

Jackey Bakers Recreation Ground Pavilion

Overview & Scrutiny Panel	18 June 2024
By	Tony Marmo, Head of Coastal and Public Realm
Cabinet Portfolio Member	Cllr Steve Albon, Cleansing & Coastal Services
Key Decision	Yes
Decision classification	Unrestricted
Call in status	Yes
Ward:	Northwood

Purpose of the Report

The purpose of this report is to invite members of the Overview and Scrutiny Panel to scrutinise, note and comment upon the proposal for Cabinet to approve officers undertaking the procurement and award of a contract to demolish the existing pavilion on the basis of health and safety and erect a temporary portacabin style changing facility once demolition has been completed. The estimated value of the contract will be £360,000.

Recommendation(s):

That the Overview and Scrutiny Panel note and scrutinise the report and consider any representations to Cabinet in advance of its meeting on the 25th June 2024.

That the Overview and Scrutiny Panel note and comment on the two proposed recommendations to Cabinet, as follows:

- a) That Cabinet approves the key decision to award a contract with a value in excess of £250,000 to demolish the existing pavilion at Jackey Bakers Recreation Ground and erect a temporary portacabin style changing facility to the successful bidder, following a procurement exercise.
- b) That Cabinet delegates authority to the Director of Environment to agree the final terms and sign the contract with the successful bidder.

1. Summary of Reasons

- 1.1 The existing pavilion building at Jackey Bakers Recreation Ground is dilapidated, presents a health and safety hazard and is beyond economical repair. It is currently fenced off to prevent unforced access to the perimeter of the building.
- 1.2 Jackey Bakers Recreation Ground is a key location in the district for football facilities. Changing facilities are essential for the continuation of various football tournaments and training. In addition this is an important local community recreation ground, providing outdoor facilities for the mental and physical well being of residents.

- 1.3 The contract value has been estimated to be in excess of £250,000 through the undertaking of a RIBA stage 2 Cost Plan undertaken by consultants B&M.

2. Background

- 2.1 The Council received a petition with 1941 valid signatures on 30 June 2023 relating to the Council's management of the public open space, Jackey Bakers Recreation Ground.
- 2.3 On the 14th December, Cabinet approved the next steps to be undertaken by officers in response to the petition. This included:
- a) Approving the demolition of the existing pavilion on the basis of health and safety (subject to the Local Planning Authority giving prior approval).
 - b) Approving the purchase of a temporary portacabin style changing facility once demolition has occurred.
 - c) Approving a public engagement exercise to inform the master planning for Jackey Bakers, based on the draft master plan
 - d) Delegating authority to the Chief Executive Officer to investigate the options for a future development on the site based on the master plan, to include a new car park, new pavilion (to include changing facilities) and other sporting/recreational facilities that might enhance the offer at the site. A report will be represented to the Overview and Scrutiny Panel and the Cabinet once these options have been further explored.

3. Relevant Issues

- 3.1 The existing pavilion has been fenced off due to concerns over the flank walls of the building that have started to fail at the eaves above former openings.
- 3.2 Following Cabinet Decision to approve the next steps to demolish the existing pavilion building and erect a temporary changing facility, the Coast and Engineering Services Manager has worked with a surveying company to produce:
- Building and services surveys.
 - Contract Specification for competitive tendering
 - Electrical Supply and Services design.
 - Plans and design & access statement for the temporary facility planning application (Planning application Live)
 - Building regulation compliance drawings.
- 3.3 The project is now ready to be added to the procurement prioritisation list for advertising as a competitive tender.

4. Alternative Options

- 4.1 The alternative option for the Council is to not undertake any further improvement of Jackey Bakers Recreation Ground. This was rejected as not being in the best interests of the local community and wider users of the sporting facilities.

5. Consultation

- 5.1 As this is a health and safety issue no consultation is required before the Council decides to demolish the existing pavilion and replace this with a new temporary facility.
- 5.2 The Council has committed to undertaking a consultation with stakeholders on a more permanent solution to providing changing facilities and other relevant facilities at Jackey Bakers Recreation Ground.

6. Corporate Implications

6.1 Finance and Resources

- 6.1.1 In December 2023, Cabinet agreed to the demolition of the existing pavilion at Jackey Bakers along with the purchase of a temporary portacabin style changing facility. On 28 March 2024 Council subsequently agreed that a capital budget of £370,000 be allocated to facilitate this and this budget is now available for 2024/25.
- 6.1.2 The wider implications of any longer term provision will be picked up as part of the masterplanning work for Jackey Bakers.

6.2 Legal and Constitutional

- 6.2.1 In accordance with the provisions set out in Article 6 of the Council's constitution the Overview and Scrutiny Panel may make reports or recommendations to Cabinet in respect of the discharge of any function. Cabinet must then consider and respond to any recommendations made.
- 6.2.2 This report identifies that cabinet is being asked to approve the spending of the funding approved for the works necessary to demolish and therefore make safe the existing Pavilion at Jackey Bakers Recreation Ground. The Council could be liable in the event of injury to any person arising from an unsafe structure on land it owns. This work is therefore imperative both to protect the safety of the public and also the Council from any liability.
- 6.2.2 The Council has a fiduciary duty to residents to ensure best value and this report notes that the contract will be awarded following a procurement exercise which will consider best value.
- 6.2.3 This report notes that the decision was previously taken at Full Council agreeing the budget for this work. Consequently, in accordance with the Council's scheme of delegation set out in Part 3 of the Council's Constitution, this is a matter for Cabinet to decide.
- 6.2.4 Further advice should be sought from the Council's in-house legal team before agreeing the final terms of any contract award.

6.3 Council Policies and Priorities

- 6.3.1 This report relates to the following corporate priorities:

- To create a thriving place
- To keep our district safe and clean

6.4 Risk

6.4.1 There is a risk that the demolition of the existing building and build of a new temporary facility has been underestimated and the returned tenders are cost prohibitive. This risk has been mitigated through detailed and extensive design and RIBA stage 2 cost planning.

6.5 Climate Change and Biodiversity

6.5.1 Environmental and climate change implications have been reviewed and mitigated as far as practicably possible. The new temporary building will be significantly more energy efficient than the existing building.

7. Equality, Equity and Diversity Implications

7.1 The Council will be undertaking an open procurement exercise to ensure equality of opportunity is provided to companies to provide a cost effective option for the delivery of the project. An equality impact assessment has been completed. See Appendix 2.

8. Crime and Disorder Implications and Community impact

8.1 Crime and disorder implications have been reviewed and the design of the new temporary facility has taken account of the high likelihood of antisocial behaviour occurring in and around the facility.

9. Subject History

9.1 Information regarding the history of this issue including decisions on funding has been set out in the body of the report.

Appendices

Appendix 1 - Site plan for new temporary facilities [24.2040.BR04_Proposed Externals.pdf](#)

Appendix 2 - Equality Impact Assessment [Equality Impact Assessment Jackey Bakers](#)

Background Papers

Cabinet Decision 14.12.23 [Cabinet Decision 14.12.23 - Jackey Bakers](#)

Cabinet Report 14.12.23 [Cabinet - Dec23 Jackey Bakers Recreation Ground](#)

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Report Sign Off

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