

**POW BECK VALLEY.  
SPORT VILLAGE PROJECT.**

**CONSULTANT'S BRIEF.**

**Final Version.**

**November 2006**



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## 1 INTRODUCTION

The **Whitehaven Regeneration Programme** has been formed by Key Stakeholders to building upon the successful renaissance of Whitehaven Harbour by regenerating the Town Centre, Pow Beck Valley, the town's Coastal Fringe and the residential estates in South Whitehaven.

A Development Plan for the Pow Beck Valley area has been produced as part of the Whitehaven Regeneration Programme and this includes the possibility of relocating Copeland Borough Council's sports centre and swimming pool to a location within the Pow Beck area.

Copeland Borough Council and West Lakes Renaissance have commissioned a feasibility study into this relocation which was completed in July 2006. The conclusion of the report suggested that a more joined up approach to delivery of the Pow Beck project through the Sport Village initiative should be explored further.

## 2 COMMISSION OVERVIEW

This commission is designed to bridge the gap between the Pow Beck Valley Sports Centre Relocation Feasibility Study Final Report (July 2006) and the study to be commissioned shortly by West Lakes Renaissance relating to the Stadium Delivery Project.

## 3 DETAILED SCOPE AND DELIVERABLES

The outcomes from this study should be as follows:

### Sports Village Model.

- An examination of the steps to be taken for the entire Pow Beck Valley development to secure Sports Village status and therefore funding.
- A model of co-operation between all stakeholders involved in the Sports Village site to be devised.
- Potential synergies between the stadium and the public leisure facilities to be identified, with an analysis of the revenue business plan implications.

### Funding.

- Capital funding streams. More information on the Big Lottery Fund Community Buildings Fund, potential for attracting NDA funding and the funding to facilitate the rollout of the Sports Village concept in the North West. Likelihood and amount of funding to be determined.
- More robust funding strategy required with viability rate for each potential funder identified.
- A realistic timescale for delivery identified.

### Finance.

- Determine more accurately the likely level of NNDR for the new public leisure facilities.
- Determine the extent of capital receipts from land sale of the pool and sports centre.
- Determine any development constraints surrounding the re-development sites (pool and sports centre) that would affect land valuations.

### Facility Mix.

- Assess the need for indoor extreme sports to be included in the development. This type of development engages well with young people and gets them active in non-traditional sporting activity (improving health), but was not explored in any great detail as part of the sports centre re-location study.

## 4 TIMESCALES

The anticipated process and timescales are set out as follows:

Invitation to Tender issued: 22<sup>nd</sup> November 2006.

Tender to be returned by: 13<sup>th</sup> December 2006.

Consultant appointed by: 22<sup>nd</sup> December 2006.

Draft report required by: 26<sup>th</sup> February 2007.

Final report required by: 12<sup>th</sup> March 2007.

Meeting dates are to be agreed following appointment of the Consultant.

## 5 NOTES TO TENDERERS

The Client for this project will be Copeland Borough Council. The main point of contact will be Cath Coombs, Cultural Services Manager. [Cath.Coombs@Copeland.gov.uk](mailto:Cath.Coombs@Copeland.gov.uk); tel: 07894 723051.

Tenders to be returned, by 13<sup>th</sup> December 2006 to:

Cath Coombs,  
Cultural Services Manager,  
Copeland Borough Council,  
Whitehaven Commercial Park,  
Moresby Parks,  
Whitehaven,  
CA28 8YD.

Please note that the Council reserves the right to accept a tender other than the one which is the most economically advantageous or to not accept a tender at all. For information, the maximum budget for this study is £10,000 + VAT.

Written proposals should provide information on:

Overall Approach and Methodology – a high level description of how you will undertake the work in order to meet the objectives, broken down into key stages.

Personnel – identify the key personnel who will be involved in the project, their relevant experience, the number of days they will be involved in each key activity and their costs per hour.

Insurance – evidence of insurance against third party claims (persons and property) to £5m and professional indemnity insurance to £5 million. Identify liabilities which are not covered by these policies

Quotation – the fee requirements for the project, to include all expenses. Provide a breakdown of any disbursements, travel, subsistence and accommodation expenses. Provide a proposed payment instalment schedule if required.

Additional Requirements – identify any additional services and/or requirements that are considered to be required.

## **APPENDIX A – REFERENCES**

### **Existing Studies**

Pow Beck Valley Development Plan  
Pow Beck Valley Baseline Market Analysis  
Pow Beck Valley Sports Centre Relocation Feasibility Study.

### **Concurrent Studies**

Whitehaven Regeneration Implementation Plan  
Pow Beck Valley Strategic Flood Risk Assessment

### **Concurrent Projects**

Whitehaven Miners' Social Welfare Club Relocation Project  
Pow Beck Stadium Delivery Project  
Pow Beck Valley Site Servicing Project

## **APPENDIX B – KEY STAKEHOLDERS**

Pow Beck Valley Stadium Delivery Plan Steering Group  
Copeland Borough Council  
West Lakes Renaissance  
Whitehaven RLFC  
Whitehaven Miners' Social Welfare Club  
Whitehaven Amateurs FC  
North Country Leisure Limited