

CABINET MEETING – 12 OCTOBER 2021

EXECUTIVE SUMMARY SHEET – PART I

Title of Report:

Development of a new café at Herrington Country Park

Author(s):

Executive Director of Neighbourhoods

Purpose of Report:

The purpose of the report is to seek Cabinet's approval to commence the procurement process and subsequently award the contracts for the capital works required to redevelop the current café facilities at Herrington Country Park

Description of Decision:

Cabinet is recommended to authorise the Executive Director of Neighbourhoods, in consultation with the Executive Director of Corporate Services and the Portfolio Holder for Dynamic City, to procure and award the necessary contracts for the capital works required to redevelop the current café facilities at Herrington Country Park

Is the decision consistent with the Budget/Policy Framework? Yes

If not, Council approval is required to change the Budget/Policy Framework

Suggested reason(s) for Decision:

The café development is seen as a key element in increasing the provision of high-quality services within local communities and is part of the Council's ongoing works to improve facilities in parks and open spaces across the city. The value of the works to be tendered shall exceed £500,000 therefore Cabinet approval is needed to both undertake the procurement process and subsequently award contract(s) for the works.

Alternative options to be considered and recommended to be rejected:

The following option(s) have been considered and are recommended to be rejected - To retain existing facilities in Herrington Country Park as an alternative to redeveloping the café, this option has been rejected because the current dining facilities available within the park are considered insufficient in both quality and quantity to respond to the demand from visitors

Impacts analysed;

Equality ☐ No Privacy ☐ No Sustainability ☐ Yes Crime and Disorder ☐ Yes

Is the Decision consistent with the Council's co-operative values? Yes

Is this a "Key Decision" as defined in the Constitution? Yes

Is it included in the 28 day Notice of Decisions? Yes

DEVELOPMENT OF A NEW CAFE AT HERRINGTON COUNTRY PARK

REPORT OF EXECUTIVE DIRECTOR OF NEIGHBOURHOODS

1. Purpose of the Report

The purpose of the report is to seek Cabinet approval to commence the procurement process and subsequently award contracts for the capital works required to redevelop the current café facilities at Herrington Country Park.

2. Description of Decision (Recommendations)

Cabinet is recommended to authorise the Executive Director of Neighbourhoods, in consultation with the Executive Director of Corporate Services and the Portfolio Holder for Dynamic City, to procure and award the necessary contracts for the capital works required to redevelop the current café facilities at Herrington Country Park.

3. Current Position

- 3.1 In March 2021 Council approved £0.650m towards the delivery of a reconfigured café and events space within the site office at Herrington Country Park as part of the 2021 Capital Programme.
- 3.2 Approved works in Herrington Country Park include the redevelopment of existing café facilities, expansion of the current facilities into the current vehicle storage depot in Herrington Lodge and rationalisation of the vehicle storage area to facilitate the proposals
- 3.3 The Council's proposal is to provide a 'shell' cafe fit out with an eventual tenant being responsible for the installation of required equipment, fixtures and fittings. Given the yearly rental value is projected to be under £0.25m Cabinet approval is not required for the advertisement and appointment of a tenant/ operator. The opportunity shall be advertised separately to the procurement of capital works on a concession basis to enable the successful operator to support fit out costs.
- 3.4 The redeveloped café is anticipated to provide for 50 sittings inside the facility with a greater number of external sittings created. Works will replace existing gas and fuel systems with low carbon alternatives wherever available.
- 3.5 It is anticipated that, subject to attainment of required planning approvals and appointment of a tenant at the redeveloped facilities, that the new café will be operational in Summer 2022.
- 3.6 The works associated with the redevelopment of the café in Herrington Park are estimated to not exceed the approved budget of £0.650m.
- 3.7 Works will be tendered via an appropriate approved framework, for example the NEPO Procure Partnerships Framework.

4. Reasons for the Decision

The café development is seen as a key element in increasing the provision of high-quality services within local communities and is part of the Council's ongoing works to improve facilities in parks and open spaces across the city. The value of the works to be tendered shall exceed £500,000 therefore Cabinet approval is needed to both undertake the procurement process and subsequently award contract(s) for the works.

5. Alternative Options

The following option have been considered and are recommended to be rejected;-

To retain existing facilities in Herrington Country Park as an alternative to redeveloping the café, this option has been rejected because the current dining facilities available within the park are considered insufficient in both quality and quantity to respond to the demand from visitors

6. Impact Analysis

- a) **Equalities** – The redeveloped café will be accessible and provide facilities for those, for example, requiring wheelchair access with disabled toilet facilities.
- b) **Sustainability** –The recommendations will result in a facility that will support the ongoing visitor demand at Herrington Country Park. This will result in the ongoing public investment in the local infrastructure and provide additional long term demand and support for the wider park.

7. Other Relevant Considerations / Consultations

(a) Other Considerations:

- (i) **Financial Implications** – Costs associated with the redevelopment of the café in Herrington Country Park are estimated to not exceed £0.650m and will be met from the current approved Capital Programme. It is anticipated that the operating costs of the café will be fully met by the tenant and that a revenue income stream will be realised from the rental income / concession fee payable by the tenant.
- (ii) **Legal Implications** – The procurement process and subsequent award of works contract(s) will be carried out in accordance with the requirements of the Public Contracts Regulations 2015 and the Council's own Procurement Procedure Rules.
- (iii) **Policy Implications** – The project will be developed and managed in-line with current Council policies.
- (iv) **Health & Safety Considerations** – The works are to be procured using contractors experienced in work of this nature. The Construction Design and Management (CDM) Regulations apply and the successful tenderer will be appointed as Principal Contractor under the Regulations.

- (v) **Project Management Methodology** – The project will be managed using an industry standard construction contract, with appropriate project specific amendments.
- (vi) **Procurement** – Corporate Procurement are aware of the proposed works, which are to be procured in accordance with the requirements of the Council's Procurement Procedure Rules. A Procurement Scoping Strategy report will be prepared by the Corporate Procurement team which will consider all routes to market.

8. List of Appendices

Appendix 1: Proposed artist impression

