

TONBRIDGE & MALLING BOROUGH COUNCIL

CABINET

16 March 2021

Report of the Director of Street Scene, Leisure & Technical Services

Part 1- Public

Matters for Recommendation to Council

1 LEYBOURNE LAKES COUNTRY PARK – NEW LAKESIDE FACILITY

1.1 Executive Summary

- 1.1.1 This report updates Cabinet on funding for the Leybourne Lakes Country Park New Lakeside Facility and recommends to Council a budget increase funded entirely from specific developer contributions.

1.2 Introduction

- 1.2.1 At the last meeting of the Communities & Housing Advisory Board (CHAB) Members recommended a revised timescale for the transfer of the management of the site to the Leisure Trust, and the construction of a new lakeside facility at LLCP, with the decision taken by the Cabinet Member. With regard to the new lakeside facility the Council received the consultants Cost Confidence report shortly after the meeting of CHAB. The Council's budget for the project is £741,000 and the Cost Confidence report showed an estimated total cost of £815,000. The project is therefore £74,000 over budget. The next stage of the project is to move to Cost Certainty stage but this cannot progress unless the original budget can be realistically achieved. To achieve the timescale for the project the outcome of Cost Certainty will need to be considered by CHAB at its May meeting, alongside the financial proposal from the Trust resulting from the transfer.

1.3 Cost Savings

- 1.3.1 In order to move forward to the Cost Certainty stage opportunities for cost savings have been considered. A detailed review of the Build cost plan has been undertaken in liaison with the consultants, which resulted in savings of £41,000. This has reduced the build cost to £774,000, resulting in the project being £33,000 over budget. Savings primarily related to a reduction in the roof overhang, revised finishes to the internal walls, reduction in hard standing to the perimeter and a rationalisation of external doors and windows. The fundamental design of the building has remained unchanged and there has been no change to the size of the building.

1.4 Developer Contributions

- 1.4.1 Cabinet will be aware that the current budget is funded in full by a developer contribution held by the Council since the Park was first developed. In liaison with Planning Services a review of other developer contributions has been undertaken. A contribution of £20,700 specifically for enhancement works at LLCP has just been received, which results in the project now being only £12,300 over budget. Four additional developments with contributions allocated to the Park are also in the pipeline, amounting to a further £40,000.

1.5 Legal Implications

- 1.5.1 None

1.6 Financial and Value for Money Considerations

- 1.6.1 With such a small budget shortfall of £12,300 and further potential developer contributions identified, there is confidence that the project can be fully externally funded at a revised budget cost of £774,000, and therefore the project should proceed to Cost Certainty stage. This will enable the agreed timescale to be met. In order to increase the provision in List A of the Capital Plan a recommendation from this Cabinet to Council is required.

1.7 Risk Assessment

- 1.7.1 The risk of the final cost of the project being overbudget is reduced by the process of progressing the Cost Confidence and Cost Certainty approach to the procurement process. The increase in the Capital budget will reduce the risk of the project not achieving the proposed timescale.

1.8 Equality Impact Assessment

- 1.8.1 The decision recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

1.9 Policy Considerations

- 1.9.1 Community Procurement Healthy Lifestyles

1.10 Recommendations

- 1.10.1 Following assessment of Stage1 [Cost Confidence], in order to ensure the delivery of the project it is recommended to Full Council that the budget for the project be increased to £774,000, with the excess being funded from specific developer contributions.

Background papers:

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Nil

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