

CENTRAL SWINDON NORTH PARISH COUNCIL

Infrastructure Works to Support New Nursery Tenant at Moredon Community Centre (PlayDen Swindon)

Summary

The Council has secured a new nursery tenant for accommodation at Moredon Community Centre. In order to facilitate the occupation and operation of the nursery, additional drainage and sewerage infrastructure works are required.

To facilitate the new mobile units (planning approved) there are minor required works extended beyond the immediate area occupied by the tenant and involve connection to and enhancement of the existing foul sewer network serving the wider site.

Whilst the works are necessary to support the nursery's occupation, the improvements will also provide a long-term benefit to the Community Centre and future occupiers through increased sewerage capacity and improved infrastructure resilience.

The estimated cost of the works is **£17,112.80** plus VAT (£20,535.36 inclusive of VAT), based on the lowest quotation received from Rock Groundwork Ltd.

The work includes installation of approximately 50 metres of drainage connection, associated excavation, reinstatement, testing and connection works.

Financial Summary

Initial modelling indicates that if the Council were to fund the full cost of the works, the expenditure would take approximately one year to recover through rental income and associated benefits. This would likely not demonstrate best value to the Council.

To ensure a fair allocation of costs reflecting the shared benefit of the infrastructure, negotiations have taken place since March 2026 with the incoming nursery tenant. It has been agreed in principle that:

- The total project cost will be shared equally between the Council and the tenant on a 50:50 basis.
- The tenant will make an advance capital contribution equivalent to 50% of their share of the project cost prior to commencement of the works.
- The remaining 50% of the project cost will be funded by the Council through its capital PWLB expenditure budget. An associated saving has already been identified against a lower flooring cost at the Pinetrees Community Centre with a saving of £10,000 against budget.

This arrangement reduces the Council's financial exposure whilst recognising that the completed infrastructure will remain a permanent asset of the Community Centre well beyond the tenancy period.

Operational Considerations

The proposed works:

- Enable occupation by the new nursery tenant with anticipated high sewerage use.
- Support the continued viability and utilisation of the Community Centre.
- Increase foul drainage capacity across the site.
- Deliver a lasting infrastructure improvement that will remain in place after the tenant vacates the premises.
- Reduce the Council's capital burden through a negotiated tenant contribution.
- Demonstrates Best Value.

Timescale

Subject to approval, works are proposed to commence at the earliest opportunity with completion targeted by August 2026 to facilitate operational requirements for the incoming tenant.

Recommendation

Members are requested to:

1. Approve the drainage and sewerage infrastructure works required to support the new nursery tenant at Moredon Community Centre.
2. Approve the Council's contribution of **£8,556** 50% of the project cost from the PWLB Capital Budget.
3. Approve the negotiated arrangement whereby the tenants 50% contribution of the project cost is provided as an advance capital contribution to the Council.
4. Authorise officers to finalise contractual arrangements and proceed with the works to achieve completion by August 2026.

Recommendation

It is recommended that Council approves the proposed infrastructure works and associated funding arrangement.

The work is essential to enable the new nursery tenancy and provide a lasting enhancement to the Community Centre's drainage capacity.

The negotiated cost-sharing arrangement represents a fair and prudent use of Council funds whilst securing a long-term asset improvement for the benefit of current and future occupiers.