

WEST DUNBARTONSHIRE COUNCIL

Report by the Chief Executive

Schools Procurement Committee: 26 October 2007

Subject: Dumbarton CLC and Relocation of the Brock Bowling Club

1. Purpose

- 1.1** To obtain retrospective approval for the adoption of an amended version of a previous proposal to relocate the Brock Bowling Club to the north-east corner of the Dumbarton Academy campus rather than to the Townend Road site as agreed at the August meeting of the Schools Procurement Committee.
- 1.2** To note the impact of the decision of the Planning Committee on 22 October 2007 on the project and the programme to financial close.

2. Background

- 2.1** At its meeting on 27 August 2007, the Schools Procurement Committee approved the following recommendation:-

“that Committee approve the relocation of the Bowling Club to a site at Townend Road, outwith the proposed CLC site, and agree that the necessary consents and agreements be pursued with a view to achieving a single financial close at the earliest possible opportunity”.

3. Main Issues

- 3.1** Following the meeting of 27 August, the Council’s PPP Project Team instructed BAM to develop proposals for the construction of a new Brock Bowling Club on the Townend Road site.
- 3.2** In consultation with the Bowling Club, Keppie Design Ltd, acting as agents of BAM, produced design proposals for the Townend Road site.
- 3.3** At this point, the Scottish Environmental Protection Agency (SEPA), which is a statutory consultee in the Planning process, indicated that the Townend Road site is on a flood plain and that an objection to the proposed relocation of the Bowling Club to this site would be lodged unless remediation work was done to raise the ground levels of the green and clubhouse.
- 3.4** Keppie costed this remediation work and reported to the PPP Project Team the fact that the revised total cost of the new clubhouse and green would now be approximately £1,000,000.

- 3.5** It was the view of the Chief Executive that this represented excessive costs and poor value for money for the Council and, notwithstanding the earlier decision of the Schools Procurement Committee, he indicated that the work should not proceed.
- 3.6** Instead, he instructed that an alternative proposal should be developed which would relocate the Bowling Club to the north-east corner of the Dumbarton Academy campus but which would also seek to address the objections from SportScotland and from residents of Netherbog Road which were raised when such a relocation was previously proposed.
- 3.7** Following discussions involving Council officers, representatives of BAM PPP and an officer of SportScotland, a revised proposal was developed which contained the following key features:
- the relocation of the Brock Bowling Club to the north-east corner of the Dumbarton Academy campus;
 - all vehicular and pedestrian access to the club to be via a fenced access road running from Crosslet Road along the eastern perimeter of the school site;
 - all parking for the Bowling Club to be on the south side of the green;
 - all parking for the secondary school to be to the front (ie the south side) of the school building;
 - the primary school to be marginally realigned to allow for the provision of a full sized hockey pitch and a minimum sized competition football pitch;
 - as part of its Sports Strategy, the Council to undertake to upgrade two football pitches on the Townend Road site (ie the area known as “the Dumbarton Academy pitches”).
- 3.8** It is hoped that the measures outlined in 3.7 will:
- address issues concerning the impact of the development on local residents by removing all traffic and parking from the Netherbog and Boghead Road areas, thereby reducing the potential for noise near the houses;
 - address the issues raised by SportScotland by maximising the size of the two pitches on the Dumbarton campus and by providing additional high quality pitches in Central Dumbarton.
- 3.9** A report has been prepared for the meeting of the Planning Committee scheduled for 22 October 2007 containing the proposals outlined above.
- 3.10** An oral update on the outcome of this Planning Committee will be provided to the Schools Procurement Committee for information on 26 October and its possible impact on the project scope and programme.
- 4. Personnel Issues**
- 4.1** There are no personnel issues directly associated with this proposal.

5. Financial Implications

- 5.1** The cost of the construction of the Bowling Club (clubhouse, green and temporary playing surface for season 2008) will be £618,587. This is almost £400,000 less than the cost of relocating the club to the Townend Road site. This cost will be met from the sinking fund and the contract will be a Design and Build Contract separate from the PPP Project.
- 5.2** The estimated cost of the upgrading of the two pitches at Townend Road is £300,000. This will be funded from the £1,000,000 already approved by Council for the upgrading of external sports facilities across West Dunbartonshire and from monies set aside for this purpose with the Council by the developers of the former Keil school.

6. Risk Analysis

- 6.1** The main risk identified is that Planning Permission will not be granted. This would mean either a significant delay to the whole project, and/or a split Financial Close, and/or the dropping of part or all of the Dumbarton Campus from the PPP project. However, it was judged that the strategy outlined in 3.7 above represented the best possible chance of achieving Financial Close for the entire project before the end of December 2007.

7. Conclusions

- 7.1** Given the costs involved, and notwithstanding the decision of the Schools Procurement Committee on 27 August, the Chief Executive had no real option but to instruct the Project Team to drop the proposal to re-site the Brock Bowling Club to the Townend Road site.
- 7.2** The proposals contained in 3.7 above represent the best strategy for achieving Planning Permission for the Dumbarton campus in October/November 2007 and Financial Close for the entire PPP Project by 31 December 2007.

8. Recommendations

- 8.1** The Committee is asked to approve the strategy outlined in 3.7 above.
- 8.2** The Committee is asked to note any issues arising from the oral report on the Planning Committee meeting of 22 October 2007.
- 8.3** The Committee is otherwise asked to note the contents of this report.

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David McMillan
Chief Executive
Date: 15 October 2007

Person to Contact: Terry Lanagan: Head of Service, Department of Educational Services
Tel: 0141 952 5140
email: terry.lanagan@west-dunbarton.gov.uk

Appendices: None

Background Papers: Report to the Schools Procurement Committee of 27 August 2007 entitled "Dumbarton CLC and the relocation of the Brock Bowling Club"

Wards Affected: Ward 3 (Dumbarton)