



TOURISM, COMMUNITIES, CULTURE & LEISURE COMMITTEE

Thursday, 2 February 2023

REPORT TITLE:	NEW FERRY RANGERS COMMUNITY CLUBHOUSE
REPORT OF:	ASSISTANT CHIEF EXECUTIVE

REPORT SUMMARY

This report outlines the various stages undertaken to secure funding for and subsequently award the tender for New Ferry Rangers Community Clubhouse project.

This project will support the delivery of the thematic priorities making up the Wirral Plan, namely:

- Inclusive Economy – This project creates community wealth and social value through the lease of a refurbished and desirable asset to a local Charitable Incorporated Organisation. It will also create jobs in an area that experiences challenges relating to employment
- Active and Healthy Lives – The newly refurbished facility will encourage active living (community gym and 3g facility), tackling health inequalities

It is not a key decision.

RECOMMENDATIONS

The Tourism, Communities, Culture and Leisure Committee is recommended to:

1. Note the award of the tender for refurbishment of the Bebington Youth Club and installation of a short sided 3G pitch to Skyline Property Solutions Ltd
2. Endorse the acceptance of the Sport England grant to help fund this project (comprising of £300,000 total capital and £36,875 revenue in development support)
3. Endorse the establishment of a long-term lease for the building, transferring responsibility to New Ferry Rangers Charitable Incorporated Organisation, said lease will include continuity of Youth Services provision from the site, minimum nine hours per week

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION/S

- 1.1 This project is very important for the local community as it will provide quality facilities (a gym, 3G pitch and community café) in an area where they do not currently exist. It will bring back into use an under-used Council building and provide a range of benefits including increasing physical activity, improving health and well-being and promoting social inclusion. The project is already included within the Capital Programme.
- 1.2 The project has been competitively tendered. The tender process was managed by Wirral's Corporate Procurement Unit.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 The other option considered was not to proceed with the project. This would leave the Council with an asset in poor condition, incurring ongoing maintenance costs, and not realising its full potential and benefits for the local community. Without this project:
- £336,875 of external grant funding from Sport England would have been lost
 - the Council will remain in control of an asset requiring significant maintenance cost, resulting in ongoing budget pressures

3.0 BACKGROUND INFORMATION

- 3.1 This report relates to the refurbishment of Bebington Youth Club in New Ferry for community uses. It is situated within the electoral ward of Bromborough. The building is owned by the Council but is in a poor state of repair. The main driver for the project is to transfer the under-utilised asset to New Ferry Rangers Football Club (Charitable Incorporated Organisation), allowing them to deliver a fit for purpose, community offer from the site, including:
- Community Café
 - Community Gym
 - 3G Pitch
- 3.2 The Community Clubhouse should be seen as a complimentary element of the wider regeneration of New Ferry. The precinct related development will address the built environment issues, but this project is truly centred around community development.
- 3.3 The location sits within a Lower Super Output Area that is in the 3% most deprived in England. The Community Clubhouse will deliver a community owned facility that offers partners the opportunity to deliver on the very doorstep of this extremely deprived community. Multiple partners from health and social care to crime and disorder have already expressed an interest in utilising the new facility.

Table One: Capital Allocation

New Ferry Rangers Community Clubhouse Costs & Balance	
Source	Initial allocation
Council Capital	£650,000.00
Sport England Capital	£300,000.00
Approx Roof Contribution (based upon quote received from Assets, incl. 10% contingency.)	£66,000.00
Health & Safety Council wide fund (Virement ODN July 21)	£50,000.00
Further Capital agreed (Virement Nov 21)	£130,000.00
Total Initial Capital	£1,196,000.00

- 3.4 The associated Sport England capital grant (final uplifted amount of £300k) was formally offered in November 2022 (see appendix one). This report seeks approval to accept the final uplifted amount (now £336,875, including £36,875 revenue).
- 3.5 The allocation of capital grant funding and the subsequent intent to grant a long-term lease to New Ferry Rangers CIO were reported to Cabinet, 17 February 2020 'QUARTER 3 2019/20 CAPITAL FINANCIAL MONITORING' (pg 22)
 "3.3.10 New Ferry Community Centre (£0.650m) The project is centred around the improvement of an existing Council owned asset in New Ferry. The asset needs modernisation and is currently only open for nine hours a week to a small, age restrictive section of the community. The refurbished centre will become a wider community asset. New Ferry Charitable Incorporated Organisation (CIO) will be granted a long lease to operate it which will enable benefits from wider community involvement to be realised. The project fits the Council's wider aspiration for providing regeneration and support to the local community in New Ferry."
<http://democracy.wirral.gov.uk/documents/g7942/Public%20reports%20pack%2017th-Feb-2020%2010.00%20Cabinet.pdf?T=10>
- 3.6 In July 2021 an ODN was taken by the Director of Regeneration of Place recommending a £50,000 virement from within the Council's approved Capital Programme to meet the budget shortfall for the New Ferry Rangers Community Clubhouse project.

- 3.7 A report written and scheduled for Policy and Resources Committee 1 December 2021, recommending a further virement of £130,000 from within the Economic, Regeneration and Development (ERD) Committee's Strategic Acquisitions Programme, on a one-off basis, to meet a budget shortfall in the New Ferry Community Club House project following the return of competitive tender for works. This was necessary as an increase in building costs had negatively affected the first tender process. This report was later deemed surplus to requirements because the uplift had already been detailed in the CAPITAL MONITORING QUARTER 2 2021/22 report, taken to Policy and Resources Committee by the Director of Resources, 10 November 2021.
- 3.8 The tender for the refurbishment of Bebington Youth Club was carried out in conjunction with Wirral's corporate procurement team. The associated contract was awarded in March 2022. The successful contractor was Skyline Property Solutions Ltd.

4.0 FINANCIAL IMPLICATIONS

- 4.1 This report refers to a project with funding previously highlighted within the Council's capital programme.
- 4.2 The project is supported by a grant from Sports England totalling £336,875.
- 4.3 The award of the associated long-term lease will reduce ongoing, rising maintenance costs for a building which is currently in poor repair and with low insulation performance.

5.0 LEGAL IMPLICATIONS

- 5.1 The tender process was carried out in collaboration with the Council's corporate procurement team, following all relevant guidance.
- 5.2 The contract in question has been awarded and the contractor is on site. The contract was awarded in March 2022. The successful contractor was Skyline Property Solutions Ltd.

6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

- 6.1 This project is being managed from existing staff resources.

7.0 RELEVANT RISKS

- 7.1 If the project does not proceed then the Council will have an asset that is in poor repair, which will require future funding to repair and maintain it.
- 7.2 The Council will lose an opportunity to secure £300,000 of external capital grant funding and a community led project will not happen. This will impact on the wider regeneration priority for the Council in relation to New Ferry.

- 7.3 If the project does not proceed there will be a reputational risk to the Council in relation to the local community who support and are anticipating the delivery of this project.
- 7.4 Any further delays to the projects will see a further increase in delivery costs. Increased global demand in the construction sector, combined with the multiple and complex impacts of the pandemic and logistic issues, have resulted in unprecedented shortages, delays and ultimately, increased prices of materials and labour across the economy.
- 7.5 Within the UK, complications resulting from Brexit have exacerbated this situation, affecting all aspects of trade and labour availability. The repercussions are acutely impacting the UK construction sector.

8.0 ENGAGEMENT/CONSULTATION

- 8.1 The Community Clubhouse Project has seen extensive local engagement throughout its development. It is safe to say that this redevelopment is extremely welcome locally.
- 8.2 The physical changes to the location have been through the planning process successfully.

9.0 EQUALITY IMPLICATIONS

- 9.1 This project will promote equality of opportunity being accessible to all members of the community to use the recreational and social facilities.
- 9.2 This decision does not require an Equality Impact Assessment.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

- 10.1 This project will ensure that land adjacent to the youth club, which is currently the scene of anti-social behaviour and fly-tipping is utilised constructively by the local community.
- 10.2 The newly refurbished building will be designed to reflect current building regulations regarding insulation.

11.0 COMMUNITY WEALTH IMPLICATIONS

- 11.1 The Community Clubhouse project sits very comfortably alongside the Council's aspirations for community wealth building. The project clearly hits a number of the concept's core principles, not least 'Plural ownership of the economy' and 'Socially just use of land and property'.

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APPENDICES

Appendix One:

Sport England Award Letter

BACKGROUND PAPERS

- Council's approved Capital Programme, approved by Council on 1 March 2021
- Invitation to tender documents, closed April 2022 (these are exempt/confidential)
- Community Consultation carried out in collaboration with New Ferry Rangers Charitable Incorporated Organisation

TERMS OF REFERENCE

This report is being considered by the TOURISM, COMMUNITIES, CULTURE & LEISURE COMMITTEE in accordance with Section C of its Terms of Reference, "In considering options and develop proposals for neighbourhood arrangements, including capacity building, use of assets and devolving powers and services to neighbourhoods;".

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Cabinet	17 Feb 2020
Council- Capital Programme 2021-2026	1 March 2021
CAPITAL MONITORING QUARTER 2 2021/22	Nov 2021

Appendix One: Sport England Award Letter



Mr Fergus Adams
Constituency Manager
Wirral Council
Pennant House
The Village
Bebington
CH63 7PL

URN: 2018009887 (your unique reference number should be quoted in all communications)

Dear Mr Adams,

Increase of Award Letter

I am delighted to inform you that, subject to the terms and conditions set out in the original award letter dated 8th March 2021, Sport England has agreed to increase the award by £50,000, resulting in a revised award of £300,000 capital, alongside the previously committed total £36,875 development support.

The reason for this increase is to contribute towards the cost of a replacement roof on the original building at a cost of £122,604.

The award now consists of funding as follows;

Total Confirmed Funding	Partnership Funding	Total Project Cost
£300,000 £36,875 revenue	£775,754	£1,112,629

You can only use this Award to finance your Project (Community Hub). We will not be able to further increase the amount of the award.

Acceptance

This offer remains subject to the terms and conditions previously stated in your original Award Offer Letter of 8th March 2021.

If you wish to accept the increased Award on these terms please return the enclosed Acceptance Form, signed and dated on behalf of Wirral Council by two authorised signatories to myaward@sportengland.org. The Acceptance together with this letter will form part of the existing "Agreement" between us. You must return it to us within ten days of the date of this letter.

After this ten day period this offer will lapse unless a valid and acceptable reason is given to us for the delay before the end of this period. If the offer lapses, your application will be considered withdrawn and we will write to you to confirm that this is the case.

If you have any queries, please do not hesitate to contact your Case Manager – Eve Heelas on 07825 926555 or at eve.heelas@sportengland.org.



Yours sincerely

Eve Heelas
Investment Management Team
Sport England