



## 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".

<b>Financial, Legal/MO and Climate Change implications</b>	
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**

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.

<b>risks/implications</b>	<b>✓ / x</b>
community safety	x
equality and diversity	x

<b>risks/implications</b>	<b>✓ / x</b>
asset management	✓
ICT	x

health and safety	x
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data protection	x
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### 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
Sara Ordonez	01253 887267	<a href="mailto:Sara.ordonez@wyre.gov.uk">Sara.ordonez@wyre.gov.uk</a>	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	<a href="#">UK Shared Prosperity Fund UKSPF Cottam Hall Pavilion Refurbishment.pdf</a>

### List of appendices

Appendix 1: Cottam Hall Pavilion - Proposed Floor Plan