

## Officer Non–Key Decision

<b>Relevant Chief Officer (Decision Maker):</b>	Steve Thompson, Director of Resources
<b>Relevant Cabinet Member (for consultation purposes):</b>	Cllr Mark Smith, Cabinet Member for Business, Enterprise and Job Creation - Talbot Ward Councilor
<b>Report Author (Officer name and title):</b>	Ian Morris-Illiffe – Head of Programme Delivery Growth and Prosperity
<b>Implementation Date of Decision:</b>	9 May 2022

## REVOE COMMUNITY SPORTS VILLAGE, SPOIL REMOVAL AND LAND REMEDIATION

### 1.0 Matter for Consideration:

- 1.1 To inform and seek approval of the appointment of a contractor to remove surplus materials and spoil from land known as Foxhall Phase 4 (Land off Central Drive, adjacent to Blackpool Football Club).

### 2.0 Recommendation(s):

- 2.1 To approve the appointment of a contractor to removal surplus materials and spoil from the site formally known as Foxhall Phase 4.
- 2.2 To delegate authority to the Head of Legal Services to enter into the proposed building contract and any other associated legal agreement to facilitate the works commencing on site.

### 3.0 Reasons for recommendation(s):

- 3.1 The proposal for the removal of the surplus material and spoil will be the kick-start of the Revoe Community Sports Village Town Fund project and it will contribute to the wider delivery of the proposed project being undertaken by Blackpool Football Club (BFC) (*subject to all legal agreements being signed between the parties*).
- 3.2 The Revoe Community Sports Village Project has been approved through the Towns Fund programme by the Department of Levelling Up Homes and Communities (DLUHC) and is supported by the Council, as reported under the Executive Decision EX48/20 and EX63/21.
- 3.3 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.4 Is the recommendation in accordance with the Council's approved budget? Yes

**4.0 Other alternative options to be considered:**

4.1 The Council could choose to delay undertaking the works or request that the works are delivered under the main scheme being delivered by BFC. This would however, have the effect of potential delays to the overall programme for the delivery of the proposed sports pitches. A delay in progressing the works may also have the effect of incurring additional costs given the economic volatility in the construction market at this present time.

**5.0 Council priority:**

5.1 The relevant Council priority is

- "The economy: Maximising growth and opportunity across Blackpool"
- "Communities: Creating stronger communities and increasing resilience"

**6.0 Background information**

6.1 The Council have been working in collaboration with Blackpool Football Club for in excess of 12 months with regards to the long term for redevelopment of the site. These plans include a large area of the site that has remained vacant and neglected since Developers Hollinwood Homes went into administration in November 2019. The previous Developer had utilised this particular area to stockpile surplus waste materials, including excess spoil.

6.2 The ambitions of Blackpool Football Club and the Council are aligned in regards to developing the area with a number of community accessible sports pitches together with supporting the Clubs ambitions for redevelopment of the existing East Stand. The proposals were set out in the Town's Fund Business Case and were one of seven schemes being delivered in Blackpool, under the Town Fund initiative.

6.3 The Council is currently in a period finalising the agreements with Blackpool Football Club in relation to the Towns Fund proposals and are awaiting a final scheme design and a formal planning application to be submitted in due course.

6.4 A Full Business Case for the Towns Fund scheme was approved by the Department for Levelling Up Homes and Communities (DLUHC) in December 2021. The financial model within the Business Case included an allocation of costs for the removal of spoil and remediation of the site in question.

6.5 There is a desire from the Council and local residents to remove the spoil at the earliest opportunity. Given this, the Council's Property Services Department have undertaken a tender exercise to appoint an appropriate contractor prior to the wider scheme commencing with Blackpool Football Club. The results of this tender are provide within Section 7.0

## **7.0 Financial considerations:**

- 7.1 Tenders were received from three contractors, with the tender from UK Green Waste Ltd. in the sum of £448,600 (excluding VAT) representing the best value from those received.
- 7.2 With the inclusion of professional fees and other associated costs incurred to date the maximum budget requirement for the project is £500,000 (excluding VAT)
- 7.3 The Council has obtained approval for the delivery of the £6.5m Revoe Community Sports Village project, which is within the envelope of the £39.5m Town Funds programme. An allocation of funding to cover the cost of the spoil and remediation is included within the costs presented in the Full Business Case. The costs included were sufficient to cover the budget cost presented above.

## **8.0 Legal considerations:**

- 8.1 Legal agreements between Blackpool Borough Council and Blackpool Football Club to be completed in due course in relation to the Towns Fund project.
- 8.2 Subject to approval, the Council will be entering into JCT Minor Works Building Contract with the appointed Contractor.

## **9.0 Risk management considerations:**

- 9.1 The option of not undertaking the works or delaying the work will only seek to prevent or delay the long-term proposals for the Towns Fund being delivered by Blackpool Football Club and the associated benefits being realised.

## **10.0 Sustainability, climate change and environmental considerations:**

- 10.1 The Council hold the freehold title to the site, which has now remained vacant for circa 3 years.
- 10.2 The waste material and spoil that is located on the site has had an adverse effect on the local environment, it is visual barrier and eyesore to the Revoe community and surrounding areas and needs to be treated and removed prior to the delivery of the Revoe Community Sports Village scheme proposals being brought forward.
- 10.3 The waste material to be removed from the site has been tested for contamination and will be treated by appropriate method by the appointed contractor, in accordance with the terms of the tender appointment.

## **11.0 Internal/external consultation undertaken:**

- 11.1 Internal consultation has been undertaken with Blackpool Council's Growth and

Prosperity Programme Director. External consultation has been undertaken with Blackpool Football Club and with local residents and public in relation to the wider Town Fund proposals.

**12.0 Background papers:**

- 12.1 Executive Decision EX48/20  
Executive Decision EX63/21

**13.0 Decision of Chief Officer**

- 13.1 To approve the appointment of a contractor to removal surplus materials and spoil from the site formally known as Foxhall Phase 4.

To delegate authority to the Head of Legal Services to enter into the proposed building contract and any other associated legal agreement to facilitate the works commencing on site.

**14.0 Reasons for the Decision of the Chief Officer**

- 14.1 The proposal for the removal of the surplus material and spoil will be the kick-start of the Revoe Community Sports Village Town Fund project and it will contribute to the wider delivery of the proposed project being undertaken by Blackpool Football Club (BFC) (subject to all legal agreements being signed between the parties).

The Revoe Community Sports Village Project has been approved through the Towns Fund programme by the Department of Levelling Up Homes and Communities (DLUHC) and is supported by the Council, as reported under the Executive Decision EX48/20 and EX63/21.