

D2N2 INFRASTRUCTURE AND INVESTMENT BOARD (IIB)

26th January 2018

Sherwood Visitor Centre

1. Background

In February 2015 DCLG awarded D2N2 Grant Funding to deliver the approved schemes on the Local Growth Fund (LGF).

The LGF comprises of 52 schemes and runs until March 2021.

In March 2015 D2N2 and Derbyshire County Council issued the LGF Local Assurance Framework which sets out the procedures for managing and approving projects.

In April 2015 D2N2 appointed Derbyshire County Council as the Accountable body to administer the Local Assurance Framework.

2. Scheme Overview

The project is to deliver a new visitor centre at the internationally renowned Sherwood Forest to replace an existing old visitor centre built in the 1970s, alongside improvements to existing walking/cycle routes. It is intended that this will encourage and support higher numbers of visitors to the area as well as new jobs.

The specific objectives for the project are:

- The creation and replacement of the Visitor Centre and associated facilities
- Demolition and remediation of the existing visitor centre back to wood-heath in accordance with the method statement agreed with Natural England

There are 3 phases to the project, LGF is being sought to support Phase 2;

Phase 1 – The construction of a new visitor carpark and associated visitor infrastructure. This part of the project is now complete.

Phase 2 – The construction of the new visitor centre in a location in line with obligations outlined by Natural England located outside the NNR and SSSI. Works started on this phase in July 2017 and is on track for completion in summer 2018.

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Phase 3- The final phase of this programme will be the demolition of the existing visitor centre and remediation of this area back to natural woodland. This phase is due to begin in September 2018 and is still subject to a competitive tendering process and securing the balance of funding.

The promoter for this scheme is the RSPB in partnership with Nottinghamshire County Council (NCC)

In 2014 NCC issued a call for organisations to tender for the design and build of a new visitor centre and management of the National Nature Reserve (NNR) at Sherwood Forest. Following a tendering process RSPB were chosen as the preferred bidder to lead on the delivery of the project, joining contract with NCC in November 2015 as formal partners.

The total project cost is £6,863,285 and is funded as follows:

Funding Source	TOTAL
Nottinghamshire County Council	£4,099,999
Thoresby Estate	£200,001
RSPB – cash	£1,000,000
Direct Marketing Appeal	£202,000
Garfield Weston Foundation	£200,000
Woodland Trust	£100,000
Supporting Local Communities Fund	£40,000
Shortfall	£521,285
LGF	£500,000
TOTAL	£6,863,285

There is still £521,285 of funding to be secured. However this relates to the final stage of the project which is the demolition of the old visitor centre and therefore the

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creation of the new visitor centre which is the element LGF is supporting can still proceed.

RSPB have set out a fundraising strategy for securing the balance of funding.

3. Approvals

Full Planning consent for the new Visitor Centre was granted on the 16th of January 2017.

4. Procurement

The project has procured a main contractor phases 1 and 2 of the works using an NEC3 Option A.

5. State Aid

The promoter has confirmed that the project is State Aid compliant.

6. Business Case

The business case is currently being assessed by Regeneris.

7. Delivery Programme

Phase 1 start date – 2 May 2017

Phase 1 Completion date – 25th August 2017

Phase 2 Start date – 31 July 2017

Phase 2 completion date – 27 July 2018

Phase 3 Start date – TBC subject to funding

8. Outputs and Outcomes

- Create an uplift in visitor numbers and resulting benefits to the local economy including visitor spend uplift of £1,022,202 per annum by year 10
- Approximately 350,000 visitors per annum with a projected uplift in visitor numbers of up to 19% by year 10 from the current baseline, resulting in increased visitor spend in the local economy estimated to be £15M value of GVA
- 28.9 FTE jobs supported through the delivery of the project by year 10, with 14.6 FTEs by year 4

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9. Spending profile – phase 2

2017-18 £2,092,626 (LGF £500,000)
2018-19 £1,251,374

10. Local Assurance Framework

An outline business case was approved on the 19th of September 2017 and a full business case has now been submitted in line with approval process set out in the LAF.

11. Recommendations:

D2N2 have assessed the business case submission and would recommend approval subject to adequate Value for Money approval from Regeneris with a further update to be provided to the Board once additional funding has been secured.

Sajeeda Rose, D2N2 LEP

Appendix 1

Stage 3/Final Submission Checklist

1. A detailed 'Green Book' compliant business case has been completed detailing the project and its alignment to the 5 case model.	The RSPB have submitted a fully compliant Green Book Business Case to the LEP.
2. A VFM assessment must be completed. The VFM assessment will be independently assessed by D2N2 and must show an overall score of 'High'.	Awaiting Regeneris
3. Details confirming that all planning consents have been granted and that all pre start conditions have been met.	Full Planning consent for the new Visitor Centre was granted on the 16 th of January 2017
4. Confirmation that any Section 106 or other agreements have been entered into.	Not applicable for this project
5. Confirmation of the results of the procurement exercise detailing: -the tenders received (along with detailed costs) -the tender accepted (along with timescales/conditions)	Procurement for the first two phases of the project has been carried out under the scape venture procurement framework and therefore no formal tendering process was required for the project. Phase 3 of the project will go out to a full tendering process in January 2018. The promoter will deliver the results of the tendering process to the LEP once this has been completed.
6. Details of the construction contract to be entered into by the promoter detailing: -start date -completion date -liquidated damages/cost over runs	NEC3 contracts have been entered for phase 1 and 2 of the project. Phase 1 started in May 2017 and finished in August 2017. Phase 2 began on the 31 st of July 2017 and is due for completion in July 2018.

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7. Confirmation that the promoter will be responsible for any variations to the contract price and that once entered into, the contract will be completed in line with the details submitted.	A price has been agreed for the first two phases of work in the contract. The RSPB have confirmed that they will be responsible for any cost overruns throughout all three phases.
8. Confirmation that the project has been designed to RIBA stage 4 or its equivalent.	The projects architects have confirmed that the Sherwood visitor centre project is RIBA Stage 4 compliant.
9. Details of any outstanding points preventing/delaying the start-up of the construction contract.	Phase 3 (demolition of the existing centre) is subject to a tendering process taking place in January 2018
10. Details of any changes for the project form the initial EOI and OBC submissions with reasoning behind these changes. Including an updated viability report as submitted in point 5 of the OBC.	The business case remains the same from the EOI and OBC stages.
11. Confirmation that all funding is now in place with details of the sources of funding, please include letters from third party funders confirming any conditions and timescales.	A funding gap of £521,825 remains which will be directly attributed to the 3 rd phase of the project. The RSPB have confidence that this will be resolved before the conclusion of the project and have provided a full, date regulated fundraising strategy to the LEP.
12. Confirmation that all land/legal agreements have been completed and are in the control of the promoter to deliver the entire project	Nottinghamshire County Council have agreed to allow construction to take place on the land for the project. Once the construction process has been completed this will trigger the completion of a formal lease of the land to the RSPB for 25 years.
13. A phasing plan identifying the start and completion elements of the project along with costs associated with each phase and the outputs/outcomes that will be delivered on a quarterly basis.	Original Outputs were: 16-77 jobs New Outputs are: 28.9 FTE jobs

Appendix 1

14. An updated risk register identifying the key risks and the project manager responsible. The risk register needs to be scored and include a mitigation plan.	A full and up to date risk register has been included with the business case which sets out mitigations for each risk.
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