

Public Report with Exempt Appendices
Delegated Officer Decision

Committee Name and Date of Committee Meeting

Delegated Officer Decision – 29 August 2024

Report Title

Rother Valley Country Park Full Business Case and Tender Evaluation Report

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Strategic Director Approving Submission of the Report

Name of Strategic Director

Andrew Bramidge, Interim Strategic Director of Regeneration and Environment

Report Author(s)

Rory Battye, Senior Project Manager

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Ward(s) Affected

Borough-Wide or Wales

Name of Ward

Report Summary

Recommendations

1. A recommendation is made that the Full Business Case detailing final project costs, timeframe and outcomes is approved thus allowing contract award and implementation of the project.
2. And to award to Kier Construction Ltd of the second stage of a two-stage design and build contract for the delivery of works in relation to Rother Valley Country Park, following outcome of detailed design and costing exercise undertaken. As detailed in exempt Appendix 2 – Tender Evaluation Report

List of Appendices Included

- Appendix 1 Rother Valley Country Park Tender Evaluation Report - Exempt
- Appendix 2 Rother Valley Country Park Full Business Case - Exempt
- Appendix 3 Carbon Assessment
- Appendix 4 Equalities Impact Assessment

Background Papers

[REPORT TEMPLATE FOR CABINET & COMMISSIONER \(rotherham.gov.uk\)](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel

n/a

Council Approval Required

No

Exempt from the Press and Public

Yes or No? If yes, use text below.

An exemption is sought for Appendix 1 and 2 under Paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A of the Local Government Act 1972, as this report contains sensitive commercial information regarding commercial agreements, which could disadvantage the Council in any negotiations were the information where to be made public.

As clause 9 of Part 2 of Schedule 12 A applies the Council has considered and concluded that the public interest in maintaining the exemption outweighs the public interest in maintaining the exemption would outweigh the public interest in disclosing the information This is because the parties' commercial interests could be prejudiced by disclosure of commercial information.

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1. Background

- 1.1 As part of Rotherham's Pathfinder funding an investment of £19.9m has contributed to the development of new leisure, tourism, heritage, and hospitality industry within the Borough, backed up by a comprehensive skills and training offer to create new employment opportunities.
- 1.2 This package comprises enhancement or redevelopment of major attractions, namely Rother Valley and Thrybergh Country Parks, Wentworth Woodhouse, and Magna, alongside creation of facilities to promote skills development at Maltby Academy and Gulliver's Skills Village.
- 1.3 This project at Rother Valley aims to create a lakeside building with café and function space, and additional 134 space car park, to be constructed to increase the offering to visitors.
- 1.4 The scope of this scheme is as follows:
 - Improved parking facilities / increased number of spaces (134)
 - New two-storey waterfront building with café and play area.
 - Relocation of the Firbeck Sailing club



2. Key Issues

- 2.1 Significantly, the impact of inflation and the volatile national and international construction market has increased the estimated costs of materials, construction, and fees across the Country Park schemes as has been experienced across the Council's Capital Programme.
- 2.2 Consequently, officers from Culture Sport & Tourism and Regeneration worked up alternative proposals with scope changes including the preferred option to proceed with the construction of the new build waterfront café and new car park at Rother Valley Country Park.

2.3 This option delivers most closely to the original intentions of the brief in that it will achieve improvements, creating impact for residents and delivering the greatest economic benefits and supporting the financial recovery of Rother Valley Country Park. However, this is at a reduced scope to that set out to Cabinet in August 2023 and it comes at an additional cost.

2.4 Construction of the new café building at Rother Valley requires the relocation of Firbeck Sailing Club to accommodate boat storage, access to the water and meeting facilities. Consultation with the club has identified a preferred option to secure its future and work will continue to progress the delivery of this option within the budget that has been identified.

2.5 The subsequent cost implications for the scheme required additional capital proposed to be provided through the Council's Pathfinder Programme. A Capital Budget Variation explaining the reallocation of funds from the Eastwood Bridge scheme was tabled at the Capital Programme Monitoring & Delivery Board 24th May 2024 and was approved at Cabinet 29th July 2024

3. Options considered and recommended proposal

3.1 The options considered were explained in the Cabinet Report July 2024.

3.2 And in the Full Business Case, Appendix 2

4. Consultation on proposal

4.1 Extensive customer and audience research and consultation has taken place across Rother Valley Country Park. Undertaking a biennial survey of existing park users, building a profile of existing user habits and preferences, and providing feedback and consultation on future developments.

4.2 The headline findings for Rother Valley Country Park include:

- More than two thirds of its current audience visit the park for two hours or more.
- The main attractions at the site are walking (84%), café (42%), play (22%), and cycling (17%)
- The main services currently accessed at the site are the café (57%), ice cream van (40%), retail (36%), activity centre (14%), and cycling (12%)
- Current satisfaction levels report 85% at average or better.
- When asked what additional facilities and investment customers would prioritise, the following was recorded; new café facilities (81%), events and seasonal activities (80%), exhibition spaces (73%), additional retail (60%), and more children's activities (46%).

4.3 Consultation with the Firbeck Sailing Club has been undertaken during the development of the scheme, given the plans involve a relocation of their facilities agreement on an alternative location has had to be agreed with the Club members to ensure that the facility continues to be an asset to the park.

5. Timetable and Accountability for Implementing this Decision

5.1 This document and its appendices is a requirement for the entering of the second stage of a two stage design and build contract with Kier Group PLC at the approval of the **Assistant** Strategic Director for Regeneration and Environment in consultation with the relevant cabinet member and s.151 officer.

5.2 Physical works are programmed to commence in Autumn 2024 and complete in Autumn 2025

6. Financial and Procurement Advice and Implications (to be written by the relevant Head of Finance and the Head of Procurement on behalf of s151 Officer)

6.1 The award of stage 2 of the 2 stage design and build contract to Keir Construction is compliant with the Public Contracts Regulations 2015 and the Council's own Financial and Procurement Procedure Rules.

6.2 The contract award is within the approved capital budget for the scheme as detailed at Cabinet on 29th July 2024.

7. Legal Advice and Implications (to be written by Legal Officer on behalf of Assistant Director Legal Services)

7.1 As stated above the procurement process followed and the resultant contract in respect of the project is compliant with the Public Contracts Regulations 2015. Further the project is consistent with the requirements of the Pathfinder funding referred to above.

7.2

8. Human Resources Advice and Implications

8.1 There are no direct Human Resources Implications arising from the recommendations contained in this report.

8.2

9. Implications for Children and Young People and Vulnerable Adults

9.1

9.2

10. Equalities and Human Rights Advice and Implications

10.1

10.2

11. Implications for CO2 Emissions and Climate Change

11.1

11.2

12. Implications for Partners

12.1 The Project Team will continue to liaise with Park Management during the construction phase to ensure operationally the works have as minimal impact as possible.

12.2 The Council will continue to work in partnership with the Firbeck Sailing Club to engage with members in relation to delivery of the project.

12.3 The Council Assets team have been involved throughout the project to date, and in the knowledge that the new asset will be their responsibility.

13. Risks and Mitigation

13.1 Timely signing of works contracts is essential to guard against further cost increases, particularly in the current volatile market. Although this approach to Cabinet mitigates risk by providing additional budget, further milestones must be achieved to enable the signing of a works contract and ensuring project delivery for both projects.

13.2 Planning will be required for the chosen Firbeck Sailing Club option, the approval process for this has been factored into the programme, but delays could impact on delivery and cost, early engagement has been undertaken to mitigate.

13.3 Operationally the park will experience disruption affecting continuity of service. The existing café will continue to operate, the contractor will manage the site to minimise disruption during construction. Works are scheduled to fall over only one Summer (2025) with hand over expected in Autumn 2025 this provides the optimum time to train and familiarise staff with the new facility before visitor numbers pick up in spring/summer.

13.4 A plan for the temporary relocation of the sailing club is required due to the timelines associated with Planning to enable Kier to start in September 2024. This will require consultation and agreement to be reached with the Club Members, and although it is not expected to be an issue stakeholder relations must be managed. Park Management have established a good working relationship which will continue to be developed.

14. Accountable Officers

Lorna Vertigan, Regeneration Service Manager
Simon Moss, Assistant Director, Planning Regeneration & Transport

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	Date
Chief Executive	Sharon Kemp	Click here to enter a date.
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	Click here to enter a date.
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	Click here to enter a date.

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