

Notice of NON KEY Executive Decision containing exempt information and confidential appendix

This Executive Decision Report is part exempt, and Appendix A is not available for public inspection as it contains or relates to exempt information within the meaning of paragraph 3 of Schedule 12A to the Local Government Act 1972. It is exempt because it refers to financial information/valuation and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

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| Subject Heading: | Brittons Football Hub - Approval of a variation agreement under the new access agreement |
| Decision Maker: | Patrick Odling-Smee, Director of Living Well |
| Cabinet Member: | Councillor Gillian Ford |
| ELT Lead: | Barbara Nicholls, Strategic Director of People |
| Report Author and contact details: | Manny Manoharran - 01708 432 132 Manny.Manoharan@havering.gov.uk |
| Policy context: | People – things that matter to residents |
| Financial summary: | The updated fee proposal, which will form Schedule 2 of the final agreement, is attached as an exempt appendix. |
| Relevant Overview & Scrutiny Sub Committee: | People |
| Is this decision exempt from being called-in? | The decision will be exempt from call in as it is a Non key Decision |

Non-key Executive Decision

The subject matter of this report deals with the following Council Objectives

People - Supporting our residents to stay safe and well X

Place - A great place to live, work and enjoy

Resources - Enabling a resident-focused and resilient Council

Part A – Report seeking decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

1. Agree to the variation agreement under the new access agreement to substitute the principal contractor with TG Escapes.
2. Delegate to the Director of Living Well and Libraries, in consultation with the Deputy Director of Legal Services and the Cabinet Member for Adults and Wellbeing, authority to finalise the contract arrangements with TG Escapes.

AUTHORITY UNDER WHICH DECISION IS MADE

Cabinet 11 December 2024 - Future Management of Brittons 3G Pitch

STATEMENT OF THE REASONS FOR THE DECISION

Following completion of the Stage 1 works for Brittons Football Hub the Football Foundation and HLBC raised several concerns around affordability and route to delivery for the project.

In response, a high-level benchmarking exercise was carried out between several eco-build / modular contractors, including a full review of alternative delivery routes for the project.

- Option 1 – CURO as Principal Contractor with TG Escapes subcontracted within the ALS Redline boundary.
- Option 2 – TG Escapes as Principal Contractor, subcontracting the wider works within the ALS Redline boundary

As part of the review each contractor submitted high level construction costs and when combined with the Artificial Grass Pitch (AGP) Works Provisional costs and client direct fees, the total project costs were as follow:

- Option 1 - Curo Construction PC Route - c. £6m
- Option 2 - TG Escapes PC Route - c. £5.7m

The Council and the Football Foundation subsequently approved the appointment of TG Escapes and the Option 2 delivery route.

By exploring both delivery routes provided the council and the Football Foundation with a balanced and comparable appraisal of cost, VFM benefits and risk allocation to each route.

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OTHER OPTIONS CONSIDERED AND REJECTED

The option with Curo a traditional principal contractor was considered - Option 1 – CURO as Principal Contractor with TG Escapes subcontracted within the ALS Redline boundary. This was option was rejected to due affordability reasons.

By exploring both delivery routes provided the council and the Football Foundation with a balanced and comparable appraisal of cost, VFM benefits and risk allocation to each route.

PRE-DECISION CONSULTATION

Cabinet 11 December 2024 Future Management of Brittons 3G Pitch

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Manny Manoharran

Designation: Head of Leisure, Culture, Heritage and Libraries

Signature:



Date: 23/03/2026

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Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The Access Agreement was entered into between the Council and Alliance Leisure previously with the relevant approvals. The Access Agreement is now varied to reflect the change in the Principal Contractor and appointment of TG Escapes as the new Principal Contractor as a sub-contractor under the Access Agreement. The Access Agreement is also varied to reflect the reduction in the contract price following a benchmarking exercise.

The variation to the Access Agreement is being reflected by way of a new Access Agreement instead of a variation agreement, which is permissible legally subject to terminating the previous access agreement with Alliance Leisure. The previous agreement has been terminated.

The terms and conditions of the new Access Agreement remain the same as the previous agreement but for the above changes.

FINANCIAL IMPLICATIONS AND RISKS

This decision paper seeks approval to enter into a new access agreement appointing TG Escapes as the principal contractor for RIBA Stages 2–4 of the Brittons Football Hub project. RIBA Stage 1 has already been completed under the original project management arrangements. Following a review of delivery options, it is proposed that the remaining stages are subcontracted to TG Escapes, resulting in a more cost- effective delivery route.

The original estimated costs for RIBA Stages 2–4 were as follows:

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|--------------|-----------------|
| RIBA 2/3 | £315,228 |
| RIBA 4 | £177,361 |
| Total | £492,589 |

Under the revised subcontracting proposal with TG Escapes, the costs for these stages reduce significantly to the following:

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|--------------|--------------------|
| RIBA 2 | £130,300.60 |
| RIBA 3 | £113,538.80 |
| RIBA 4 | £131,705.20 |
| Total | £375,544.60 |

This represents a cost saving of £117,044.40.

The Football Foundation had originally offered a grant of £202,733 to cover 60% of the costs of RIBA Stages 1–3, with LBH required to provide 40% match funding. As the revised costs are lower, the grant will be adjusted to reflect 60% of the new total. The revised cost for RIBA Stages 1–3 is:

| | |
|--------|------------|
| RIBA 1 | £22,660.00 |
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|--------------|--------------------|
| RIBA 2 | £130,300.60 |
| RIBA 3 | £113,538.80 |
| Total | £266,499.40 |

Based on this revised total, the Football Foundation will contribute £159,899.64, and LBH will be required to match fund £106,599.76 based on the 60%/40% split. The match funding will be either met from additional external funding or from within Culture and Leisure existing budgets.

If RIBA Stages 1–3 are successfully completed, the Football Foundation will provide a further upfront grant to support the delivery of RIBA Stage 4. The Foundation would contribute 60% of the Stage 4 cost, which equates to £79,023.12. LBH would be required to provide the remaining 40%, amounting to £52,682.08.

LBH's contribution is expected to be met from CIL resources; however, if CIL funding is not secured, LBH will need to fund the full cost of Stage 4.

Should RIBA Stages 1–4 be completed successfully, the project would then progress to RIBA Stages 5–7, which fall outside the scope of this access agreement and would be subject to separate approval. If the project fails at any stage and does not proceed, project management costs will cease to be payable.

A review of delivery options identified no risks associated with appointing TG Escapes. The TG Escapes route provides a clear cost advantage and represents better value for money.

There is no identifiable risk to the Football Foundation grant funding, and the revised delivery approach does not impact the eligibility of the grant.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

None

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

The Public Sector Equality Duty (PSED) under section 149 of the Equality Act 2010 requires the Council, when exercising its functions, to have “due regard” to:

- (i) The need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010.
- (ii) The need to advance equality of opportunity between persons who share protected characteristics and those who do not, and;
- (iii) Foster good relations between those who have protected characteristics and those who do not.

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Note: "Protected characteristics" are age, sex, race, disability, sexual orientation, marriage and civil partnerships, religion or belief, pregnancy and maternity and gender reassignment.

The Council is committed to all of the above in the provision, procurement and commissioning of its services, and the employment of its workforce. In addition, the Council is also committed to improving the quality of life and wellbeing for all Havering residents in respect of socio-economics and health determinants.

An EHIA (Equality and Health Impact Assessment) is usually carried out and on this occasion is not required

In this instance, an EHIA is not required because the work relates specifically to the specialist appraisal of the Grade II listed Bretons buildings. The appraisal is a technical and professional exercise and it will not result in any direct or immediate impacts on staff, residents or service users.

The Council seeks to ensure equality, inclusion, and dignity for all in all situations.

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

There are no implications or risks associated with appointing TG Escapes to project manage the development of a football hub at Brittons Playing Fields.

However, if Havering is awarded additional funding to develop a Football Hub, the team will acknowledge best practice regarding climate change and environmental needs in line with the Havering Climate Change Action Plan and the Council's target of becoming carbon neutral by 2040.

HEALTH AND WELLBEING IMPLICATIONS AND RISKS

There are no implications or risks associated with appointing TG Escapes to project manage the development of a football hub at Brittons Playing Fields.

However, if the project proceeds to construction there will be job opportunities as well as delivery of social value. Once constructed, there are many health and wellbeing benefits, including both physical and mental, associated with participation in football and physical activity.

BACKGROUND PAPERS

APPENDICES

Appendix A EXEMPT UKLF Access Agreement LBH - Brittons Playing Fields
19112025 (002) Legal comments (3)

Non-key Executive Decision

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

Signed



Name: Patrick Odling-Smee

Cabinet Portfolio held:

CMT Member title:

Head of Service title

Other manager title:

Date: 23/03/2026

Lodging this notice

The signed decision notice must be delivered to Committee Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on _____

Signed _____