



TODMORDEN TOWN COUNCIL

Report To Resources Committee

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Date	31st July 2024
Subject	Centre Vale Park Projects – Information update

1. Bandstand

1.1 Legals

- All terms agreed
- Delegated powers to execute – CMBC and TTC
 - CMBC require Fields in Trust Permission
 - CMBC require Deed of Covenant with Env Agency to be in place.

1.2 Lottery Funding

- Not yet drawn on
 - Required planning
 - Leases in place

1.3 Construction

- Planning/Listed building consent approved
- Tender pack in course of preparation
 - Requires CAFM approval
 - Timing
 - Mid August issue
 - Mid September response and evaluation
- Approval
 - Costs considered and Budget approval Project Group
- Issuing of contract subject to
 - Leases resolution – all matters
 - NHLF lottery first drawdown processed
 - Env Agency Flood Risk Activity Permit issued
- Mobilisation

- Contractors availability

1.4 RISK

- All lease related matters not resolved
- Env Agency Flood Risk Activity Permit issued
- Drawdown of first claim not allowing pre planning permission claim of Architects fees.

➤ **Project aim – still for opening March/April 2025**

1.5 Bandstand Group

- Regular meetings
- Charitable Incorporated Organisation application in course once all of following in place

- Range of Policies
 - Organisational Objectives
 - General Buildings Management Plan
 - Cleaning and Maintenance Plan
 - Financial Regulations
 - Hire Terms and Conditions
 - Grant Awards Policy
 - Event Management Plan
 - Event Safety Plan
 - Health and Safety
 - Internal Controls
 - Safeguarding
 - Social Media
 - Inclusion/Fair usage
 - Promotion and Fundraising
 - Management Agreement

- Collation of base information for subsequent evaluation of success.
- Eight trustees

➤ **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.
 - Waiting on firming up of construction timetable to start to take bookings.
- National Heritage Lottery Output - Engage with local performing organisations to re-establish the bandstand as a performance space.
 - Under way but need firm opening date.
- National Heritage Lottery Output - Work with local schools to encourage interest in heritage construction

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
 - Three school assemblies delivered
 - One in school dedicated schools group
 - Careers day in school
 - External visit to Manchester – 18 students

To follow:

- Four students for work experience week in 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

1.6 Project Manager immediate future involvement

- Complete legals
- Oversee Architects Tender
- Assist and facilitate Bandstand Group in all areas
- Review NHLF lottery requirements
 - Updated project plan
 - Updated Risk Register
 - Updated activity delivery plan

2. Bowling Pavilion

2.1 Legals

- All terms agreed
- Delegated powers to execute – CMBC and TTC
 - CMBC require Fields in Trust Permission
 - CMBC require Deed of Covenant with Env Agency to be in place.

2.2 Community Ownership Funding

- Not yet drawn on
 - Agreement signed by TTC but not yet returned by COF
 - Change of Government – likely delays
 - Letter written to MP
- Required
 - Planning Permission
 - Leases in place
 - Agreement in place.

2.3 COF RISK

- COF award withdrawn
 - Unlikely but process may take time
- Timetable to spend by 22nd March 2025 unachievable if agreement not signed/funds not released
 - Government delay may enable longer deadline which would help this project.

2.4 Planning

- Planning application validation delayed pending Biodiversity Net Gain report
 - Report received and submitted 23rd July 2024
 - Validation expected by 30th July 2024
- BNG requires two 10 square metre landscaping schemes
- Bat survey required – should not stop validation
- Permission – 8 weeks – 25th September.
- Env Agency Flood Risk Activity Permit issued

2.5 Construction

- Tender pack in course of preparation
 - Trial Holes /Structural designs to inform
 - Requires CAFM approval
 - Timing
 - Mid August issue
 - Mid September response and evaluation
- Approval
 - Costs considered and Budget approval Project Group
- Issuing of contract subject to
 - Leases resolution – all matters
 - COF Funding resolved
 - Env Agency Flood Risk Activity Permit issued
- Mobilisation
 - Contractors availability
- **Project aim for delivery summer 2025**
 - Temporary facilities for bowlers to be agreed upon.

2.6 RISK

- All lease related matters not resolved
- Planning refused
- Flood Risk Activity Permit refused.
- Excessive Budget costs
 - Value engineering to reduce cost?

2.7 Develop User Group

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

2.8 Project Manager immediate future involvement

- Complete legals
 - Lease execution and registration
 - Risk Assessments
 - COF funding
 - Oversee Architects delivery
 - Planning
 - Tender for construction
 - Assist and facilitate User Group in all areas
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3 Construction Tender process

- Combine Bandstand and Pavilion under one tender to seek financial benefit of economies of scale.
 - One overall contract but with two subcontracts.
 - need to identify separate project costs re external grant funding requirements
 - Tender – detailed works
 - Specifications and associated drawings.
 - Bill of Quantities
 - Requires CAFM approval
 - First part of tender response –
 - Opening – TTC
 - pass /fail
 - Quality, Experience, Methodology,
 - Financial appraisal
 - Bill of quantities
 - Evaluation Team
 - Buttress/TTC of Pass/Fail
 - Buttress financial assessment- QS
 - Approval
 - Project Group
 - TTC Full Council
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4 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 (may be at risk if priority to fund Pavilion0
- All procurement responsibility of CMBC
- Planning Permission for floodlighting responsibility of CMBC
- Future use by Tennis Club under discussion with CMBC/LTA
 - LTA scheme requires coaching and development delivery.

4.1 Outputs

- To influence
 - Floodlighting provision- cost £50k but not committed until Bandstand/Pavilion tender responses known.
 - Tennis involvement – play plus coaching and development

4.2 RISK

- Financial if budget not available
- Priority to MUGA for funding

4.3 Project Manager immediate future involvement

- Liaison to ensure Tennis Clubs interest represented
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5 Multi Use Games Area

- CMBC project responsibility for delivery
- Football Foundation Expression of Interest approved
 - Calderdale wide scheme
 - Priority Todmorden
 - 70% grant – 30% contribution
- Feasibility work commissioned
 - Including Centre Vale Park to identify demand
- Location
 - Suggested is outdoor gym area
 - Fully floodlit proposal
- Town Deal funding
 - Allocation of £62500 contribution based on c £210k delivery cost
 - Outdoor Gym area smaller so anticipated less cost (Full size c £250k)
- All procurement responsibility of CMBC
- Planning Permission responsibility of CMBC
- Content of MUGA to involve High School in what is needed

5.1 RISK

- Football 'Foundation Funding is not secured
- Site location not feasible
- Insufficient funding available to meet match and planning costs .

Outputs

- To influence
 - 5.2

Project Manager immediate future involvement

- Liaison to ensure output delivered

6 Fielden Hall – Energy improvement scheme

- Responsibility of Fielden Hall /Calder Valley Community Land Trust to deliver

- COF funding secured £250k
- Scheme c£387k proposed
- Advance Payment Agreement in place with CVCLT
 - £137,439 funding received from CMBC for FH project.
 - First tranche payment made of £65,000
 - Monitoring processes in place
- Procurement responsibility of FH/CVLT

6.1 Project Manager immediate future involvement

- Liaison to ensure output delivered or amended

7 Conservatory

- Under review- CMBC project responsibility for delivery
- Proposals to be worked up for war memorial area as alternative.

Outputs

To influence

- Centre Vale Park Solution

7.1 Project Manager immediate future involvement

- Liaison to ensure an output
- Assist with CMBC to establish group to consider future possibilities for area.

8 Financial Overview

Centre Vale Park Estimated Position Jul 24									
	Proj costapr 24	Proj cost Jul 24	Arch fees/3rd pty	misc works/fees	Construction cost	Grants confirmed	Grants required	T D Contribution	Note
Bandstand	£407,136	£409,636	£41,545	£2,500	£368,091	£210,000		£199,636	NHLF lottery funding agreed = QS est pre tender
Bowling Pavilion	£650,000	£760,854	£83,854	£5,000	£677,000	£250,000		£510,854	COF application approved - latest qs estimates pre-tender
Refurb 3 - Tennis floodlighting - (used as contribution to LTA Scheme)	£95,000	£80,000	£5,000		£75,000			£75,000	Floodlighting at £12,410 +£6165 drainage plus £50,000 floodlighting plus £5000 contingency re plannign ertc
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	Completion of floodlighting is at risk until we have tender prices back for Tennis/Bandstand.
Conservatory (project to be worked up)	£50,000	£50,000						£50,000	Based on estimated full size MUGA plus floodlighting - outdoor gym area is smaller so likely less cost = is contribution 20%,255 or 30%
Fielden	£137,439	£137,439						£137,439	Provisional allowance which may also be used as match for scheme to be developed
5% up front	£56,605							£56,605	To be passed over as contribution.
Proj mgr cost (cont met by TTC)	£50,505					£10,000		£40,505	
Total costs	£1,696,685	£1,437,929	£130,399	£7,500	£1,120,091	£470,000	£187,500	£1,132,539	
							Amt award	£1,138,000	
							Conting'cy	£5,461	

8.1 Project Manager immediate future involvement

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

8.2 Todmorden Town Council Financial provision.

- Currently we have £36,250 in an Earmarked Reserve for future Centre Vale Property ongoing maintenance.
- 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.

OVERALL RISK

9.1 There are several concurrent areas of risk that all need to fall in line for both the Bandstand and Bowling Pavilion projects to succeed.

- **Legal**

- Leases and property permissions
 - Lease completion
 - Fields in Trust
 - Deed of Covenant

Assessment – low but timescales are external

- **Planning Permission**

- Bowling Pavilion

Assessment - low as design modified to not increase floor space as is in higher risk flood zone and design sympathetic with surroundings but is in a conservation area .

- **Environment Agency**

- Flood Risk Activity permits

Assessment – Flood Risk Assessment indicate low risk and if Planning Permission agreed then likely will be issued.

- **Financial**

- Triggering external grant funding
- Construction costs above budget

Assessment – high given construction inflation and timescales to access external funding.