

Appendix 5

PROJECT DOCUMENTATION

OUTLINE BUSINESS CASE

Common Bank (also known as Big Wood Reservoir)

Release: 1.1

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This Project Utilises Chorley Borough Councils Project Management Methodology

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Programme Board: Capital

Outline Business Case

Revision History

Date of this revision: 21/02/06

Revision Date	Summary of Changes	Version
16/01/06	First Draft	1.0
21/02/06	Minor changes following quality assurance	1.1

Approvals

This document requires the following approvals:

Name	Date Approved	Link to Approval Minutes	Version
Capital Programme Board	01/02/06		1.0
Executive Cabinet			1.1

Distribution

This document has been distributed to:

Name	Title
Jane Meek	Head of Development and Regeneration
Rebecca Huddleston	Project Support Officer
Capital Programme Board	
Executive Cabinet	

1. PROJECT BACKGROUND

The Council works in partnership with various external organisations like North West Development Agency, Lancs County Council and non-profit making organisations like Groundwork, on a variety of environmental enhancement schemes.

REMADE is a NWDA funded scheme run by Lancashire County Council to tackle the problem of derelict, under-used and neglected (DUN) land in Lancashire. REMADE's aim is to help tackle regeneration priorities through the reclamation of large Brownfield sites for soft end uses like sports and recreation, nature reserves, food-growing projects, footpaths and cycleways. REMADE currently have 26 schemes in their programme throughout the County, including Common Bank.

2. PROJECT OBJECTIVES

- To provide enhanced areas for leisure and soft end use for example open Space, Green Space and Woodlands, to residents and visitors of the Borough.
- To encourage greater community involvements in local projects.
- To reduce the number of neglected, underused and disused sites within the Borough.
- To maximise the external financial funds that are available to Chorley BC.
- To maximise the external financial funds that are not available to Chorley BC.

3. SCOPE

The scope is to regenerate an approx area of 31.5 acres (12.75Ha) Common Bank (Big Wood and Copper Works Wood) and to create Open Spaces, Green Spaces and Woodland area from our derelict, underused and neglected (DUN) site. The work includes Reservoir Refurbishment Works, Environmental Improvements Works, Creating new Footbridges & footpaths, securing access to Copper Mine Works, interpretation and signage boards.

No other project has taken place in this context at this size in Chorley BC but a small good example is the West Way Pond, which was an area that was neglected for a long time. Westway Ponds in Astley Village, Chorley, have been revitalised from a dark and uninviting landscape into a thriving area where local people can enjoy the countryside and learn about ecology and wildlife. The group of four ponds are surrounded by woodland on the edge of Astley Village and are originally thought to have been created during the excavation of clay in the area. They have more recently been used as a drinking hole for cattle.

The regeneration scheme included woodland management work and a small green woodcraft event and a clean up event were organised. The Council and Groundwork worked with Parklands School Conservation Volunteers to carry out practical conservation work. It also included fencing the site, installing footpaths, board walks, a dipping platform, wildflower planting and the preparation of an ecological management plan.

4. ASSUMPTIONS

- Chorley BC can attract external funding, which we have partially done so.

5. OVERVIEW OF THE BUSINESS CASE AND BENEFITS

There are various Government initiatives to reduce the number of sites that are derelict, underused and neglected (DUN). The Forestry Commission and North West Development Agency carried out a survey in Chorley that highlighted 129 such sites, of which 119 were DUN sites and 91 had potential for community woodland sites. The survey was only conducted of sites that were greater area than 1 Hectare. However there are near equal number of sites that have an area less than 1 Hectare.

Chorley is committed in reducing the number of DUN sites and this site is a priority for regeneration. Groundwork has a full –time project officer dedicated to Chorley Projects, towards which no financial contribution is paid to the organisation by Chorley, who is also assisting in this project. The request for capital fund will be used to fully maximise financial gain. During the last financial year over £100,000.00 were attracted and invested into the Borough for similar projects.

This project was initially funded 100% by REMADE but due to reduction in their budget they are no longer able to fulfil their commitment. The way forward in attracting the majority of the funding is for Chorley to partially fund the scheme. Currently funding has been secured from external source (ie) Environment Agency via Action Douglas and Yarrow has agreed to contribute £4,680.22 and a further £50,000.00 is sought directly from the Environment Agency, to give external support to our project.

To assist Chorley's funding further, external funding is currently sought from the following: Lancs Environment Fund, Biffa Flagship Award, Sita High Impact Fund, Aggregates Sustainability Levy/Lancashire Small Sites Reclamation Fund, etc. The results of application will be known from April 2006 onwards.

This project meets our corporate priority in reducing 'pockets of inequality', getting people involved in their communities as well as developing the character of Chorley as a good place to live, work and visit.

6. BENEFITS PLAN

- The objective of reducing DUN sites will mean a better place is provided to all residents in the Borough.
- Providing an environment that is beneficial to health.
- Providing an environment that is good for nature.
- Attracting visitors from outside the Borough.
- Increase external funds to value of approx £300,000+
- For every £1 spent by Chorley BC, approximately £7 has been invested from external sources, for similar projects.

7. GERSHON EFFICIENCIES

	Efficiencies
Corporate Services	None anticipated.
Procurement	To be carried out externally.
Productive Time	No implication to Chorley BC in terms of additional staff time and cost. Full utilisation of external contractor resources to maximise external funding.
Transactions	None anticipated.

8. THE DO NOTHING SCENARIO

- More sites will become neglected and underused.
- Illegal tipping around this site and the Borough will increase.
- Groundwork project team officer dedicated to Chorley projects will not be available.
- External financial funding will be lost, including those already secured.
- Local business funding will also be lost.

9. ESTIMATED PROJECT COSTS

Description	Capital Cost Estimate	Revenue Cost Estimate
Fixed amount of capital expenditure will be allocated	£100,000	£50,000
Total	£100,000	£50,000

10. RECOMMENDED HIGH LEVEL PROJECT MANAGEMENT ARRANGEMENTS

Position	Name	Title
Project Sponsor	Executive Cabinet	
Senior User	Jane Meek	Head of Development & Regeneration
Senior Suppliers	Matt McDonalds	External contractor
Project Manager	Sagheer Akhtar	Regeneration Projects manager