

DECISION ITEM

REPORT OF		MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE		FINANCE AND DEMOCRACY COMMITTEE	20 MARCH 2017	8
LYTHAM MUSSEL TANK IMPROVEMENT PROJECT				

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

This scheme was considered by the Tourism and Leisure Committee on the 9th March 2017.

The report details a scheme developed by the Civic Society to landscape one of the former mussel tanks adjacent to Ribble Cruising Club site. The Civic Society have designed the scheme based around the mussel fishing heritage of the site, raised the necessary funding and have undertaken extensive consultation with the community.

In the delivery of the scheme the Civic Society have requested that the Council be the accountable body and include the scheme within the 2017/18 Capital programme. The scheme has been tendered by the Council and the report requests approval to appoint Landscape Engineering at a tender sum of £112,506.50 to implement the scheme on an 8 week programme.

RECOMMENDATIONS

The Finance and Democracy Committee is recommended:

1. To agree that the Council act as an accountable body for the proposed capital scheme;
2. To approve an addition to the 2017/18 capital programme in the sum of £130,000 to be fully funded from a grant from the Lytham St Annes Civic Society as detailed in the report;
3. To specify that in relation to the Lytham Mussel Tank Improvement Project, expenditure on the scheme will only be committed following receipt of funding from the LSA Civic Society in at least the same sum.

SUMMARY OF PREVIOUS DECISIONS

Tourism and Leisure 9th March 2017 –Lytham promenade mussel tank improvement project: After full consideration it was resolved –

1. Agree that the Council act as the accountable body for the Lytham Mussel Tank Improvement Project as described within the report, in the overall sum of £130,000 (inclusive of professional fees, contingencies, and provisional sums);
2. Approve an addition to the 2017/18 capital programme in respect of the Lytham Mussel Tank Improvement Project in the sum of £130,000 fully funded by a grant from the LSA Civic Society in the same amount;
3. Authorise the proposed expenditure in respect of the scheme to undertake improvements to the

mussel tank as detailed in the report contingent upon the Finance and Democracy Committee approving the addition of the project to the capital programme;

4. Agree the letting of the contract for the construction of the hard landscaping scheme and associated improvement works to Landscape Engineering Ltd in the sum of £107,149.05 + a contingency of £5,357.45 for a total of £112,506.50, subject to the scheme addition of £130,000 to the 2017/18 capital programme, being approved by the Finance & Democracy Committee.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	√
Delivering the services that customers expect of an excellent council (Clean and Green)	√
Working with all partners (Vibrant Economy)	√
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

BACKGROUND

1. The Council owns the site of the three former mussel tanks on Lytham foreshore originally used for the purification of sea food brought ashore by local fishermen.
2. Following Cabinet approval on 27th May 2014 the Lytham St Annes Civic Society have been working to secure the necessary funding to develop a scheme to landscape one of the former mussel tanks adjacent to Ribble Cruising Club site.
3. The Civic Society have engaged BCA Landscape (Chartered Landscape Architects), to develop and project manage the scheme to practical completion.
4. Widespread consultation has influenced the development of the proposals. Local groups, professional members of the Civic Society, officers from the Council and BCA Landscape have all contributed towards the design and development of the scheme.
5. During the development phase the scheme has been altered to reflect the original mussel tank design in the paving and the material choice has been substituted from natural stone to Kellen which is a pre cast concrete material with a natural stone veneer.
6. The revised scheme was costed based on recent estimates and industry rates. The total project costs were estimated around £100k (excludes professional fees, provisional sums and contingencies)

SCHEME DETAIL

7. The tanks were built by Lancashire County Council in 1934 as part of a strategy to improve public health by cleansing the mussels prior to consumption. This practice stopped in the 1940's, since when the area has been redeveloped to include the Lifeboat Station, the Ribble Cruising Club, and (on the proposed site) a variety of uses including a cafe/nightclub; this building was demolished and the site paved over to provide a viewing point over the Ribble estuary.
8. The Civic Society have promoted a scheme which celebrates the mussel fishing heritage. The proposals maintain the basic configuration of paving and levels, but refreshes this to provide a

facility which will contribute to the enjoyment of the place and explain (through artwork and interpretation) aspects of Lytham's heritage.

9. All surfaces are renewed with contemporary materials; these are the 'Kellen' paving material which is a precast concrete block with a stone veneer, thus ensuring the material will retain its vibrancy and colour over time. The product range allows a distinctive design to be presented as the focal point, this being based on the original configuration of brick plinths used to support the mussel sacks during the cleansing process.
10. The existing access points are retained. The ramp on the west side will be flanked by a new in situ concrete wall in which recesses will be cast to receive the artwork tiles being produced by Lytham Sixth Form College as a student project (BCA Landscape and the Civic Society have contributed to the students' teaching sessions to assist). The steps on the east side are retained but rebuilt to modern standards with tactile paving and new handrails.
11. The level of the north (inland) side of the site have been raised by 300mm to create two low terraces, for informal sitting and to create an 'amphitheatre effect' to view any performances which might be arranged in the central space. The existing stone wall along the promenade is retained, with a new face constructed from precast concrete wall units, installed at a convenient height for sitting. The same units are used to create a raised planting bed on the east side, along the boundary with the Ribble Cruising Club: the bed will be planted to display species typically found in the local foreshore as part of the general aim to explain the context of the estuary.
12. Interpretation boards are included as a provisional sum - the detail is to be resolved as a further consultation exercise, but will include summary notes and images produced as 'photocast' panels to explain the origins of the site.

A COST BREAKDOWN OF THE SCHEME

Mussel Tank Project			
	Design Categories as described in the schedule of works	Net Figure	Note
i)	Site Clearance	£ 8,285.65	
ii)	New Kerbs & Edgings	£34,378.20	
iii)	New Paving	£41,587.60	
iv)	Site Furniture	£ 3,816.00	
v)	Wall to Edge of Ramp	£ 6,664.00	
vi)	Drainage & Services	£ 2,310.00	<i>Includes P/ Sum for cleaning drains</i>
vii)	Painting (perimeter walls)	£ 1,000.00	
viii)	Planting	£ 2,976.80	<i>Includes P/ Sum for plants/planting</i>
ix)	Maintenance (12 months)	£ 1,130.00	<i>Includes P/ Sum for watering</i>
x)	Provisional Sums	£ 5,000.00	<i>For Signage (£2k) and Interpretation (£3k)</i>
xi)	Contingency	£ 5,357.45	<i>Calculated at 5% of Items 1 - 10</i>
S/total		£112,506.50	

Add -	Allowance for Fees, surveys	£ 15,500.00
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TOTAL £128,006.50

THE METHOD AND COST OF FINANCING THE SCHEME

13. The total project cost has been calculated at around £130k (inclusive of professional fees, provisional sums, and contingencies)
14. The Civic Society have developed a funding strategy to deliver the project, which is identified in the following table.

Funding Stream	Amount	Status
Civic Society Legacy Funding	£60,000	Secured
Civic Society - reallocation from other projects	£17,000	Secured
Thomas Blasson Trust	£30,000	Secured
Lytham Schools Foundation	£20,000	Secured
Civic Society - specific fund raising for Mussel Tank project	£3,000	Secured
Total	£130,000	

ACCOUNTABLE BODY STATUS

15. The Civic Society has requested that the Council act as the accountable body for the delivery of this project. The role of an accountable body in grant funded schemes involves taking on the responsibility and accountability for the spending of grant monies and the delivery of planned outcomes. Requirements include actively managing the expenditure, ensuring specific milestones and planned delivery outputs are met, completing regular claims to funding partners and producing evidence of spend. The accountable body is obliged to undertake monitoring visits to ensure the outputs are being delivered and maintain robust systems for collecting, collating and reporting on both the outputs and the associated spend. The accountable body undertakes to pay back any grant which is deemed to relate to either spend that is not eligible for funding or to schemes that do not fully deliver there outputs.
16. It is recommended that the Council agrees to act as the accountable body for the scheme.
17. In respect of the proposed Mussel Tank Improvement Scheme, the role of ensuring compliance with the grant conditions of the awarding body would be undertaken by officers from the Technical Services Team at no additional cost to Fylde Council.
18. In order to protect the financial position of the Council, expenditure on the Lytham Mussel Tank Improvement Project scheme will only be committed following receipt of funding from the LSA Civic Society in at least the same sum.

FUTURE REVENUE BUDGET IMPACT

19. The mussel tank site is 780 sq m and is owned by Fylde Borough Council. The scheme is fundamentally a paving scheme with 91 sq m of planting. The paving is relatively maintenance free. The planting is densely planted with a 12 months maintenance period which should allow the shrubs to touch cover which will prevent weeds from establishing within the shrubbed areas. The Civic Society have agreed to undertake periodic community clean ups to keep the site maintained in the long term. Consequently there will be no additional revenue costs to the Council arising from maintenance of the site.

RELEVANT VALUE FOR MONEY ISSUES

19. In order to ensure that value for money is achieved a procurement exercise has been undertaken in accordance with the Council's contract procedure rules. Selection of the successful tenderer will be on the basis that value for money is a key consideration as well as the suitability of the new facility.

RISK ASSESSMENT

20. A risk assessment has been carried out to identify and mitigate any risks associated with the project which is attached as appendix 1.

VIABLE ALTERNATIVES

21. The project could have been procured and delivered by the Community group or Parish Council. However, professional assistance from Council Officers with specific regard to landscape design, procurement and project management proves to provide the best value for money, competent schemes and is the favoured delivery option by external funders.

PROCUREMENT PATH (AND ANY DELEGATIONS AS REQUIRED)

22. Officers from the Technical Services Team have led the procurement process. A select list of tenderers was drawn up and the tender followed the restricted tendering procedure using the CHEST procurement portal.
23. Quotations have been received for the refurbishment of the existing paved area to create a public open space with associated artwork.
24. 8 tenders were sought and 3 completed tenders were received and evaluated on a 60% cost and 40% quality basis.
25. The quality evaluation was carried out as follows: quality criteria formed 40% of the total, based on the following quality criteria:

• Quality	25
• Schedule of Works	5
• Experience	5
• Health and Safety	5
Quality Total	40

26. The quality evaluation was made under the criteria listed below, and the information required from the suppliers was scored on the following basis:

Score	Description
0	The Evaluation Panel felt that none of the requirement was met or demonstrated or no response was provided.
1	The Evaluation panel felt that a few areas (20% or less) of the requirement has

- been met or demonstrated.
- 2 The Evaluation panel felt that some areas (between 21% and 59%) of the requirement has been met or demonstrated.
 - 3 The Evaluation panel felt that most of the requirement (60% and above) has been met or demonstrated
 - 4 The Evaluation panel felt that the requirement has been fully met or demonstrated.
 - 5 The Evaluation Panel felt that the supplier had exceeded this requirement.

27. The 3 quotes for the work received via the Chest system were as follows:-

Landscape Engineering Ltd	£107,149.05 + 5,357.45 contingency = £112,506.50
William Pye Ltd	£131,524.85 + 6,576.24 contingency = £138,101.09
Clement Dickens & Sons Ltd	£132,681.00 + 6,634.00 contingency = £139,315.00

J & C Devlin Ltd, King Construction, W Monks Ltd, Lanes Landscapes Ltd and Creative Landscapes of Lytham did not quote.

28. The cost and quality evaluation scores were as follows:

Company	Evaluation score
Landscape Engineering	65
William Pye	64.91
Clement Dickens	57.99

29. Following the evaluation procedure it is therefore recommended that Landscape Engineering Ltd be awarded the contract.

OBJECTIVES, OUTPUTS AND OUTCOMES

30. Objectives, Outputs and Outcomes:

- Refurbish a life-expired area of public realm as an attractive destination point for users of The Green
- Achieve the ambitions of the local community
- Explain a feature of Lytham's heritage.
- Involvement of the local community in the design development, including the installation of artwork generated by the local Sixth Form College
- Clean and Green – “Deliver high quality parks and open spaces”
- Great Place to Live – “Support and promote volunteers effort to improve their local community”

DRAWINGS AND PLANS

31. A drawing detailing the scheme proposals is included in Appendix 2.

PROGRAMME AND DELIVERY

32. Following approval the contractor will be appointed in March 2017 to deliver the project. The contractor will be on site by the end of April with a completion date of Mid-June 2017 allowing an 8 week construction period.

CONCLUSION

33. The proposal is to award the tender to refurbish the existing paved area to create a public open space with associated artwork as detailed in this report at Mussel Tank, Lytham as per the agreed tender specification to Landscape Engineering Ltd, to the value of £107,149.05 + a contingency of £5,357.45 for a total of £112,506.50 for completion before 28th July 2017.

IMPLICATIONS	
Finance	The report requests that the committee approve a fully-funded addition to the 2017/18 capital programme in respect of the Lytham mussel tank development project. The scheme cost is £130,000 and is to be funded by a grant from the LSA Civic Trust.
Legal	The procurement process is in accordance with the council's contract procedure rules, notwithstanding that the council is acting as accountable body rather than incurring spend on its own behalf.
Community Safety	None arising from this report
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	None arising from this report
Health & Safety and Risk Management	None arising from this report

LEAD AUTHOR	TEL	DATE	DOC ID
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LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Committee risk assessment Scheme drawings	9/3/17	https://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/924/Committee/18/Default.aspx