

Report of City Development

Report to Chief Planning Officer

Date: 27th October 2014

Subject: S106 spending release for Beckett Park, Weetwood.

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Weetwood.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

Approval is sought to spend £58,333.53 S106 green space monies on improvements to Beckett Park, Weetwood. The Best Council Plan 2013-17 highlights the ambition for Leeds to become the best city with an economy that is both prosperous and sustainable so all our communities are successful. Within the plan there is emphasis on supporting communities through healthy lifestyles and getting people active, also building a child friendly city to ensure the best start in life. Improvements to parks are considered to assist with these council objectives.

Recommendations

That the Chief Planning Officer:

- Approved the expenditure of £58,333.53 S106 green space monies on improvements to Beckett Park, Weetwood.

1 Purpose of this report

- 1.1 The purpose of this report is to seek approval to incur expenditure of £58,333.53 S106 green space monies on improvements to Beckett Park, Weetwood.

2.0 Background information

- 2.1 Parks & Countryside have identified Beckett Park for improvements following consultation with Weetwood ward members and local Resident Associations. The

proposal includes the installation of fencing, gates, fitness equipment, signage and furniture.

- 2.2 Beckett Park is set in the Weetwood Ward adjacent to the Beckett Park campus of Leeds Beckett University; it can be accessed from Batcliffe Drive, Batcliffe Mount & Queenswood Road.

Funding source

- 2.3 The scheme will be partially funded through S106 green space monies specifically from funds generated from the residential development for 68 houses at land Otley Road and Church Wood Avenue (former Filter Beds), planning ref: 26/593/04/FU. A total of £71,789.22 remains of the green space contribution and it is proposed to spend £58,333.53 on this proposal. Once this has been spent there will be £13,455.69 of funds remaining from the S106 at Otley Road and Church Wood Avenue.

- 2.4 Funding has also been secured for an additional £13,000 from the Project Support Fund (PSF) that will contribute to the scheme.

- 2.5 In total the scheme will cost £71,333.53 which is being fully funded by the S106 money and the Project Support Fund grant.

- 2.4 The attached plan illustrates the location of the improvement site and the S106 source sites.

- 2.5 Due to the nature of the works and the sum of money involved, finance will be run through revenue from 24/458.

3.1 Design Proposals and Full Scheme Description.

- 3.1.1 The proposal includes a mixture of soft and hard landscaping works, it is proposed to provide and grade out top soil to the rear of the skate park, install a metal knee rail along the boundary of the park, remove the old teen shelter and replace this with a bench and add a new footpath link. Fitness equipment will also be installed alongside the existing pavilion and tennis courts.

Programme

- 3.2.1 The project will be managed by Groundwork Leeds and Parks & Countryside will act as the principal contractors. The works are anticipated to be completed by December, 2014.

4. Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 This project has been devised with involvement from the Weetwood Councillors and the local Resident Associations. Ward Members were sent detailed project information via email on 25th September 2014 and a further reminder on 17th October. Cllr Bentley has replied indicating Ward Members are in support.

- 4.1.2 The proposal has been advertised on Talking Point and no comments have been received.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 The process for spending green space Section 106 monies has been subject to an Equality Impact Assessment. It concluded there were impacts as regards equality and diversity. Many of the issues relate to the restrictive nature of funding generated through S106 legal agreements. There is a strong focus and reliance on public consultation with existing and potential users as part of the preparation of proposals.
- 4.2.2 These proposals include improvements that will benefit a wide range of users of open space.

4.3 Council policies and City Priorities

- 4.3.1 The most relevant Vision for Leeds (2012-2030) ambition is to have high quality buildings, places and green spaces, which are clean, looked after and respect the city's heritage, including buildings, parks and the history of our communities by 2030.
- 4.3.2 The priorities identified in the Leeds City Priority Plans 2011 to 2015 of most relevance to this project are:
- Improve cleanliness and access to quality of green spaces; and
 - Protect the distinctive green character of the city
- 4.3.3 On 22nd August 2007, through revisions to the council's Capital Strategy, Executive Board resolved that, where there are funding requirements for pre-determined priority works to community parks, play areas and sports pitches, any available S106 funds should be used where such works are legally eligible within the terms of the legal agreement.

4.4 Resources and value for money

- 4.4.1 The projects are to be carried out by the in-house supplier; Parks and Countryside Service. All materials and plant will be procured consistent with the city council's financial procedures and the council's standing orders to ensure that the proposal delivers best value.

4.5 Scheme Costs.

- 4.5.1 A detailed breakdown of the item costs is available on file. The headline costs are as follows:

Preliminaries	£2068
Fencing Works	£32500
Fitness Equipment	£13,292.50
Site Furniture	£9600

Construction sub-total £57,460.50

Contingency @ 5%	£2873.03
Project Management	£6000
Commuted Sum (10 years)	£5000
Total	£71,333.53

4.6 Legal Implications, Access to Information and Call In

4.6.1 As this is an administrative delegated decision, no call in period applies.

4.7 Risk Management

4.7.1 A full risk assessment will be undertaken prior to commencement on site.

5.0 Recommendations

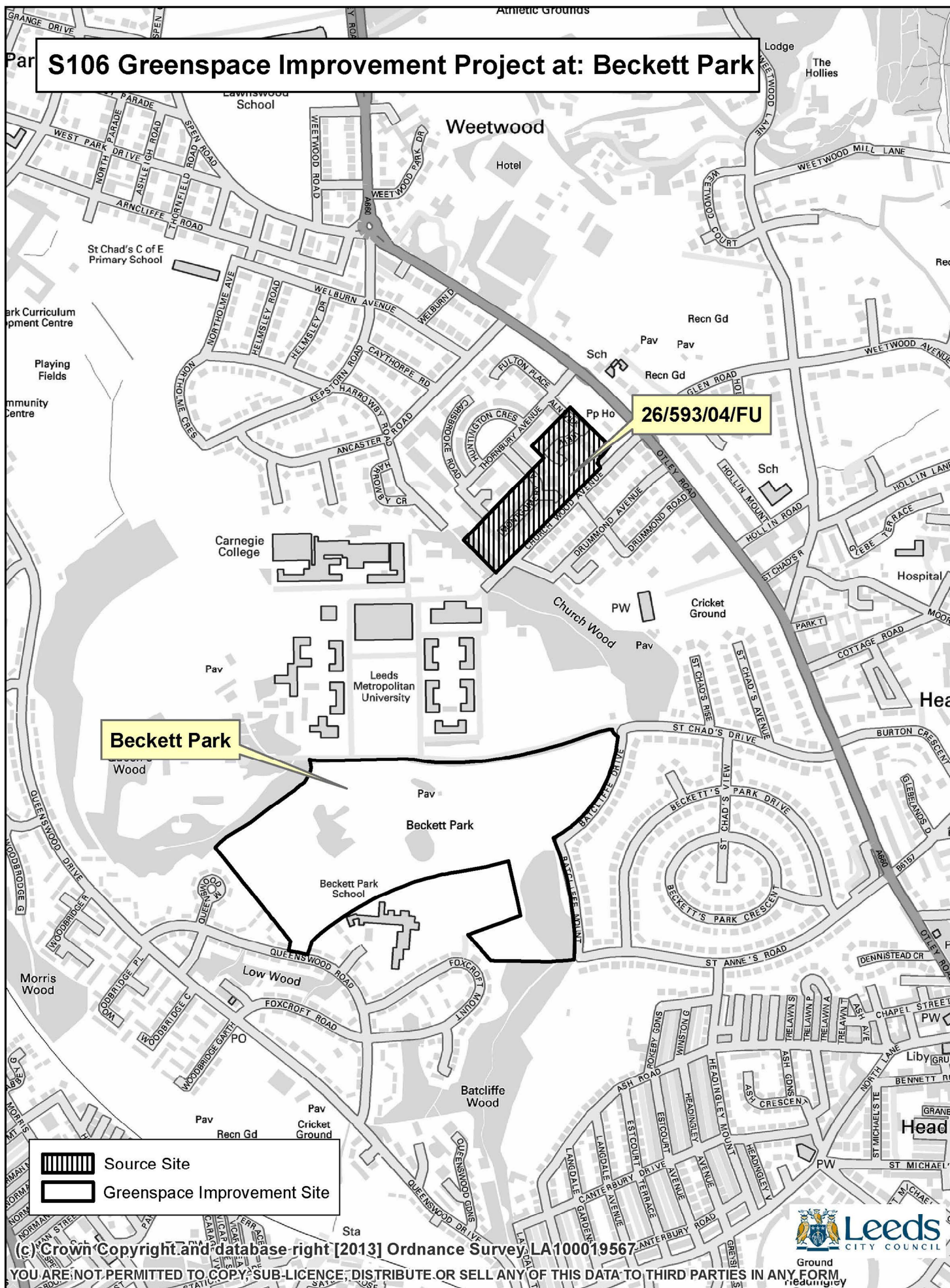
5.1 That the Chief Planning Officer:

- Approved the expenditure of £58,333.53 S106 green space monies on improvements to Beckett Park, Weetwood.

6.0 Background documents¹

6.1 None.

¹ The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.



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