

Report of City Development

Report to Deputy Chief Planning Officer

Date: 11th September 2015

Subject: S106 spending release for Improvements to Seacroft Gardens & Fencing at Ramshead Approach

Capital scheme: 32416/000/000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Killingbeck & Seacroft	<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 approve the injection and expenditure of a £174,555 funding package comprising S106 green space monies, Housing Advisory Panel and Safer Leeds to fund refurbishment works at Seacroft Gardens and fencing works at Ramshead Approach. 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 Chief Planning Officer:

- Approved the injection and expenditure of a £174,555 funding package comprising S106 green space monies, Housing Advisory Panel and Safer Leeds to fund refurbishment works at Seacroft Gardens and fencing works at Ramshead Approach at capital scheme 32416/000/000.

1.0 Purpose of this report

- 1.1 The purpose of this report is to seek approval to incur expenditure of £107,455 S106 green space monies for improvements to Seacroft Green MUGA & fencing at Ramshead Approach.

2.0 Background information

- 2.1 Following consultation with ward members, users of the Dennis Heeley Centre and local residents, Parks & Countryside have prepared a project to improve the MUGA facility adjacent to the centre. The fencing proposal at Ramshead Approach is unrelated. The fencing is required to protect users of the green space from vehicles which are using the green space as a short cut from the estate to the ring road. In the wetter Winter months, this is causing damage to the green space.

Funding source

- 2.3 There is currently a remaining balance of £208,446 green space monies generated from EASEL site 7 (planning ref: 07/01009/OT) residential development. £130k has already been invested in green space improvements generated from this EASEL site.
- 2.4 The attached plan illustrates the location of the improvement sites and the S106 source site associated with the planning application.
- 2.5 The Housing Advisory Panel awarded a grant of £53,600 towards the Seacroft Garden project costs. There is also a bolt on project to install CCTV at the centre funded through a Safer Leeds RCCO payment. This leaves a balance for S106 green space funding of £100,352. The Safer Leeds money is currently held in revenue at account 85 092 265.
- 2.6 Green space funding will cover all the costs to implement the fencing project at Ramshead Approach.

3.1 Design Proposals and Full Scheme Description.

- 3.1.1 This report concerns two distinct green space improvement projects within the ward.

Seacroft Gardens

- 3.1.2 The proposal involves refurbishment of the multi-use games area. The existing fencing and floodlighting will be cleared. New goal ends, provision for one tennis court and new flood lights will be supplied and installed. The existing surface remains useable and will remain, although this will receive new acrylic surface colouring to the different sports areas of the games area. The wider green space site will be enclosed by a knee rail boundary fence (black). Seven trees will be removed to create a better entrance and improve visibility. New tree planting will occur within the site. Bulb plating will occur in blocks on the site.

Ramshead Approach

- 3.1.3 This is a minor fencing proposal to protect the green space from abuse by vehicles. The site and user safety is suffering from unauthorised vehicle trespass. To secure the site from future trespass, Parks and Countryside officers, in consultation with

ward members at their meeting on 29th May 2015 have determined that a knee rail steel rail style fence will be sufficiently robust and will match the approach taken at several green space sites in the area to tackle similar issues. Two A frames will be installed in the new fence, to allow access for legitimate users. The rail and uprights will be powder coated black to reduce the aesthetic and amenity impact.

Programme

3.2.1 Both projects will be managed by Parks & Countryside, who will act as the principal contractor. The works are anticipated to begin in November and complete by February 2016.

4. Corporate Considerations

4.1 Consultation and Engagement

4.1.1 Both projects have been discussed with the Killingbeck & Seacroft ward councillors. Local residents and users of the Dennis Heeley Centre have been involved in the proposal at Seacroft Gardens. Ward members have shared the plans with local youth groups and forums.

4.1.2 Seacroft Gardens has been advertised on Talking Point during 2014. Ramshead Approach has not been advertised on Talking Point given the nature and purpose of the project.

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 open space users.

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 Seacroft Gardens is the only space in the area that comes close to achieving the purposes and functions of a community park. There is no identified and labelled community park within the Parks and Green Spaces Strategy located within Seacroft. Use of the monies on this space does not divert funds from strategic priorities in this area as this proposal is the local priority.

4.4 Resources and value for money

4.4.1 The project will be managed 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 :-		32416/000/000				
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH 2014	FORECAST				
	£000's	£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)	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 2014	FORECAST				
	£000's	£000's	2014/15 £000's	2015/16 £000's	2014/15 £000's	2015/16 £000's	2018 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	158.1			158.1			
FURN & EQPT (5)	13.5			13.5			
DESIGN FEES (6)	3.0			3.0			
OTHER COSTS (7)	0.0						
TOTALS	174.6	0.0	0.0	174.6	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH 2014	FORECAST				
	£000's	£000's	2014/15 £000's	2015/16 £000's	2014/15 £000's	2015/16 £000's	2018 on £000's
S106	107.5			107.5			
Safer Leeds (CCTV)	13.5			13.5			
HAP - East	53.6			53.6			
Total Funding	174.6	0.0	0.0	174.6	0.0	0.0	0.0

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

Site Clearance	£3,212
Hardworks	£30,720 (includes all fencing and surfacing works)
MUGA	£58,000
Grind Rails	£1,250
Soft works	£6,582
Flood lights	£44,000
Design/Supv (fixed fee)	£3,000
CCTV	£13,500
Contingency. @ 5%	£7,188
TOTAL	167,452

4.4.3 The Housing Advisory Panel awarded a grant towards the total project costs of £53,600. There is also a related project to install CCTV at the centre funded through a Safer Leeds RCCO payment. This leaves a balance for S106 green space funding of £100,352.

4.4.5 Parks and Countryside have quoted for the fencing works at Ramshead Approach using the agreed S106 green space schedule of works. The fixed sum is £7,103.

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:

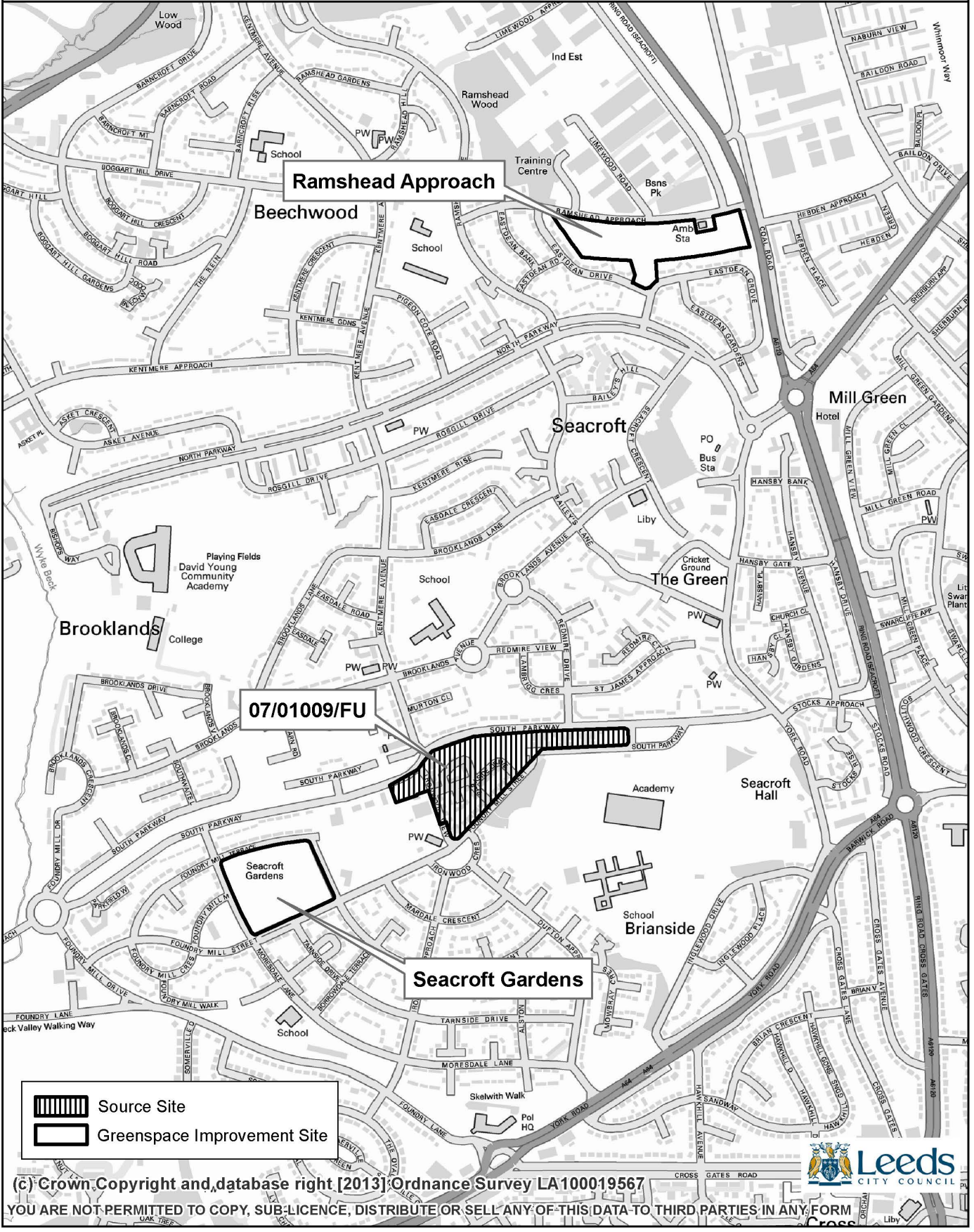
- Approved the injection and expenditure of a £174,555 funding package comprising S106 green space monies, Housing Advisory Panel and Safer Leeds to fund refurbishment works at Seacroft gardens and fencing works at Ramshead Approach at capital scheme 32416/000/000.

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: Seacroft Gardens & Ramshead Approach



(c) Crown Copyright and database right [2013] Ordnance Survey LA100019567



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: - SE3536 GIS NO - KJW 11/09/2015 Path: L:\CGM\GIS Projects\Greenspace Calc 2010\S106 Plans\2015\Seacroft Gardens\Seacroft Gardens.mxd