



**EAST STAFFORDSHIRE BOROUGH COUNCIL**

**REPORT COVER SHEET**

<b>Title of Report:</b>	<b>Washlands Enhancement Project: delisting of works to Burton library, inclusion of memorial gardens work and confirmation of funding allocation approach</b>	To be marked with an 'X' by Democratic Services after report has been presented
<b>Meeting of:</b>	Corporate Management Team 20.08.2019	X
	Leader and Deputy Leaders 27.08.2019	X
	Leader's / Leader of the Opposition's Advisory Group / Independent Alliance Advisory Group 04.09.2019 and 05.09.2019	X
	Council 16.09.2019	
	Scrutiny Community Regeneration, Environment and Health and Well Being Committee TBC	



Is this an Executive Decision:	NO	Is this a Key Decision:	YES
Is this in the Forward Plan:	YES	Is the Report Confidential:	NO
If so, please state relevant paragraph from Schedule 12A LGA 1972:	N/A		

**Essential Signatories:**

**ALL REPORTS MUST BE IN THE NAME OF A HEAD OF SERVICE**

Monitoring Officer: **Angela Wakefield**

Date ..... Signature .....

Chief Finance Officer: **Sal Khan**

Date ..... Signature .....

**EAST STAFFORDSHIRE BOROUGH COUNCIL**

**Report to Council**

**Date: 16<sup>th</sup> September 2019**

**REPORT TITLE:** Washlands Enhancement Project: delisting of works to Burton library, inclusion of memorial gardens work and confirmation of funding allocation approach

**PORTFOLIO:** Regeneration

**HEAD OF SERVICE:** Andy O'Brien

**CONTACT OFFICER:** Julia Baker **Ext. No. x1592**

**WARD(S) AFFECTED:** Winshill, Stapenhill, Brizlincote, Branston, Anglesey, Burton and Stretton

**1. Purpose of the Report**

- 1.1. To demonstrate that corporate target CR11 is being met with delivering improvements to the Washlands by continuing with the ongoing work.
- 1.2. To update on the progress of the proposed and additional works for the Washlands Enhancement project as approved at Council on the 3<sup>rd</sup> December 2018.
- 1.3. To request that the match funding of £1.26M subject to monies being received from the Bargates capital sale approved at Council on the 3<sup>rd</sup> December 2018 be re-allocated from other funds.

**2. Background**

- 2.1. At the Council Meeting held on 3<sup>rd</sup> December 2018 a report was presented on the Washlands Strategy and the Landscape Vision and the following recommendations were approved:-

1. Adopt The Washlands Strategy.
2. Approve the Landscape Vision.
3. A provisional allocation of £1.26m capital receipts towards the capital scheme subject to:

- (1) Monies being received from the Bargates capital sale.
- (2) The ongoing success of the LEP bid dictated by the EA's full business case.
- (3) Cabinet, following the final business case development, approving the detailed business case covering revenue and lifetime considerations of the capital scheme proposed.

- 2.2. Since then the LEP bid for the Washlands Project has been submitted and on the 4<sup>th</sup> September 2019 at the GBSLEP Programme Board approval for the allocation of £3,000,000 for the delivery of the flood defence work and the enhancements was granted (£2m flood defence, £1m enhancements).
- 2.3. Work has been progressed and is continuing with partners on more detailed concept plans, modelling assessments, audits, an outline landscape specification and preliminary cost estimates to form a detailed business case.

### **3. Contribution to Corporate Priorities**

- 3.1. This project contributes towards the Value for Money and Community Regeneration priorities in the 2019/20 Corporate Plan.
- 3.2. A Member Briefing was held on Wednesday, 17<sup>th</sup> July 2019 where the Washlands Enhancement Project update was presented to all Councillors.

### **4. Washlands Enhancement Project**

#### **4.1. Proposed Works**

- 4.1.1. There are three Concept Plans which have been drawn up and will continue to evolve to form the main masterplan.
- 4.1.2. The Concept Plan (Appendix 1) shows the main spatial arrangements and summarises the basic nature of proposals for each part of the site.
- 4.1.3. The Concept Planting plan (Appendix 2) provides further explanation of the proposed spatial arrangements and the extent of the various forms of habitat and planting.
- 4.1.4. The landscape work included in these documents is listed below:-
  - Preliminaries
  - Clearance
  - Earthworks

- Soft Landscape Works – this includes landscape enhancements and habitat areas such as species mixes for the naturalistic/habitat areas and plant palettes, soil provision and preparation and planting specifications.
  - Hard Landscape Works – this includes components such as boardwalks, public realm, street furniture, routes and signage
  - Play Equipment – new scheme to embrace principles of natural play to reflect the natural environment of the Washlands also creating natural habitats within the play area to promote opportunities for children to engage with nature.
  - Lighting – existing and open space lighting to be replaced with LED units to provide improved light coverage, greater security, improved efficiency and more co-ordinated appearance
  - Architectural – an enhanced/improved canopy and cladding to the Burton Library.
- 4.1.5. Also being built into the project is an emerging 5 year landscape maintenance along with outline landscape specifications for each area and approximate costings for professional fees.
- 4.1.6. Cabinet will consider the detailed ESBC business case, as per the 3<sup>rd</sup> December 2018 Full Council minutes, within the next few months.

#### 4.2. **Additional Works**

- 4.2.1. The initial area chosen for the enhancement project was the central area on both sides of the river from Burton Bridge to the area running alongside the Meadowside and the Library.
- 4.2.2. It has been necessary to concentrate on the left hand side of the river as this was where the flood defence scheme work is taking place in order to benefit from working with the Environment Agency whilst they are delivering their flood defence work.
- 4.2.3. Also some of the projects on the opposite side could be delivered by building them into the day to day management such as with trees and other projects identified are being looked at by Transforming the Trent Valley partnership group.
- 4.2.4. It is possible to include the area to the left of the library which includes the Garden of Remembrance in the project works as a budget sum of £40,000, as this is one of the main gateways onto the Washlands. These works are as listed as at Appendix 1(Concept Plan).
- 4.2.5. The Flood Defence Scheme, the Washlands Landscape Vision and the Central Washlands Concept Plan/Outline Landscape Specification have all been worked on for the past couple of years and produced by Galliford Try Black and Veatch (GBV) on behalf of the Environment Agency working in partnership with ourselves and other agencies.

4.2.6. A key detail to the delivery of the Washlands Enhancement project is the continuation of the technical project management as their input, expertise and knowledge into this area/project over the past couple of years is key to delivering the project. The technical project manager will be able to advise on which elements can be delivered alongside the flood defence scheme and which can be delivered separately.

**4.3. Opportunity to de-scope**

4.3.1. The proposed work to the library would benefit Staffordshire County Council as they own the building. This mainly consists of the architectural elements and includes cladding of two sides of the building and a new entrance canopy.

4.3.2. Currently Staffordshire County Council is undertaking a review of Burton Library.

4.3.3. It is felt until this review has been completed this element is put on hold until a decision has been taken to be revisited as appropriate in the future.

**5. Financial Considerations**

*This section has been approved by the following member of the Financial Management Unit: Anya Murray/Lisa Turner*

5.1. The initial designs and costings identify an estimated cost of £1.987m for the environmental enhancements on the left hand side of the central area with a further £25k for technical project management.

5.2. This does now also include enhancements at the Garden of Remembrance, which was not identified in the costs for the landscape vision, and also currently includes the library works.

5.3. This is an increase of £242k from the rough estimates in the landscape vision, but does also account for £225k of professional fees and a 2.5% contingency.

5.4. The table below summarises the changes in estimated project costs since the Council report in December 2018: -

<b>Current Estimated Project Costs</b>		
	£m	£m
Original Central Washlands area estimated scheme costs per Council report 3.12.18		2.501
Removal works not within area of the EA drainage works/GBSLEP bid (the 'RH' side) See Paragraph 4.2.2		(0.731)
Original costs for enhancements within the EA drainage works area (the 'LH' side)		1.770

Savings following detailed landscape work revisions e.g. street furniture audit/synergy with flood defence work	(0.067)	
Remembrance Garden enhancement (paragraph 4.2.4)	0.040	
Professional fees (paragraph 4.1.6)	0.200	
Technical project management fees (paragraph 4.2.6)	0.025	
2.5% Contingency	<u>0.044</u>	
Net additional estimated scheme costs to date		0.242
Total revised estimated cost of enhancement works		2.012
De-scope library works (paragraph 4.3) (based on items specifically identified in estimate)		(0.210)
<b>Current estimated project cost total</b>		<b>1.802</b>
Works currently estimated as split:		
Capital		1.731
Revenue over 5 years (paragraph 4.1.6/5.5)		0.071

5.5. The funding and affordability calculations accommodate the costs of the works, risks, inflation, optimum bias, and future maintenance. 5 year maintenance costs for the environmental enhancements have been identified by the initial design and costings work. At this stage the estimated impact on the Medium Term Financial Strategy is shown in the table above.

5.6. The current anticipated available funding for the capital element of the project is:-

	£m
<b>Grant Funding Available</b>	
GBSLEP money for enhancements (confirmed subject to meeting terms and conditions for grant expenditure)	1.000
Total Grant Funding Available	1.000
Estimated Project Cost Capital	1.731
<b>Current shortfall in funding</b>	<b>0.731</b>

5.7. At Council on the 3<sup>rd</sup> December 2018 it was recommended that a provisional allocation of £1.26m was made, which was subject to monies being received from the Bargates capital sale and the success of the LEP bid. As it is proposed that the works to the library are put on hold, this cost can be removed from the provisional allocation of funding, leaving £1.05m available.

5.8. Although the current project funding deficit of £0.731m is less than the revised provisional allocation of £1.05m, the project costs are currently based on initial estimates and so could be subject to change once the final costs are confirmed.

- 5.9. As such, it is recommended that the revised provisional £1.05m be fully allocated to the project from existing capital resources, which will allow for any potential uplift of project costs up to a maximum of £1.05m.
- 5.10 After taking into account existing commitments and proposals associated with this scheme and the Regeneration of Public Realm at Station Street there will be uncommitted capital resources of £0.2m (plus a further £0.2m of ring-fenced regional housing grant). The Council anticipates future capital receipts in the region of £5.5m, of which £3.7m has been committed towards debt repayment in the approved Medium Term Financial Strategy.

## **6. Risk Assessment and Management**

- 6.1. The main risks to this Report and the Council achieving its objectives are as follows:
- 6.2. There is a risk register for this project with specific risks for the environmental enhancements. Any risks that may have financial implications can be managed through the following in order of priority:
- The utilisation of the contingency budget;
  - The utilisation of supplementary external funding (as appropriate);
  - The descoping of the project outputs (subject to formal confirmation from GBSLEP in the grant agreement).
- 6.3. The key project risks are listed below:
- Ground conditions are worse than expected, affecting viability by impacting on the designs of enhancements and costs of mitigation.
  - Delays to securing permits and permissions, which would impact on the overall programme timescale and deliverability.
  - Similarly, potential issues and delays with procuring appropriate contractors, which could delay the overall programme.
  - The flood defence work does not run to programme, which causes delays.
- 6.4. The key expected benefits are as follows:
- Increased footfall in the Washlands.
  - Enhanced biodiversity in the Washlands, measured by a qualitative survey assessment.
  - Enhanced tourism attraction, measured by a quantitative survey of visitors making comparisons between before and after.

## 7. Legal Considerations

*This section has been approved by the following member of the Legal Team:  
Angela Wakefield*

- 7.1. The main legal issues arising from this Report are as follows.
- 7.2. Some of the land being improved is not under the Council's ownership, but is instead owned by Molson Coors and is under lease to the Council. Molson Coors are supportive of the project and a letter of consent has been requested. Advice has been sought from our legal services on the conditions of the lease and they have confirmed there are no restrictions that may impact the deliverability of the project.
- 7.3. Similarly, some land is under the ownership of Staffordshire County Council (Burton Library) who have fed into the consultations so far and will be further engaged regarding the proposals and potential funding, as required.

## 8. Equalities and Health

- 8.1. **Equality impacts:** The subject of this Report is a policy, strategy, function or service that is new or being revised.
- 8.2. **Health impacts:** The outcome of the health screening question requires a full Health Impact Assessment to be completed. The equality and health impact assessment considered by Council on 3<sup>rd</sup> December 2018 is attached as Appendix 3.
- 8.3. The main equality or health issues considered by the December 2018 EHIA are as follows:

### ***Equalities***

- A positive impact on health, mental health and wellbeing by delivering improved useable open spaces and opportunities for recreation and leisure.
- A positive impact on health, mental health and wellbeing by delivering educational opportunities.
- A positive effect on an individual's ability to improve their own health and wellbeing by making the Washlands a safer place to be.

### ***Health***

- A significant positive health impact through increased opportunities for physical activity
- A significant positive health impact through increased opportunities for education.

## **9. Human Rights**

9.1. There are no Human Rights issues arising from this Report.

## **10. Sustainability (including climate change and change adaptation measures)**

10.1. Does the proposal result in an overall positive effect in terms of sustainability (including climate change and change adaptation measures) Yes

10.2. Please detail any positive/negative aspects:

### 10.2.1. Positive (Opportunities/Benefits)

The delivery of the environmental enhancements will deliver significant biodiversity improvements for the Washlands area including the creation of wildlife habitat areas. The overall project will significantly improve the quality of Burton's flood defences and the amenity and usability of the Washlands.

## **11. Recommendations**

11.1. That members consider putting the proposed works for the library, at an estimated cost of £0.210m, on hold for future consideration following further engagement with Staffordshire County Council at the appropriate time.

11.2. That members consider the remembrance garden works of £0.040m as a budget sum for inclusion in the Washlands Enhancement project.

11.3. That the approved provisional funding of £1.26m is revised to £1.05m and is fully allocated to the project from existing capital resources, given the Bargates capital receipt has not been forthcoming.

11.4. Members note the success of the GBSLEP funding of £3.0m (£2.0m flood defence, £1.0m enhancements) which was approved at their Programme Board on 4<sup>th</sup> September 2019.

11.5. Cabinet approval of the council's final business case to proceed is still required as per the 3<sup>rd</sup> December 2018 Council meeting minutes.

## **12. Background Papers**

12.1. Landscape Vision and Washlands Strategy (Council December 2018)

## **13. Appendices**

13.1. Appendix 1: Concept Plan

13.2. Appendix 2: Concept Planting plan

13.3. Appendix 3: EHIA for the Washlands Strategy