

Report Statement

Report Purpose:

South Park Pavillion

Author:

Town Clerk / South Park Pavilion Working Group

Update

Objectives and Consultation

South Park is our largest park, this year it celebrates its centenary. It is an asset for our town, and one that we have an opportunity to increase its use by our residents, our community and to attract visitors from near and far.

In conjunction with ANSA we are developing a wider master-plan that increases the biodiversity and amenity for what is already a well-used park.

The Town Council's objective is to develop a new pavilion that will act as a hub and replace the existing poor quality facility. As a green Council our aim is to make this as sustainable as funding and current technology will support.

We have consulted extensively with our residents with over 750 detailed written responses being received. Our residents wish us to proceed and have guided us on the type of building and facilities they wish to see

- Provide a café and catering facility
- A venue for social gatherings, the arts and entertainment
- A space for local arts and community groups
- A space for training and business away days
- Accessible toilets

Our residents have identified two of the five designs that were presented to them. We have merged these two to provide a two-storey building with a number of the design features that were most valued.



Progress & Key Dates

With the benefit of the considerable assistance of Bower Martin our architects and their fellow consultants we are now at the stage of submitting a planning application. Planning applications are likely to take 6-9 months at present.

Submitting the planning application does not commit the Council to building the facility, it merely a prudent approach to placing the Council in a position to deliver the building next year. The first stage of the Lottery bid has been submitted and we are working to develop an over business case.

A detailed timetable is attached the key dates to note are

- Planning Application Submitted – late Oct 2022
- Business Case and Funding Plan – mid Dec 2022
- Planning Approval – mid March 2023
- Appoint Contractor and Building Start – Feb/Mar 23
- Building Complete and Open – Feb/March 2024

These dates may be subject to change to alteration.

Budget and Funding

- A building will last 100 years or more its usefulness and value will be determined by the care of thought given to its design, its ability to flex and evolve, and the ease of its ownership.
- We need, in light of the economic background, to take a considered on view on developing this building, to ensure value for residents, whilst striking a balance that will ensure we deliver a building that will stand the test of time.
- Once the building is open it needs to operated in a commercial manner to ensure that its is self sustaining, and capable of meeting its operating and maintenance costs.
- The current budget is as follows £1186000
- We propose to fund the initial capital cost by utilising reserves that have been generated the Town Council whilst retaining a sufficient level to support the proper running of the Council. We have applied to the Lottery for a grant, and intend to raise funds from major local businesses, and through a crowdfunding exercise. A marketing and comms plan will be developed to support this.
- Proposed funding is as follows

• Funding	• Amount	• Secured
• MTC	• £500,000	• Y
• Reaching Communities National Lottery	• £450,000	• N
• Sponsorship	• £200,000	• N

Operating the new Pavillion

The Town Council will take a long term lease (150 years) from Cheshire East Council for the land that the existing building sits on.

It is envisaged that the Council will manage the operate the building initially to ensure its success and transfer its management to a Community Enterprise Company or charity. It is anticipated that Town Councillors would sit as part of the board of management in the long term. Appropriate advice on the most suitable vehicle.

To ensure the success a Building Manager will be appointed to run events, promote the building, and manage the cleaning and maintenance of the facility. One proposal is that MTC run the building for the initial 2 years, to ensure that it is run and marketed to a high standard, and to ensure it is self sustaining financially. The vision is for it then to be run by the community, of which there are several models to explore.

An operator will be appointed to run the catering function.

It is intended that the café, weddings, events, training and corporate activities will run on a commercial basis. We will seek regular users e.g. Macclesfield college, yoga/pilates instruction etc. Community groups would be charged a discounted cost to encourage their use.

Procurement and Social Value

Green technology and design will add to the capital cost of the pavilion it will however ensure the building is sustainable in the longer term and will reduce its running costs and overall long environmental impact..

The Chair of the Pavillion Working Group Councillor Sandy Livingstone is a Chartered Quantity Surveyor and the Director of Property of a large North West Housing Association.

Construction costs have been driven by labour shortages due to Brexit and materials prices driven by overall inflation. Buildings like the pavilion are relatively complex building the challenge is not just to design them but ensure that they are as far as possible easier to build.

The complex practice to design the building to a certain stage and then pass the final design risk to the contractor using a design and build contract. This can be achieved via a single stage tender where the contractor provides a fixed price for the whole project or a two stage tender where the contractor provides a fixed price for management, overheads and profit (preliminaries) plus foundations and earthworks, the rest of the work is this competitively tendered to sub-contractors. The pros and cons of each is outlined below

Single Stage Tender

Pro	Con
A fixed price is obtained from the beginning	Takes longer to start on site
Clear and simple process	Later involvement of contractor
Risk is transferred in full	Risk is priced in by the contractor if inflation is rising this will increase

Two Stage Tender

Pro	Con
Allows an earlier involvement of contractor	Lack of fixed price from the beginning
Risk is shared in a rising market this can be an advantage	Involves additional management by the Council
Earlier start on site	Can reduce the degree of commercial pressure applied on the sub-contract supply chain

On balance in the current market a two stage tender would on balance be preferable. The proviso would be the careful selection of the Contractor who is prepared to share risk and manage the delivery of the building within the budget the council determines.

Our residents are keen after decades to see progress. We have the option of demolishing the pavilion in the spring of next year and then separately starting the new building if we are uncertain of all of our funding being in place.

It is envisaged that social value will be a key part of the pavilion project. The Town Council promotes local business and employment as far as possible. Students from Macclesfield College will be offered training opportunities in building of the pavilion.

Risk and Key Considerations

The key risk are as follows

- Planning delays – we will submit a planning application early to ensure a response by spring of 2023
- Budget – a detailed budget has been drawn up and a target set for the building works
- Funding – a funding plan is in place there remains a question of how we would fund the building if the lottery is refused
- Operating – we have a clear plan in place to ensure that the building will be operated as an on-going concern and will earn its corn

Clearly the Finance Committee and Full Council will wish to monitor progress and ensure that this opportunity to deliver a special building for the town is realised.

Summary and Recommendation

Progress is being made, the appoint of Bower Martin as architects has proved to be a sound decision. Our residents have expressed their views and we have listened to them.

The crucial next stages of submitting a planning application, procuring a contractor and raising the funding are now before us.