

**REPORT TO:** CABINET

**DATE:** 15 SEPTEMBER 2016

**TITLE:** NICHOLLS FIELD PAVILION  
REFURBISHMENT (PROJECT NO. 16/011)

**PORTFOLIO HOLDER:** COUNCILLOR TONY DURCAN, PORTFOLIO  
HOLDER REGENERATION & ENTERPRISE

COUNCILLOR EMMA TOAL, PORTFOLIO  
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**This is a Key Decision**

**It is on the Forward Plan as Decision Number 1004805**

**Call-in Procedures may apply**

**This decision will affect Bush Fair Ward**

**RECOMMENDED that:**

- A** The most advantageous tender assessed against the criteria included in the tender documents submitted by Contractor B is accepted in the sum of £709,385.00 "subject to contract".

**REASON FOR DECISION**

- A** To enable the Council to enter into a contract for these works in compliance

with Contracts Standing Orders.

## **BACKGROUND**

1. Nicholls Field Pavilion refurbishment is being delivered as the final phase of The Harlow Gateway Partnership. This project has already delivered Harlow Leisurezone, the new Harlow Town Football Club stadium, an athletics track at Mark Hall School, refurbished Ash Tree Field Pavilion and Playing Pitches and much needed new homes on the former sport centre and swimming pool sites.
2. In 2009, Consultants Knight, Kavanagh and Page produced a Playing Pitch Strategy which identified Nicholls Field and Ash Tree Field as being the top two playing pitch priorities for capital investment. The Ash Tree Field project has been delivered and is already providing enhanced health and wellbeing benefits to the community as a result of the investment.
3. Nicholls Field Pavilion and playing pitches have a history of community use for sport and recreational purposes, most notably football and youth provision. The building has been subject to vandalism including two fires in separate parts of the building which has resulted in it being unusable and in very poor condition. It is however strategically located and is easily accessed from numerous wards on foot or bicycle.
4. The 2016 Joint Strategic Needs Assessment, which sets out the current and future health and wellbeing needs of the community, states that Harlow has lower than average rates of life satisfaction. However, it is known that good emotional and mental health is fundamental to the quality of life and productivity of individuals, families and communities. It is associated with improved learning; increased participation in community life; reduced risk-taking behaviour and improved health outcomes. There are opportunities for the project to make a contribution towards addressing the health inequalities that have been identified.
5. The Council has identified a potential tenant for the community element of the building. The proposal from the prospective tenant highlights a full programme of community use for all ages, encouraging physical activity and positive lifestyle choices. It is proposed that an agreement for lease for the facility will be signed simultaneously with the works contract. This proposal will generate an income and will also help mitigate the Council's liabilities in relation to the building.

6. The wider playing field site has capacity for a maximum of 6 senior football pitches. The 2009 Playing Pitch Strategy recommended focusing investment in multi-pitch sites and Nicholls Field has the largest capacity of any Harlow Council site. These pitches are not subject to a formal use agreement at present due to the fact that the existing changing room facilities are no longer accessible due to fire damage.
7. The refurbishment proposal will also deliver changing rooms that meet current Football Association standards and deliver improvements to the pitches which will minimise the number of games cancelled due to inclement weather conditions. These improvements will enable the Council to market the pitches and changing facilities further and explore opportunities to enter into an additional lease agreement for the changing rooms and sports pitches.
8. The facility is located adjacent to one of the main gateways into Harlow. At present the derelict pavilion and disused playing fields present a negative impression when entering the town. A refurbished facility will present a more positive impression of the town at one of the key gateway sites.
9. The scheme funding will be met from the following sources –

Harlow Gateway Partnership 16/17 Capital Programme.	£497,948
Insurance settlement.	£53,894
Concessionary Fares Provision.	£226,000

The allocation for the scheme will be sufficient to meet the agreed contract price and all associated professional fees relating to the scheme.

10. The Works comprise refurbishment, alterations and extension to existing fire damaged single storey sports pavilion to provide new accommodation and facilities for an incoming tenants and changing rooms for football teams playing on adjacent pitches. The works also include improvements to the playing pitches, upgrading the existing fencing and external works to include landscaping.

## **THE PROCUREMENT PROCESS**

11. The Council invited six suitably qualified and experienced contractors to tender for the works and six tenders were received by the deadline. A tender analysis has been undertaken, on the basis of the most economically advantageous, against a 40:60 Quality/Price split. The prices, rankings and weighted scores are shown below:-

	Quality Weighted Score	Total Price for Delivery £'s	Price Weighted Score	Total Points Score	Ranking
Contractor A	2880	688,682.65	5100	7980	3
Contractor B	4000	709,385.00	4920	8920	1
Contractor C	2040	584,879.00	6000	8040	2
Contractor D	3520	812,959.00	4320	7840	5
Contractor E	3200	748,007.00	4680	7880	4
Contractor F	3080	837,706.00	4200	7280	6

12. Contractor B has submitted the most economically advantageous bid when assessed against the criteria included in the tender documents. This Contractor submitted the highest quality bid and has demonstrated that they will be able deliver the works to the standard required by the Council.
13. The anticipated date of commencement is 8 November 2016. A 26 week works programme is scheduled.

## GLOSSARY OF TERMS

Joint Strategic Needs Assessment	A process by which local authorities, clinical commissioning groups and other public sector partners jointly describe the current and future health and wellbeing needs of its local population and identify priorities for action.
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## IMPLICATIONS

### **Place (includes Sustainability)**

As contained within the report.

Author: **Graeme Bloomer, Head of Place**

### **Finance (Includes ICT)**

The financial implications are set out in the report. It is anticipated that overall income generation from the site will improve once the scheme is full completed and operational.

Author: **Simon Freeman, Head of Finance**

**Housing**

As contained within the report.

Author: **Andrew Murray, Head of Housing**

**Community Wellbeing (includes Equalities and Social Inclusion)**

Engaging on sport and physical activity plays a significant role in the health & wellbeing of people of all ages.

Author: **Jane Greer, Head of Community Wellbeing**

**Governance (includes HR)**

The Council has carried out a compliant procurement process and evaluated the tenders received in line with the pre-determined criteria, as the recommendation is based on this process it would difficult to challenge the decision to appoint Contractor B.

Author: **Brian Keane, Head of Governance**

**Background Papers**

None