by CMBC for stages 2-4

Early need

- Matrix of project leads needs developed and agreed by all group members.
 - Identified need from all to appoint Grant Seekers to inform what could be available and to submit applications in due course – brief issued for quotations back by 14th May 2022.
 - Agreement sought from CMBC to fund £1,600 annual subscription for a grant providers database if unsuccessful in securing grant funding services.
 - Our use
 - Community Use
 - Need to get to likely capital build costs as early part of works – to employ Architects/Quantity Surveyors/ Specialist advisers - quotations obtained for each project, but issues regarding availability of funds under TD Fund to commission works.
 - 5% max of funding level - not overall project cost
 - Insufficient to commission and unfair disadvantage for CV project because of matched funding elements.
 - CMBC considering how to take this forward.

- Requested compromise for CMBC to fund Pavilion and Tennis/MUGA quotes as uncertainty re requirements, design options and costs and allowance for Fielden Hall to appoint direct.
- If agreed c£26k to be received by TTC for then TTC to appoint direct as agents for CMBC
- Bandstand- likely no proposed design changes
 - Recent cost – will this be acceptable re /business case stage?
- Conservatory - likely no proposed design changes
 - Contact initiated with commercial glazing providers y to ascertain outline cost - will this be acceptable re /business case stage?

Legal/Agreements

- Under way with CMBC
 - Already agreed assurances letter
 - Procurement process yet to be agreed
 - Funding agreement and Grant conditions yet to be agreed
 - Lease term to be started.

Land Ownership

- Preferred option by CMBC is to Community Asset Transfer to include Tod TC as owner/joint owner.
 - Likely long leasehold
 - Tennis club require very long lease in view of their financial contribution
 - Sub leases options.
 - Similar structure to the Wheelspark lease - in effect a “hand back” clause if unsustainable.
 - Possibly separate titles
 - No agreement to operate post construction
 - Will require management agreements with groups

Legal Structures

- Process started to identify options
 - Third Sector VSI approached for overview
 - Grant criteria may influence this

Management and Operational Plans

- Work commencing

Groups financial viability

- To be started

Site locations

- Discussions under way re Tennis Court and MUGA
 - Depot resistance
 - Seek to provide replacement space
 - May need to press if no alternative
 - Extend into side of hill to south of courts/depot
 - Countryside – Habitat protected area
 - Site meeting 28th April to determine if sufficient land available

Barriers

- CMBC still need to sort all Governance and Financial control issues
- Location for fourth Tennis Court– resistance by parks
- Location for MUGA
- Unfairness of 5% funding – how to get other elements to business case stage.
- Fields in Trust – cannot approach until more defined locations
- Environment Agency – intention to avoid flood mitigation area
- Planning /Environment Agency/highways approvals – need more define projects
- Listed building status- bandstand
- Different levels of readiness by groups
- Green book submission – delayed appointments by CMBC not assisting.
- VAT position being clarified.