

CABINET

WEDNESDAY, 14TH OCTOBER, 2020, 6.00 PM

HYBRID MEETING -
SHIELD ROOM, CIVIC CENTRE, WEST PADDOCK, LEYLAND, PR25
1DH AND VIA MS TEAMS

SUPPLEMENTARY AGENDA

I am now able to enclose, for consideration at the above meeting of the Cabinet, the following information:

- | | |
|--|-----------------|
| 7 Options for Council Rebrand | (Pages 3 - 10) |
| Report to the Deputy Chief Executive enclosed. | |
| 10 South Ribble Playing pitch Hub | (Pages 11 - 22) |
| Report of the Director of Neighbourhoods and Development enclosed. | |

Gary Hall
INTERIM CHIEF EXECUTIVE

Electronic agendas sent to Members of the Cabinet

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REPORT TO	ON
CABINET	Wednesday 14 October 2020



TITLE	PORTFOLIO	REPORT OF
Options for council rebrand	Leader of the Council	Deputy Chief Executive

Is this report a KEY DECISION (i.e. more than £100,000 or impacting on more than 2 Borough wards?)	No
Is this report on the Statutory Cabinet Forward Plan ?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council? This should only be in exceptional circumstances.	No
Is this report confidential? If Yes , insert details of the relevant exclusion paragraph(s). These are listed in the Constitution Part 4, page 25 (Access to Information Procedure Rules)	No

PURPOSE OF THE REPORT

1. To update members on progress for the rebrand of the council.

PORTFOLIO RECOMMENDATIONS

2. To agree the logo options for consultation as set out in appendix A.
3. To bring the feedback and any amendments to the logo options back to cabinet for final approval.

REASONS FOR THE DECISION

4. The principle of refreshing the council's logo has already been agreed.
5. It was determined that the cabinet would consider options for what this could look like following the resident survey that took place earlier this year.
6. Work has been undertaken to look at options for the new logo and these are now presented for consideration.

- Given the changes that are being proposed it was felt it was important to get further feedback from residents, staff and members on the changes to inform the final design of the corporate logo.

CORPORATE OUTCOMES

- The report relates to the following corporate priorities: (tick all those applicable):

Excellence, Investment and Financial Sustainability	x
Health, Wellbeing and Safety	x
Place, Homes and Environment	x

Projects relating to People in the Corporate Plan:

Our People and Communities	x
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BACKGROUND TO THE REPORT

- The Council's brand and logo has been in place for a number of years and was originally created in partnership with Runshaw College.
- In order to maintain a professional and modern identity it is important that the logo and brand is regularly reviewed, particularly given the changing nature of how it is used and a need to be flexible for digital platforms.
- The vision for the Council is for a healthy and happy community, flourishing together in a safer, fairer borough that's led by a council recognised for being innovative, financially sustainable and accountable. We want our brand to reflect this and the refresh will help the council move on from the legacy issues it has suffered over recent years and be seen as a forward-thinking, modern authority.
- The move to shared services now means we have the expertise in house to undertake this refresh and more importantly it will signal a change in how we manage the corporate brand and ensure it is used in a much more effective way.

PROPOSALS

- We are presenting three logos for consideration and they are at appendix A:

Option 1 - reflecting the green agenda and incorporating the River Ribble

- One of the key priorities for the organisation is our desire to become carbon neutral so this provides a good narrative for reviewing the corporate logo as it will run through all the work we do.

- As well as incorporating trees to reflect our ambitious tree planting programme, it incorporates green space, which is an important part of the borough and it includes the River Ribble, which is part of the council's name.

Option 2 - a modern twist on the borough crest

- When reviewing the logo one theme we looked at was to incorporate the links to the past and this option incorporates elements of the South Ribble crest. We have picked out the elements of greenery, the River Ribble and the Lancashire rose. We have included a modern shield to replace the older outline and provide that authoritative feel related to a local authority. The Lancashire rose will help people identify us as a Lancashire council.

Option 3 – an alternative version of the crest

- When refining the options it was debated internally as to whether we should look at an alternative shape to the shield so this option includes a circle around the crest elements of the logo.

14. While amending the look we have reviewed the font. We have included options for a change from upper case text, which can be seen as 'shouty' and are proposing a more 'friendly' font using upper and lower case letters. The colours have also been updated to reflect the green agenda and keep an element of the blue colour too.

Scope of rebrand and financial implications

15. A key consideration, particularly given the comments from the survey, is the extent of the survey and its cost to the council.
16. In the cabinet report from October last year a budget of £20,000 was identified from the place promotion budget for the rebrand so this work will be done within existing budgets.
17. That would allow us to:
- Refresh the corporate brand across all the digital platforms for internal use and update staff items such as lanyards and passes
 - Refresh the look of the corporate website and social channels
 - Refresh the signage at the civic centre, which is our main public facing building
 - Refresh the look of staff uniforms and vehicles with the new logo, which are our main front facing items in the local communities we serve.

18. Anything else that is corporately branded would be updated on a 'replacement only' basis. For example, with household bins we will use up existing stock and only use the new logo on any fresh orders. In circumstances where things would need to change for other reasons we will take the opportunity to rebrand them.

CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

19. As mentioned earlier in the report a number of questions were included in the resident survey.
20. Respondents were asked to consider the Council logo (pictured on the questionnaire) and then indicate, (through their level of agreement or disagreement with four statements), what impression the logo and brand colours give of South Ribble Borough Council.
21. Overall 44% of respondents agreed with the statement that 'the logo gives no impression' of the Council, whilst 19% disagreed, and 38% gave neutral responses.
22. Almost the same percentage agreed as disagreed that the logo gives the impression that 'the Council is a modern organisation': 28% 'agree' and 27% 'disagree' – the major response being neutral, 'neither agree nor disagree' (45%).
23. Two-fifths (42%) of respondents agreed that the logo gives the impression that 'the Council is professional', whilst a similar number (45%) gave neutral responses, and 14% disagreed.
24. The majority of respondents neither agreed nor disagreed (56%) when asked if the logo gives the impression that 'the Council is trustworthy'; however, more respondents agreed than disagreed with the statement: 27% 'agree' and 17% 'disagree'.
25. The above feedback suggests that the current logo does not have the impact of portraying the council as a modern, forward thinking organisation and is one of the reasons for the refresh.
26. The plan is to take a number of options to be agreed at the meeting and get further feedback from residents, staff and members.
27. It is proposed that this is done through social media to enable us to get feedback on a platform that allows easy two-way communication given the restrictions we have with meeting face-to-face during the pandemic. Briefing sessions will be set up for staff and members to allow them to feedback.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

28. It was considered to retain the existing logo but given the need to modernise and feedback from the resident survey this was rejected.

RISK MANAGEMENT

29. The main risks will be the level of change and the increase in cost to the authority. This will be managed by ensuring clear communication with residents and it will be delivered within existing budgets.

EQUALITY AND DIVERSITY IMPACT

30. The changes will be made with this in mind to ensure it is accessible for all in print and digital formats.

COMMENTS OF THE STATUTORY FINANCE OFFICER

31. The £20,000 budget for the rebranding exercise is contained within reserves carried forward from 2019/20.

COMMENTS OF THE MONITORING OFFICER

32. Decisions concerning the branding of a council and logo are an executive function and it appropriate therefore for this issue to be considered by Cabinet.

BACKGROUND DOCUMENTS (or There are no background papers to this report)

Executive Cabinet report 16 October 2019:

<https://southribble.moderngov.co.uk/documents/s11004/South%20Ribble%20Council%20Branding.pdf>

APPENDICES (or There are no appendices to this report)

Appendix A – options for the new council logo

Andrew Daniels
Shared Service Lead – Communications and Visitor Economy

Report Author:	Telephone:	Date:
Andrew Daniels (Shared Service Lead - Communications and Visitor Economy)	01257 515265	6 October 2020

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Appendix A:

Option 1



Option 2



Option 3



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REPORT TO	ON
CABINET	14 th October 2020



TITLE	PORTFOLIO	REPORT OF
South Ribble Playing pitch Hub	Deputy Leader and Cabinet Member (Health, Wellbeing and Leisure)	Director of Neighbourhoods and Development

Is this report a KEY DECISION (i.e. more than £100,000 or impacting on more than 2 Borough wards?)	Yes
Is this report on the Statutory Cabinet Forward Plan ?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council? This should only be in exceptional circumstances.	No
Is this report confidential?	Yes
	(please insert here the schedule which you are relying on)

PURPOSE OF THE REPORT

1. This report brings forward to Cabinet the Playing Pitch Hub project. The report will outline the scope, location, cost and timeframe for the project and seek permission to develop the project to the point of achieving full planning permission and tendering the project. The report will also seek approval to submit an application to the Football Foundation in January or April 2021 for funding towards the overall cost of the project. The timing of the football foundation bid is dependant on a planning issue we may have with Great Crested Newts

PORTFOLIO RECOMMENDATIONS

2. That Cabinet approves the development of the Playing Pitch Hub project to be located at Bamber Bridge Leisure Centre in line with the budget allocated within the Council's Capital programme.
3. Cabinet approves the submission of a Football Foundation bid for the Playing Pitch Hub project in January or April 2021 with the objective of obtaining partnership funding for the project.

4. That Cabinet authorises Officers to carry out an appropriate procurement exercise to seek a suitable Contractor to carry out the work of building the new Playing Pitch Hub.
5. That Officers will bring back to Cabinet the final business plan for the Playing Pitch Hub project along with final costings and site plan of the proposed Playing Pitch Hub pitches.
6. Cabinet requests that Officers bring back the Sports Playing Pitch Hub project to a further Cabinet to award the construction contract in line with the procurement rules of the Authority.

REASONS FOR THE DECISION

7. In 2019 the findings of a refreshed Playing Pitch Strategy were adopted as part of the Council's overall planning framework. The Playing Pitch Strategy outlines a strategic approach to ensuring the future provision of outdoor playing pitches meets local community needs against a background of projected housing growth. The Playing Pitch Strategy has identified a shortfall of two full size 3rd Generation (3G) football pitches in the Borough. This report is about developing a project to provide those two 3G pitches, along with the refurbishment of Bamber Bridge Leisure Centre and building the necessary ancillary facilities to support the project and seek the appropriate decisions to take the project forward.

CORPORATE OUTCOMES

8. The report relates to the following corporate priorities:

Excellence, Investment and Financial Sustainability	x
Health, Wellbeing and Safety	x
Place, Homes and Environment	x

Projects relating to People in the Corporate Plan:

Our People and Communities	x
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BACKGROUND TO THE REPORT

9. In 2018 South Ribble Borough Council commissioned a formal Playing Fields and Open Space Strategy with consultants Knight Kavanagh & Page. The work involved a comprehensive assessment of the range, quality and status of all playing pitches within the South Ribble area. It involved extensive consultation with local schools, sports clubs and the Council carried out by the Consultants to assess the current state of sports pitches in the Borough. The report also assessed future demand for playing pitches in the Borough against projected housing and population growth.

- 10.** The refreshed Playing Fields and Open Space Strategy was formally adopted as part of South Ribble's Council's Planning Policy during 2019.
- 11.** As part of the Playing Pitch Strategy, assessment work was also undertaken on assessing future demand for artificial grass pitches i.e. 3rd generation pitches or commonly known as 3G pitches. The assessment carried out identified that there is a shortfall of two full size 3G football pitches in the Borough.
- 12.** Over the past 12 months we have been working with the Lancashire Football Association (LFA) on how we could develop a new Playing Pitch Hub in the Borough which would have 2 full size 3G pitches located at the same site. This forms part of a developing Football Facilities Plan for the Borough, which is currently on hold due to the Covid crisis. Ultimately the Football Facilities Plan will not only promote the new 3G pitches but will also recommend an investment plan for Borough's grass pitches and management.
- 13.** Initial work was undertaken to explore the idea of combining a new Sports Playing Field Hub with a new Headquarters for the Lancashire Football Association (LFA) to move to, as they were looking to move from their current site at Thurston Road, Leyland. Valuation work was completed on their current site to see if financially it would be a move they could make.
- 14.** Work was then undertaken by Knight Kavanagh & Page Consultants on a site at Lodge Lane. However, on analysis it showed the cost of relocating the LFA and purchasing the required land was prohibitively expensive.
- 15.** The LFA have now decided to stay in their current premises for the time being but have been fully supportive of the Council continuing to explore how it could develop a new Playing Pitch Hub facility.
- 16.** Following a consideration of several sites where we would have had to purchase the land for the Hub, making the scheme very expensive, thought was given as to whether we could fit the new Playing Pitch Hub into an existing Leisure Centre site notably Bamber Bridge Leisure Centre. Following a survey of the site it was realised we could fit 2 new 3G pitches alongside the play area on land historically used as football pitches adjacent to the M6 Motorway.
- 17.** Following identification of the site we have worked in partnership with the Planning department of the Council, the Lancashire Football Association (LFA) and latterly the Football Foundation to develop the project. Both the LFA and the Football foundation fully support the concept of a new Playing Pitch Hub and see it a key project for the area. This could result in the Football Foundation being able to support the project financially subject to a successful funding application and the Council following a clear process laid down by the Football Association.
- 18.** To that end, Steve Wells Associates have been appointed as approved consultants by the Football Foundation to develop the project to a point of achieving full planning permission. This includes the preparation of a full business plan for the project. They have also been appointed to prepare and submit a full

Football Foundation bid for a minimum of £950,000 support funding for the project.

PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)

19. The proposed scope of the Sports Playing Pitch to be located at Bamber Bridge Leisure Centre is as follows:

- The Development of two full size 3rd generation (3G) pitches alongside each other adjacent to Bamber Bridge Leisure Centre
- The refurbishment of existing facilities within Bamber Bridge Leisure Centre to serve the new 3G pitches
- To improve the current Gym facility within the existing Leisure Centre
- The refurbishment of the outside and inside toilets facilities within the existing Leisure centre
- Creation of a new ancillary building to supply, changing facilities, toilets, first aid, café and a social area to serve the two pitches
- The improvement to the reception area of the existing Leisure Centre
- The refurbishment of the existing café area to serve the new Playing Pitch Hub, but also to serve the existing Leisure Centre, the existing play area on the site and Withy Grove Park
- The improvement and enhancement of the public realm around the Leisure Centre to serve the new 3G pitches, the café area and to also improve access to the play area and Withy Grove Park
- To improve and extend the current carpark at the existing Leisure Centre installing new electrical charging points as required
- To improve the mechanical and electrical services within the existing Leisure Centre to serve the new Playing Pitch Hub
- To provide the necessary storage facility within the existing Leisure Centre to serve the 2 new 3G pitches

20. The initial estimated total capital cost of the above project is around £3m to £3.2m. This is subject to a formal tendering exercise which will be undertaken to select a suitable contractor to carry out the construction works. This cost will include an amount set aside as a sinking fund which equates to £25k per year as a capital contribution which will be required as part of an agreement to be established with the Football Foundation as part of any grant received. From a revenue point of view a full business plan is being prepared but looking at similar Football Foundation hub facilities around the country the new facility should at the very least achieve a break-even revenue position going forward.

21. The Football Foundation bid to be submitted in January 2021 will be for a minimum amount of £950,000 This will go towards the total cost of the scheme.

22. The procurement of the final construction part of the project will follow procurement rules as laid down by the Council.

23. The rationale for the project is to meet the shortfall of 3G pitches in the Borough as identified by the Playing Pitch Strategy. However, on a wider level, the project

will realise an ambition identified within the Council's Corporate Plan and take forward key priorities identified around Health and Wellbeing and tackling Health inequalities in the Borough. Working with the Football Foundation the new 3G pitches will be programmed to encourage greater access to sport and physical activity focusing on women, young people, people from low income households and people from different ethnically diverse backgrounds. The project will also refurbish the dry side of Bamber Bridge Leisure Centre, reducing the back log of repairs and maintenance at the centre and improving facilities and services for Leisure Centre, play area and Withy Grove Park users alike. Finally, the project will also deliver on a key part of the Council's emerging Leisure Facilities Strategy which is being brought to Cabinet in October 2020.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

24. Cabinet could consider a do-nothing option or to do the project without doing a funding application to the Football Foundation. The do-nothing option would not realise a recommendation of the formally adopted Playing Fields Strategy and one of the projects identified in the Corporate Plan. The do-nothing option would also fail to deliver on a key plank of the Council's newly emerging Leisure Facilities Strategy. To not do a Football Foundation application would miss out on the opportunity of bringing external funding into the Borough.

AIR QUALITY IMPLICATIONS

25. The project will take on board the Council's Air Quality Plan and look to enhance air quality where possible e.g. installation of new electrical charging points at Bamber Bridge Leisure Centre carpark

RISK MANAGEMENT

26. Through developing the project, a risk has been identified that could affect the time-scale of the scheme. In terms of the pitch alignment there could be a need to move a pond. Through initial surveys it has been ascertained that the pond may contain Great Crested Newts which are highly protected under Planning Law. As mitigation work is now taking place with Planning and Ecologists as to assess the best way forward. The worst-case scenario is that the scheme will be delayed or phased as required. The portfolio holder has been kept updated on progress and the mitigation required.

27. A comprehensive risk register will form part of the Business Plan for the project

EQUALITY AND DIVERSITY IMPACT

28. A full Equalities Impact Assessment (EIA) will be carried out as part of the project.

COMMENTS OF THE STATUTORY FINANCE OFFICER

- 29. The current capital budget for this project is £4.3m which includes the cost of Steve Wells Associates. As outlined in the report it is forecast that this budget will eventually be adjusted downwards following a formal tender process.
- 30. The funding for this project has not yet been finalised. The report highlights a minimum £950k bid to Football Foundation. The Council will look to fund the project as to minimise the impact it has on ongoing revenue budgets. This will include considering S106 and/or CIL contributions to part-fund the project.

COMMENTS OF THE MONITORING OFFICER

- 31. There are various legal implications to note. Firstly, a procurement exercise in accordance with the Contract Procedure Rules will be carried out. A report will be brought back to Cabinet to make the final decision on contract award. Subsequently formal contracts will be entered into.
- 32. Secondly planning permission for the works in question will be required. This of course will be for a decision of Planning Committee.
- 33. Thirdly any grant monies obtained via the Football Foundation will be subject to terms and conditions.

BACKGROUND DOCUMENTS

The Council’s Playing Field and Open Space Strategy

APPENDICES (or There are no appendices to this report)

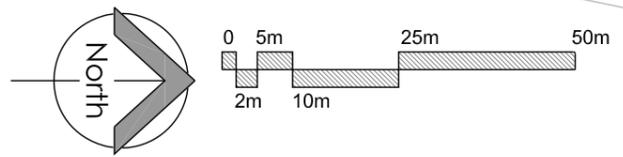
Appendix 1 Bamber Bridge – Proposed Site Plan – Option 4 (This could change as part of the planning process)

Appendix 2 Bamber Bridge – Proposed Floor Plan – Option 4 (This could change as part of the planning process)

Appendix 3 Bamber Bridge – High Level Cost Plan

LT Member’s Name: Neil Anderson
 Director of Neighbourhoods and Development

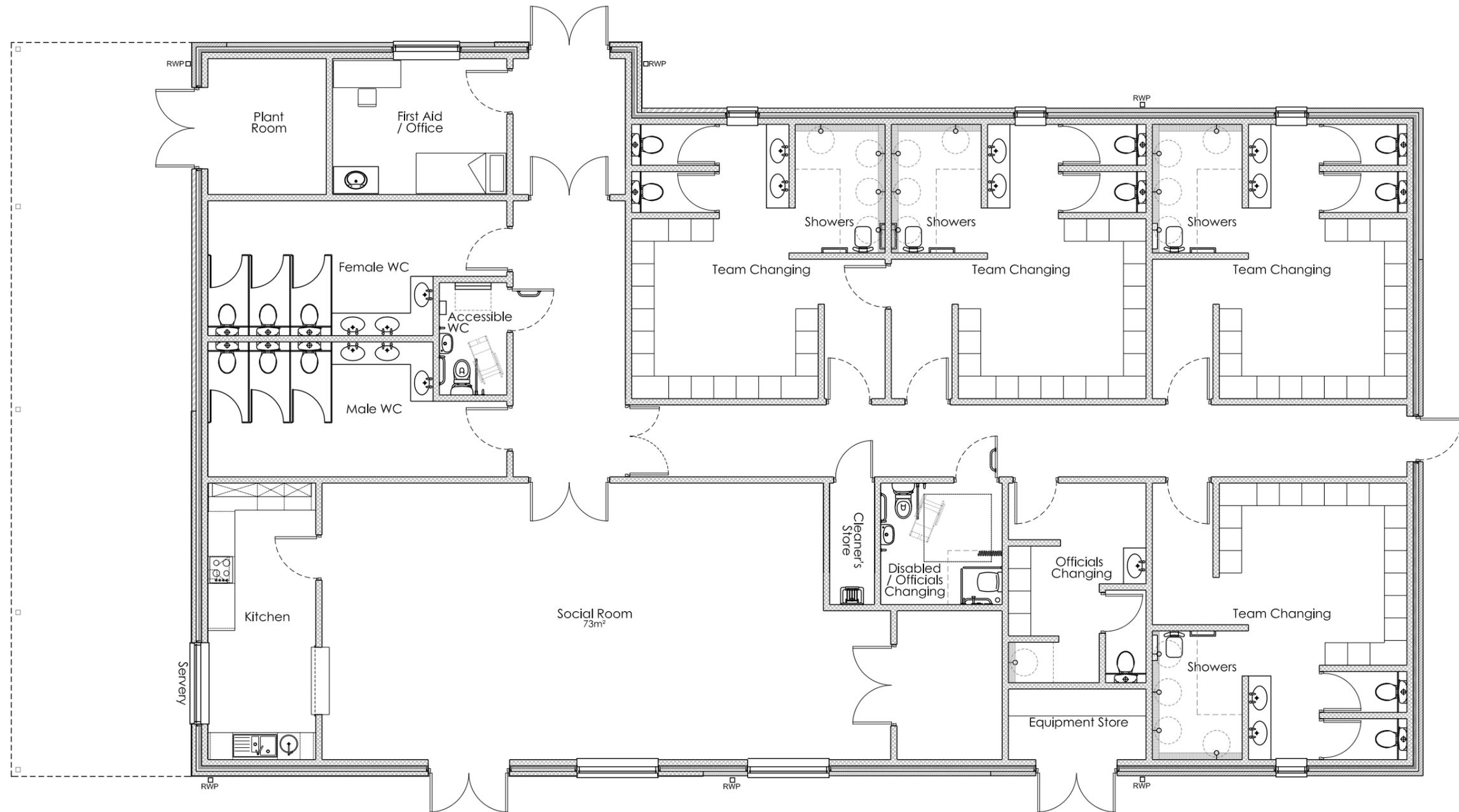
Report Author:	Telephone:	Date:
Neil Anderson, Catherine Southworth (Assistant Director of Projects and Development, Leisure and Projects Manager)	01772 625540	16/09/2020



Copyright Notice: This drawing is the copyright of Design Studio - North LLP (Architects) and shall not be reproduced without permission. © 2020	Project Proposed Full Size AGPs at Bamber Bridge Leisure Centre Brindle Road, Bamber Bridge Preston, PR5 6YJ		Client Bamber Bridge Leisure Centre		 Churchill House, Mill Hill, Pontefract, West Yorkshire, WF8 4HY t: 01977 797258 e: mail@stevewells-associates.com	Dwg. No. 205-067-1017		Rev.	
	Dwg. Title Proposed Site Plan - Option 4 Proposed 2 Team Change Pavilion		Scale 1:1000 @ A3			Date August 2020		Drawn by GSB	
Dwg. Purpose Feasibility		No. Revision / Issue Date							

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PROPOSED FLOOR AREA - 390m²



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Copyright Notice: This drawing is the copyright of Design Studio - North LLP (Architects) and shall not be reproduced without permission. © 2020	Project Proposed Full Size AGPs at Bamber Bridge Leisure Centre Brindle Road, Bamber Bridge Preston, PR5 6YJ		Client Bamber Bridge Leisure Centre		Dwg. No. 205-067-1018	
	Dwg. Purpose Feasibility		Dwg. Title Proposed Floor Plan - Option 4 Proposed 4 Team Change Pavilion		Scale 1:100 @ A3	
No. Revision / Issue Date		Churchill House, Mill Hill, Pontefract, West Yorkshire, WF8 4HY t: 01977 797258 e: mail@stevewells-associates.com		Date August 2020		
				Drawn by GSB		
				Checked DKW		



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BAMBER BRIDGE LEISURE CENTRE - PITCH HUB SITE - HIGH LEVEL COST PLAN 25.09.20

1. Following on from our Headline Costs report issued in June 2020, we now have a preferred plan which comprises the following built elements.
2. Two full sized fenced and floodlit 3G artificial turf pitches (AGPs) to FA and Football Foundation standards with a shockpad included in one AGP so that it meets the head impact criteria for contact rugby (both codes).
3. A new single storey, traditionally constructed, stand-alone changing pavilion with the following schedule of accommodation ...
 - a canopied entrance leading to a lobby;
 - office / first aid room;
 - corridor access to social / club room;
 - a social room with kitchen and serveries;
 - a shuttered store for tables and chairs;
 - separate male, female and accessible wcs for visitors;
 - central corridor leading to changing rooms;
 - four 16no. bench space changing rooms each with integral showers and wcs;
 - separate officials' change with shower and wc;
 - accessible change with shower and wc (doubling up as additional officials' change as needed or for gender requirements);
 - player's exit to pitches at the far end of the corridor;
 - covered paved area to the play area elevation;
 - external small equipment storage; and
 - plant room.
4. An extension to the existing car park which will allow for a further 75 spaces plus two accessible parking bays for disabled visitors, two mini-bus spaces, EV charging points, and secure cycle storage. This macadam car park extension will include formal drainage and 6m high street lighting.
5. The proposals will also include amendments to the geometry to the highway junction to improve sight lines and turning.
6. We have organised a simple electrical test at the Leisure Centre to establish whether there is sufficient capacity to power the 24 lamps included in the AGP proposals which will draw down approximately 55A per phase. While the Leisure Centre was closed at the time of the testing, pool heating was still in operation and reasonable assumptions were made for electrical demand
7. The AGPs, the pavilion, car park and junction improvements would be considered 'eligible expenditure' and will be the subject of the application to the Football Foundation. They are therefore the constituent parts of the planning application we would like to submit at the end of September. We have not forgotten refurbishments to the Leisure Centre both externally (cladding for example) and in remodelling the café / toilets area, but it is important that we focus now on securing a planning approval to accompany the Football Foundation application in January 2021. We will make a separate planning application for any works to the existing Leisure Centre.

8. I set out below our estimated 'whole project costs' that would eligible inclusions in a Football Foundation application. I have separately allocated a notional cost for works to the Leisure Centre even though at the moment these improvements are not wholly defined. All costs exclude VAT.

ITEM	DESCRIPTION	COST
a.	For the two 3G AGPs including tree removal and replanting	1,500,000
b.	For the stand-alone pavilion (with a more detailed cost breakdown below)	880,000
c.	For the car park extension and access improvements	220,000
d.	For surveys, professional fees and statutory charges	130,000
	Football Foundation 'Whole Project Costs'	2,730,000
e.	Less possible FF award request (34.8%)	-950,000
f.	Potential South Ribble Council contribution	1,780,000

g.	Football Foundation whole project costs	2,730,000
h.	Leisure Centre refurbishment / remodelling	500,000
	Total estimated project cost	3,230,000

9. For the stand-alone pavilion, we have an elemental cost breakdown as follows ...

ITEM	DESCRIPTION	GIFA 395m ²	COST
a.	Site Preparation		9,200
b.	Sub Structure		46,300
c.	External Walls		78,800
d.	Roof		59,900
e.	Windows and External Doors		37,300
f.	Internal Walls		29,600
g.	Internal Doors		18,900
h.	Wall Finishes		7,300
i.	Floor Finishes		29,800
j.	Ceiling Finishes		14,900
k.	Decoration		7,600
l.	Fixtures, Fittings and Equipment		39,700
m.	Sanitary Installations		16,100
n.	Mechanical Works		82,600
o.	Electrical Works		51,100
p.	CCTV		5,000
q.	Service Trenching		9,800
r.	Building Works in connection with Services		2,400
s.	Drainage		43,500
t.	External Works - paving, paths, hardstandings		48,100
u.	New Statutory Services Supplies (provisional)		80,000
v.	Preliminaries		104,000
	Sub Total (ex VAT)		821,900
w.	Works to Play Area Fence and Skate Park		28,100
x.	Contingencies and Risk Allowance		30,000
	Total (ex VAT)		880,000