



Report of Technical Manager

Report to Chief Parks and Countryside

Date: 17th December 2014

Subject: Design & Cost Report for Middleton Community Skateboard Park

Capital Scheme Number: 32230/000/000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<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 inject a £50,000 grant from Caird Peckfield (Mondegreen) and a grant of £5,000 Green Leeds into the capital programme and to spend the funding, along with some £10k S106, £10k Middleton Youth Partnership who have secured funding from HAP, and £1k Well being on the development of a Skate Park at Acre Road, Middleton.

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. Additional green space facilities such as skate parks are considered to assist with these council objectives.

Recommendations

That the Chief Officer Parks and Countryside approve the injection of some £76k into the capital programme and agrees to the expenditure of £76,000 to facilitate the building of a skate park at of Middleton Community Centre, Acre road, Middleton.

The funding been made up of monies secured from:-

- Caird Peckfield (Mondegreen) £50,000

- Housing advisory panel £10,000
- Green Leeds £5,000
- S106 £10,000
- Well being £1,000

1 Purpose of this report

- 1.1 The purpose of this report is to seek approval to inject some £50,000 grant funding, from Caird Peckfield (Mondegreen) and £5,000 Green Leeds into the capital budget and to incur expenditure of £76,000 on building a skate park on playing fields to the west of Middleton Community Centre, Acre road, Middleton.

2.0 Background information

- 2.1 The Middleton Youth Project alongside Parks and Countryside are leading a project to create a skate park adjacent to Middleton Community Centre. The total cost is £76,000 and this will be funded through various sources
The skate park was granted planning permission in August, 2014 and work is expected to be completed on site by summer, 2015.

- 2.2 The site is currently unused although it is part of the wider playing pitches and training area, being predominantly surrounded by open space and community buildings, including the community centre to the east, Middleton Primary School and its playing fields to the south and south east, open space to the north east and a derelict former social club to the north. There are also a number of residential properties in relatively close proximity to the site.

- 2.3 The skate park will be available for use by the local community and has been designed in consultation with local schools, community organisations and Ward Members.

- 2.4 The skate park was granted planning permission in August, 2014 (planning ref: 14/03762/FU).

Funding source

- 2.5 The main source of funding was secured by the Middleton Youth Project which has been successful in obtaining a grant of £50,000 from Caird Peckfield (Mondegreen) the landfill operators) which will fund the majority of the skate park.

- 2.6 Additional funding towards the project has been secured from

- Caird Peckfield (Mondegreen) £50,000
- Housing advisory panel £10,000 – has its own approvals in place
- Green Leeds £5,000
- S106 £10,000 –subject to its own approval and DCR approved Dec 2014(revenue).
- Well Being £1,000 for fees – subject to its own approval for release

3.1 Design Proposals and Full Scheme Description.

3.1.1 It is proposed that the skate park will be built in concrete, 17m long and 18.5m wide and incorporating a series of ramps, steps and ledges. The structure would be constructed on existing ground levels, and will be 1.8m at its highest point. It is proposed to locate the skate park on an area of open land to the west of Middleton Community Centre. Plan attached. The area is currently unused, and the rugby pitches further to the west will be unaffected by the development. The skate park would be located in the north eastern corner of the playing fields area; around 3.5m back from the site boundary with Acre Road, which is marked by palisade fencing.

Programme

3.2.1 The project will be managed by Parks & Countryside who will be in charge of the tendering process. The tendering process will involve the evaluation of bids from between 3 to 5 contractors. These will be assessed by Parks & Countryside officers and all other interested parties including Ward Members.

3.2.2 As the funding is being committed before the tender process is completed, which is necessary to ensure delivery of the project within the timescale, it is important to assess any unforeseen implications. If the project becomes more costly than is currently estimated. The scheme has a contingency fund of 5% of the total cost, however, in the event of an overspend it is proposed that savings could be made through removing some grind rails, benches or a reduction in the height of the ramps from the scheme.

3.2.3 The works are anticipated to be completed by summer, 2015.

3.2.4 The proposed programme is :-

- Tenders out Dec 2014
- Tenders back Jan 2015
- Tender evaluation Jan 2015
- Start on site April 2015
- Completion June 2015

4. Corporate Considerations

4.1 Consultation and Engagement

4.1.1 This project has been discussed with the Middleton Park Councillors and community. Ward Members were sent detailed project information via email on 29th October, 2014. Councillor Truswell has been heavily involved in promoting the scheme has

emailed in support. No objections have been received from Ward Members.

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 The delivery of the scheme will be via a full tendering process, managed by Parks and Countryside with assistance from the council's Procurement unit and in line with the council's financial procedures

4.5.2 Resources and value for money

4.5.3 Full scheme estimate

4.5.4 The project's estimated capital cost is £76,000. However the project is subject to a full tender process.

4.5.5 As such the final cost for the work will not be known until the tenders have been returned and evaluated.

4.5.6 Planning approval has already been secured and paid for by the group.

4.5.7 Capital Funding and Cash Flow.

Complete the embedded table below:-

required for this Approval	£000's	2014 £000's	2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	75.0			75.0			
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	1.0			1.0			
OTHER COSTS (7)	0.0						
TOTALS	76.0	0.0	0.0	76.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
	0.0		2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
green leeds grant	5.0			5.0			
mondegreen grant (LFT)	50.0			50.0			
Housing approval panel	10.0			10.0			
Section 106 / 278	10.0			10.0			
w ell being	1.0			1.0			
	0.0						
	0.0						
	0.0						
	0.0						
Total Funding	76.0	0.0	0.0	76.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number :

Title :

NB - If there is a *Shortfall* on funding please explain what measures will be taken to obtain the difference , and what sources these will be.

Revenue Effects

The site will be managed by the group, who will be responsible for the daily cleaning safety checks and removal of any litter or rubbish

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

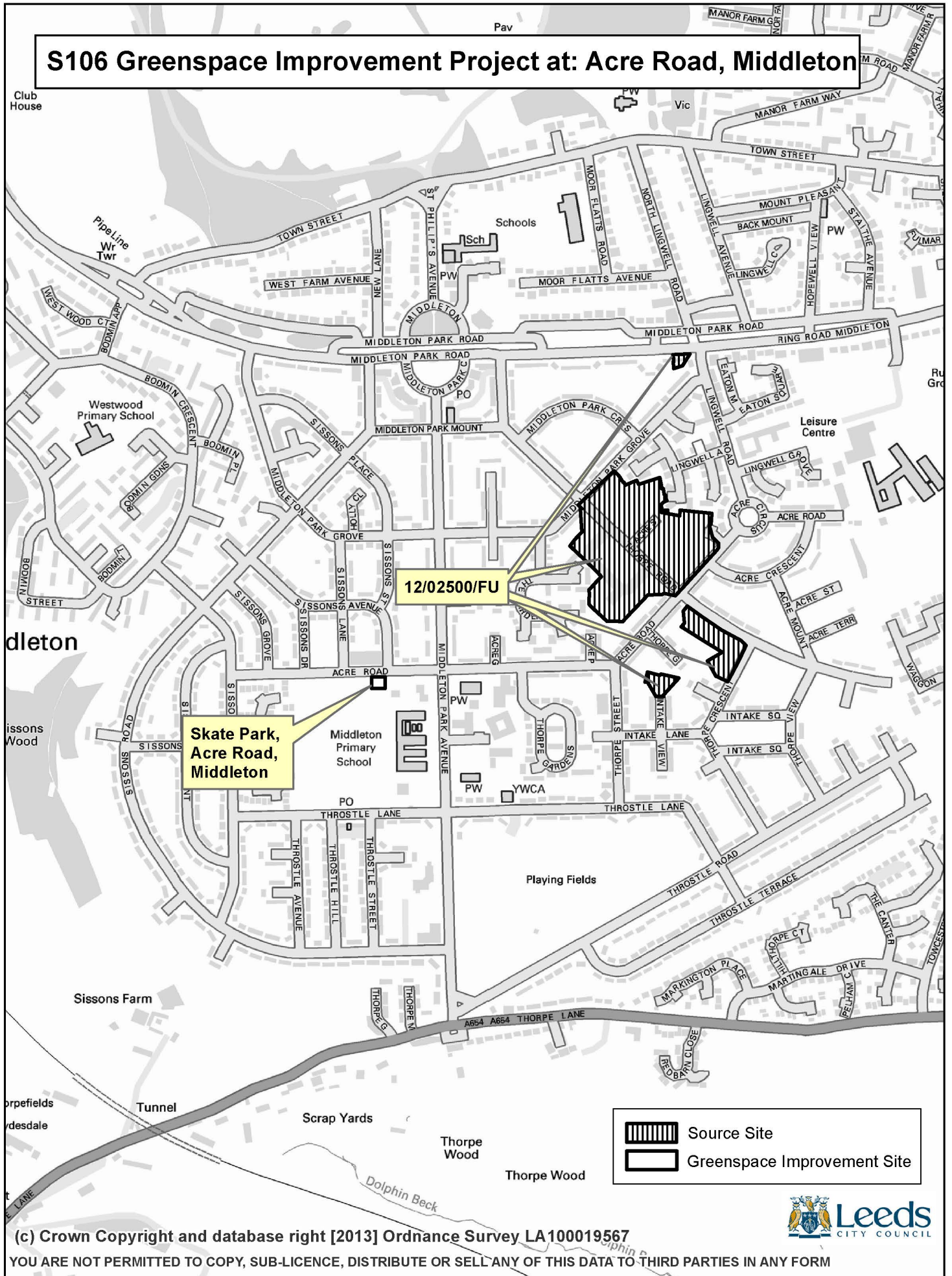
5.1 That the Chief Officer for Parks and Countryside:-

- Approve the :-
- Injection of £50,000 grant funding from Caird Peckfield (via Mondegreen) and £5,000 Green Leeds
- £10,000 Middleton Youth Partnership
- And £1,000 Well – Being
- Total £76,000
- And agree the expenditure of £76,000 on building a skate park on playing fields to the west of Middleton Community Centre, Acre road, Middleton.

6.0 Background documents¹

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.

S106 Greenspace Improvement Project at: Acre Road, Middleton



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SCALE: 1/7,500 OS Ref No: - SE2927 GIS NO - xxxx 17/11/2014

Path: L:\CGM\GIS Projects\Greenspace Calc 2010\S106 Plans\2014\Skate Park, Acre Road, Middleton\Skate Park, Acre Road, Middleton.mxd

