



**Report of: Director of Environments and Housing**

**Report to: Executive Board**

**Date: 22nd March 2017**

**Subject: The development of Middleton Park and the establishment of an Urban Bike Park.**

**Capital Scheme Number: 32690/000/000**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Middleton Park	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input 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

1. Middleton Park, which is managed by Leeds City Council and is in part owned by Wades Charity, is made up of a mixture of traditional parkland and ancient woodland. The site generates in excess of 2 million visits each year, 90% of which are drawn from a local catchment area which includes the wards of Middleton, Beeston, City and Holbeck and Hunslet. The site has benefited from significant recent investment following a successful application to the Heritage Lottery Fund, Parks for People scheme. That investment, coupled with the support and commitment of the Friends of Middleton Park, has led to significant improvements in the park not only in terms of the asset but also the range and breadth of activities that are available to support community participation and engagement.
2. In September 2014, Executive Board supported the closure of Middleton Park Golf Course, which was located within the park but managed in isolation of the broader estate, in order to realise a saving in revenue in light of declining participation. Following the closure of the golf course, it was agreed that proposals should be developed to integrate the golf course site into the broader landscape of the park. The potential to pursue the development of a cycling facility within the park emerged from that process as option for further consideration.
3. This concept was further developed in subsequent reports to Executive Board that providing updates on the development of a cycling legacy within the city following the

Tour de France grand depart. This process in turn established the principle of Middleton Park becoming a hub for cycling given the synergies offered by the proximity and connectivity of the site to the John Charles Centre for sport.

4. Detailed proposals have therefore been developed that will see extensive investment in the following areas;
  - The development of a competition standard Mountain Bike Trail;
  - The development of a range of complementary and associated cycling facilities;
  - Significant investment in pedestrian footpaths, car parking along with improved and safer site access for residents visiting the site.
  - The enhancement and development of the former golf clubhouse building.
5. In order to support in delivering this concept and to realise the potential associated benefits in terms of participation and skill development, British Cycling have committed investment to the value of £400k towards this scheme. Furthermore they have supported this work being undertaken by the councils Parks and Countryside service. In addition Sport England have committed funding to the value of £238.5k to transform and expand the former golf clubhouse building in manner that will improve sustainability and provide the space needed for cycling and other physical activity related community engagement activities to develop and expand within the park.

## **Recommendations**

1. Executive Board is requested to;
  - i) Authorise the injection of £400k of grant funding from British Cycling as a contribution towards the costs of establishing a series of trails and cycling facilities within Middleton Park.
  - ii) Authorise the injection of £238.5k of grant funding from Sport England as a contribution towards the cost of enhancing and renovating the former golf club house facility in Middleton Park in order to enhance opportunities for community engagement and participation in physical activity and to support the cycling trail facility.
  - iii) Authorise the injection of a revenue income contribution of £240.0k from Parks and Countryside and the transfer of existing LCC match funding from within the current capital programme £284.0k into the scheme.
  - iv) Authorise expenditure of £1,162.5k to deliver an Urban Bike Park in Middleton Park.
  - v) Note the conditions attached to the funding to be provided by Sport England, namely the requirement to use both professional support and building contractors that are part of a competitively tender framework contract established by Sport England. Executive Board are therefore requested to approve that contract procedure rules 8.1, 8.2, 9.1 and 9.2 are waived in order to support these appointments to implement any necessary improvements to the building, subject to the successful receipt of planning consent.
  - vi) Note that under contract procedure rule 3.1.4, all external landscaping works are to be undertaken and overseen by the Parks and Countryside Service. As a condition of the grant from British Cycling the service is required to engage with a trail construction specialist for technical elements of the development. Executive Board

are therefore requested to approve that contract procedure rules 8.1 and 8.2 are waived in order to support the direct appointment of Cycle Pathways to provide this support function.

vii) Note the engagement work already taking place on site and delegate authority to the Director of City Development to agree terms with Cycle Pathways, at market consideration, for their use of the former golf club house building. Any arrangement entered into should include a community use agreement to facilitate the continued use of the facility by community organisations, groups and the local authority in its sport development activities.

viii) That the Chief Officer Parks and Countryside will be responsible for implementing the recommendations within this report and taking any subsequent and related decision regarding the principles of development contained in this report.

## **1 Purpose of this report**

- 1.1 The purpose of this report is to provide an update on the development of Middleton Park in light of the decision by Executive Board to close the former golf course in 2014. The report highlights the evolution of land use proposals for the site and references this within the context of Leeds City Council's commitment to the establishment of a cycling legacy following the 2014 Tour de France Grand Depart and the continuing benefit of the cities association with the Tour de Yorkshire.
- 1.2 The report provides details on the specific proposal for Middleton Park and the intention to develop an urban trails centre with a competition standard mountain bike facility at its core. The report highlights how these trails will be supported by a network of integrated facilities that will provide extensive opportunities to promote participation in physical activity by the general public as well as the facilities needed to create a centre of excellence for coaching and development. Furthermore, the report highlights proposals for the development of the former golf clubhouse in order to support in ensuring the facility is sustainable, but also in ensuring that opportunities can be offered to those wanting to develop skills. The report also highlights the importance and significance of the former golf building in establishing a hub for community activity and participation linked to cycling and other forms of activity, and the benefits that can be accrued from its redevelopment.
- 1.3 The report highlights the commitment of our major partners British Cycling and Sport England, who have jointly committed £638k of capital investment to support in the development of the site in recognition of the potential benefit for the local community and the extension of those benefits to the whole of Leeds and the city region.

## **2 Background information**

- 2.1 Middleton Park, which is managed by Leeds City Council and is in part owned by Wades Charity, is made up of a mixture of traditional parkland and ancient woodland. The site generates in excess of 2 million visits each year, 90% of which are drawn from a local catchment area which includes the wards of Middleton, Beeston, City and Holbeck and Hunslet. The site has benefited from significant recent investment following a successful application to the Heritage Lottery Fund, Parks for People scheme. That investment, coupled with the support and commitment of the Friends of Middleton Park, has led to significant improvements in the park not only in terms of the asset but also the range and breadth of activities that are available to support community participation and engagement.
- 2.2 In September 2014, Executive Board supported the closure of Middleton Park Golf Course, which was located within the park but managed in isolation of the broader estate, in order to realise a saving in revenue in light of declining participation. Following the closure of the golf course, it was agreed that proposals should be developed to integrate the golf course site into the broader landscape of the park. To support in this process an extensive consultation was undertaken with the community and stakeholders of the park to determine priorities. In total this initial consultation exercise engaged approximately 550 people and young people in a conversation on the future of the park, with a variety of ideas and concepts emerging from that process. This included significant support for the development of increased opportunities for

people to be physically active and also for the development of cycling facilities. Nearly 90% of respondents were in favour of increasing cycling participation and also the establishment of cycling infrastructure within Middleton Park to support in that aim.

2.3 This conversation took place within the context of Leeds becoming much more engaged in cycling as a city in light of the massive success that was the 2014 Tour de France Grand Depart and its continuing legacy the Tour de Yorkshire. Capturing and developing this legacy has been the subject of a number of reports to Executive Board and these have already in turn established the principle of Middleton Park becoming a hub for cycling given the synergies offered by the proximity and connectivity of the site to the John Charles Centre for sport.

2.4 Building on that initial consultation and prior reports to Executive Board, detailed plans for the site have been developed and shared as broadly as possible in advance of the submission for planning consent. In addition there has been a significant growth in the volume of cycling participation on site, this has included;

- The provision of a regular programme of led rides including female only rides, mountain bike rides and kids club rides.
- The site has hosted a number of cycling events including competitive races, attracting local beginners to regional standard competitors.
- The former golf clubhouse has been used to provide a social space for other physical activity groups including the South Leeds Sisters, which is a women only running group, supporting women to become more active.
- In addition the clubhouse has hosted training and education courses. Currently these are focused on cycling training for example British Cycling Courses or Breeze courses.
- Furthermore cycle maintenance courses have also been offered including training Leeds City Council staff on how to fix and maintain bikes situated at the cities bike libraries in addition to 1-1 courses with youth offenders with an interest in this area.

2.5 The development and growth of this existing user base, has been enabled by the establishment of a partnership arrangement with Cycle Pathways. This is a not for profit community interest company which specialises in the promotion of cycling and the breadth of associated positive outcomes that can be generated from participation in this pursuit. The report to Executive Board following the Tour de France grand depart which began to shape the Legacy for Leeds and the establishment of the 'Cycling Starts Here' board, highlighted and recognised the value of having a thriving network of cycling businesses and social enterprises such as Cycle Pathways. Prior reports to Executive Board highlighted that the growth in interest in cycling is fuelling the growth in business related activity. This provides an opportunity to support new business growth, including social enterprises, in helping grow the number of cyclists who have access to bikes, but also to help develop the added value elements that support growth further, such as training to ride safely and maintain your bike. As demonstrated by the breadth activity taking place on site at Middleton Park, these benefits are being experienced and directly realised already and the capacity for growth is significant.

2.6 In taking the decision to close Middleton Golf Course, it was important that meaningful consideration was given to the alternative land use proposals. Middleton Park, like many of the city's parks and greenspaces, benefits from the participation, engagement

and support of a friend's group; of which the friends of Middleton Park is an outstanding example. From the inception of this concept, through the initial consultations and then moving towards the detailed development of proposals, the friends and other stakeholders including Wades Charity have been able to support in communicating aspirations to the broader public and the local community. Plans proposed for implementation under this scheme use only part of the former golf course, and alternative proposal for the remainder of the site have been developed in conjunction with and under the guidance of Park stakeholders. This has led to the development of a new landscape feature in the form of a viewing platform, with plans in place to develop other features such as enhanced children's play for which capital funding has been identified with further match funding being sought.

### 3 Main issues

#### 3.1 Design Proposals and Full Scheme Description.

- 3.1.1 The below mission statement seeks to summarise and establish a vision for the Urban Bike Park in Middleton;

*“To create a community facility that enables the delivery of physical and social activities that meet the needs of the local community based around a community cycling hub.*

*The hub will offer the local community a social space, education and training opportunities and a pathway into activity, whilst delivering a great experience for the trail users and community alike.*

*Leeds Urban Bike Park will deliver high quality, progressive trails, offering something for everyone, from beginners to elite. The trails will provide the tools for a high class coaching facility that enables the delivery regional events and supports talent development.*

*Together Leeds Urban Bike Park and the Social Hub provide an environment that enables everyone to be active.”*

- 3.1.2 As encapsulated in the above vision, landscape proposals for the site will incorporate the following cycling specific features as depicted in Appendix 1, which is a plan showing the location of each feature;

- **6km Mountain Bike Trail-** A traditional form of cycling that involves riders using a series of trails involving technical features. This has been design specifically to allow recreational functionality and also the capacity to be used for competitions. Estimated cost: £290k
- **Skills zone-** The Skills area has been designed to contain the technical features that are likely to be encountered on the trail. This space is designed to function as the ideal area to learn fundamental mountain bike skills and for young people to be coached in this area.  
Estimated cost: £100k
- **Pump Track-** This feature is designed to be a fun element of the facility that will at the same time allow people to develop and be taught technical riding skills that can be applied to all mountain bike disciplines.

Estimated Cost: £80k

- **Balance Bike Track/Mini Pump-** Similar to the above but scaled down to suit younger less experienced riders including those on balance bikes. It provides a facility to encourage very young children and allows for them to practice without getting in the way of faster more experienced riders.

Estimated Cost: £35k

3.1.3 In addition to the above, significant consideration has been given to developing a sense of place on arrival and to ensuring that the facility can be accessed safely. Furthermore, due consideration has been given to the provision of sufficient facilities on site to accommodate users of the trails for example bike storage and sufficient car parking. Plans have therefore been developed to include;

- An extension of the car park that formerly served the golf course including a widening of the entrance;
- The development of a number of highways improvements designed to enhance access to the northern part of the park. This will include the establishment of dual use paths for both pedestrians and cyclist, and a new toucan road crossing that will allow improved and safer access to Middleton Park by local residents and those travelling to the site using a bicycle;
- The installation of bike storage on site and the facilities to allow for a bike wash down facility.
- The development and promotion of a family friendly cycling trail ensuring provision is inclusive for all user types.
- Improvement and creation of new pedestrian paths within Middleton Park

Estimated Cost: £320k

3.1.4 These ancillary facilities will not only benefit the cycle trails facility, but will also have a benefit to the broader estate by providing additional capacity that will allow an extension of the range of events presently offered on site. The landscape developments, cycle trail facilities and the proposed landscape use have been submitted to planning and have received a planning consent. The conditions attached to the planning consent require for additional ecological survey work to be undertaken informing the detailed trail line within the wood and consequently this element of the development has been moved towards the end of the programme to allow this survey work to be undertaken at the appropriate time.

3.1.5 The installation of the above will provide for a holistic cycling facility on this site that will benefit the local community through the provision of a free to access resource that can be enjoyed by users of all ages. Furthermore, by improving access arrangements and by providing on site facilities Middleton Park will be able to accommodate city wide use and will in turn convert the site into a destination for cycling. This position will be bolstered given that the trail will be able to host regional standard competitions and events promoted and facilitated by British Cycling.

3.1.6 It should be noted and recognised that mountain biking and cycling of this nature is undertaken by participants with a degree of risk. In order to mitigate this risk all efforts will be made to ensure where ever possible that the facility is secure by

design and also that adequate signage is in place to reaffirm key safety messages for users.

- 3.1.7 As highlighted within the background of this report, in order to develop capacity at this facility, a significant programme of use has already been developed on site. The majority of this activity has been facilitated and undertaken by Cycle Pathways and it is proposed that this partnership be extended to allow a continuation of the present arrangements on site. Furthermore, it is proposed to expand the scope of this partnership in order to promote and expand opportunities for participation by providing access to skilled cycling coaches and facilitators on site who can support use by local residents and others. The aspiration is that Middleton will become a British Cycling accredited trail centre, which could only be facilitated through a partnership arrangement of this nature. Having this accreditation for the site will ensure that a series of normal operating procedures are in place that further support in mitigating the risks associated with use of the site for this purpose.
- 3.1.8 In order to support in the delivering this concept and to realise the potential associated benefits in terms of participation and skill development, British Cycling have committed investment to the value of £400k towards this scheme. Furthermore they have supported this work being undertaken by the councils Parks and Countryside service and recognise the potential this arrangement presents to ensure best value from investment given that the authority will be establishing facilities that it will ultimately have long term responsibility to ensure their continued maintenance. Notwithstanding that, it is vital for the long term viability of the development that due consideration is given to ensuring the trail construction is completed in a manner that complies with the bespoke specification and that due consideration is given to cycling specific details. Therefore as a condition of the British Cycling Grant, the Parks and Countryside service are required to engage the services of a specialist to provide advice and support during construction. Given their involvement in the scheme development to date and the proposal for this to be extended, Cycle Pathways will be engaged to undertake this role.
- 3.1.9 In light of the above and giving due regard to the need to ensure the future sustainability post investment, consideration has been given to potential that exist to utilise the former golf clubhouse to complement the proposed land use. Already this building is being used to host community organised recreational physical activity whether that is cycling related or indeed the female running group who have begun to operate from the site and use the park as a base. The potential exists to building upon the existing framework of the building and to establish a focused community space that can be used to accommodate educational groups, coaching sessions, coach development and youth service work. Furthermore an enhanced space could provide capacity for existing users of the building to grow and enhance their operation but also to encourage new users into the building and to the site, such as the development of a Middleton parkrun which is already under consideration.
- 3.1.10 Similar to the commitment made by British Cycling to support in the delivery of land use proposals, Sport England have committed funding to the value of £238.5k to transform and expand the former golf clubhouse building in manner that will improve sustainability and provide the space needed for community engagement activities to develop and expand. Furthermore, a comprehensive business plan has been developed that demonstrates how the building can support the trail facility



development and through the provision of enhanced community space allow for further participation in physical activity. Appendix 2 provides a visualisation of the building, including potential cladding treatments and provides an indication of how the building will relate to those areas around it.

## 3.2 Programme

3.2.1 The high level programme appears below;

14 <sup>th</sup> March 2017	-	Planning approval
22 <sup>nd</sup> March 2017	-	Executive Board DCR/ATS approval
22 <sup>nd</sup> March 2017	-	Start on site
26 <sup>th</sup> July 2017	-	Completion of Phase 1 works including; <ul style="list-style-type: none"><li>• Pump track</li><li>• Mini pump track and balance bike facility</li><li>• Building Improvements</li><li>• Pedestrian and cyclists access and distribution paths</li><li>• Overspill car park</li><li>• Essential highways work including necessary crossings.</li></ul>
December 2017	-	Completion of Phase 2 <ul style="list-style-type: none"><li>• Establishment of a skills Zone</li><li>• Northern Mountain Bike trail lines</li></ul>
April 2018	-	Completion of Phase 3 <ul style="list-style-type: none"><li>• Woodland elements of the Trails lines.</li></ul>
May 2018 -		Completion

## 3.5 Procurement

3.5.1 The landscape related works within this scheme fall within the provisions of Contract Procedures Rules (CPR) 3.1.4 in that an internal service provider (ISP) exists and has confirmed that they can carry out the works. Therefore work is to be undertaken by Parks and Countryside who will act as a principal contractor. In order to comply with the terms of the grant awarded by British Cycling the service will utilise the support of specialist subcontractors for specific design and construction elements that cannot be delivered by an internal service provider due to the specialist cycling specific nature of the refurbishment. Given that Cycle Pathways will be the end user of the facility and also conform with the prerequisite specialism needed to comply with the terms of the British Cycling grant it is proposed that contract procedure rules 8.1 and 8.2 be waived in order to allow the direct appointment of Cycle Pathways to act an advisory and support capacity to the Parks and Countryside Service during construction.

3.5.2 Similar to the above, the grant awarded to the council by Sport England for the refurbishment of the former golf club house building requires that the council waiver contract procedure rules 8.1, 8.2, 9.1 and 9.2 in order to appoint both design consultants and building contractors direct without competition. Those contractors to be appointed have been selected by Sport England following a competitive procurement process that resulted in the establishment of a framework contact that is applied as a condition of grant awards to enhance community sports facilities. It is

therefore proposed that the council appoint these specialist contractors without competition.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

4.1.1 The process of consultation with both the public and stakeholders on proposals for the continued development of Middleton Park has been ongoing since the decision taken by Executive Board to close the golf course. The initial phase of public consultation focussed on establishing some principles for potential land uses and sought to broadly canvas opinion within the local community. A programme of consultation was implemented which involved engaged discussions at the following venues and online between 30th March 2015 to the 15th May 2015:

- Middleton Park Visitor Centre & Café;
- ASDA Middleton Superstore;
- Middleton Leisure Centre; and
- St. George's One Stop Centre.
- BITMO
- Tenants Hall

4.1.2 Events were publicised via the following platforms:

- A formal press release;
- Social media on the Parks & Countryside Twitter page;
- The ASDA Middleton community boards; and
- A display in the Middleton Park Visitor Centre & Café.

4.1.3 An important part of the consultation involved finding out the views and ideas of local children and young people. In order to achieve this, consultation sessions took place at;

- The South Leeds Academy; and
- Cockburn School.

4.1.4 In addition to the consultation events, members of the public had an opportunity to provide comment and to share their own views through an electronic consultation portal. The questionnaire and concept designs were a replica of those used in consultation events to ensure continuity and to aid overall assessment.

4.1.5 The school consultations were positive, with approximately 128 students across the two schools actively engaging in discussion and sharing ideas. A further 429 individuals consultation responses were provided through this process.

4.1.6 The outcome of this consultation was used to shape initial concept proposals that set out the foundations for the development proposals that have received planning consent and funding support. Further dialogue on these concept proposals was sought and encouraged by displaying them in the park visitor centre and presenting them at Friends of Middleton Park AGM in both 2015 and 2016.

- 4.1.7 In advance of the submission to planning, further public consultation events have been held at the former golf club house, which were promoted through social media. In addition plans were presented to representatives of local schools who provided positive feedback and endorsement of the development.
- 4.1.8 In addition to the extensive dialogue with stakeholders and the public, consultation has also taken place with local ward members and with the Deputy Leader and Executive Member for Environment and Sustainability.

## **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 Due consideration has been given to the needs of minority groups, as required under equality legislation, in the formation of the design to this point. An equality impact assessment has been completed in relation to the report content and the proposed decisions being taken within this report.

## **4.3 Council policies and the Best Council Plan**

- 4.3.1 This project complies with various Council policies and strategies relevant to improving the city and overall level of service provision. The main documents are referred to below;
- 4.3.2 The Vision for Leeds 2011 to 2030 sets out a revised vision for the city with the specific objective for Leeds to be the best city in the UK by 2030. In establishing this vision one of the top priorities to emerge from consultation was for the city to be a cleaner greener city. Aspects of this priority can be found in all of the areas in which the vision is intended to make a difference, although specific reference can be made to the commitment within the vision for Leeds to be the best city to live with good green spaces where everyone can enjoy a good quality of life. Developing this capital project will unquestionably enhance one of the city's major park attractions to the benefit of all residents and those immediate communities and residents who utilise this park as a community green space.
- 4.3.3 The proposals contained in this report contribute to the Best Council Plan ambition of becoming a more efficient and enterprising council. These improvements also support the Best Council Plan 2016/17 priorities of 'Enhancing the quality of our public realm and green spaces' with increased visitor numbers 'Supporting economic growth'.
- 4.3.4 These ambitious plans for the continued development of Middleton Park will lead to an improved visitor experience but also increased visitor numbers and therefore the improved sustainability of the estate.
- 4.3.5 In addition the positive contributions associated with the development of cycling facilities within the city that were previously outlined to Executive Board will also be supported through the implementation of this project. These include working to tackle health inequalities in addition to the potential to contribute to the council's breakthrough projects that aims to reduce health inequalities through healthy lifestyles.

## **4.4 Resources and value for money**

4.4.1 The funding to be provided by both Sport England and British Cycling is significant and represents a clear demonstration of the commitment by both partners to enhance community focussed cycling facilities in Leeds. Following this investment the Middleton Park site will become a flagship site for both organisation and will represent a real opportunity to assess the impact of community focussed investment on engaging people in physical activity and improving opportunities for people to pursue healthier more active lifestyles.

4.4.2 In order to leverage the £638.5k investment into Leeds it is necessary to provide match funding by the authority. This will in part be provided by an additional £240k revenue income stream in 2016/17 generated from the Parks and Countryside service which will be transferred into the capital scheme. Further contributions will be made to the project from existing capital funding £284k approved by full council on the 22<sup>nd</sup> February 2017 which forms part of the 2017-20 capital programme. This includes the residual balance from the Tour de France legacy fund established following the Grand Depart in 2014.

#### 4.5 Capital Funding and Cash Flow.

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2016 £000's	FORECAST				
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020 ON £000's
LAND (1)	0.0		0.0	0.0			
CONSTRUCTION (3)	1020.0		240.0	780.0			
FURN & EQPT (5)	0.0		0.0	0.0			
DESIGN FEES (6)	142.5		20.0	122.5			
OTHER COSTS (6)& (7)	0.0		0.0	0.0			
<b>TOTALS</b>	<b>1162.5</b>	<b>0.0</b>	<b>260.0</b>	<b>902.5</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2016 £000's	FORECAST				
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020 ON £000's
Existing Capital Funding	284.0		0.0	284.0			
Parks and Countryside Revenue Contribution to Capital	240.0		0.0	240.0			
Grant Funding	638.5		260.0	378.5			
<b>Total Funding</b>	<b>1162.5</b>	<b>0.0</b>	<b>260.0</b>	<b>902.5</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

#### 4.5.1 Revenue Effects.

4.5.1. In September 2014 Executive Board identified that the future costs associated with the maintenance of the land formerly occupied by the golf course in Middleton Park should be limited to £20k per annum, in line with the anticipated cost of maintaining semi natural parkland. One of the benefits of this specific land use proposal is that the emanating maintenance obligations can be encapsulated within this existing budget and present resource commitment. This will predominantly include a continuation of the ongoing relaxed grass mowing regime, in addition to the provision of support with litter collection which is again an extension of the existing duties being undertaken by estate management staff.

4.5.2 Further to the above, the trails proposed for development will require ongoing maintenance and an allowance has been made for material support to undertake patch repairs. Given that the principle activity to be undertaken on site will be Mountain Biking the trail line will be of a naturalistic and rugged construction. It should be noted therefore that for the most part, the nature of the repairs required will be non-technical in nature and should be infrequent in their occurrence. At existing trail centres it is common practice to undertake work of this nature using trail centre volunteers. On the basis that the site already has a burgeoning volunteer network, it is envisaged that the authorities' role in the future should move towards the provision of support and direction to volunteers.

REVENUE EFFECTS	2016/17	2017/18 and SUBSEQUENT YEARS
	£000's	£000'S
EMPLOYEES		0.0
PREMISES COSTS		0.0
SUPPLIES & SERVICES		20.0

#### 4.6 Legal Implications, Access to Information and Call In

4.6.1 The decisions requested in this report constitute a key decision and should therefore be eligible for call-in. However, the funding offers provided by British Cycling and Sport England are both time limited and require the authority drawdown funding prior to the 31<sup>st</sup> March 2017. Both grant offers were formally submitted at the end February and therefore this was the first opportunity to bring forward this proposal to this board for consideration. It is therefore proposed that in accordance with Executive and Decision Making procedure rule 5.1.3, the decisions within this report be exempt from call in order to accept the grant within the time limitations set by the grant funder. The implication of not exempting this decision from call in is that Leeds City Council would forgo the opportunity to benefit from the funding offer provided from external partners and in turn lose the opportunity to develop this flagship development in Leeds.

#### 4.7 Risk Management

4.7.1 Elements of this project that relate to specialist aspects of landscape development will be managed and implemented by the Parks and Countryside service with due regard given to risk management through project governance. The service undertook the role of principle contractor in the construction of all landscape specific elements of the redevelopment of Middleton Park during the previously referenced Heritage Lottery Fund development at this site. Therefore the service can demonstrate the prerequisite experience to manage a development of this nature along with the specific site knowledge to successfully implement this scheme.

4.7.2 Works to be undertaken to the former golf clubhouse building are to be project managed and implement by professionals identified by Sport England under competitively procured framework contracts. There is a risk that work may not be undertaken in a manner commensurate with standards expected by the authority. To mitigate this risk colleagues from the Environment & Housing PFI Contracts and Surveyors (Projects and planned works) team have been engaged in discussions

from inception and will provide technical advice and oversight during the construction phase.

## **5 Conclusions**

- 5.1 Middleton Park is an outstanding green space that has benefited significantly from capital investment following a grant from the Heritage Lottery Fund. The improvements contained within this report represent a continuation of that process.
- 5.2 The investment proposals contained within this report from both British Cycling and Sport England into the park will create a flagship cycling facility within Leeds. Situated within a community setting and providing a breadth of facilities to cater for a range of different users, this development has significant potential to provide a wide variety of local and city wide positive outcomes.

## **6. Recommendations**

Executive Board is requested to;

- i) Authorise the injection of £400k of grant funding from British Cycling as a contribution towards the costs of establishing a series of trails and cycling facilities within Middleton Park.
- ii) Authorise the injection of £238.5k of grant funding from Sport England as a contribution towards the cost of enhancing and renovating the former golf club house facility in Middleton Park in order to enhance opportunities for community engagement and participation in physical activity and to support the cycle trail facility.
- iii) Authorise the injection of a revenue income contribution of £240.0k from Parks and Countryside and the transfer of existing LCC match funding from within the current capital programme £284.0k into the scheme.
- iv) Authorise expenditure of £1,162.5k to deliver an Urban Bike Park in Middleton Park.
- v) Note the conditions attached to the funding to be provided by Sport England, namely the requirement to use both professional support and building contractors that are part of a competitively tendered framework contract established by Sport England. Executive Board are therefore requested to approve that contract procedure rules 8.1, 8.2, 9.1 and 9.2 are waived in order to support these appointments to implement any necessary improvements to the building, subject to the successful receipt of planning consent.
- vi) Note that under contract procedure rule 3.1.4, all external landscaping works are to be undertaken and overseen by the Parks and Countryside Service. As a condition of the grant from British Cycling the service is required to engage with a trail construction specialist for technical elements of the development. Executive Board are therefore requested to approve that contract procedure rules 8.1 and 8.2 are waived in order to support the direct appointment of a specialist contractor to provide this support function.
- vii) Note the engagement work already taking place on site and delegate authority to the Director of City Development to agree terms with Cycle Pathways, at market consideration, for their use of the former golf club house building. Any arrangement entered into should include a community use agreement to facilitate the continued use

of the facility by community organisations, groups and the local authority in its sport development activities.

viii) That the Chief Officer Parks and Countryside will be responsible for implementing the recommendations within this report and taking any subsequent and related decision regarding the principles of development contained in this report.

Appendices –       Appendix 1 Location Plan  
                              Appendix 2 Building Visualisation

7. Background documents<sup>1</sup> - None

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<sup>1</sup> 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.