

Report Purpose:

14 South Park Pavilion

Author

Cllr Sandy Livingstone and Town Clerk

Background

At the Full Council meeting on 28th July 2025, it was agreed to pause the pavilion project to allow for a further review and to explore potential redesign options.

Following this, Cllr Livingstone and the Clerk met with the architects to discuss the project. The following key points were agreed:

- The objective is to deliver a two-storey pavilion at a cost not exceeding £1.6 million, with a target of £1.4 million to allow for contingency, even if this requires a slight reduction in floor area.
- A structural design review will be carried out by a different engineer to ensure the proposed design is robust and cost-effective.
- The existing loan facility now extends until June 2026, establishing a clear timeframe for project decisions. Revised cost plans are to be reviewed at a meeting on 3rd October 2025, with any recommended changes prepared for a report to Full Council on 15th December 2025.

Update:

At present, we are not in a position to provide the Council with an updated cost estimate as initially hoped, but progress has been made on several fronts:

- A slightly smaller pavilion layout has been designed.
- Sub-surface investigations have been expanded with additional ground samples taken.
- We are awaiting the structural engineer's report and results and then the design team can produce technical drawings to make the building lighter.
- A draft lease has been received from Cheshire East Council, but it requires further work before finalisation and a License to works is still necessary.
- The project will need to be re-tendered.

Proposal:

Given the tight timescales, it is recommended to delegate the following to the Councillors on the South Park Working Group (Cllrs Livingstone, Wilson, Hale, and Barber-Chadwick):

- To delegate the tender process to the above Councillors and Clerk.
- The outcomes of this tender process will then be reported back to Full Council for consideration and approval.

This approach will allow the project to progress efficiently while ensuring that any major decisions remain under the oversight of Full Council.