

Committee Name and Date of Committee Meeting

Delegated Officer Decision – 01 June 2025

Report Title

Thrybergh Country Park – Full Business Case and Tender Evaluation Report

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

Yes

Assistant Director Approving Submission of the Report

Simon Moss, Assistant Director, Planning, Regeneration & Transport

Report Author(s)

Tanya Shvab, Project Manager, Regeneration

Ward(s) Affected

Dalton and Thrybergh
Bramley and Ravenfield

Report Summary

This report with its accompanying Appendix 1 – Full Business Case details the outputs of the Thrybergh Country Park – Café refurbishment scheme and seeks approval to progress with its delivery on site.

Recommendations

That the Assistant Director for Planning, Regeneration & Transport, Regeneration and Environment, in consultation with the Council's S151 Officer and Cabinet Members for Transport, Jobs and Local Economy and for Street Scene and Green Spaces, in line with 16 May 2022 Cabinet Report, approves:

1. The Full Business Case detailing final project costs, timeframe and outcomes, thus allowing contract award and implementation of the project. As detailed in exempt Appendix 1 – Full Business Case.
2. The award of the works contract on a fixed price basis using the NEC4 Option A in relation to the refurbishment of Thrybergh Country Park café and external landscape improvement works. As detailed in exempt Appendix 2 – Tender Evaluation Report.

List of Appendices Included

Appendix 1 Thrybergh Country Park Full Business Case - Exempt
Appendix 2 Thrybergh Country Park Tender Evaluation Report - Exempt
Appendix 3 Climate Impact Assessment
Appendix 4 Equality Analysis Form

Background Papers

Cabinet report May 2022: Town Deal and Levelling up fund: update and implementation (the Cabinet – 16/05/2022, minute nr. 149)

Cabinet report August 2023: Rother Valley Country Park and Thrybergh Country Park Levelling Up Fund (the Cabinet – 07/08/2023, minute nr. 41)

Cabinet report July 2024: Rother Valley Country Park and Thrybergh Country Park Levelling Up Fund Implementation and Progress Report (the Cabinet – 29/07/2024, minute nr. 35)

Consideration by any other Council Committee, Scrutiny or Advisory Panel
n/a

Council Approval Required
No

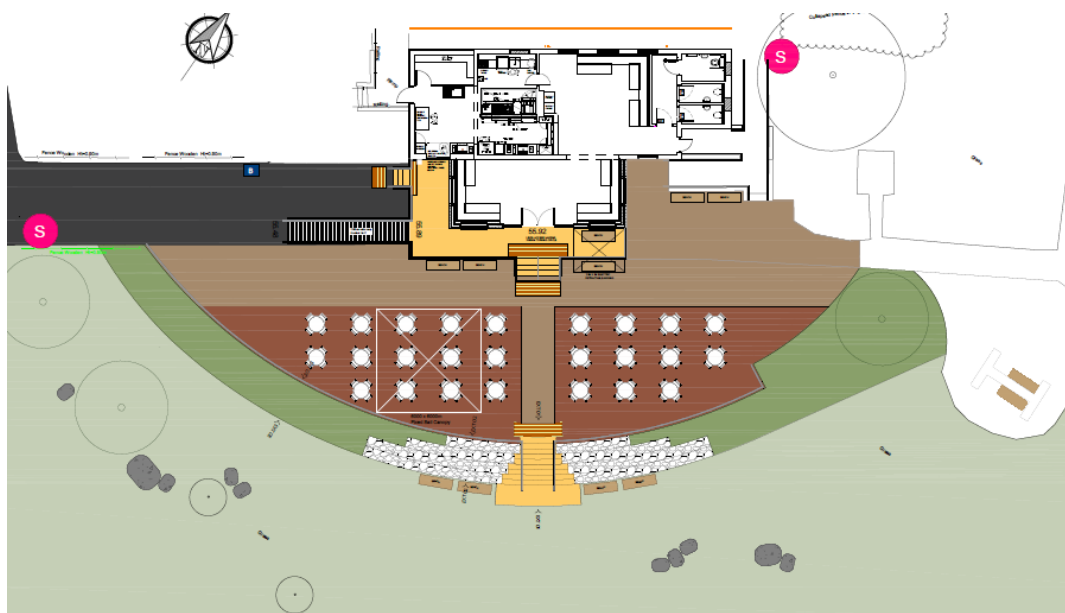
Exempt from the Press and Public

An exemption is sought for Appendices 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 where the information were to be made public.

As clause 9 of Part 2 of Schedule 12A 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.

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, Thrybergh and Rother Valley 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 café refurbishment and landscaping project at Thrybergh Country Park aims to:
 - Create an improved hospitality offer, with a unique, upgraded café (with capacity of around 50 indoor seats; 136sqm floorspace refurbished) designed to enhance the natural country park setting
 - Deliver new high quality public realm (750 sqm) and seating areas (with the overall capacity of up to 100 outdoor seats) with views across the park and the lake
 - Increase and enhance access to green and open space
 - Increase visit length and spend within the park and wider Borough
 - Grow and sustain the community asset for future generations
 - Enhance health and wellbeing amongst Borough residents.



2. Key Issues

- 2.1 Since the original brief for the scheme, the impact of inflation and the volatile national and international construction market has increased the estimated costs of materials, construction, and fees across both Country Park schemes (Thrybergh and Rother Valley), 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 for Thrybergh Country Park to proceed with a refurbishment of the existing café and delivering the new outside space, as opposed to the original intention to demolish the café and build a new built waterside cafe on its footprint.
- 2.3 Whilst delivering a reduced scope to what was detailed in the Cabinet report in August 2023, the option to refurbish the café and deliver the new public realm still intends to achieve the outcomes set out in the original brief, namely, to achieve improvements, create impact for residents, deliver the economic and wider benefits and support the financial position of Thrybergh Country Park.
- 2.4 The altered scope for both schemes, updated costs, timeframes and budget variation were approved at Cabinet 29th July 2024.
- 2.5 The conditional planning approval for the scheme within the scope approved at July 2024 Cabinet was secured in January 2025.
- 2.6 As referred to in July 2024 Cabinet report, a new procurement exercise for the Thrybergh scheme has now been undertaken. The closed competitive procurement process with suppliers verified via Constructionline is now complete. The preferred, highest-scoring bid features the tender price that is within the budget as detailed in exempt Appendix 2 – Tender Evaluation Report.

3. Options considered and recommended proposal

- 3.1 The scheme delivery options considered were explained in August 2023 and July 2024 Cabinet Reports.
- 3.2 The options are further detailed in the Full Business Case, exempt Appendix 1.

A brief summary of the delivery options is below:

Option A – Business as usual. The option not to proceed with the scheme will not deliver regeneration benefits intended for the site and will not build up on the potential for improvement generated through the site surveys and design work undertaken to date.

Option B – Do maximum. This option reflects the original intention of the scheme to demolish the existing café and to build a new building in its place.

As detailed in July 2024 Cabinet report, the 'do maximum' option for the Thrybergh Country Park café scheme exceeds the available funding package.

Option C – Preferred option. The preferred option to refurbish the Thrybergh Country Park Café and to deliver a new public realm. This option is within the available budget. It delivers most closely to the original intentions of the scheme in that it will achieve improvements at the site, create positive impact for the public and deliver the sought economic benefits.

4. Consultation on proposal

- 4.1 Extensive customer and audience research and consultation has taken place at Thrybergh Country Park. The operations undertake a biennial survey of existing park users, building a profile of existing user habits and preferences and providing feedback and consultation on future developments. In spring 2020 a detailed visitor survey was commissioned with a focus on both regular visitors and those who do not currently frequent either park, with more than 400 in-depth consultations completed across both country parks - Rother Valley and Thrybergh, which informed the definition of the preferred outputs and outcomes for both schemes.
- 4.2 Ward Members were updated on the Thrybergh café and public realm design development throughout all its stages and the resulting design that has gone into the planning application has been positively received.
- 4.3 The consultation with internal Council stakeholders forms part of the internal governance process for the approval of the Full Business Case – exempt Appendix 1.
- 4.4 As set out in July 2024 Cabinet report, the Town Board retains oversight of all Pathfinder projects. Having been made aware of the increasing costs in relation to both projects the Board have been consulted on the preferred option.

5. Timetable and Accountability for Implementing this Decision

- 5.1 This report with its appendices is a requirement for entering in the works contract with O&P Construction Services Ltd. based on the approval of the report submission by the Strategic Director for Regeneration and Environment in consultation with the relevant Cabinet Members and s.151 officer.
- 5.2 Physical works are programmed to commence in late July 2025 and complete by December 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 procurement activity relating to this report has been conducted in compliance with the Public Contracts Regulations 2015 and the Council's own Financial and Procurement Procedure Rules.
- 6.2 Following the decision, award notifications will be required to be published within 30 days of contract signature to maintain this compliant position
- 6.3 The financial implications of the contract award can be contained within the overall approved budget available for the scheme.

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

- 7.1 Legal advice has been sought and followed throughout this project.
- 7.2 There are no further legal implications raised by this report.

8. Human Resources Advice and Implications

- 8.1 There are no direct Human Resources implications arising from the recommendations in this report.

9. Implications for Children and Young People and Vulnerable Adults

- 9.1 There are not considered to be any direct implications, apart from the temporary disruption and limited accessibility to the café area during the construction works.

Indirect positive implications are generated through the improved offer, enhanced accessibility, which are intended to encourage public use of the open spaces.

10. Equalities and Human Rights Advice and Implications

- 10.1 The improvement of the facilities (café and surrounding area) at Thrybergh will vastly improve access to the café so that all communities, individuals and groups, including people with protected characteristics, enjoy the park's offer and make the most of the mental and physical benefits associated with spending time outdoors.

11. Implications for CO2 Emissions and Climate Change

- 11.1 Whilst a temporary increase in emissions during the construction phase is foreseen, the improvements to the café building will ensure its greater energy efficiency going forward.

Improving the appeal and the access to the open/green space of the country park intends to mitigate some of the negative impacts of the climate change.

12. Implications for Partners

- 12.1 Operationally the park will experience disruption affecting the provision of service, which Culture, Sports and Tourism service. A limited café offer will be maintained from the adjacent building throughout the delivery of the works. 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 for the staff to onboard the updated facility before visitor numbers pick up in spring/summer 2026.

13. Risks and Mitigation

- 13.1 A full risk register is included as an appendix to the FBC and top 5 risks are identified within the FBC itself.
- 13.2 Timely signing of works contracts is essential to secure the tender price against further cost increases in the current volatile market and to comply with the funding terms and timelines. Although the earlier Cabinet approval mitigates risk by securing the required budget, further milestones must be achieved to enable the signing of a works contract and ensuring the project delivery.

14. Accountable Officers

Kevin Fisher, Assistant Director Property and Facilities Services

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	06/06/25
Assistant Director of Legal Services (Monitoring Officer)	Phil Horsfield	Click here to enter a date.

Report Author: Tanya Shvab, Project Manager, Regeneration

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