

**Report of** Chief Recreation Officer

**To** Executive Board

**Date:** 4<sup>th</sup> July 2007

**Subject:** Design & Cost Report – Improvements to Golf Courses – Scheme No. 12552

**Electoral Wards Affected:**

Armley  
 Middleton Park  
 Roundhay  
 Temple Newsam

Ward Members consulted  
 (referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In  
 (Details contained in the report)

**Executive Summary**

**The purpose of this report is to request authority to spend £589,400 on improvements to the four golf courses under the management of the City Council funded from the Capital Receipt from the lease of Oulton golf course. The funds will be spent on the purchase of equipment, machinery and course improvement works.**

**1.0 Purpose of this Report**

1.1 This report provides details of the intended implementation of work at Temple Newsam, Roundhay Park, Middleton Park and Gotts Park golf courses and requests authority to spend £589,400 on the works outlined below.

1.2 These improvement works are funded from the Capital Receipt received on the grant of a long lease of Oulton Park Golf course to De Vere's Hotels, which was injected in to the 2006/7 Capital Programme. Executive Board, at its meeting on 13<sup>th</sup> February 2004 approved the grant of the lease and the use of the Capital Receipt for refurbishment of existing sports facilities and golf courses..

**2.0 Background Information**

2.1 Parks and Countryside manage four pay and play golf courses. The courses in brief comprise of:

- Temple Newsam – Two 18 holes
- Middleton Park – 18 holes
- Gotts Park – 18 holes
- Roundhay – 9 holes

- 2.2 To ensure the golfer experience at the courses is improved and to help keep income levels maintained, it is essential that the golf courses benefit from investment to support developments and maintenance. The four public pay and play courses provide affordable golf to the people of Leeds and support their healthy living and physical activity agendas.
- 2.3 In 2006/7 there were 133.5 closure days on these four courses due to inclement weather and its impact on drainage. Refurbishment and proper equipment to maintain courses should lead to a reduced number of closure days and therefore less loss of income.
- 2.4 £9,255 has been spent in 2006/2007 on emergency works at Temple Newsam golf course on the replacement of a bridge, which was in a dangerous condition and posed a possible threat to public safety.

### **3.0 Design Proposals/Scheme Description**

3.1 The proposed works to be carried out in summary are;

a) Purchase of new machinery for use across all the courses

- Thatching Reels
- Greens Vertidrainers
- Proseeder overseeder
- Greens Corer
- Topdresser
- Boom sprayer x 2
- Leaf collection (Trilo)

Total cost £78,000

b) Improvements at Gotts Park

- New Irrigation Tank
- Irrigation system upgraded
- Car park improvements
- Provision of footpaths on heavily used traffic routes
- Improved 15<sup>th</sup> fairway drainage

Total cost £61,000

c) Improvements at Temple Newsam

- Bridge repairs
- Bunker reconstruction
- Traffic routes
- Fairway drainage

Total cost £191,867

d) Improvements at Roundhay

- Install Irrigation system
- Fairway drainage

Total cost £65,000

- e) Improvements at Middleton
- Irrigation system upgrade
  - Fairway drainage
  - Traffic routes
  - Tee construction
  - Club House and Shop Improvements

Total cost £133,000

- f) Consultants fees for the marketing exercise for the disposal of Oulton Golf Course, £51,278.

3.2 Work is expected to commence during late Summer 2007 with completion expected by Spring 2008. The works will be phased to be undertaken at the most appropriate time and to cause least disruption to the courses, golfers, members of the public and the service's income stream.

3.3 The majority of the work will be undertaken by Parks and Countryside staff, however where necessary specialist contractors will be engaged.

#### 4.0 Community Safety

4.1 Throughout all processes of implementation the appropriate measures will be taken to ensure that no member of the public is put at risk.

4.2 All aspects of safety will be considered to ensure that on completion of the project all current legislation is adhered to in respect of safety.

4.3 The on course works will fall under the Construction, Design and Management Regulations.

#### 5.0 Scheme Design Estimate

5.1 The total cost for the implementation of work is £589,400.

5.2 This is divided into:

Machinery	£ 78,000
Bridge works	£ 9,255
Irrigation, drainage and course infrastructure	£450,867
Marketing costs	£ 51,278

Total                      £589,400

#### 6.0 Risk Assessment

6.1 Full and comprehensive risk assessments will be undertaken prior to work commencing on site. Contractors will ensure that whilst work is being undertaken on the golf courses, the safety of members of the public is maintained at all times.

## 7.0 Capital Funding and Cash Flow

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2007 £000's	FORECAST				
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2007 £000's	FORECAST				
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	460.2		9.3	231.0	219.9		
FURN & EQPT (5)	78.0			78.0			
DESIGN FEES (6)			51.2			0.0	
OTHER COSTS (7)							
<b>TOTALS</b>	<b>589.4</b>	<b>0.0</b>	<b>60.5</b>	<b>309.0</b>	<b>219.9</b>	<b>0.0</b>	<b>0.0</b>

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2007 £000's	FORECAST				
			2006/07 £000's	2007/08 £000's	2008/09 £000's	2009/10 £000's	2010 on £000's
LCC Gen Rec & Borrowing	589.4		60.5	309.0	219.9		
Total Funding	589.4	0.0	60.5	309.0	219.9	0.0	0.0
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

## 8.0 Revenue Effects

8.1 On going maintenance of the sites will continue to be undertaken by Parks and Countryside from existing revenue budgets.

## 9.0 Compliance with Council Policies

9.1 This project complies with Council Policies, Strategies and Initiatives and the Council's Corporate Plan. In particular health and safety, environmental matters, equal opportunities issues and customer care are all relevant to this project.

## 10.0 Recommendations

10.0 The Executive Board is requested to give authority to incur expenditure of £589,400 on the Golf Course Improvement works.