

FULL COUNCIL

31st October 2022

SKATE SOUTH DEVON

The following request has been received from Skate South Devon.

If the proposal is acceptable and a grant is to be made, then the following budgets could be considered to fund it:

Reserves:

9208/902 Youth Projects – currently £12,430

Revenue budget:

4800/105 General Grants – currently £2,500 unspent

4805/105 Young People Projects – currently £8,000 unspent, although up to £4,600 earmarked for grants in progress, so will leave £3,400 unspent

Jonathan Parsons

Town Clerk

Proposal:

Skate South Devon CIC (SSD) has officially represented the interests of wheeled sports users in our region, including those who skateboard and BMX, for 18 months now. During this time our organisation has worked in partnership with local, regional and national stakeholders including: Ivybridge Town Council, South Hams District Council, Devon County Council, Devon and Cornwall Police, SkateboardGB, Sport England and of course our local residents. We will continue to drive the agenda forward for outstanding wheeled sports provision in Ivybridge whilst also continuing to develop a programme of projects to inspire youth engagement, further physical activity and support the mental wellbeing of our community.

Following on from our original Ivybridge Wheeled Sports Strategy; SSD's medium / long term goals remain unchanged; our organisation remains confident that, with the continued support of the Town Council, we can deliver an outstanding, nationally significant and inclusive wheeled sports facility at Filham to complement what our traditional pitch based sports clubs offer in Ivybridge. Our unique model of vision and governance will ensure that this facility can deliver far more than could be achieved by a standard council skatepark and should be thought of more as a community owned and managed social project. Our proposal unifies the managed approach of traditional sports clubs with the creative and cultural history of UK skateboarding. This vision offers a positive managed space which can bring together people of diverse ages and backgrounds to provide a space for them to thrive together. Over the past two years we have developed key relationships that are deeply rooted within the national

skateboarding industry and have already attracted the support of key players such as Flatspot and SkateboardGB.

Some of SSD's achievements to date include:

- Creation of our 'Ivybridge Wheeled Sports Strategy' that has been accepted by the Town Council, wheeled sports community and people of Ivybridge
- Engaged with the local community effectively, including multiple consultations
- Appeared on BBC Radio Devon, BBC Spotlight, Plymouth Live and in other local news publications as advocates for wheeled sports facilities
- Developed successful relationships with local businesses including: Ivor Jones Financial Planning, Bandvulc, Flatspot, Dainton Self Storage, Paintel, SSG Training and Consultancy, Prime and more
- Raised thousands of pounds in funding through sales and donations
- Negotiated an improved offer from SHDC on behalf of the wheeled sports community of Ivybridge for £165K (from an initial offer £100K) for a replacement skatepark as part of the proposed 'Aldi / Regeneration Scheme'
- Delivered successful skate / art workshops, youth graffiti events and fundraising evenings / film night
- Created a more youth friendly space at the central skatepark
- Trained three skateboard coaches through SkateboardGB's official training programme
- Worked with SkateboardGB to develop a model for proper governance, undertaken child protection and first aid training for coaches and prepared risk assessments for forthcoming coaching and beginner skateboard sessions
- Entered detailed discussions with potential contractors and designers
- Conducted preliminary desk based site searches
- Secured funding for initial site surveys
- Negotiated an agreement that maintains access for all stakeholders on the Filham site through discussion with the Donkey Sanctuary and by listening to the needs of The Allotments Association
- Cleared undergrowth and scrub at Filham to facilitate topographical surveys
- Commissioned a detailed topographical survey at Filham
- Started working with John Grimes Partnership on solving any potential drainage issues at the Filham site

With the topographical data from Filham already complete and drainage work underway, SSD has made good progress at Filham; we now need to develop the site design in detail. The vision and aspirations for our project do however require support and expertise that are beyond our organisation to deliver independently. Specifically, we need to consider detailed site planning, 3D design, building architectural and landscaping work at Filham. This will feed directly into the planning process and enable us to prepare a confident planning submission. It will also provide SSD and the Town Council with a detailed site plan for all the required elements. This detailed site plan will allow us to finalise a phased building approach from which we can derive exact funding requirements and the required timescales for delivery. The design and related technical specifications will also form the basis for the subsequent tender process. In summary, this work is now critical to sowing the ground for successful planning submission and final project delivery.

SSD has engaged the UK's most respected and experienced skatepark designer; qualified architect Jeremy Donaldson, to support our organisation throughout the

process. Jeremy has a wealth of experience and as an independent consultant will also be able to support both SSD and the Town Council through the complex planning and tender process with confidence. Jeremy visited Filham during the summer for early feasibility studies and he is extremely motivated by the project. He is well known in the industry and very well connected, having designed hundreds of iconic parks around the UK and internationally over many years. Most recently, Jeremy delivered one of the UK's largest skateparks: Skate 100 @V36 in Belfast. Situated between loyalist and republican communities, V36 is an inclusive, world class facility that is already demonstrating its potential to heal the divides between communities who have suffered from decades of violence.

Jeremy Donaldson has provided SSD with a detailed proposal and fee breakdown (attached) that will take us to final project delivery. His proposal lays out clear timescales (see Appendix) and delivery expectations at each stage. We are now asking the council to support the project financially by helping SSD to fund the crucial next step - completion of Stage 2 (pre-planning). This will deliver enough design detail to maximise the benefit of the pre-planning response from SHDC and provide enough information for a successful Crowdfunding campaign. Delivery of work for Stage 2 will include early design of the park design itself and also the associated buildings, such as toilets, cafe, storage etc. The fee total for the work to pre-planning and delivery of Phase 2 is quoted as £5,265. We would ask the Town Council to note that the small Cornish village of Millbrook (on the Rame Peninsula) has currently raised over £56K for initial design and delivery of a new skatepark through a well organised Crowdfunder campaign. This is the preferred route for initial project funding by Sport England. SkateboardGB, Crowdfunder, the organisers of the Millbrook campaign and others stand ready to support SSD and the Town Council in an equally successful campaign. We are confident that with well constructed site plans from Jeremy we can demonstrate a very strong (and almost shovel ready) project that will be successful in attracting significant early funding.

We hope that Ivybridge Town Council will be able to help fund the required £5,265 so that the next critical seed stage of this fantastic community project can progress. SSD is happy to provide any further information or make representation as required. Please note that the attached proposal includes an important Appendix section (timescales for work) for Jeremy Donaldson's proposal. The Appendix does contain commercially sensitive information and should remain within the Town Council for your discussions. The main proposal document can be shared more publicly.

Nick Harris
Chairman
Skate South Devon CIC

18th October 2022**Nick Harris****Skate South Devon CIC**

1B Costly Street
 Ivybridge, Devon
 PL21 0DB
 by e-mail

Fillham Pump Park, Community Building and Landscape

Dear Nick,

Thank you for inviting us to submit this fee proposal for your project at Fillham. We will work with you to develop an innovative pump park and a community building within a landscaped site. This promises to be a mould-breaking scheme. We are ready to work with you right away to make this happen.

The proposed pump park is to have 1,250m² of concrete riding area and will be landscaped to the site. The suggested budget for this is £550,000 at current market rates.

Your brief for the building is a café, social and storage space, which suggests a floor area of around 230m². Following recent discussions on the building, it is now proposed to use modular/prefabricated elements for this element of the project. This could include repurposed shipping containers, glulam frames or other forms of agricultural technology to create a robust building, whilst maintaining a respect for the site context. The target budget for this is £175,000, with the objective being to achieve a solution to your brief in an economical fashion.

The design process has a series of iterative stages: developing the brief, testing and filtering ideas, establishing a vision for Fillham and turning that into reality. The RIBA's Plan of Works provides a framework for these progressive stages and is used to split the work and fees into packages. You can engage us for all or part of the various stages. We have prepared the following proposal to take us to pre-planning consultation.

Stage 0/1 • Strategic Definition, Preparation & Briefing • £1,485

This stage is to establish what you would like to achieve, and what may be feasible on the site. We have made a start on this process over the preceding weeks. The scope of work will include the following:

- Input site information to system, review and assess as desktop studies of the site;
- Comparative analysis design studies, overlaying existing designs on the Fillham site;
- Outline masterplan/collage @ 1:500 to test scale of project and for your use in fundraising, from current inputs and data.

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Stage 2 • Concept Design • Pump Park • £1,870

Stage 2 now includes a truncated first phase of creative design work. We will use site survey inputs, consultation and design workshops to prepare 3D designs for the pump park, landscape and masterplan. This work stage includes the following scope:

- Intensive, collaborative design development process;
- Series of design development drawings;
- 2D plans @ 1:100 scale.
- Illustrative 3D sketches/ sketch renders.

Stage 2 • Concept Design • Building/Landscape • £1,910

Concept development for the building will be oriented around establishing your needs for this structure, its scale, layout and materials. :

- Feasibility studies – site analysis, design references, coordination with pump park;
- Outline building design presented as a series of plans, sections and elevations @ 1:100 scale;
- Design consultation, in tandem with the pump park workshop.

Total to Pre-planning - £5,265

These services can be further adapted to your requirements, now or on a stage-by-stage basis as we proceed. We have attached the fee calculations as an appendix to enable us to review this together.

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Outline terms

Jeremy Donaldson, trading as Curve Studio, will own the copyright in the drawings and documents produced for your project but, subject to payment of fees properly due, you may copy and use those drawings and documents for purposes related to your project only.

Jeremy Donaldson, trading as Curve Studio, will submit an account for the fees due on completion of the itemised services. Payment is to be made within 14 days of the date of issue of the relevant invoice. VAT is not chargeable on my accounts as the practice is not registered for VAT but if this changes, we will let you know.

Our liability to you will expire after six years from completion of the services or, if earlier, practical completion of the construction of the project.

I shall maintain, until the expiry of my liability, professional indemnity insurance cover for at least £250,000. PII is currently held to cover claims of £1,000,000. A copy of my current policy with Hiscox is available on request.

I aim to provide a professional standard of service, but if at any time you are not satisfied, please bring the issue to my attention as soon as possible and we can discuss how to resolve the matter. I hope we shall be able to settle any issues by negotiation or mediation. Alternatively, either of us can start court proceedings to settle the dispute at any time. But nothing shall prevent either of us from referring any dispute to adjudication at any time under the Scheme for Construction Contracts (England and Wales) Regulations 1998 (Amendment) (England) Regulations 2011. Should we need help choosing an adjudicator, the nominator will be the Royal Institute of British Architects.

Please let us know if the above proposal meets your requirements. If so, we can move on to complete preparation of the Concise Services Agreement for signature. Otherwise, we are happy to continue working with you to determine the right level of services for your needs. Details for the draft services contract are included below the schedule of services.

Yours sincerely,

Jeremy Donaldson architect
ARB Registration no. 073103J