



Portfolio Holder Decisions

Endorsement of an update to the Fylde Coast Authorities Level 1 Strategic Flood Risk Assessment (SFRA) 2024, UK Shared Prosperity Fund (UKSPF) - Cottam Hall Pavilion Refurbishment Hall Pavilion Refurbishment

1. **Endorsement of an update to the Fylde Coast Authorities Level 1 Strategic Flood Risk Assessment (SFRA) 2024** (Pages 3 - 8)
Report of the Director of Communities.

2. **UK Shared Prosperity Fund (UKSPF) - Cottam Hall Pavilion Refurbishment** (Pages 9 - 16)
Report of the Director of Communities.

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Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Director of Communities	Councillor Peter Le Marinel, Planning Policy and Economic Development Portfolio Holder	9 January 2025

Endorsement of an update to the Fylde Coast Authorities Level 1 Strategic Flood Risk Assessment (SFRA) 2024

Key decision: Y

1. Purpose of report

1.1 To endorse updating four GeoPDF's to refine the Flood Zone 3b in accordance with the original methodology as set out within the Fylde Coast Authorities Level 1 Strategic Flood Risk Assessment (SFRA) 2024.

2. Council priorities

2.1 Work with partners to reduce the risk of flooding to homes and businesses across Wyre.

2.2 Secure external funding and investment to make improvements to places across the borough.

2.3 Ensure our towns and villages are supported by integrated infrastructure.

3. Recommendation/s

3.1 That the attached GeoPDF's C4, C5, D4 and D5 (Appendix 1) replace existing GeoPDF's C4, C5, D4 and D5 and that this is endorsed and published as soon as practical.

3.2 That subsequent updates to the Fylde Coast Authorities Level 1 Strategic Flood Risk Assessment (SFRA) 2024 are delegated to the Assistant Director of Planning and Building Control.

4. Background

4.1 The Fylde Coast Authorities Level 1 Strategic Flood Risk Assessment (SFRA) 2024 was endorsed in August 2024 to support the Council in preparing a new Local Plan to cover the period 2022-2040.

5. Key issues and proposals

5.1 In November 2024 the Environment Agency (EA) raised concern with Flood Zone 3b flood extents along the River Brock. In the current Modelled Flood Zone 3b extent, the 2% Annual Exceedance Probability (AEP) River Wyre and 3.3% AEP River Brock outputs have been combined to represent the worst-case scenario. However, the upstream confluence should not have been overlain with the Wyre 2% Annual Exceedance Probability (AEP) extent given the River Brock represents the latest modelled data for this area and therefore the current modelled Flood Zone 3b extent that has been provided by consultants will be overestimating the extent in this area.

5.2 GeoPDF's C4, C5, D4 and D5 therefore currently contain Flood Zone 3b which provides an overestimation of inundation. It is proposed that these are replaced, ensuring that Flood Zone 3b along the River Brock is an accurate representation in accordance with the original methodology as set out within the Fylde Coast Authorities Level 1 Strategic Flood Risk Assessment (SFRA) 2024.

5.3 Flood risk data, climate change allowances and modelling approaches are revised through time. It is therefore proposed that revisions to the Fylde Coast Authorities Level 1 Strategic Flood Risk Assessment (SFRA) 2024 may be considered where necessary.

6. Alternative options considered and rejected

6.1 None. It is necessary to update to reflect latest information.

7. Delegated functions

7.1 The matters referred to in this report are considered under the following executive function delegated to the Planning Policy and Economic Development Portfolio Holder (as set out in Part 3 of the Council's Constitution):

- "To consider options and proposals to improve, preserve and maintain those neighbourhoods and places which local people consider valuable for conversation, commerce and daily living", and;
- "To consider matters relating to Development Planning Documents or the Local Development Scheme".

Financial, Legal/MO and Climate Change implications
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Finance	Wyre's officer time and sundry expenditure for the SFRA has been met from existing Local Plan budgets. There have been no additional costs involved with the revisions.
Legal/MO	Once endorsed, the revised SFRA outputs will be a material planning consideration in the determination of planning applications and will be used to inform council policy and actions on matters relating to flood risk and the coastline.
Climate Change	The SFRA output revision will have a positive climate impact which will inform the Local Plan and planning policy.

Other risks/implications: checklist

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

risks/implications	✓ / x
community safety	x
equality and diversity	x
health and safety	x

risks/implications	✓ / x
asset management	x
ICT	x
data protection	x

Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'Data Protection Impact Assessment (DPIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a DPIA will need to be completed with advice provided by the Data Protection Officer or Deputy Data Protection Officer.

report author	telephone no.	email	date
George Briscoe	Tel: 01253 887302	george.briscoe@wyre.gov.uk	

List of background papers:		
name of document	date	where available for inspection

List of appendices

Appendix 1 – GeoPDF's (C4, C5, D4 and D5)

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Please note – Individual GeoPDF maps should be downloaded and opened in Adobe software to utilise the functionality feature.

- [Revised GeoPDF C4](#)
- [Revised GeoPDF C5](#)
- [Revised GeoPDF D4](#)
- [Revised GeoPDF D5](#)

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Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Marianne Hesketh, Director of Communities	Councillor Lesley McKay, Resources Portfolio Holder	9 January 2025

UK Shared Prosperity Fund (UKSPF) – Cottam Hall Pavilion Refurbishment

Key decision: Yes

1. Purpose of report

- 1.1 To seek approval to allocate a further £250,000 of UKSPF towards the refurbishment programme for Cottam Hall Pavilion, Poulton-Le-Fylde.

2. Council priorities

- 2.1 Working with partners to deliver Wyre's Moving More Strategy to increase the rate of physical activity in Wyre.
- 2.2 Developing and delivering a programme of improvements to parks and open spaces across the borough.

3. Recommendations

- 3.1 To approve an additional contribution of £250,000 for capital works, and associated professional fees, to complete the redevelopment and refurbishment of Cottam Hall Pavilion as a community sports and cricket hub.
- 3.2 That the £250,000 is allocated from the 2025/26 UKSPF programme and added to the Council's 2025/26 capital programme. Should UKSPF not be available for this project, it is recommended that reserves be used to meet any shortfall.
- 3.3 That where conditions of grant permit, any reported underspend that is subject to claw back under the current UKSPF programme, ending on 31 March 2025, is utilised for this project.

4. Background

- 4.1** As a priority project identified in the Cottam Hall Masterplan, the Pavilion has been part of an ongoing and long-standing programme of consultation. The Masterplan has collected views on the current site, how people use the site and their overall aspirations of the site in the future. Improving the current poor state of the pavilion came out as a top priority in the consultation, with responses seeking significant improvements to be made to the pavilion.
- 4.2** The current pavilion occupies a site approximately half a mile to the west of Poulton town centre and there are various sports clubs and event organisers that use the facilities, including Poulton FC (seniors and youth), Wyre Cricket Club and Blackpool FC Girls and Ladies. The single storey Pavilion building comprising of some 271 square metres (2,917 sq. ft), of accommodation has had little investment since it was constructed other than emergency repairs when required and is not fit for purpose.
- 4.3** The building requires extensive work and modernisation to make it future proof; to enable it to serve the site and its stakeholders, and to develop an opportunity for inclusive sport and leisure activities. The facilities have been carefully designed in accordance with Sport England and user requirements, and the plans enable the site to cater for competitive games, visitors, and local community events. The project is the first phase of the Masterplan development.
- 4.4** The Portfolio Holder decision of 15 August 2024 provided an estimated cost of £618,000 for capital works and professional fees to refurbish the Cottam Hall Pavilion building.
- 4.5** Further amendments to the plans have been necessary since the report on 15 August, following ongoing consultation with professional advisors. The strip out works uncovered early-stage structural issues not previously visible and subsequent building control requirements have meant an increase in the scope of works.
- 4.6** The tender procurement assessment was conducted on 19 December 2024 and the total costs were realised on receipt of the four contractor quotes, which were higher than the original estimate. A value engineering exercise has been conducted. The £250,000 requested is in addition to the £618,000 UKSPF approved on 15 August and will ensure completion of the project. The proposed floorplan is attached at Appendix 1. The total costs, which include a circa 10% contingency amount for works, comes to £868,000.

5. Key issues and proposals

- 5.1** The council is working with RPS Design Group who have designed and will manage the scheme to be compliant, in accordance with the RIBA stages. They have been involved in the project since the start and have built strong working relationship with key stakeholders and the project team at Wyre Council.
- 5.2** Terms have recently been agreed with Wyre Cricket Club (WCC) to take an over-riding full repairing lease of the premises subject to the refurbishment works being completed. WCC would manage the use of the 'Hub' facility by other clubs and benefit from any income that they can secure.
- 5.3** The soonest project completion date achievable is now post the UKSPF deadline of 31 March 2025. Carry forward of the Fund is not allowed, and therefore funding for 2025/26 is required to complete the works.
- 5.4** In order to complete the refurbishment of the pavilion, an additional contribution of £250,000 for capital works, and associated professional fees is required. This includes a sum of £19,008 for CCTV at the pavilion which will necessitate ongoing revenue contributions of £654. The funding will be allocated from the 2025/26 UKSPF programme and added to the Council's 2025/26 capital programme. Should UKSPF not be available for this project, then reserves will be used.
- 5.5** As the major financial contribution to the project comes from the current UKSPF, to negate claw back of funds from the Wyre district, it is imperative that work commences without delay, therefore a successful tender has been selected for the works, and a letter of intent sent to enable preliminaries to progress.

6. Alternative options considered and rejected

- 6.1** Do nothing – the pavilion is stripped out and prepared for refurbishment works and cannot be utilised by the public nor sports teams. This is rejected. If left as it is, it will remain unusable, derelict, an increasing liability and will continue to be the target of anti-social behaviour.
- 6.2** Demolition and rebuilding the pavilion – this option was considered previously, and rebuild costs were estimated at £1,661,000. This approach was rejected as being unaffordable.
- 6.3** Complete the project. Up to three quarters of the current allocated funds could be clawed back should the Council not progress the scheme with immediate effect. The Masterplan identifies the pavilion as a priority, as per public consultation. The project kickstarts the regeneration plans for the Fields site and enables more inclusive community and event activity. It contributes to the long term aims for the site, increases the likelihood of

attracting other funding bodies' attention, and it contributes to Wyre's Moving More agenda.

7. Delegated functions

7.1 The matters referred to in this report are considered under the following executive functions delegated to the Resources Portfolio Holder (as set out in Part 3.03 of the council's constitution): "To consider the management, repair, maintenance and use of Council's land and buildings" and "To consider arrangements for a strategic approach for the council's procurement of goods and services".

Financial, Legal/MO and Climate Change implications	
Finance	The Council's 2025/26 Capital Programme will be updated to reflect the revised total capital spend on this project. The UKSPF amount of £618,000 remains the same and will be spent in 2024/25, and the additional £250,000 will be allocated from the 2025/26 UKSPF allocation. Should this not be possible, then reserves (including capital receipts) will be used to meet the shortfall. The £860,000 updated budget includes a circa 10% contingency and a sum of £19,008 for CCTV. The ongoing cost of CCTV is estimated to be £650, and this will be added to the community safety budget, funded from general balances.
Legal/MO	The council have sent a letter of intent to enable preliminary work to commence. This will be superseded, following the outcome of this Portfolio Holder report by a full construction contract for the works. A new lease with the Wyre Cricket Club will be entered into on completion of the project.
Climate Change	This project will have a slight positive climate impact owing to retrofitting the building, improving energy use and utilising a local supplier. The project provides further opportunities to make a positive climatic impact through energy management, rainwater harvesting and recycling.

Other risks/implications: checklist

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risks/implications	✓ / x
community safety	x
equality and diversity	x

risks/implications	✓ / x
asset management	✓
ICT	x

health and safety	x
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data protection	x
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Processing Personal Data

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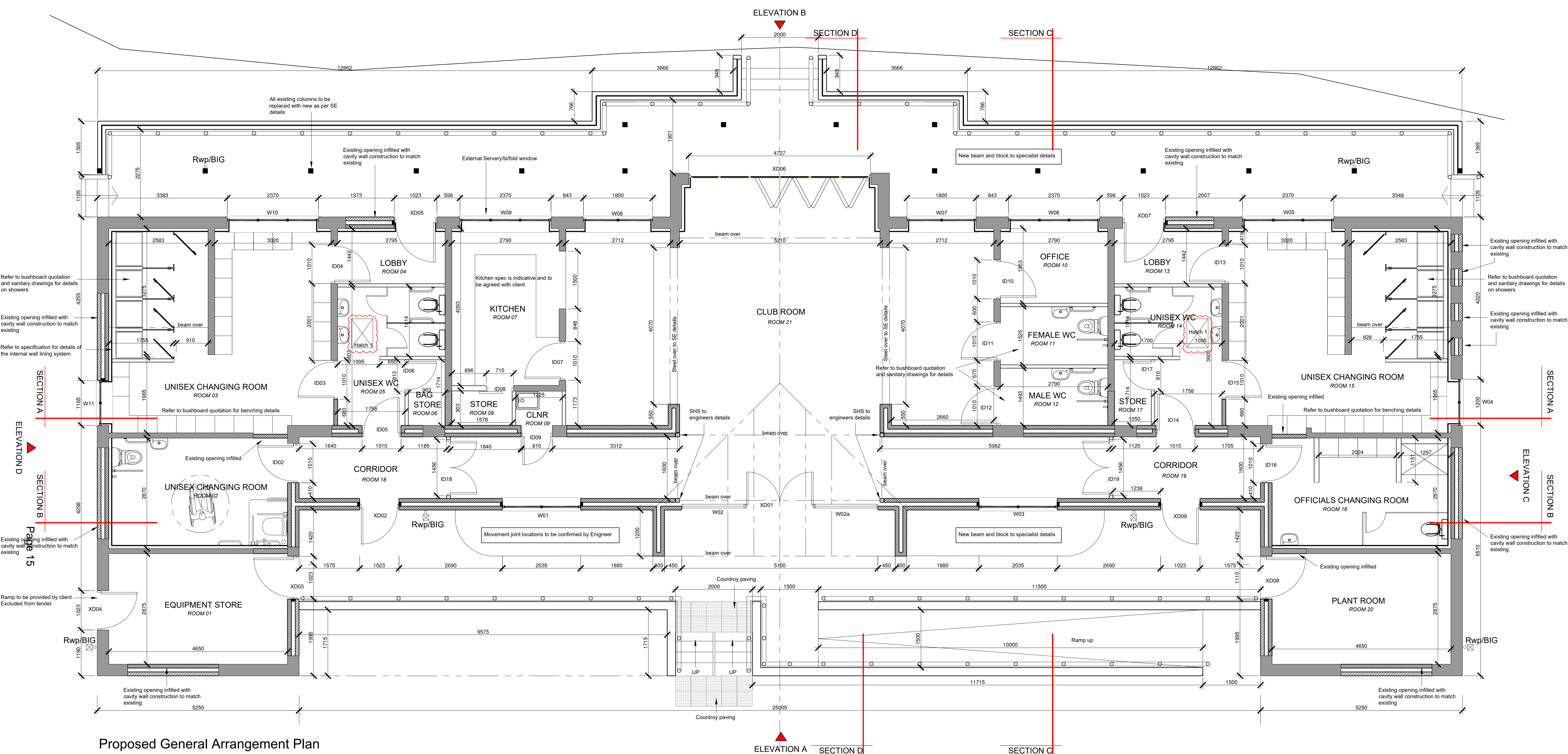
report author	telephone no.	email	date
Sara Ordonez	01253 887267	Sara.ordonez@wyre.gov.uk	18/12/2024

List of background papers:		
name of document	date	where available for inspection
Portfolio Holder Report: UK Shared Prosperity Fund (UKSPF) – Cottam Hall Pavilion Refurbishment	08 August 2024	UK Shared Prosperity Fund UKSPF Cottam Hall Pavilion Refurbishment.pdf

List of appendices

Appendix 1: Cottam Hall Pavilion - Proposed Floor Plan

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Proposed General Arrangement Plan

Suspended Timber floor - U-value 0.11 W/m²K

Contractor to allow for removing all the existing floorboards to expose the existing floor joists. Contractor to report the condition of the joists to the Architect. Allow for installing new timber joists (sized by Engineer) to the new front extension at the same level of the existing. Allow for installing new 125mm RWA45 Rockwool insulation between the joists (subject to confirmation of the depth) supported off new netting between the joists. Install new 22mm Caberdeck T+G flooring throughout. Self levelling screed to be installed prior to installing finishes.

Existing Wall Construction (0.26w/m²K):

The existing walls are constructed of a traditional cavity construction comprising 100mm outer leaf of brick, 100mm cavity which is un-insulated, and an inner leaf of 100mm blockwork. The contractor is to allow for upgrading the thermal performance of the existing wall by installing a Knauf 70mm acoustic C stud to the internal face of the block with 1 x 12.5mm Knauf Aquapanel (or 12.5mm wallboard to non wet areas) cement board to the internal face. Allow for 100mm Rockwool Nyrock frame slab between the studs. Allow for VCL prior to installing plasterboard and skim. All external walls are to receive an anti vandal paint as per the finishes spec.

New Wall Construction (0.26w/m²K):

The new cavity walls are to be formed with 100mm outer leaf of paint grade block, 100mm cavity and 100mm Rockwool full fill insulation. Inner walls to be 100mm 7N dense blockwork with 12.5mm dot and dab finish. Mortar mix to be 1.6 (cement:sand) above dpc in full accordance with block manufacturers recommendations. Walls below dpc to be foundation grade cavity block in 1.4 (cement:sand) mortar with facing block outer leaf to minimum 2 courses below finished external ground level. Sulphate resistant cement must be used if sulphates are present below dpc level. Cathric stainless steel wall ties to B.S. 1243:1978 to be used, at 750mm horizontal ctrs, 450mm vertical ctrs & staggered. Wall ties to be spaced 225mm ctrs vertically at openings. Hyload pitch polymer damp proof course to meet B.S. 743 to be included 150mm above ground level, sandwiched centrally in mortar course to avoid forming slip plane. Dpc to be 100mm wide to outer leaf, 225mm wide to inner leaf & bonded to dpm. Weak mix concrete cavity fill to be included below dpc up to top surface sloping down towards external leaf. Cills & jambs of all openings to be closed with non combustible cavity closers. Concrete lintels to be included over drains where they exit through walls.

Existing Roof Construction - Ventilated cold roof (0.16w/m²K):

Contractor to allow for stripping off the existing roof tiles, felt and battens to expose the roof structure. Confirmation required of the condition of the existing timbers prior to installing new roof finish. Allow for installing new 18mm thick Marley Riven Edgemere (Smooth grey) interlocking concrete slates (420 x 330) laid at a pitch of 25deg with a headlap of 100mm fixed to 50x25mm JB red roofing battens using 45x3.35mm tile nails on Marley vapour permeable roofing underlay draped between the existing rafters. Allow for Marley HipFast dry hip system to all hips, Marley Ridgefast ventilated dry ridge system, Marley Universal GNP dry valley system and Marley Edgemere Dry verge system. Allow for Marley 25mm eaves vent system to cross ventilate the roof. Allow for 300mm Knauf Twin Roll between and over the ceiling joists. New plasterboard ceiling and skim below.

External Ramp/stepped access

New concrete ramp formed to create a fall of 1:20 to rise 500mm. Maximum length of the ramp is to be 10m as per Part M of the Building Regulations. Ramp width to be a minimum 1500mm wide. Ramp to receive 500 x 500mm slip resistant concrete flags to contrast with the landings. A handrail is to be provided to both sides of the ramp and there is a kerb edge of a 100mm above the flight of the landing. Ramp to be formed with a 150mm reinforced concrete slab cast between 215mm blockwork walls.

Stepped access to front and rear to have a 3 no. risers between 150mm and 170mm and goings of 280mm. Handrail to be provided either side. Handrails to ramp to be set at 900mm above the pitch line of the stair.

Safety glass and glazing

Doors and adjacent sidelights/windows in critical locations within 1500mm of ground and floor level, and 300mm of doors and windows within 800mm of floor/ground to be safety glazed to: BS EN 12150, BS EN 14179, BS EN 14449, which supersedes BS 6206 Safety glazing must comply with the new system of marking which requires visible and clear and indelible markings on each piece of safety glazing within critical locations

Strapping and restraint

Walls to be restrained at ceiling level by the provision of 30 x 5 x 1000mm lateral restraint straps or other approved in compliance with BS EN 845-1, at maximum 2m centers carried across at least 3 rafters with a minimum of 38mm wide x 1/4 depth noggins.

Rainwater gutters and down pipes

68mm dia. round black PVCu Rainwater down pipes and 114mm dia. half round gutters fixed in compliance with manufactures details, and laid to falls towards outlets.

Structural columns/beams etc

Non proprietary beams/columns including pad stone to be fabricated and installed in compliance with details and structural calculations carried out by a suitably qualified and experienced person, which must be approved by building control before works commence on site. Dpc trays to be provided above all externally located beams. Weep holes at 450mm centers with at least two per opening. All steelwork supporting roof to be clad with 2 layer 15mm fire line board or equivalent for 60 mins fire resistance

Horizontal damp proof courses & trays (dpc's)

Horizontal Dpc's to be provided 150mm above ground level.

Vertical damp proof courses & trays etc (dpc's)

Install vertical dpc or proprietary insulated cavity closers at all closings, returns, abutments to cavity work and openings etc.

Cavity Closers

Proprietary acoustic/insulated fire stop cavity closers, or similar are to be provided to all cavity openings/closings and tops of walls. Tops of cavity walls to be closed to prevent the passage of fire using a proprietary British Board of Agreement (BSA or other third party accredited) 30 minutes fire resistant rigid board, fixed in accordance with manufacturer's details.

External Terrace

New external terrace to be formed with a Rubber Gravel Mix (SBRA) by DCM surfaces, this is to be applied to a concrete topping which is laid to falls on a suspended beam and block floor. Ensure a minimum 150mm ventilated void is maintained below the beam and block.

Loft Hatch

2 no. ceiling hatch's to be installed by from Jupiter Blue - 755x555 fire rated insulated loft hatch - Code - SP2

TENDER

REVISION	NOTES
A	2no. loft hatches included



0845 5442005
 rpsdesigngroup.co.uk
 Project No: RPS_24.10
 Client: Wyre Council
 Site Address: Cotton Hall Playing Fields, Poulton Le Fylde
 Drawing Title: Proposed General Arrangement Plan
 Drawing No: L01(104A)
 Date: Sept '24 Scale: 1:50 @ A1
 Drawn by: RO Checked by: SS

SCALE TENDER

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