

WESTLANDS SPORTS GROUND BOWLS PAVILION

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Portfolio: Environment and Recycling

Ward(s) affected: Thistleberry, Westlands

Purpose of the Report

To seek the approval of Cabinet in principle to the replacement of the bowls pavilion at Westlands Sports ground.

Recommendations

- (a) That Cabinet approve in principle the replacement of the bowls pavilion at Westlands Sports ground.**
- (b) That officers are authorised to provide project management support to Westlands Bowling Club to facilitate the replacement of the bowls pavilion.**
- (c) That officers are authorised to draw up an appropriate agreement with Westlands Bowling Club for project delivery and funding.**
- (d) That a report is brought to a future meeting of the Cabinet seeking approval of the final detailed scheme.**

Reasons

To facilitate the procurement of a replacement bowls pavilion which will improve the recreational offer available at Westlands Sports ground.

1. Background

- 1.1 Westlands Sportsground is situated on Wedgwood Avenue in the Thistleberry ward of the Borough and is a formal park containing 14 tennis courts with an associated pavilion and car park, and 2 bowling greens with an associated small pavilion.
- 1.2 A local bowling club, Westlands Bowling Club, are based at the site and use the bowling greens and pavilion for competitive league matches.

The greens and pavilion are also available to the public on a “pay and play” basis.
- 1.3 The bowls pavilion is approximately 50 years old, and whilst it is in reasonable condition for a building of this age and type, it is in need of modernisation to be deemed fit for modern day purposes.
- 1.4 The Council owns the building and is responsible for its maintenance, cleansing and running costs although the bowling club help out with additional cleaning when matches are held at the site, and informally manage the building by unlocking it for member’s use.

2. Issues

- 2.1 Westlands Bowling Club has been bequeathed a sum of money from a former member of the club who passed away recently.

It is the wish of the club that the money is used to improve or replace the existing pavilion on the site, and the club has approached the Council to request that a project be approved to facilitate this.

- 2.2 Your officers have attended initial meetings with the club and have provided advice and guidance on options available and on the requisite planning application process.

- 2.3 The club has developed a proposal for a replacement timber frame and oak clad pavilion which would provide an appropriate, modern, energy efficient facility, compliant with current building control standards. The club also proposes to construct a small additional storage building adjacent to the pavilion, in the same style and materials.

The club has negotiated a price with a specialist contractor for the works and it appears that the project can be delivered within the budget available.

- 2.4 The club wishes to commence the demolition of the existing pavilion in the autumn of 2012 and to construct the new pavilion, subject to planning permission and approval from the Council, immediately thereafter.

It is intended to complete the project by the spring of 2013, in time for the start of the summer bowling season.

- 2.5 If approval for the project is granted in principle, it is considered appropriate for your officers to assist the club in providing project management input, to protect the Council's interests and ensure that the replacement pavilion is delivered to the required standard.

Assistance would be provided mainly from the Facilities Management team in the Assets and Regeneration Service as follows:

- Prepare and submit planning application (Westlands Bowling Club to pay fee)
- Prepare and submit building regulations application (Westlands Bowling Club to pay fee)
- Scrutinise and approve drawings and specification for the new pavilion (Westlands Bowling Club to provide information from preferred contractors)
- Scrutinise and approve contractor's arrangements for compliance with Health and Safety requirements, site access, programme of works, certification of applications for payments, practical completion, snagging, defects liability period and commissioning and handover of the building
- Appointment and management of Planning Supervisor if required (Westlands Bowling Club to pay fee)

Assistance would also be provided from the Operations Service as follows:

- Internal liaison with officers in Legal Services and other relevant teams to draw up an appropriate agreement between the Council and the club relating to project delivery and handover.
- Liaison with the club, contractors and Facilities Management officers regarding the management of Westlands Sports ground during the project construction phase.
- Management arrangements for the pavilion post completion.

3. **Options Considered**

3.1 **Do nothing**

- This would fail to take advantage of the opportunity to secure a modern replacement pavilion and would not assist Westlands Bowling Club in achieving their aims.

3.2 **Approve the project in principle**

- This would support Westlands Bowling Club in developing a scheme to replace the pavilion and utilise the funds which have been bequeathed to them.

4. **Proposal**

4.1 That Cabinet approve in principle the replacement of the bowls pavilion at Westlands Sports ground.

4.2 That officers are authorised to provide project management support to Westlands Bowling Club to facilitate the replacement of the bowls pavilion.

4.3 That officers are authorised to draw up an appropriate agreement with Westlands Bowling Club for project delivery and funding.

4.4 That a report is brought to a future meeting of the Cabinet seeking approval of the final detailed scheme.

5. **Reasons for Preferred Solution**

5.1 To facilitate the procurement of a replacement bowls pavilion which will improve the recreational offer available at Westlands Sports ground.

6. **Outcomes Linked to Sustainable Community Strategy and Corporate Priorities**

6.1 Creating a cleaner, safer and sustainable Borough.

6.2 Creating a healthy and active community.

7. **Legal and Statutory Implications**

7.1 It will be necessary to draw up an appropriate agreement between the Council and Westlands Bowling Club to ensure that the project is delivered to the required standard.

8. **Equality Impact Assessment**

8.1 The new pavilion would be constructed to modern building regulations standards and would be accessible to all.

9. **Financial and Resource Implications**

9.1 Westlands Bowling Club has been bequeathed a sum of money which is sufficient to cover the capital construction and project management costs of the project. Therefore there would be no financial implications for the Council in terms of capital investment.

9.2 The Council is currently responsible for the revenue costs associated with the existing pavilion and provision is made in the General Fund Revenue Programme to meet these costs on an annual basis.

This will continue and there will be no additional requirement over and above the current level of provision.

9.2 There will be a staff resource requirement to assist the club in managing the project as detailed in section 2.5 of this report. This will be absorbed into existing work programmes.

10. **Major Risks**

10.1 The major risks and control measures associated with the project are as follows:

Risk	Control Measures
<ol style="list-style-type: none"> 1. The Bowling club fail to pay for the building work carried out which imposes a liability on the Council 2. The building is not handed over to the Council up on completion. 3. Appropriate statutory requirements are not met – No planning/Building regs etc... 4. Health and Safety practices are not followed. 5. The building is not completed to the appropriate standard specified. 6. The money bequeathed is not forthcoming once the building work commences. 	<ol style="list-style-type: none"> 1. An appropriate legal agreement is put in place which clearly stipulates contractual obligations between the Council, the bowling club and the builders. 1. A formal JCT building contract is entered in to between the bowling club and the builders. 2. A legal agreement is entered into with the bowling club which legally transfers the ownership to the Council is entered in to prior to commencement of the works. 3. Facilities project manage the works to ensure that statutory requirements are met. 4. Facilities project manage the works and ensure that appropriate risk assessments/method statements are provided by the builder. 5. Facilities project manage the work to ensure compliance with specifications. <p>As 1 above, plus a legal agreement is put in place between the bowling club and the administrators of the will.</p>

11. **Key Decision Information**

11.1 The project will not entail significant expenditure on savings for the Council and will impact on no more than 2 wards. It has been included in the Forward Plan.