



TODMORDEN TOWN COUNCIL

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Report to Resources Committee

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Date	4th May 2022
Subject	Town Deal Fund- Centre Vale Park Projects

PURPOSE OF REPORT

1. To provide an update for Members – see Appendix 1
2. To advise Members that of the five stage process required under the Green Book Rules, Stage 1, “The Strategic Case” has been completed- see Appendix 2 .
3. To remind Members that the involvement of the Town Council as Sponsor was on the basis that the Town Council would have no post construction operational responsibility and no ongoing land ownership obligations.
4. To advise Members that from a practical delivery point of view, there are policy decisions that may need to be considered by the Town Council in connection in terms of how much the Town Council needs to support or becomes directly involved.
 - a. Legal Status of Groups
 - b. Ownership of land under Community Asset Transfer – preferred option by CMBC is some involvement of the Town Council.
 - c. Applicant and accountable body for Grant Applications – likely to require land ownership and Town Council involvement.
5. To seek approval to receive from Calderdale MBC, ahead of any formal grant agreements in place, circa £26k, and to establish expenditure budgets to enable appointments of professional services in respect of the commissioning of design works for the Bowling Pavilion, Tennis, Multi Use Games Area (MUGA) and Fielden Hall.
6. To delegate the issuing of professional services appointment letters to the Town Clerk in consultation with the Chair of Resources.

ISSUES

7. Apart from Fielden Hall, these projects require substantial external grant funding to be obtained in addition to Town Deal Funding

Project	Estimated Cost	Town Deal Funding	Grant funding needed
Bandstand – Restoration/Upgrade- G2 listed	£500,000	£250,000	£250,000
Bowls Pavilion (extension)	£295,000	£195,000	£100,000
Tennis Courts (3 refurbished 1 new)	£150,000	£75,000	£75,000
Multi Use Games Area	£160,000	£80,000	£80,000
Fielden Hall(Env Improvements only)	£150,000	£150,000	Nil *
Conservatory - Refurbishment	£125,000	£80,000	£45,000
TOTALS	£1,380,000	£830,000	£550,000

*Fielden Hall and houses are owned by the Calder Valley Community Land Trust who have already provided matched funding of £430,00 in respect of two affordable housing projects at each end of the hall itself. In view of this no grant funding is required but the opportunity should be taken to still seek grant funding for environmental improvements and if successful releasing whether capacity for further spend for Fielden Hall and or enabling funds to other projects.

8. Grant Funders will require legally constituted groups, a track record to provide confidence that will be financially viable for future delivery of outputs expected, and where building related costs are involved, land ownership to be held by the grant applicant.
9. Each of the groups are at different stages in terms of “constituted bodies” and advice is being sought from the Voluntary Sector Infrastructure Alliance as to what structures may be beneficial going forward to not only enhance initial chances of grant success, but also what may best from an operational point of view.
10. Calderdale have already informally expressed a preference that the Town Council either take on ownership of the sites (MUGA excluded (to be run by CMBC- agreement pending, and Fielden Hall as already owned outright) or have some joint ownership involvement.
11. What needs to be explored is the potential of each group to assume outright ownership of their land area and what would be acceptable to CMBC.
12. This will present significant challenges for some and whether then the Town Council is involved or not, lease agreements will need to provide a “return to CMBC” clause if subsequent to construction groups fail - either operationally and or financially.
13. The Wheelspark lease agreement can provide a good template for how to progress such agreement and should the Town Council be prepared to assume some ownership responsibility, would provide a means by which to limit financial exposure to the Town Council .

14. By involving the Town Council in some form of joint body status, land ownership and involved as grant applicants, the potential to secure grant funds critically necessary for these projects to move forward, will be enhanced.

FINANCIAL CONSIDERATIONS

15. An advance of 5% of Town Deal funding has been received by Calderdale MBC for use by projects to cover initially consultants costs for business case delivery ,and appointment of professional services to achieve business case stage.
16. The Centre Vale Park project to deliver design solutions for all is being compromised in that it is only 5% of the fund value, not the overall project costs, that is potentially available.
17. Bearing in mind most professional fees in connection with Architects Design etc, to get to what they consider as feasibility stage, will involve c 5% of total project cost, we are having to be selective to seek to commission only those at this stage that we need to be more informed as to design options and related building costs.
18. Reservations on this have been expressed to Calderdale MBC and whilst it is hoped some redistribution of funds can be made to more reflect our challenges, we are progressing on what we regard as absolute minimum needed.
19. An Earmarked Reserve was initially established in an amount of £10,000 a contribution towards meeting Project Manager costs and miscellaneous expenditure. Prior to April £2,280 was met from this reserve. Of the remaining £7,720 it is forecast that Project Manager costs until end of July will be £4,720, thereby leaving a balance of £3,000 to meet miscellaneous costs that may be incurred.

RECOMMENDATION

20. That Members note the progress report
21. That Members consider the extent of future Town Council involvement in terms of body status, land ownership and grant applicant status.
22. That delegated authority is given to the Town Clerk in consultation with the Chair of Resources to issue appointment letters for professional services to be provided to the Town Council

REASONS FOR RECOMMENDATION

23. To provide an update in view of the Town Councils position as sponsor for these projects
24. Early consideration needs to be given to the level of future involvement of the Town Council should delivery of these projects be compromised and not achievable on the initial basis proposed.

POLICY IMPLICATIONS:

24. There are significant policy issues regarding land ownership arising from this report.

DETAILS OF CONSULTATION:

25. None from this report.

CLIMATE CHANGE:

26. None arising from this report.

IMPACT EQUALITY ASSESSMENT

27. None arising from this report.

SUPPORTING PAPERS:

Appendix 1 - Progress update

Appendix 2 – Business Case – Strategic Overview

FURTHER INFORMATION, PLEASE CONTACT: Colin Hill