

Report of City Development

Report to Deputy Chief Planning Officer

Date: 28th September 2015

Subject: S106 spending release for refurbishment of Churwell Park play area

Capital scheme: 32437/000/000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Morley North	<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 £120,974 S106 green space monies for a refurbishment project at Churwell Park play area. 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 contribute towards achieving these council objectives.

Recommendations

That the Deputy Chief Planning Officer:

Approved the injection and expenditure of £120,974 S106 green space monies for a refurbishment project at Churwell Park play area.

1.0 Purpose of this report

- 1.1 The purpose of this report is to seek approval to incur expenditure of £120,974 S106 green space monies for a refurbishment project at Churwell Park play area.

2.0 Background information

- 2.1 Following consultation with area management, ward members and local residents, Parks & Countryside have designed a project to refurbish Churwell Park play area.
- 2.2 There are several large new residential development sites in proximity to Churwell Park which are contributing towards the refurbishment and population growth in the local area. This is placing the park under increasing user pressure and the identified refurbishment works are designed (in part) to service the increasing number of local users and to satisfy increasing service user needs from their open spaces.

Funding source

- 2.3 Land off Daisy Hill was approved for the residential development of (planning ref: 12/04048/FU) 92 dwellings and generated a S106 green space sum of £146,540. The development and the project site are located within the same community area.
- 2.4 The attached plan illustrates the location of the improvement site and the S106 source site.

3.1 Design Proposals and Full Scheme Description.

- 3.1.1 The proposal includes the replacement of two large elements of play equipment and expansion of the play area to create space for four additional items of equipment. A new boundary fence will be installed around the refurbished area and the new expansion plot. An area of steep banking will be removed and levelled to improve access for users of the park.

Programme

- 3.2.1 The project will be managed by Parks & Countryside, who will act as the principal contractor. The works are anticipated to begin in October and complete by December 2015.

4. Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Consultation on the preferred design took place between 20th April to 15th May 2015 and was also placed on talking point during this period. Cllr Finnigan confirmed ward member support for the proposal on behalf of the Morley Borough Independents by e-mail dated 16th September 2015.

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 mainly benefit children and their carers.

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.

4.3.4 Churwell Park is an identified community park within the Parks and Green Spaces Strategy and is the priority for spending S106 monies in this area. This proposal accords with the Executive Board resolution by improving a community park and children's play areas.

4.4 Resources and value for money

4.4.1 The project will 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. These proposals will involve procurement of several specialist sub-contractors.

Scheme Costs

Capital Funding and Cash Flow

Funding Approval :	Capital Section Reference Number :-		32437/000/000				
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH	FORECAST				
	£000's	2014 £000's	2014/15	2015/16	2016/17	2017/18	2018 on
			£000's	£000's	£000's	£000's	£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						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL	TO MARCH	FORECAST				
	£000's	2014 £000's	2014/15	2015/16	2014/15	2015/16	2018 on
			£000's	£000's	£000's	£000's	£000's
LAND (1)	0.0						
CONSTRUCTION (3)	121.0			121.0			
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	121.0	0.0	0.0	121.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH	FORECAST				
	£000's	2014 £000's	2014/15	2015/16	2014/15	2015/16	2018 on
			£000's	£000's	£000's	£000's	£000's
S106	121.0			121.0			
Total Funding	121.0	0.0	0.0	121.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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

Prelims	£5,439
Earthworks	£5,383 (includes all fencing and surfacing works)
Retaining wall	£3,150
Hardworks	£30,433
Equipment	£49,225
Landscaping	£3,033
ROSPA	£250
Fencing	£15,300
Furniture	£3,000
Contingency 5%	£5,761
TOTAL	£120,974 (rounded)

4.4.2 The available funding includes a S106 sum that is only available for the purposes of children's play equipment or play areas. The below table differentiates the funding

breakdown to reflect the nature of the works proposed and the restrictions set out in the legal agreements.

4.5 Legal Implications, Access to Information and Call In

4.5.1 This is classified as a significant operational decision. No call in period applies.

4.6 Risk Management

4.6.1 A full risk assessment will be undertaken prior to commencement on site. Parks and Countryside will be responsible for all on-site Health and Safety.

5.0 Recommendations

5.1 That the Deputy Chief Planning Officer:

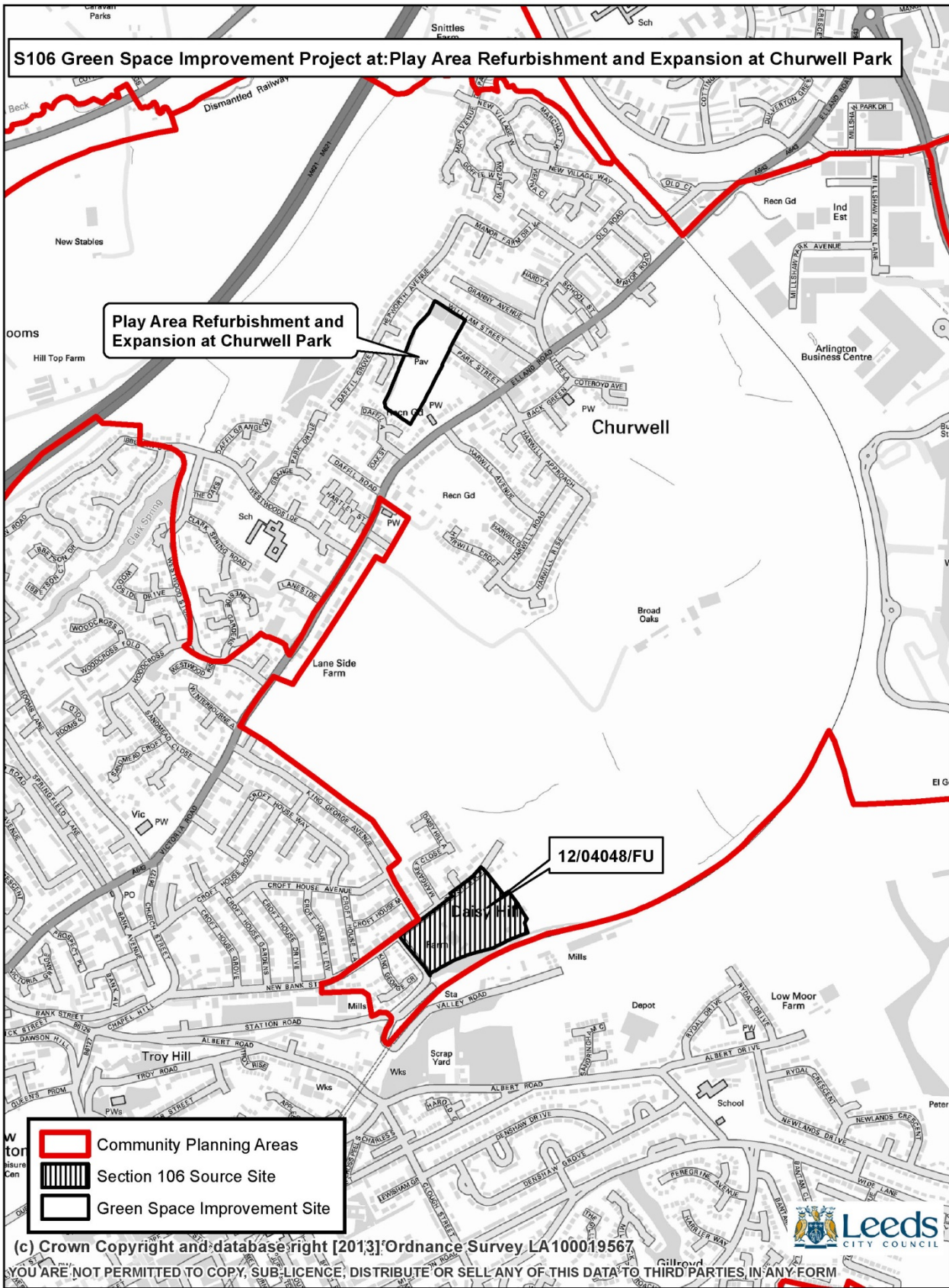
- Approved the injection and expenditure of £120,974 S106 green space monies to fund refurbishment works at Churwell Park play area.

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 Green Space Improvement Project at: Play Area Refurbishment and Expansion at Churwell Park



(c) Crown Copyright and database right [2013] Ordnance Survey LA 100019567
 YOU ARE NOT PERMITTED TO COPY, SUB-LICENCE, DISTRIBUTE OR SELL ANY OF THIS DATA TO THIRD PARTIES IN ANY FORM



THIS MAP (OR AN EXTRACT) IS AVAILABLE AT A LARGER SIZE
 PRODUCED BY GIS MAPPING AND DATA TEAM, CITY DEVELOPMENT, LEEDS CITY COUNCIL

SCALE: 1/10,000 OS Ref No: - SE2629 GIS NO -KJW 29/09/2015 Path: L:\CGM\GIS Projects\Greenspace Calc 2010\S106 Plans\2015\Churwell Park\Churwell Park.mxd

