

Full Business Case (FBC)			
1. General Information			
Directorate	Neighbourhoods	Portfolio/Committee	Homes and Neighbourhoods
Project Title	Edgbaston Reservoir Landscape Improvements Phase 1	Project Code	CA
Project Description	<p>The scheme proposes a variety of improvement works to the perimeter of Edgbaston reservoir. These include providing a new surfaced path to the perimeter, bank stabilisation works, entrance improvements, signage and seating.</p> <p>The existing infrastructure around the reservoir is in need of refurbishment and the Phase 1 projects will seek to renew items that will make an immediate improvement for users of the Public Open Space.</p>		
Links to Corporate and Service Outcomes	<p><i>Which Corporate and Service outcomes does the project address:</i></p> <p>The proposed scheme will contribute to the Council's strategic outcomes including</p> <ul style="list-style-type: none"> <li>▪ <b>Birmingham is a fulfilling city to age well in:</b> through the visible investment and physical improvement of the site increased numbers of residents will be encouraged to participate in healthy recreation and physical activity.</li> <li>▪ <b>Birmingham is an aspirational city to grow up in :</b> through the design improvements, children and young people of all backgrounds and abilities will have the opportunity to enjoy the outdoors in a safer and brighter environment.</li> </ul> <p><b>Birmingham is a great city to live in:</b> The proposed improvements to perimeter paths and associated landscape works will encourage more visitors to the reservoir and by deterring vandalism and anti-social behaviour will provide a safer environment for site users.</p>		
Options Appraisal Approved by	N/A	Date of Approval	
Benefits Quantification- Impact on Outcomes	Measure		Impact
	<i>List at least one measure associated with <b>each</b> of the outcomes above</i>		<i>What the estimated impact of the project will be on the measure identified</i>
	Renew and resurface perimeter paths.		Increase the number of children and other users able to use the facilities within their local neighbourhood.
	Path edge/ bank stabilisation and drainage works		Increase the numbers of users who can safely access and use the site
	New vehicular access barrier adjacent to the Sailing club and other entrance improvements		Inhibit the recurrent issue of illegal vehicular access into the site that has caused serious damage and potential harm in the past.
Project Deliverables	<p>The project will deliver:</p> <ul style="list-style-type: none"> <li>• A new surfaced 2.5m wide perimeter path around the reservoir</li> <li>• Path /reservoir edge bank stabilisation</li> <li>• Drainage to currently wet areas</li> <li>• Fencing and entrance security works</li> </ul>		

	<ul style="list-style-type: none"> <li>• New signage</li> <li>• Seating</li> </ul>
<b>Scope</b>	<p>The Parks and Nature Conservation Service have commissioned the Landscape Practice Group as project managers. The scope of the works includes:</p> <ul style="list-style-type: none"> <li>• Detailed design and costing;</li> <li>• Consultation with residents, local stakeholders, police, Ward members;</li> <li>• Liaison with Planning, Parks and Tree Officer;</li> <li>• Appointing a Landscape Framework contractor to deliver the works;</li> <li>• Contract preparation;</li> <li>• Construction operations and supervision</li> </ul> <p>The works will be procured through the Landscape Construction Framework 2015-2019.</p>
<b>Scope exclusions</b>	N/A
<b>Procurement Implications</b>	<p>The Council's Landscape Practice Group will project manage the delivery of the scheme. The contract for the works will be awarded by direct award on a 'taxi rank' basis in line with the protocol of the Landscape Construction Framework Agreement 2015-19, the award of which was approved by the then Cabinet Member for Commissioning, Contracting and Improvement jointly with the then Strategic Director of Place on 13th April 2015.</p> <p>All existing providers within the Landscape Construction Framework Agreement 2015-19 have signed up to Birmingham Business Charter for Social Responsibility. The value of the work is below the threshold for the Birmingham Business Charter for Social Responsibility to apply, however the successful provider will be required to meet the City's requirement to deliver the Birmingham Living Wage for all its employees engaged with the project.</p>
<b>Taxation Implications</b>	N/A
<b>Accountable Body</b>	N/A
<b>Dependencies on other projects or activities</b>	<p>There is currently no spend deadline for the proposed works as this will not apply until all the Section 106 funding from the development has been paid to the City Council.</p> <p>Key dependencies include:</p> <ul style="list-style-type: none"> <li>• Confirming final costs with the appointed Contractor</li> </ul>
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• Fully achievable through an experienced project team of officers and an approved Landscape Construction Framework Contractor.</li> <li>• The Project Manager has successfully delivered similar projects within Birmingham on programme and within budget including: Birchfield Urban Boulevard Oaklands Improvements Phase 4 Jarvis Road POS</li> </ul>

<b>Project Manager</b>	Jonathan Webster, Principal Landscape Architect. The Landscape Practice Group. Tel 0121 303 3937 email: <a href="mailto:jonathan.webster@birmingham.gov.uk">jonathan.webster@birmingham.gov.uk</a>		
<b>Budget Holder</b>	Joe Hayden, Parks Services Manager Tel: 0121 675 0936 <a href="mailto:joe.hayden@birmingham.gov.uk">joe.hayden@birmingham.gov.uk</a>		
<b>Sponsor</b>	Lee Southall, District Parks Manager Tel: 0121 464 0431 <a href="mailto:lee.southall@birmingham.gov.uk">lee.southall@birmingham.gov.uk</a>		
<b>Project Accountant</b>	Lisa Pendlebury, Business Analyst Tel: 0121 675 1846 <a href="mailto:lisa.pendlebury@birmingham.gov.uk">lisa.pendlebury@birmingham.gov.uk</a>		
<b>Project Board Members</b>	Robert Churn, Head of Landscape Development Tel: 0121 303 4717 <a href="mailto:robert.churn@birmingham.gov.uk">robert.churn@birmingham.gov.uk</a>  Steve Hollingworth, Assistant Director Sports, Events and Parks Tel: 0121 464 2024 email: <a href="mailto:steve.hollingworth@birmingham.gov.uk">steve.hollingworth@birmingham.gov.uk</a>		
<b>Finance Business Partner (FBP)</b>	Parmjit Phipps (Neighbourhoods Directorate)	<b>Date of FBP Approval:</b>	7/03/2019

2. Budget Summary (Detailed workings should also be supplied)					
	Voyager Code	Financial Year 2017-18	Financial Year 2018-19	Later Years	Totals
<b>Capital Costs &amp; Funding</b>		£	£	£	£
<b>Expenditure:</b> Development costs already approved	CA-02988-03	14,830	4,500		19,330
Other costs to complete project construction works			-	322,696	322,696
Design, supervision and professional fees		-	4338	27,899	32,237
<b>Totals</b>		14,830	8,838	350,595	374,263
<b>Funding</b> Development costs funded by: (S106 resources from Account No 2016/00026/LA)	CA	14,830	8,838	350,595	374,263
<b>Totals</b>		14,830	8,838	350,595	374,263
<b>Revenue Consequences</b> No revenue consequences arising from this scheme		-	0	0	0
<b>Totals</b>		-	0	0	0
<b>Funded By:</b> Existing GM revenue budget for Edgbaston Reservoir	RLL2X	-	37,264	37,264 per annum	37,264 per annum
<b>Totals</b>		-	37,264	37,264 per annum	37,264 per annum
<b>Planned Start date for delivery of the project</b>	Start of construction on site: April 2019,		<b>Planned Date of Technical completion</b>	End of construction: July 2019	

<b>3. Checklist of Documents Supporting the FBC</b>		
<b>Item</b>	<b>Mandatory attachment</b>	<b>Number attached</b>
<b>Financial Case and Plan</b>		
<ul style="list-style-type: none"> <li>Detailed workings in support of the above Budget Summary (as necessary)</li> </ul>	y	See Appendix 2
<ul style="list-style-type: none"> <li>Milestone Dates/ Project Critical Path (set up in Voyager or attached in a spreadsheet)</li> </ul>	y	See Appendix 4
<ul style="list-style-type: none"> <li>Partnership Funding Proposal</li> </ul>	n	n/a
<ul style="list-style-type: none"> <li>Specific Funding (Grant) outline</li> </ul>	n	n/a
<b>Project Development products</b>		
<ul style="list-style-type: none"> <li>Populated Issues and Risks register</li> </ul>	y	See Appendix 5
<ul style="list-style-type: none"> <li>Stakeholder Analysis</li> </ul>	y	See Appendix 6
<ul style="list-style-type: none"> <li>Technical Feasibility Assessments</li> </ul>	n	n/a
<ul style="list-style-type: none"> <li>Partnership Agreement</li> </ul>	n	n/a
<ul style="list-style-type: none"> <li>Non-Financial Benefits</li> </ul>	n	n/a
<b>Other Attachments (list as appropriate)</b>		
<ul style="list-style-type: none"> <li>Options appraisal</li> </ul>	y	See Appendix 3
<ul style="list-style-type: none"> <li></li> </ul>		
<ul style="list-style-type: none"> <li></li> </ul>		

## Appendix 2

Cost Breakdown	
Budget	£374,263
New Perimeter Paths	£259,500
Other works	£33,521
Contingency	£29,675
Surveys	£2,580
Professional fees	£48,987
Total cost	£374,263

## Options Appraisal- Appendix 3

<b>Option 1</b>	<b><i>Implement a more extensive scheme including refurbishing the existing car park at Edgbaston Reservoir</i></b>
<b>Information Considered</b>	<ul style="list-style-type: none"> <li>• The current state of the POS infrastructure around the reservoir;</li> <li>• The need to have a long-term vision for facilities at Edgbaston Reservoir;</li> <li>• The funding available from the Section 106 agreements.</li> <li>• Planning policy and the project brief.</li> <li>• The ideas and concerns raised by stakeholders and planners through the consultation process.</li> </ul>
<b>Pros and Cons of Option</b>	<p><i>What were the advantages/positive aspects of this option?</i></p> <ul style="list-style-type: none"> <li>• This would meet the spend purpose set out in the original Section 106 agreement.</li> </ul> <p><i>What are the Disadvantages/negative aspects of this option?</i></p> <ul style="list-style-type: none"> <li>• The local residents and ward members want some improvements implemented urgently and the masterplan will take longer to resolve;</li> <li>• Spending resources on existing infrastructure that will be replaced in the near future is a waste of money.</li> </ul>
<b>People Consulted</b>	<ul style="list-style-type: none"> <li>• Ward Members and MP.</li> <li>• Client officers.</li> <li>• Local residents</li> <li>• Stakeholder Advisory Group</li> </ul>
<b>Recommendation</b>	<p><i>Proceed or Abandon this Option?</i></p> <ul style="list-style-type: none"> <li>• <b>Abandon</b></li> </ul>
<b>Principal Reason for Decision</b>	<p><i>What are the key reasons for the recommendation regarding this option?</i></p> <ul style="list-style-type: none"> <li>• The site masterplan currently in development shows the car park relocated to serve future need.</li> </ul>

<b>Option 2</b>	<b><i>Implement the proposed works at Edgbaston Reservoir</i></b>
<b>Information Considered</b>	<ul style="list-style-type: none"> <li>• The current state of the POS infrastructure around the Reservoir;</li> <li>• The need to have a long term vision for facilities at Edgbaston Reservoir;</li> <li>• The funding available from the Section 106 agreements</li> <li>• Planning policy and the project brief.</li> <li>• The ideas and concerns raised by stakeholders and planners through the consultation process</li> </ul>
<b>Pros and Cons of Option</b>	<p><i>What were the advantages/positive aspects of this option?</i></p> <ul style="list-style-type: none"> <li>• The option improves the perimeter footpath and other aspects of the POS around the reservoir significantly improving accessibility for users without affecting wider masterplan proposals.</li> <li>• The works will halt the deterioration of the footpath and where it meets the water's edge avoiding increased costs later on.</li> <li>• This option would meet the spend purpose set out in the original Section 106 agreements,</li> <li>• These improvements can be carried out relatively quickly without endangering the long term proposals for the Reservoir</li> </ul> <p><i>What are the Disadvantages/negative aspects of this option?</i></p> <ul style="list-style-type: none"> <li>• There are significant capital costs for these proposals however the S106 Agreement funds are sufficient to cover these costs</li> </ul>
<b>People Consulted</b>	<ul style="list-style-type: none"> <li>• Ward Members and MP.</li> <li>• Client officers.</li> <li>• Local residents</li> </ul>
<b>Recommendation</b>	<p><i>Proceed or Abandon this Option?</i></p> <ul style="list-style-type: none"> <li>• <b>Proceed</b></li> </ul>
<b>Principal Reason for Decision</b>	<p><i>What are the key reasons for the recommendation regarding this option?</i></p> <ul style="list-style-type: none"> <li>• Proceeding with the proposals meets the needs of local residents and improves the rapidly deteriorating POS for the surrounding communities and many visitors without endangering wider masterplan proposals.</li> </ul>

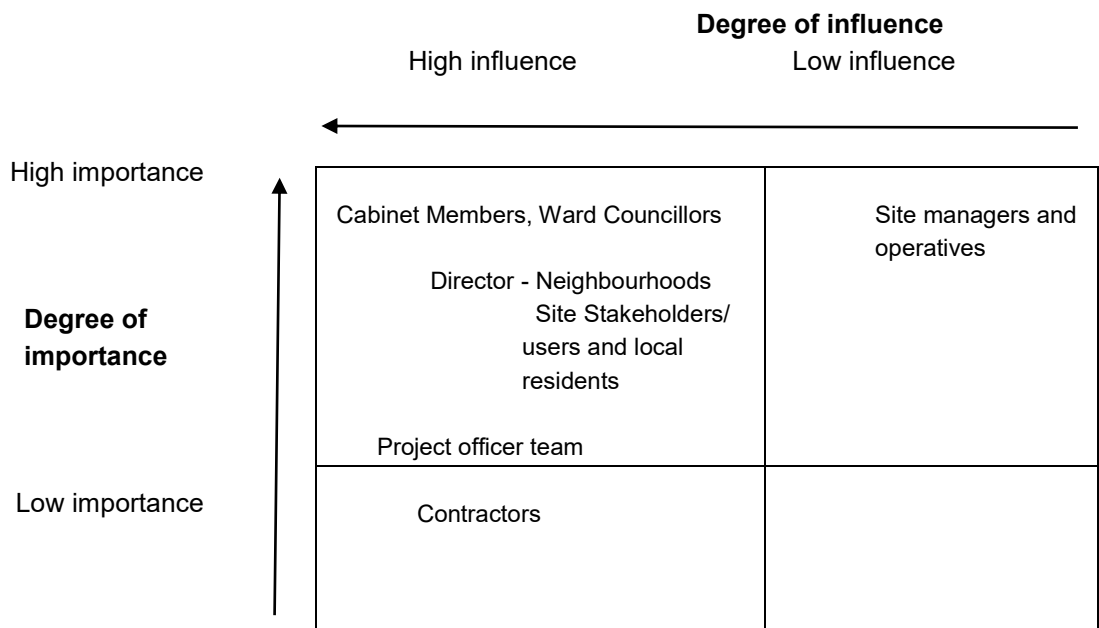
Summary of Options Appraisal – Price/Quality Matrix					
	Score (1/poor to 10/good)		Weighting (%)	Weighted Score (higher=better)	
	Option 1	Option 2		Option 1	Option 2
<b>Financials</b>					
Total Capital Cost	5	7	10	50	70
Annual Revenue Cost	3	7	10	30	70
<b>Delivery of Service Outcomes</b>					
Contribution to Council's Corporate Objectives	10	10	10	100	100
Provides a useful, inviting environment for increased level of visitors and with improved accessibility and year-round facilities	5	10	10	50	100
Durable and easily maintained	8	8	10	80	80
Achievable/deliverable/practicable	2	8	15	30	120
Sustainable materials	5	5	10	50	50
Level of risk	2	8	10	20	80
Stake holder support	4	8	15	60	120
<b>Total</b>			100%	<b>470</b>	<b><u>790</u></b>

**Project Milestones – Appendix 4**

Milestone	Date/s Forecast	Critical Date
Completion of feasibility	March 2018	-
SCP S106 Full Business Case Approval	February 2019	y
Place orders with Main Contractor	April 2019	n
Construction works to begin on site	April/ May 2019	n
Anticipated end of Construction works	July 2019	n
End of 12 Month 'Rectification Period' releasing the contractor of their workmanship liabilities.	July 2020	n

**Risk Assessment Register - Appendix 5**

<b>Risk</b>	<b>Likelihood of risk</b>	<b>Severity of risk</b>	<b>Effect</b>	<b>Solution</b>
Delayed approval of the Full Business Case beyond March 2019	med	medium	The order for the works may be delayed which could increase costs of non-standard items	Approval of the FBC is critical to the works programme and the placing of the order with the main contractor. The delay could be accommodated, but alterations may need to be made to the main works to keep within budget. Unless orders are placed with contractors under the existing framework before the 10 <sup>th</sup> May 2019 the Council will not have a contracted framework through which to deliver this project.
Capital costs escalate	low	low	the scheme as it is currently designed may exceed the available budget.	The procurement route within the Landscape Construction Framework is designed to minimise financial risks for the City Council. Non-standard items may increase in price. If necessary value-engineering exercises would be undertaken to ensure costs are contained within resources available.
Construction works fall behind programme	med	low	Works would continue into the school summer holiday period which would pose a greater risk to community safety and the local residents enjoyment of the POS would be disrupted	There would be prior knowledge of any delay and all stakeholders would be kept informed to minimise any impact upon them.



## APPENDIX

Stakeholder	Stake in project	Potential impact on project	What does the project expect from the stakeholder	Perceived attitudes and/or risks	Stakeholder management strategy	Responsible
Ward Councillors	Link with local stakeholder groups and residents	High	Consultation with community in form of the Stakeholder advisory group and support for project	Objections from stakeholders /local residents	Provide information and keep informed	Client officers and project manager
Cabinet Members/ Director - Neighbourhoods	Corporate authority to approve the scheme	High	Due consideration of the project proposals and approval to commit the resources	Is project value for money and does it meet the Council's corporate priorities.	Provide information and keep informed	Client officers and project manager
Local Stakeholder Groups & residents	End users and adjoining neighbours	Medium High	Contribution to the design during consultation.  Understanding during construction works.	Fear of anti-social behaviour.  May object to disturbance of works operations.	Careful design and prompt reaction to concerns or site issues.  Prompt reaction to concerns or site issues.	Client officers and project manager and local councillors
Project officer team including team working on masterplan	Design, delivery and responsibility for project	Medium High	Design to meet the requirements. Expertise in delivery. Project management. Long term management	Unforeseen delays Unforeseen costs	Co-ordinate design team and contractor	Client officers and project manager
Site managers and operatives	End-users and future maintenance of the site	Medium High	Engagement with the design process and due consideration of the project proposals in relation to management of the site	Additional costs for future maintenance to be controlled through design.	Provide information and keep informed	Project manager
Contractors	Construction work	Medium	Works to be completed to the client brief and delivered on time and within budget.	Sub-standard work	Contractors are reliable partnering contractors. Specialist contractors will be closely monitored and obligated contractually	Project manager and quantity surveyor