

## **Project Appraisal and Scrutiny Committee Recommendation**

<b>Project Name</b>	Cambridge Canoe Club extension project – Additional funding request
<b>Committee</b>	Community Services
<b>Portfolio</b>	Arts & Recreation
<b>Committee Date</b>	14 October 2010
<b>Executive Councilor</b>	Councilor Rod Cantrill
<b>Lead Officer</b>	Ian Ross

### **Recommendation/s**

#### **Financial recommendations –**

The Executive Councillor is asked to;

- Approve an additional £35,000 funding from Formal Open Space S106 contributions for this scheme, which is already included in the Capital Plan (SC441), subject to resources being available to fund the total cost of £210,000.
- There are no additional revenue implications.

#### **Procurement recommendations -**

The Executive Councillor is asked to:

- Approve the carrying out and completion of the revised procurement.

## **1 Summary**

### **1.1 The project**

The project appraisal for the updating, extension and expansion of the Cambridge Canoe Club building on Sheeps Green (owned by the City Council but let to the Canoe Club) was approved October 2009.

The project remains the same as the previous report, but the procurement exercise identified a shortfall in the existing budget provision and approval is sought for addition funding to secure the external capital grant and deliver the project.

Target Start date	<b>October 2010</b>
Target completion date	<b>April 2011</b>

## 1.2 The Cost

Total Capital Cost	<b>£ 210,000</b>
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Capital Cost Funded from:

Funding:	Amount:	Details:
Reserves	<b>£ 0</b>	<i>N/a</i>
Repairs & Renewals	<b>£ 0</b>	<i>N/a</i>
Section 106	<b>£ 115,000</b>	<i>Formal Open Space</i>
Other	<b>£ 80,000</b> <b>£ 15,000</b>	<i>British Canoe Union grant</i> <i>Cambridge Canoe club</i>

Revenue Cost –

Year 1	No additional revenue cost
Ongoing	No additional revenue cost

## 1.3 The Procurement

A fully tendered procurement exercise was undertaken to submit pricing for building works based on architectural drawings and fit-out specifications. These tenders all came back at around (but not in excess of) £210,000 for the project.

Procurement previously approved totalled £160,000, funded £80,000 from formal open space S106 funds and an £80,000 capital grant from the British Canoe Union.

Building contracts have not been awarded until the additional funds required are approved.

## **Capital Project Appraisal & Procurement Report**

### **1.4 What is the project?**

The project, as per the previous appraisal approved October 2009, is to extend the Cambridge Canoe Clubhouse, improving changing facilities to accommodate the increasing membership and better cater for disabled users.

Replacing and extending the north end of the clubhouse will permit a disabled changing facility, two large changing rooms (male and female), a parent & child changing room, and two toilets. The layout will also free up space to create better equipment storage.

Consent has been granted by Planning and Building Regulations for the works proposed.

A 30 year extension to the lease with the Canoe Club has been agreed.

### **1.5 What are the aims & objectives of the project?**

Main objective is to extend and update the provision within the Canoe Club on Sheeps Green to support the Council's Vision:

‘A city which is diverse and tolerant, values activities which bring people together and where everyone feels they have a stake in the community.’

### **1.6 Summarise the major issues for stakeholders & other departments?**

The main issues for the Canoe Club are that works be done outside of the Canoe season if at all possible.

### **1.7 Summarise key risks associated with the project**

There is the risk that if not approved and delivered the grant of £80,000 from the British Canoe Union will be lost and an opportunity of joint working and outside funding for investment into Cambridge clubs and City Council owned properties will be lost. The building works are proposed to start as soon as possible after contract award in October and ground conditions and river levels may have a significant impact upon the time line for delivery of this project over the winter period.

Footings and ground works need to be constructed and set before the possibilities of floods and the wetter weather disrupts the site.

If further S106 funding is not allocated there is the possibility that funds from this section of S106 contributions, which are well catered for, may have to be returned, due to non-funding of viable projects.

## 1.8 Financial implications

- a. Appraisal prepared on the following price base: **2010/11**
- b. Submitted designs upto the cost of £210,000

## 1.9 Capital & Revenue costs

<b>(a) Capital</b>	<b>£</b>	<b>Comments</b>
Building contractor / works	199,000	S106 & BCU funded
Purchase of vehicles, plant & equipment		
Professional / Consultants fees	11,000	S&P Architects
IT Hardware/Software		
Other capital expenditure		
<b>Total Capital Cost</b>	<b>£210,000</b>	

<b>(b) Revenue</b>	<b>£</b>	<b>Comments</b>
Existing provision	0	
Future maintenance -		
<b>Total Revenue Cost</b>		

## 1.10 VAT implications

There are No VAT issues on the capital procurement of this project as the City Council is the main applicant for the British Canoe Union grant.

### **1.11 Other implications**

There are no other implications.

### **1.12 Estimate of staffing resource required to deliver the project**

Staff resources will be from the Recreation team, to monitor the progression of works and onsite H&S checks.

### **1.13 Identify any dependencies upon other work or projects**

This project is dependent upon the dedicated S106 funds being available for the project, the award from the British Canoe Union and funding from Cambridge Canoe Club.

### **1.14 Background Papers**

- Previously approved project appraisal

### **1.15 Inspection of papers**

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