

Report to: Cabinet

Northern Roots: Visitor Centre, External Works & Bike Hub

Portfolio Holder: Cllr Amanda Chadderton, Leader of the Council and Cabinet Member for Regeneration and Housing

Officer Contact:

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Reason for Decision

Cabinet approval is required to confirm the procurement approach for the next phase of the Northern Roots Visitor Centre and external works following completion of the Stage 3 Design. This report also confirms the position on the Northern Roots Bike Hub project.

Recommendations

Cabinet members are asked to note the contents of this report and to:

- Agree the approach to progress the Northern Roots Visitor Centre and external works project including the appointment of the consultant team as set out in this report.
- Delegate authority to the Director of Economy to develop, consult, procure and arrange for the execution by the Director of Legal Services of any relevant contracts and incidental and ancillary documentation in connection with the Northern Roots projects to be funded by the Towns Fund and Sports England.

1 Background

- 1.1 Northern Roots is the UK's largest urban farm and eco-park. This nationally significant project will create 160 acres of high-quality green space and environment enhancement for community use, a short stroll from Oldham Town Centre. The Towns Fund will support the costs for constructing the proposed new Visitor Centre and some associated external works.

2 Current Position

Visitor Centre and External Works

- 2.4 Subject to Cabinet approval of the recommendations in this report, and subject to a successful procurement exercise, a Preconstruction Services Agreement (PCSA) will be awarded to the contractor submitting the most favourable bid based on a Cost/Quality/Social value assessment. Regular cost estimates will be provided by the contractor during the PCSA process. The PCSA process will conclude with a full and final cost and programme from the contractor (having secured prices on the required work packages). This in turn will be subject to a Full Business Case Gateway Review by the Council, prior to an issue of a second stage main contract award.

Professional Services – Visitor Centre and External Works

- 2.5 In addition, the Council need to progress the appointment of the team to complete the detailed RIBA Stage 4 design alongside the appointed contractor as part of the PCSA exercise.
- 2.6 It's proposed to therefore extend the existing appointment of JDDK Architects and sub-consultant team to complete RIBA Stage 4 design to provide construction and buildability advice to the Contractor during the PCSA.

The Bike Hub

- 2.6 By way of update, in line with a previous approval the Council has undertaken a competitive procurement process to commission a bike track. Bike Track Limited is the Council's preferred contractor for the specialist mountain bike and pump track.
- 2.7 For the remaining civils work, a detailed cost plan has been requested from the Council's supplier under the Council's 'Accessible Oldham Framework'.
- 2.8 Subject to a Full Business Case Gateway Review by the Council, it is intended to issue a contract award to each of these contractors.

3 Options/Alternatives

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- 3.1 Option One – Agree the approach and progress the Northern Roots Visitor Centre, external works and Bike Hub projects including the appointment of the consultant team set out in this report.
 - 3.2 Option Two - Do not agree to progress the Northern Roots Visitor Centre and external works project including the appointment of the consultant team set out in this report and reprofile the allocated funds from the Town Deal allocations.

4 Preferred Option

- 4.1 Option 1 is the preferred option. This is because it is essential to maintain progress and deliver the regeneration objectives of this project and the wider ‘Creating A Better Place’ ambition. The Towns Fund for the Northern Roots Visitor Centre has already received political approval and approval of the Oldham Town Deal Board. The funding needs to be contractually committed by March 2026.

5 Consultation

- 5.1 A Statement of Community Involvement was submitted as part of the statutory process for the Hybrid Planning Application FUL/348898/22
- 5.2 Consultation has taken place with residents and local businesses as part of the Big Oldham Town Centre Conversation, to help raise awareness of the project, local benefits for Oldham’s communities and to ensure the physical nature of the works involved to transform the site were known. Other than concerns about parking and access to the site, no other issues were raised.
- 5.3 Local members have been consulted and during the planning stage for the Hybrid application. (Andrew Hall, Regeneration)

6 Financial Implications

Capital

As set out in the Part B Report

7 Legal Services Comments

As set out in the Part B Report

8 Co-operative Agenda

- 8.1 The Northern Roots project supports the Co-operative Agenda by achieving outcomes that contribute to making Oldham a place for learning, investment and do

business, to ensure our local residents and communities can thrive via access to new jobs and training opportunities. (Jonathan Downs)

9 Human Resources Comments

9.1 There are no HR implications from a statutory perspective.

10 Risk Assessments

As set out in the Part B report

11 IT Implications

11.1 Not applicable.

12 Property Implications

12.1 Details of lease arrangements will be reported separately and costs associated with the lifecycle of the Visitor Centre will be developed at the next design stage. (Rosalynd Smith)

13 Procurement Implications

As set out in the Part B Report

14 Environmental and Health & Safety Implications

14.1 Full compliance with the Construction (Design and Management) Regulations 2015 should be ensured throughout the project at both design and construction stages. The Council's contract procedural rules should help to ensure that suitably competent contractors are appointed and monitored throughout the project (Samantha Cox).

15 Equality, community cohesion and crime implications

15.1 Consideration should be given to crime reduction/prevention measures during any construction works and following completion, in order to reduce the potential for any adverse impact upon the community.

(L. Kenny).

16 Equality Impact Assessment Completed?

16.1 N/A

17 Key Decision

17.1 Yes

18 Key Decision Reference

18.1 ESR/31/22.

20 Background Papers

20.1 None