

Report of Technical Officer, Parks and Countryside, Environment and Housing

Report to Chief Officer of Parks and Countryside

Date: 14th January 2016

Subject: S106 spending release for refurbishment of Magpie Lane play area

Capital scheme: 32467/000/000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Morley South	<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 from the Chief Parks & Countryside Officer is sought to:

- Inject £119,126.51 Section106 green space monies for a refurbishment project at Magpie Lane play area.
- Grant authority to spend £119,126.51 Section106 on the refurbishment of Magpie Lane 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 Chief Parks and Countryside Officer:

Approves the injection and expenditure of £119,126.51 Section106 green space monies for a refurbishment project at Magpie Lane play area.

1.0 Purpose of this report

- 1.1 The purpose of this report is to seek approval to inject and incur expenditure of £119,126.51 Section106 green space monies for a refurbishment project at Magpie Lane 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 Magpie Lane play area.
- 2.2 There are several new residential development sites in proximity to Magpie Lane 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.

3.0 Funding source

- 3.1 South Queen Street Mill – 03753 - £44,073, Land off Troy Hill – 04630 - £12,079, Cross Hall School House, Fountain Street – 01739 - £30267.51 and Beech Works, Worrall Street – 05256 £32,707. The developments and the project site are located within the same community area.
- 3.2 The attached plan illustrates the location of the improvement site and the S106 source site.

4.0 Design Proposals and Full Scheme Description

- 4.1 The proposal includes the replacement of all play equipment and expansion of the play area to create space for additional items of equipment. A new boundary fence will be installed around the refurbished area and the new expansion plot.

5.0 Programme

- 5.1 The project will be managed by Parks & Countryside, who will act as the principal contractor. The works are anticipated to start spring 2016 and be completed in the financial year 2016/17.

6.0 Corporate Considerations

6.1 Consultation and Engagement

- 6.1.1 Consultation on the play equipment required took place between 27th April to the 5th June 2015 and was also placed on talking point during this period. Councillors Varley and Elliott confirmed their support on 26th February 2015 and Councillor Dawson also confirmed support on 1st April 2015 via e-mail.

6.2 Equality and Diversity / Cohesion and Integration

- 6.2.1 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.
- 6.2.2 These proposals include improvements that will mainly benefit children and their carers.

6.3 Council policies and City Priorities

- 6.3.1 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.
- 6.3.2 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
- 6.3.3 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.
- 6.3.4 Magpie Lane is public open space as identified 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 parks and children's play areas.

6.4 Resources and value for money

- 6.4.1 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.

6.5 Scheme Costs

6.5.1 Revenue implications

The play area will be managed from existing revenue budgets.

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 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 £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	119.1			119.1			
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	119.1	0.0	0.0	119.1	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2015/16 £000's	2016/17 £000's	2017/18 £000's	2018/19 £000's	2019 on £000's
School Fundraising	0.0						
Private Sector	0.0						
Section 106 / 278	119.1			119.1			
Government Grant	0.0						
Total Funding	119.1	0.0	0.0	119.1	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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

Prelims	£3,121.60
Earthworks	£3,401.56 (includes all fencing and surfacing works)
Hardworks	£48,043.42

Equipment	£43,647.24
ROSPA	£250
Fencing	£13,610
Furniture	£1,380
Contingency 5%	£5,672.69
TOTAL	£119,126 (rounded)

6.5.2 The available funding includes a S106 sum that is available for the purposes of children’s play equipment or play areas.

6.6 Legal Implications, Access to Information and Call In

6.6.1 This is classified as a significant operational decision. No Call In period applies as this scheme does not meet the Call In threshold of £250,000 and does not affect more than one Council Ward.

6.7 Risk Management

6.7.1 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.

7.0 Recommendations

7.1 That the Chief Parks and Countryside Officer:

- Approves the injection and expenditure of £119,126.51 Section106 green space monies to fund refurbishment works at Magpie Lane play area.

8.0 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.