



**PURPOSE:** Key decision

**MEETING:** Cabinet

**DATE:** 07 May 2018

<b>TITLE</b>	Hengrove Park – Proposed Relocation of St Bernadette’s Rugby Club and Re-provision of 21 <sup>st</sup> (Gladstone) Scout Group		
<b>Ward(s)</b>	Hengrove and Whitchurch Park; Hartcliffe and Withywood		
<b>Author:</b>	Kieran Highman	<b>Job title:</b>	Project Manager
<b>Cabinet lead:</b>	Cllr Paul Smith	<b>Executive Director lead:</b>	Colin Molton
<b>Proposal origin:</b> Mayor			
<b>Decision maker:</b> Cabinet Member			
<b>Decision forum:</b> Cabinet			
<b>Purpose of Report:</b> To support regeneration of Hengrove Park through seeking approval to relocate St Bernadette’s Rugby Club to a site on Fulford Road and re-provide facilities for 21 <sup>st</sup> (Gladstone) Scout Group.			
<b>Evidence Base:</b>			
<ol style="list-style-type: none"> <li>1. In March 2017, Cabinet agreed to progress the comprehensive residential led development of Hengrove Park in order to deliver the following objectives: <ul style="list-style-type: none"> <li>- <b>Inclusivity:</b> deliver a range of market and affordable homes that meets the City’s housing needs and people’s aspirations.</li> <li>- <b>Quality:</b> Create a place where people choose and want to live, that contribute to the economic, social and environmental well-being of the City. Create a new development that can contribute positively to South Bristol, integrating with the existing communities whilst delivering high quality, diverse and integrated public realm.</li> <li>- <b>Flexibility:</b> to allow the Council to respond to changes in market conditions during economic cycles ensuring continuous delivery.</li> <li>- <b>Pace of delivery:</b> Establish a step change in delivery and build momentum</li> <li>- <b>Local Employment:</b> Create a skilled local workforce and employment opportunities.</li> </ul> </li> <li>2. In March 2017 Cabinet also agreed that the capital receipts from the disposal of Hartcliffe Campus and Hengrove Park could be used to fund the residential-led development of Hengrove Park.</li> </ol>			
<u>St Bernadette’s Rugby Club</u>			
<ol style="list-style-type: none"> <li>3. St Bernadette’s Rugby Club (“St Bernadette’s”) is currently located at Hengrove Park. In March 2017 Cabinet authorised entering into negotiations to relocate their facilities to a new location.</li> <li>4. A feasibility study has been undertaken which confirmed the viability and derivability of a suitable alternative site at Fulford Road as identified red on plan at Appendix 1. A Memorandum of Understanding and Heads of Terms has been agreed between the Council and St Bernadette’s to progress with the relocation to the Fulford Road site.</li> <li>5. £2.68m of funding has been secured through the Land Release Fund (OPE6) to deliver the relocation of St Bernadette’s from Hengrove Park to the Fulford Road site.</li> <li>6. It is currently estimated the total project cost is £3.7m. The current funding shortfall will either be met by West of England Combined Authority (WECA) or other external capital funding, or alternatively through the capital receipt from the disposal of Hartcliffe Campus.</li> </ol>			

## Scout Group

7. The 21st (Gladstone) Scout Group ('the Scouts') lease a building and land which falls within the development land at Hengrove Park. In March 2017 Cabinet reconfirmed its commitment to provide a new scout hut within any new development on Hengrove Park.
8. The Council has entered into negotiations with the Scouts to relocate their facilities and will now seek to agree a Memorandum of Understanding with the Scouts, to confirm the Council's commitment to provide a like for like re-provision either on Hengrove Park or within the vicinity of their current location.
9. It is envisaged a detailed planning application will be submitted in Winter 2019 for a new Scout facility and the project costs will either be met by WECA or other external capital funding, or alternatively through the capital receipt from the disposal of Hartcliffe Campus.
10. An initial budget of £500,000 is sought to progress the relocation of the Scouts. Further funding may be required, subject to securing planning permission and approval of a detail business case.

## **Cabinet Member / Officer Recommendations: That Cabinet**

1. Approve a £4.2m budget for the design and construction of new facilities for St Bernadette's Rugby Club and the 21st (Gladstone) Scout Group
2. Authorise the Executive Director, Growth & Regeneration in consultation with the Cabinet Member for Housing to procure multi-disciplinary design teams to submit detailed planning applications of new facilities for St Bernadette's Rugby Club and the 21st (Gladstone) Scout Group
3. Authorise the Executive Director, Growth and Regeneration in consultation with the Cabinet Member for Housing to take all necessary steps to procure and enter into contracts with contractors to construct:
  - a. St Bernadette's Rugby Club at Fulford Road
  - b. Scout facilities
4. Authorise the Executive Director, Growth and Regeneration in consultation with the Cabinet Member for Housing to negotiate and enter into a lease agreement with St Bernadette's Old Boys Rugby Football Club for the new premises at Fulford Road
5. Authorise the Executive Director, Growth and Regeneration in consultation with the Cabinet Member for Housing to Negotiate and enter into a lease agreement with the 21st Bristol (Gladstone) Scout Group in respect of a new location to be agreed

## **Corporate Strategy alignment:**

1. This will support delivery of the Fair & Inclusive Key Commitment: Make sure that 2,000 new homes – 800 affordable – are built in Bristol each year by 2020.
2. This will support the delivery of the Empowering and Caring Key Commitments: Prioritise community development and enable people to support their community.
3. This will support delivery of the Fair and Inclusive Key Commitment: Help develop balanced communities which are inclusive and avoid negative impacts from gentrification
4. This will support delivery of the Well Connected Key Commitment: Reduce social and economic isolation and help connect people to people, people to jobs and people to opportunity

## **City Benefits:**

The proposal will facilitate the supply of housing and affordable housing which will be of benefit to the whole city. The lack of affordable housing causes homelessness and the people who are owed a homelessness duty by the council are disproportionately young people, disabled people, BME people and lone parents who are mainly women. Lack of accessible housing mainly affects older people and disabled people. In addition it secures the future of a large park, new community and sports facilities for South Bristol.

## **Consultation Details:**

1. St Bernadette's Rugby Club have been involved in developing proposals for their new facility
2. 21st (Gladstone) Scout Group: meeting held in March 2019 to discuss options and draft Memorandum of

Understanding.

<b>Revenue Cost</b>	<b>£0</b>	<b>Source of Revenue Funding</b>	Non-Applicable
<b>Capital Cost</b>	<b>£4.2m</b>	<b>Source of Capital Funding</b>	Allocation / redirection from funds held within the existing capital programme
<b>One off cost</b> <input checked="" type="checkbox"/>	<b>Ongoing cost</b> <input type="checkbox"/>	<b>Saving Proposal</b> <input type="checkbox"/>	<b>Income generation proposal</b> <input type="checkbox"/>

**Required information to be completed by Financial/Legal/ICT/ HR partners:**

**1. Finance Advice:**

- The project cost is estimated at £4.2m
- This project has secured £2.68m OPE 6 Land Release Fund funding for the project.
- The remainder is funded by allocation / redirection from funds held within the existing capital programme

**Finance Business Partner:** Paul Cook 29.3.19

**2. Legal Advice:**

**Contracts**

The contracts for works, goods and services required to provide the Development (including the building contracts(s) and any consultants/professional advisors) must be procured in accordance with the Council's procurement rules (unless an exemption is available) where the value is between £15k and £181k for services contracts; and £15k and £4.4m for works contracts. Where the value of services/goods contracts is over £181k and works contracts is over £4.4m, they must be procured using one of the procedures detailed in the Public Contracts Regulations 2015 unless an exemption is available.

**State aid**

Whenever the Council grants a benefit to any organisation that may confer an advantage on that organisation, the benefit may constitute State aid (which is prohibited under the Treaty of the Functioning of the European Union, a restriction which is likely to continue regardless of whether the UK remains in the European Union). This risk will need to be considered in relation to the various arrangements with the Rugby Club and the Scout Hut. The arrangements will be kept under review to ensure any such risk remains low.

**Property**

The Council is under a duty by virtue of S123 of the Local Government Act 1972 to achieve best value for its assets and any disposal should be at the best price reasonably obtainable. The duty to seek best consideration is subject to certain exceptions, most notably section 3 of the Local Government Act 2000 providing the Council with well-being powers to accept a disposal at undervalue within a £2 million threshold, where the authority considers the disposal will help it to secure the promotion or improvement of the economic, social or environmental well-being of its citizens.

**Legal Team Leader:**

Sinead Willis 14 March 2019

Eric Andrews 25<sup>th</sup> April 2019

**3. Implications on IT:** There are no identifiable IT implications arising from this report

**IT Team Leader:** Ian Gale

**4. HR Advice:** No HR implications are evident

<b>HR Partner:</b> Chris Hather, 18 April 2019		
<b>EDM Sign-off</b>	Colin Molton	3 April 2019
<b>Cabinet Member sign-off</b>	Councillor Paul Smith	1 April 2019
<b>For Key Decisions - Mayor's Office sign-off</b>	Mayor's Office	8 April 2019

<b>Appendix A - Hengrove Park St Bernadette's Rugby Club New Site Plan</b>	<b>YES</b>
<b>Appendix B – Details of consultation carried out - internal and external.</b>	<b>NO</b>
<b>Appendix C – Summary of any engagement with scrutiny</b>	<b>NO</b>
<b>Appendix D – Risk assessment</b>	<b>NO</b>
<b>Appendix E – Equalities screening / impact assessment of proposal</b>	<b>YES</b>
<b>Appendix F – Eco-impact screening/ impact assessment of proposal</b>	<b>YES</b>
<b>Appendix G – Financial Advice</b>	<b>NO</b>
<b>Appendix H – Legal Advice</b>	<b>NO</b>
<b>Appendix I – Exempt Information</b>	<b>NO</b>
<b>Appendix J – HR advice</b>	<b>NO</b>
<b>Appendix K – ICT</b>	<b>NO</b>