

Wisbech Adventure Playground – Pilot Youth Investment Fund Grant Procurement

To: Communities, Social Mobility and Inclusion Committee

Meeting Date: 6 July 2023

From: Executive Director of Strategy and Partnerships

Electoral division(s): Wisbech West

Key decision: Yes

Forward Plan ref: 2023/074

Outcome: Commencement of the procurement process in respect of replacement facilities at Wisbech Adventure Playground, involving demolition of existing facilities (two barges) and replacement modular building.

Recommendation: The Committee is recommended to:

- a) Agree the procurement process for the provision of a modular Youth facility; and
- b) Delegate the decision to award and execute the contract to the Executive Director of Strategy and Partnerships, in consultation with the Chair and Vice-Chair of the Communities, Social Mobility and Inclusion Committee.

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1. Background

- 1.1 Following a successful grant application by the Youth in Communities team, Wisbech Adventure Playground has been selected by The Department for Culture, Media and Sport (DCMS) for one of four national pilots for a Youth Investment Fund (YIF) grant. The sum of £914,650 was received by the Council on 9 May 2023. This grant will provide a new fit for purpose modular youth facility, replacing the indoor space function of the two barges currently on site and in a poor state of repair, along with providing a suitable space for youth provision in the town. The project was approved by the Council's Capital Programme Board on 14 December 2022.
- 1.2 As specified in the grant determination letter (Section 31 grant agreement), DCMS's preferred procurement approach is the use of the NHS Shared Business Services Modular Buildings Framework. DCMS feels this will achieve value for money and give access to a wide range of suppliers with the requisite skills and experience to build the youth facility to the required standards.
- 1.3 Hawkins\Brown and Architecture 00 have been retained by DCMS to provide procurement and construction management services to the Council.
- 1.4 DCMS intends to support the Council in delivery of the YIF modular facility. The grant agreement states that given the unique nature of the facility and the uncertainty over final costs, DCMS will review the amount awarded prior to the Council entering into any contract for construction of the facility. If, at the procurement stage, the modular facility appears unaffordable within the amount awarded, then DCMS (through its contract with Hawkins\Brown) will work with the Council to pursue affordable, alternative Youth facility provision.
- 1.5 If the modular facility appears affordable at the procurement stage but then subsequently the capital costs increase over the amount of £914,650 awarded in 2022/2023, then DCMS will support an additional award to enable the Council to deliver the project to the agreed scope and within the agreed timeline, where these costs arise from the design, construction, site conditions, planning outcomes or completion/commissioning of the project.
- 1.6 A full Regulation 3 planning application is currently pending, reference CCC/22/148/FUL (see section 5.1 of this report for a link to the planning application).

2. Main Issues

- 2.1 Approval required for procurement of contract above £500,000.
- 2.2 A number of meetings between DCMS and the Council have taken place to negotiate the wording of the Section 31 grant agreement and letter of assurance provided by DCMS. These meetings included the Council's Service Director for Finance and Procurement and the Assistant Director for Property. Senior Procurement Officers are satisfied with the NHS SBS Framework, providing a competitive process is taken within the framework to ensure compliance with the Council's procedures.

- 2.3 In discussions with the Council's Procurement team (Place), the DCMS recommended framework (NHS SBS Modular build) has been deemed a suitable framework and recommended that for a further competition be advertised to suppliers on the framework to ensure best value.
- 2.4 Due to the complexity and the aims of the YIF pilots, along with the opportunity to provide a more efficient process of one procurement for all four pilot projects, procurement for all four pilot projects will be undertaken by Faithful+Gould on behalf of Hawkins Brown, the firm appointed by DCMS at their cost, to support grant recipients. Faithful+Gould will lead the procurement under a compliant process.
- 2.5 It is anticipated that by advertising all four pilot projects as one opportunity (while still pricing individually), economies of scale will be identified and best value obtained.
- 2.6 The procurement process will be conducted by Faithful+Gould. The Council's Procurement team has requested, and it has been agreed by Faithful+Gould, to provide a full tender report following award. This is to ensure the Council can provide an auditable trail if necessary.
- 2.7 The contract will be signed by Cambridgeshire County Council and Pathfinder legal will be asked to review the contract. The Procurement team has agreed to continue where necessary to provide support and guidance on this project for reassurance to the Council's project team.
- 2.8 For the reasons outlined above, the committee is recommended to approve procurement through the NHS SBS Framework, following a competitive process within the framework, and to delegate responsibility for awarding and executing a contract for the provision of a modular Youth facility to the Executive Director of Strategy and Partnerships.

3. Alignment with ambitions

- 3.1 Net zero carbon emissions for Cambridgeshire by 2045, and our communities and natural environment are supported to adapt and thrive as the climate changes

The following bullet points set out details of implications identified by officers:

- The approach to lowering carbon is proposed through a low-carbon built fabric which provides the opportunity from which to lower operational carbon to net zero.
- The lightweight construction is built off-site before being delivered to site. This minimises carbon used during construction, decreases deliveries to site and creates less waste.
- The foundations of the building will be made from screw piles, minimising the need for intrusive and carbon intensive foundations.

- 3.2 Travel across the county is safer and more environmentally sustainable

There are no significant implications for this ambition.

3.3 Health inequalities are reduced

There are no significant implications for this ambition.

3.4 People enjoy healthy, safe, and independent lives through timely support that is most suited to their needs

The following bullet points set out details of implications identified by officers:

- Procurement of this building and associated works will enable the Council to facilitate additional support services to meet the needs and improve the quality of life of young people from across the town in a high area of need, with a significant footfall in an environment already well used by children, young people and families within the area.
- The grant award brings external investment to replace the two deteriorating barges to enable a fit-for-purpose youth space for the young people of Waterlees and wider Wisbech community. Providing a safe place to go to participate in positive activities and socialise, with better and increased access to professional support, trusted adults and community youth work providers, will help to improve health & wellbeing outcomes for young people and address Social Mobility and other barriers to progression these young people face.
- The new building will act as an incubator space and catalyst for new youth project development. In the past, lack of suitable accommodating space has been a prohibitive factor in the development of additional services, that due to need are often successful in gaining revenue funding.

3.5 Helping people out of poverty and income inequality

The following bullet points set out details of implications identified by officers:

- The new building will facilitate a programme of activities with local young people aimed at raising aspirations and improving social mobility. These activities will include opportunities for volunteering, taking meaningful social action and having a voice.
- The next stage of the YIF programme, we have been invited to apply for a revenue grant for up to 20% of the capital grant (£182,930)

3.6 Places and communities prosper because they have a resilient and inclusive economy, access to good quality public services and social justice is prioritised

The following bullet point sets out details of implications identified by officers:

- Procurement of the new modular building will enable the local community to work creatively and collaboratively to address their local needs.

3.7 Children and young people have opportunities to thrive

The following bullet point sets out details of implications identified by officers:

- The building will replace the two deteriorating barges with an energy efficient, fit-for-purpose space for the young people of Waterlees and wider Wisbech community. The replacement facilities will ensure there continues to be a safe place for children and young people to go to participate in positive activities and socialise.

4. Significant Implications

4.1 Resource Implications

The following bullet points set out details of significant implications identified by officers:

- Not only has funding been secured for construction of the new building, included in the grant award are funds for the demolition and removal of the two existing barges, groundworks, services, temporary facilities to avoid service disruption during construction phase and landscaping. Also included are I.T. costs including installation of a WiFi connection which has been identified as a priority for the site.
- Additional income generated from letting of space to key partners and third sector organisations provides the opportunity for a long-term income stream to offset any increased costs in facilities maintenance.
- It is anticipated that the building will have lower energy costs than the current barges which run on electric heaters. The new building is planned to benefit from an air source heat pump, solar panels and efficient insulation that far outperforms the existing set up and will reduce both energy consumption and emissions generated.
- A letter of comfort has been negotiated between DCMS and the Council to give assurance and mitigate risks around the potential for increased costs of delivering the building compared to the funding awarded.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

The following bullet point sets out details of significant implications identified by officers:

- The procurement will be fully compliant with the Council's Contract Procedure Rules.

4.3 Statutory, Legal and Risk Implications

There are no significant implications within this category.

4.4 Equality and Diversity Implications

There are no significant implications within this category.

4.5 Engagement and Communications Implications

There are no significant implications within this category.

4.6 Localism and Local Member Involvement

There are no significant implications within this category.

4.7 Public Health Implications

The following bullet point sets out details of significant implications identified by officers:

- The provision of additional opportunities for physical activity will contribute to positive health outcomes.

4.8 Climate Change and Environment Implications on Priority Areas

4.8.1 Implication 1: Energy efficient, low carbon buildings.

Positive Status:

Explanation: The approach to lowering carbon is proposed through a low carbon built fabric which provides the opportunity from which to lower operational carbon generated at the site to net zero. Initial modelling indicates that operational carbon will be fully offset via onsite renewables, therefore reducing the current impact of the site which is heated by traditional electric heaters, with the barges also being poorly insulated. The lightweight construction is built off-site before being delivered to site, minimising carbon used during construction, decreasing deliveries to site and creating less air pollution than traditional build methods.

4.8.2 Implication 2: Low carbon transport.

Neutral Status:

Explanation: The site is situated in a largely residential and recreational area with existing good conditions for pedestrians and cyclists, already benefitting from an environment with low and calmed traffic flows, good quality footways and a favourable walking and cycling topography. The target user groups of local young people would be encouraged to access the facility via walking or cycling. The lightweight construction is built off-site before being delivered to site, bringing minimal trips to site, decreasing deliveries to site and creating less transport pollution than traditional build methods.

4.8.3 Implication 3: Green spaces, peatland, afforestation, habitats and land management.

Positive Status:

Explanation: The proposal provides 55m² of new soft landscaping, comprising a species-rich wildflower lawn, perennial plants and five new trees surrounding the site entrance. The proposed facade also provides a framework for additional growing plants.

4.8.4 Implication 4: Waste Management and Tackling Plastic Pollution.

Neutral Status:

Explanation: The design will use off-the-shelf structural timber and perforate metal cladding members to minimise waste. Waste saving will be maximised by utilising standard sizes, where possible. Waste is further minimised by using a modular construction method in which the building is constructed in a controlled environment, delivered to site and assembled before being clad. This approach minimises material waste during construction.

4.8.5 Implication 5: Water use, availability and management:

Neutral Status:

Explanation: To manage surface water run-off generated by the new building in a manner which is compliant with current design criteria, Sustainable Urban Drainage Systems

(SUDS) will be incorporated within the onsite drainage design. The option of water storage for re-use as irrigation combined with infiltration techniques is the preferred SuDS solution for the site. It is expected a foul water drainage connection will be required for the proposed building. A suitable discharge point to the Anglian water system may need to be determined and an application made for a new connection.

4.8.6 Implication 6: Air Pollution.

Positive Status:

Explanation: The lightweight construction is built off-site before being delivered to site. This minimises carbon used during construction, decreases deliveries to site and creates less air pollution.

4.8.7 Implication 7: Resilience of our services and infrastructure, and supporting vulnerable people to cope with climate change.

Positive Status:

Explanation: The proposed building will replace the two deteriorating barges. The team of Playworkers currently based at the site provide a valuable service to local young people, including free access to supervised after school activities and facilitation of the DfE Holiday Activity and Food (HAF) Programme. The extended Youth offer that the new building and participation in the YIF pilot will bring will facilitate improved and targeted support to vulnerable local young people. The technologies used in the build will also showcase an energy efficient building to the local community.

Have the resource implications been cleared by Finance? Yes

Name of Financial Officer: Martin Wade

Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the Head of Procurement and Commercial? Yes

Name of Officer: Clare Ellis

Has the impact on statutory, legal and risk implications been cleared by the Council's Monitoring Officer or Pathfinder Legal? Yes

Name of Legal Officer: Emma Duncan

Have the equality and diversity implications been cleared by your EqIA Super User?

Yes

Name of Officer: Lisa Riddle

Have any engagement and communication implications been cleared by Communications?

Yes

Name of Officer: Sarah Silk

Have any localism and Local Member involvement issues been cleared by your Service Contact? Yes

Name of Officer: Sue Grace

Have any Public Health implications been cleared by Public Health?

Yes

Name of Officer: Val Thomas

If a key decision, have any Climate Change and Environment implications been cleared by the Climate Change Officer?

Yes

Name of Officer: Emily Bolton

5. Source Documents

- 5.1 Full planning application: - [CCC/22/148/FUL | Demolition of existing structure and erection of new building to house youth facilities. | Wisbech Adventure Playground The Spinney Waterlees Road Wisbech Cambridgeshire PE13 3HB](#)