

Report of City Development

Report to Team Leader Local Plans

Date: 22nd January 2015

Subject: Design Cost Report - S106 spending release for Outdoor Gym in Ninelands Lane Recreation Ground, Garforth

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Garforth and Swillington	<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 £20,000 S106 green space monies on improvement works to Ninelands Lane Recreation Ground, Garforth. 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, as well as building a child friendly city to ensure the best start in life. Community Recreation Grounds provide much needed public open space, they increase physical activity, and provide facilities for communities, all of which are considered to assist with these Council objectives.

Recommendations

That the Team Leader Local Plans:

- Approve the expenditure of £20,000 S106 green space monies on improvement works to Ninelands Lane Recreation Ground, Garforth.

1 Purpose of this Report

1.1 The purpose of this report is to seek approval to incur expenditure of £20,000 S106 green space monies on improvement works to Ninelands Lane Recreation Ground, Garforth, specifically for an outdoor gym.

2.0 Background Information

- 2.1 Parks and Countryside are leading on a project of improvement works to Ninelands Lane Recreation Ground, between Ninelands Lane and Derwent Avenue in Garforth.
- 2.2 The Recreation Ground is open to the public and serves an important function to the community. The scheme is to install 8 pieces of metal equipment to form an outdoor gym. This will improve the facilities and particularly encourage active exercise in all ages and particularly adults. The equipment is free to use and is openly available. Outdoor gyms raise sports participation amongst both the active and the previously inactive, by removing barriers to exercise such as accessibility and cost. There is also evidence available of the health benefits of exercising in the fresh air.
- 2.3 The attached plan illustrates the location of Ninelands Lane Recreation Ground, as well as the development scheme which has contributed the S106 green space funding.
- 2.3 The installation of the gym does not require planning permission.

Funding Source

- 2.4 The total cost of the works is £20,000 and this will be fully funded through S106 green space funds.
- 2.7 The development of 68 houses at 'Land Opposite Highcroft and Hillside' (ref: 11/03814/FU) generated a S106 greenspace sum of £106,196. £20,000 of this will go towards the Ninelands Lane Recreation Ground outdoor gym project (and £7,520 has already been spent at Swillington Park), leaving a further £78,676 remaining to be allocated for future projects.
- 2.8 The attached plan illustrates the location of the improvement site and the S106 source site.
- 2.9 Due to the nature of the works and the sum of money involved, finance will be run through revenue from 24/458.

3 Design Proposals and Full Scheme Description

- 3.1.1 The scheme will improve the usability of the park by providing an outdoor gym consisting of a range of equipment. The specific improvements include:
- Safer surfacing (grass matting)
 - 10 stations of metal equipment
 - Signage directing use of the equipment

Programme

- 3.2.1 The project will be managed by Parks and Countryside who will be in charge of delivery and all the works.
- 3.2.2 The works are anticipated to be completed by May 2015.

4. Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 This project has been discussed with the Garforth and Swillington Ward Councillors who met with Kris Nenadic (Parks and Countryside) on 4th November 2014 to discuss proposals across the ward. Councillors were sent written confirmation of the proposals on the 5th November, and Cllrs Dobson and McKenna replied in support of the scheme. Cllr Gruen confirmed his support on 21st January 2015.
- 4.1.2 The proposal is to be advertised on Talking Point from 22/01/14 and any comments received will be considered and taken into account as appropriate.

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 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 scheme will be fully funded through green space S106. A breakdown of the costs is as follows:

Supply and installation of 10 items of adult fitness metal equipment including safer surfacing	£17,500
Signage	£2,500
TOTAL	£20,000

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 Team Leader Local Plans:

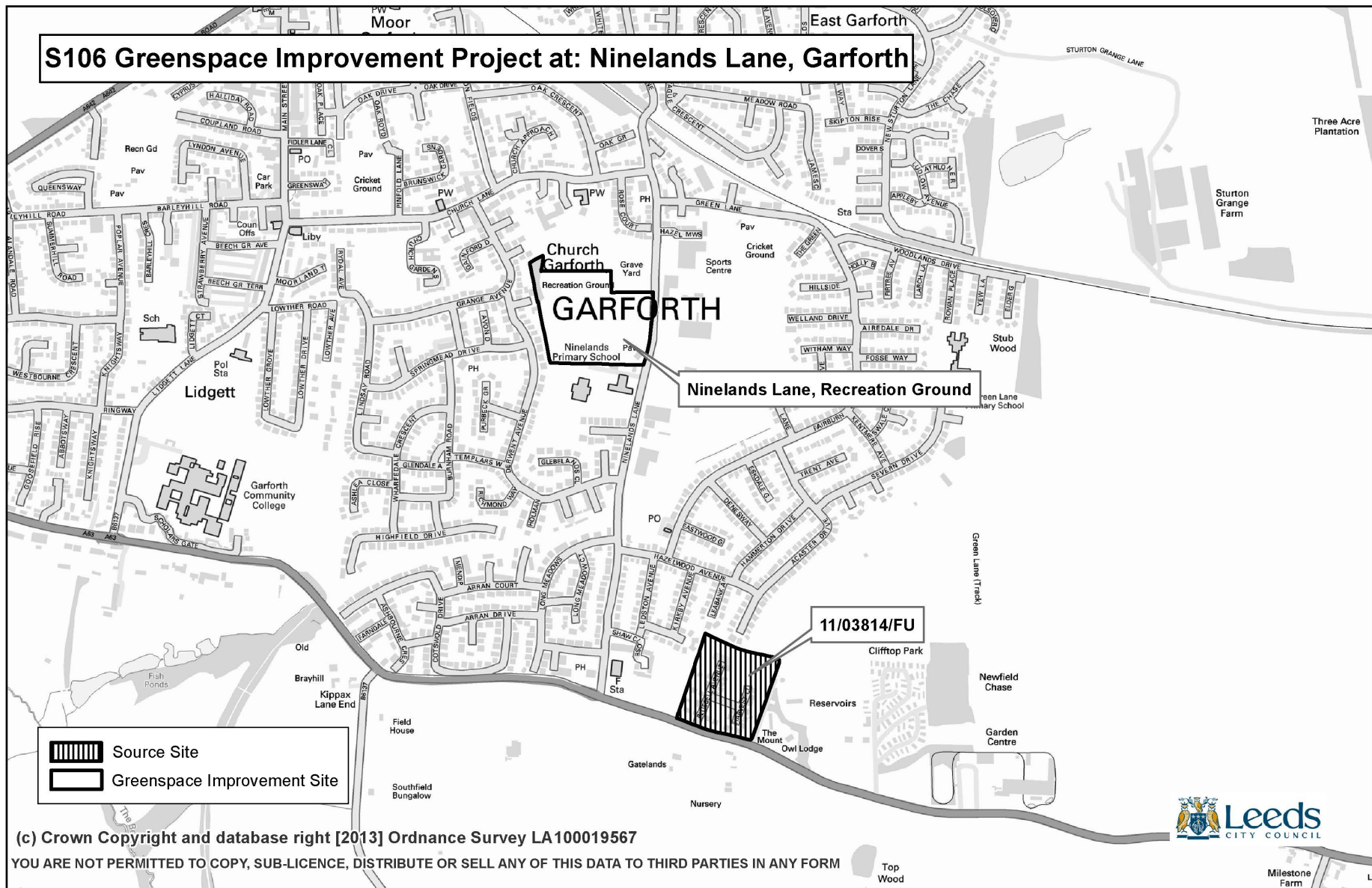
- Approve the expenditure of £20,000 S106 green space monies on improvement works to Ninelands Lane Recreation Ground, Garforth.

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.

S106 Greenspace Improvement Project at: Ninelands Lane, Garforth



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