

**Report of Senior Projects Manager**

**Report to Chief Officer Parks and Countryside**

**Date: 12<sup>th</sup> November 2014**

**Subject: Construction of a new Maypole in Otley**

**Capital scheme No. 32221**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Otley	<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:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**Summary of main issues**

1. The Manchester Square has historically included a large Maypole, the most recent of which was constructed in 1960's. In June 2014, an inspection was carried and cubicle brown rot was identified at the poles base. Consequently, a decision was taken to remove the pole for safety reasons.
2. The demarcation of roles and responsibilities between Otley Town Council and Leeds City Council regarding the maintenance and inspection of the Maypole are ambiguous. Irrespective of the above, the Maypole is a monument of note within the town and there has been significant support locally for it to be replaced on a like for like basis, which the council has publically committed to do.
3. Due consideration has been given to the cost of replacement and it is anticipated that capital funding to the value of £56k will be required to replace the Maypole.

Chief Officer Parks and Countryside :

- a. Note the commitment made and the requirement to replace the maypole on a like for like basis and the cost associated with this undertaking.
- b. Approve authority to spend to the value of £56k on scheme 32221, in 2014/15 financial year to undertake this work.

## **1 Purpose of this report**

- 1.1 The purpose of this report is to update Strategic Investment Board on the circumstances that led to the removal of the Maypole in Otley and the cost associated with replacing it. Support is also request for the injection of funds into capital programme in 2014/15 to undertake this work.

## **2 Background information**

- 2.1 On Thursday the 19<sup>th</sup> June a Forestry Officer of the Parks and Countryside Service was inspecting trees in the Otley area. On passing the Maypole situated in Manchester Square he noticed that it appeared to be leaning at a slight angle and thought it prudent to stop and have a closer examination.
- 2.2 A visual assessment of the maypole was undertaken. Forestry Officers are trained to recognise decay in trees (the Maypole is a similar structure) and understand the implications of the risks involved. The risks are graded and managed in accordance with the Council's Tree Risk Management procedure. As there were signs of extensive cubicle brown rot at its base it was considered necessary to remove the Maypole. This work was treated as an emergency which, in accordance with the procedure, means that remedial action must be undertaken within 24 hours. The Clerk of the Otley Town Council was notified of the problem and he agreed, considering the circumstances, that the Maypole should be removed. Consequently, the Maypole was cut down and removed.
- 2.3 There is a long standing history of a large Maypole being situ in this location. The present Maypole has been in place since the 1960's and there is a lack of clarity on whether responsibilities for maintenance and inspection sit with Otley Town Council or Leeds City Council.

## **3 Main issues**

- 3.1 Notwithstanding the ambiguities regarding the responsibility for maintaining the Maypole, there was a significant public reaction to its removal. Subsequently there has been significant support for its reinstatement and an agreement in principle that the council will explore option to replace it on a like for like basis.
- 3.2 In exploring the cost implication of replacing the installation, due regard has been given to the following issues;
  - The maypole that was removed was of significant size, 25m above ground and 35cm in diameter, therefore any replacement will need to be a bespoke construction that is manufactured for this specific purpose.
  - In light of the above, a draft design was commissioned to provide technical details on an appropriate engineering solution to anchor the replacement maypole in its existing location. It should be noted that, further design, site supervision and project management services will be required to move forward with this project.
  - Additional costs will also be incurred through onsite installation including plant hire, waste disposal, masonry work and material purchase.

- 3.3 Based on the above, it is estimated that the cost of replacing the pole will be £56k. This capital construction value is inclusive of the costs associated with the production of a bespoke Maypole. There are a very limited number of suppliers for this item and it is likely that waiver report will be required given restrictions on supply. With the exception of the construction and delivery of the pole, all other remaining items can be undertaken by the internal service provider, highways services, and costs have been supplied to undertake this function.
- 3.4 The works identified above constitute a capital project with clear and definable parameters. In addition, the Parks and Countryside service have no readily identifiable funding source within existing revenue budgets with which to undertake this work.
- 3.5 In parallel with progressing with a capital project to reconstruct the Maypole, it is proposed that discussions commence with the town council regarding issues relating to inspection, maintenance and risk management post completion.
- 3.6 The timetable for delivery is highlighted below;
- Start on site 01/12/14
  - Completion of socket by Internal Service provider 14/12/14.
  - Delivery of Maypole late 2014 early 2015

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1..1 There has been significant public comment regarding the removal of the maypole. Furthermore ward members have been clear in expressing their aspiration to see the Maypole replaced promptly.

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

- 4.2..1 An equality diversity, cohesion and integration screening has been undertaken for the principle elements of the project.

### **4.3 Council policies and City Priorities**

- 4.3..1 The Vision for Leeds 2011 to 2030 is to be the best city in the UK by 2030. The aspiration is that Leeds will be the best city to live where people can enjoy good quality places, green spaces and high quality buildings.

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

#### **4.4..1 Full scheme estimate**

- 4.4..2 The cost of implementing this scheme is £56k.

Funding Approval :	Capital Section Reference Number :-		3221/ 000 /000				
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH	FORECAST				
	£000's	2014 £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	FORECAST				
£000's	2014 £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)	50.0		50.0				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	6.0		6.0				
OTHER COSTS (7)	0.0						
TOTALS	56.0	0.0	56.0	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH	FORECAST				
£000's	2,014 £000's	2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's	
LCC Supported Borrowing	56.0		56.0				
Total Funding	56.0	0.0	56.0	0.0	0.0	0.0	0
<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>

#### 4.4..3 Capital Funding and Cash Flow

REVENUE EFFECTS	2013/14	2014/15 and SUBSEQUENT YEARS
	£000's	£000'S
EMPLOYEES		
PREMISES COSTS		
SUPPLIES & SERVICES		
EXTERNAL INCOME GENERATED	0.0	

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

4.5..1 This report is not eligible for call in.

#### 4.6 Risk Management

4.6..1 An officer from Highways services will undertake the role of Project Manager on this scheme with further support provided by officers within Parks and Countryside. A risk register will be developed and will be maintained throughout the project.

#### 5 Conclusions

- 5.1 The inspection of the Maypole in Manchester Square in Otley identified the necessity to remove it urgently for reasons of Health and Safety. Ward member and public expectation is that the Maypole will be replaced on a like for like basis and capital funding is required to do so.

## **6 Recommendations**

Chief Officer Parks and Countryside is requested to:

- Note the commitment made and the requirement to replace the maypole on a like for like basis and the cost associated with this undertaking.
- Approve authority to spend to the value of £56k on capital scheme 32221, in 2014/15 financial year to undertake this work.

## **7 Background documents<sup>1</sup>**

7.1 None.

---

<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.