

Item 17 – Resources 14th February 2024

Report Author	Colin Hill, Project Manager
Tel No	07933713958
Email	projectmanager@todmorden-tc.gov.uk
Date	14 th February 2024
Subject	Centre Vale Park Projects – Town Deal – Information update

Bandstand

Construction

- Architects appointed
- Measured survey completed
- Outline drawings prepared and 3 d model produced -initial observations from Bandstand Group
- Condition Survey completed – Appendix 1
- Mechanical and Engineering Survey completed – report awaited
- Structural Survey completed – report awaited
- Site visit to determine tree removal
- Next stage – 6th March - Architects to present back to Bandstand Group proposals
- To then agree next stages and timing.
 - **Project aim - for opening March 2025**

Legals

- Heads of Terms for Lease – for consideration 14th February Resources Committee

Bandstand Group

- Regular meeting to formalise interest
- Agreement reached to take forward as Charitable Incorporated Organisation
- Agreement reached to prepare Management agreement for consideration.
- Task and Finish process established to consider
 - National Heritage Lottery Output - Develop a series of performance activities to take place during the lifetime of the project.
 - National Heritage Lottery Output - Engage with local performing organisations to re-establish the bandstand as a performance space
 - National Heritage Lottery Output - Work with local schools to encourage interest in heritage construction
 - Operational Plan
 - Booking and Pricing Policy and systems
 - Promotion and Fundraising/Sponsorship
 - Collation of base information for subsequent evaluation of success.
 - Event Management

National Heritage Lottery

- Award secured
- Town Council approved

- Grant clawback letter from CMBC

Outputs

Bandstand Group

- National Heritage Lottery Output - Develop a series of performance activities to take place during the lifetime of the project – Bandstand Group
- National Heritage Lottery Output - Engage with local performing organisations to re-establish the bandstand as a performance space-Bandstand Group

Buttress/TTC

- Work with local schools to encourage interest in heritage construction-Buttress /Tod High School
 - Enhanced CSR proposal agreed from Buttress
 - NHLF funding variation agreed to support CSR proposal
 - Programme of school assembly visits and careers fayre agreed by Buttress
 - Six (tbc) students for work experience day at Manchester
 - On site construction visits
 - Heritage skills workshop – tbc
- Create a Todmorden timeline displaying the history of the town – Buttress High School
 - To be developed with high school History and Arts departments
 - To result in visual timeline for permanent display

Project Manager immediate future involvement

- Complete legals
 - Lease execution and registration
 - Risk Assessments
- Oversee Architects delivery
 - Design
 - Planning
 - Tender for construction
- Seek additional grant funding.
- Assist and facilitate Bandstand Group in all areas
 - Including “Capacity building” – funded by CMBC
- Review NHLF lottery requirements
 - Updated project plan
 - Updated Risk Register
 - Updated activity delivery plan

Bowling Pavilion

Construction

- Architects appointed
- Measured survey completed of existing footprint

- Outline footprint drawing prepared and revisited twice for refinement and likely cost compliance
- Condition Survey completed – report awaited – existing building
- Mechanical and Engineering Survey completed – report awaited – existing building
- Structural Survey completed – report awaited - existing building
- Site visit to determine tree removal
- Next stage – Architects to present back to users group proposals – timing to be determined
 - **Project aim - for opening March 2025**

Funding

- Community Ownership Fund application submitted – for ratification by Resources Committee
 - Application
 - Business Plan

Legals

- Heads of Terms for Lease received
 - In same format as Bandstand re mitigation clauses
 - Wishes to include larger footprint and pathways and areas including trees and back to river channel
 - Not acceptable given additional liability of
 - Pathway maintenance
 - Trees
 - Potential riparian rights responsibilities

Outputs

- To obtain COF funding approval
- Agree Heads of Terms
- Approve design footprint
- Develop Management Agreement

Develop User Group

- Consisting of Bowls, Todmorden in Bloom, Veterans, Friends of CV Park, and potentially Tennis Club

Project Manager immediate future involvement

- Complete legals
 - Lease execution and registration
 - Risk Assessments
- Oversee Architects delivery
 - Design
 - Planning
 - Tender for construction
- Seek additional grant funding.
- Assist and facilitate User Group in all areas
 - Including “Capacity building” – funded by CMBC

Tennis

- CMBC project responsibility for delivery
- Three courts renovation – no fourth court
 - LTA grant scheme
 - Renovation of three courts underway
 - Including infrastructure for floodlighting
 - Town Deal funding
 - Allocation for floodlighting
- All procurement responsibility of CMBC
- Planning Permission for floodlighting responsibility of CMBC
- Future use by Tennis Club under discussion with CMBC
 - LTA scheme requires coaching and development delivery.

Outputs

- To influence
 - Floodlighting provision
 - Tennis involvement – play plus coaching and development

Project Manager immediate future involvement

- Liaison to ensure Tennis Clubs interest represented
-

Multi Use Games Area

- CMBC project responsibility for delivery
- Football Foundation Expression of Interest approved
 - Calderdale wide scheme
 - Priority Todmorden
 - 75% grant – 25% contribution
- Feasibility work commissioned
 - Including Centre Vale Park to identify suitable location
 - Suggested is outdoor gym area
 - Fully floodlit proposal
 - Town Deal funding
 - Allocation for 25% contribution based on c£250k delivery cost
 - Outdoor Gym area smaller so anticipated less cost
- All procurement responsibility of CMBC
- Planning Permission responsibility of CMBC
- Content of MUGA to involve High School

Outputs

- To influence
 - Centre Vale Park Solution

Project Manager immediate future involvement

- Liaison to ensure output delivered

Fielden Hall – Energy improvement scheme

- Responsibility of Fielden Hall /Calder Valley Community Land Trust to deliver
 - Ambitious Schemes £600k
 - Reduced Scheme c £195k
- 5 grant applications submitted, three turned aside, one awards for all £20k approved
- Community Ownership Fund Application resubmitted – c£250k
- Procurement responsibility of FH/CVLT
 - Town Deal funding
 - Allocation for contribution c£150k

Project Manager immediate future involvement

- Liaison to ensure output delivered or amended if grant funding not secured
-

Conservatory

- Under review- CMBC project responsibility for delivery
- Proposals to be worked up for war memorial area as alternative.
- Last of projects to be determined
 - Depending on cost of other projects
 - Shorter delivery time if construction

Outputs

To influence

- Centre Vale Park Solution

Project Manager immediate future involvement

- Liaison to ensure an output
 - Establish group to consider future possibilities for area.
-

Financial Overview

Centre Vale Park Estimated Position Dec 2023					
	Est Proj cost	Grants confirmed	Grants required	T D Contribution	Note
Bandstand	£407,136	£210,000		£197,136	
Bowling Pavilion	£704,831		£249,668	£455,163	COF application Feb 24
Refurb 3 - Tennis floodlighting - (used as contribution to LTA Scheme)	£85,000			£85,000	LTA funding agreed
MUGA- assumes playzone contribution (assumes cost £250000 including floodlighting) and £75% Sport foundation grant and 25% contribution) (indicative cost £110k exc floodlighting and power provision)	£250,000		£187,500	£62,500	Based on estimated full size MUGA plus floodlighting - outdoor gym area is smaller so likely less cost
Conservatory (project to be worked up)	£50,000			£50,000	Provisional allowance which may also be used as match for scheme to be developed
Fielden	£195,000		£45,000	£150,000	
5% up front	£56,605			£56,605	
Proj mgr cost (cont met by TTC)	£50,505	£10,000		£40,505	
Total costs	£1,799,077	£220,000	£482,168	£1,096,909	
			Amt award	£1,138,000	
			Contingency	£41,091	

Project Manager immediate future involvement

- Overall financial management
- Procurement for Bandstand/Bowling Pavilion with Architects
 - Contracts
 - Orders
 - Payment
 - Monitoring

Todmorden Town Council Financial provision.

- Currently we have £12,500 in an Earmarked Reserve for Centre Vale Property
- There is a recommendation to Resources Committee to transfer a further £5k into this as part of proposed end of year movements.
- There is a revenue budget of £18,750 in the budget for 2024/25 which will be moved into this Earmarked Reserve early in the next financial year.
- Start of year 2024/25 the Earmarked Reserve will then stand at £36,250
- For 2025/26 (when hopefully operational) there is then a revenue commitment of £25k

As we move towards delivery for 2025/26 we are reasonably well placed to financially provide for revenue cost going forward.