

Woodhouse Moor – play area refurbishment

Date: 19/5/23

Report of: Parks Technical Officer

Report to: Chief Officer, Climate, Energy and Greenspaces

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

The Chief Officer Climate, Energy and Greenspaces is requested to approve the injection with authority to spend of £265,723.85 of S106 Greenspace Monies held within the Little London and Woodhouse and Headingley and Hyde Park wards to support works that seeks to refresh and enhance the play area at Woodhouse Moor.

Consultation has been undertaken with Ward councillors and the local community and in response the scheme's design includes accessible equipment within the features that are to be provided that will improve play value for children with access and sensory needs as well as enhancing play in the round.

Recommendations

- a) That the Chief Officer Climate, Energy and Greenspaces approves the injection with authority to spend of £265,723.85 of section 106 greenspace and monies held within the Little London and Woodhouse and Headingley and Hyde Park wards for improvements to Woodhouse Moor playground.

What is this report about?

- 1 The report provides an update on the planned improvements to the playground at Woodhouse Moor, including the installation of new equipment that will improve play value and accessibility. The report highlights that the work will be undertaken by the council's contractual provider of fixed play equipment, who will in turn be overseen on site by the Parks operational team. Approval from the Chief Officer Climate, Energy and Greenspaces is sought for the injection with authority to spend of £265,723.85 of Section 106 green space monies to meet capital costs associated with the project. Ongoing maintenance of the improved facility will have no impact on revenue and the improved asset will be managed by the in-house operational team.

What impact will this proposal have?

- 2 Woodhouse Moor is a valuable community greenspace that serves both the local community and acts as a city resource given its proximity to the city centre. Woodhouse Moor was the city's first public greenspace and therefore has a long-standing role in supporting and maintaining the health and wellbeing of residents. It continues to be one of the most frequently visited parks in the city and is a valued space for a diverse range of users.
- 3 The play area on site needs improvements which will benefit those who use the green space within the local community. The play scheme design responds to consultation undertaken and includes accessible equipment that will improve play value for children with access and sensory needs. Furthermore, the improved play value of the newly refurbished site will provide an opportunity for children with disabilities to play alongside other children from the local community thereby fostering improved relationships.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 4 Leeds City Council provides circa 174 children's play areas across the city. A survey of over 17,000 local children and young people in 2017/18 revealed that over 75% of primary school children and 66% of secondary school children had visited a local park or playground in the past four weeks. Therefore, children's play within parks plays a vital role in the development and health of the city's children and young people. Furthermore, the development of schemes such as this can make a significant contribution to the outcomes of 'Enjoying healthy lifestyles' and 'Have fun growing up' that are set out in the council's Children and Young Peoples' plan.
- 5 Good quality play provision and the promotion of playful spaces is a key determinant of the quality of a greenspace. Therefore, the provision of improved play will enhance overall quality and in doing so not only improve Health and Wellbeing but also support the positive relationship between a greener city, healthier people and a stronger economy.

What consultation and engagement has taken place?

Wards affected: **Little London and Woodhouse and Headingley and Hyde Park**

Have ward members been consulted?

Yes

No

What are the resource implications?

- 6 This greenspace improvement scheme is fully externally funded via available section 106 contributions committed specifically to the Little London and Woodhouse and Headingley and Hyde Park wards. The project does not include the development of any additional assets and replaces an existing playground that is close to being at end of life. The scheme will therefore have no impact on existing revenue budgets and will continue to be maintained by existing in-house teams.

Capital funding and cash flow table

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2023 £000's	FORECAST				
			2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2027 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 2023 £000's	FORECAST				
			2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2027 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	265.7		265.7				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	265.7	0.0	265.7	0.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2023 £000's	FORECAST				
			2023/24 £000's	2024/25 £000's	2025/26 £000's	2026/27 £000's	2027 on £000's
LCC Supported Borrowing	0.0						
Revenue Contribution	0.0						
Capital Receipt	0.0						
Insurance Receipt	0.0						
Lottery	0.0						
Gifts / Bequests / Trusts	0.0						
European Grant	0.0						
Health Authority	0.0						
School Fundraising	0.0						
Private Sector	0.0						
Section 106 / 278	265.7		265.7				
Government Grant	0.0						
SCE (C)	0.0						
SCE (R)	0.0						
Departmental USB	0.0						
Corporate USB	0.0						
Any Other Income (Community)	0.0						
Total Funding	265.7	0.0	265.7	0.0	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

What are the key risks and how are they being managed?

- 7 The scheme has been designed by a children's play specialist and will be installed by the same contractor. A full risk assessment with method statement will be undertaken prior to the commencement of work on site. This will give due regard to the need to ensure safety for contractors and the public whilst work is being undertaken. All work will be overseen by the Parks operational team who have extensive experience in play installation and upon completion the work will be independently assessed for suitability by a children's play safety inspector.

What are the legal implications?

- 8 This is considered a significant operational decision and therefore is not eligible for call in.
- 9 The work will be undertaken by Kompan Ltd on a design, manufacture and install basis. Kompan were awarded a contract in 2021 as the single supplier for play equipment in Leeds and this contractual arrangement remains in place through the 2023/24 financial year. They were competitively procured for this role against Lot 2 of the Eastern Shires Purchasing Organisation's (ESPO) Framework Agreement (115). Officers from Procurement and

Commercial Services were consulted throughout the tendering exercise and as such all legislative requirements surrounding Public Procurement were adhered to.

10 As highlighted the work is fully funded using section 106 contributions. The development and the project sites are located within the same community areas, and in some instances, there is a restriction in the S106 agreement stating the funds can only be spent on refurbishing the play area at Woodhouse Moor. The total funding for this scheme will be drawn from the following available section 106 funds;

Planning Reference	Financial Reference	Site Location	Amount
06/00389//	338	Perseverance Mills, Cross Chancellor Street	£17,642.27
19/05952	630	Q Student Accomodation, Perseverance Mill	£13,142.03
12/00684//	467	22 Lovell Park Hill	£7,219.13
14/01581//	480	Servia Road	£73,622.87
10/00407//	423	St Marks Flats, St Marks Road	£9,007.73
11/04449//	430	St Marks Flats, St Marks Road Contribution B	£63,394.11
21/03265	631	Belmont House, Round House and Coach House 20 Wood Lane, Headingley	£33,499.22
17/03595	581	Victoria Road	£17,694.54
15/01919//	498	Mary Morris House, 24 Shire Oak Road	£30,501.95
		Ward Based Initiative (separate approval and scheme number)	£19,148.09

Options, timescales and measuring success

What other options were considered?

11 Woodhouse Moor is a vital community park and asset and the opportunity to invest funds to enhance facilities on site is welcomed. The updated Parks and Greenspace Strategy highlights the aspiration to ensure that all community parks in Leeds reach the internal, but nationally benchmarked, quality standard for greenspace. To support this work the service will carry out and develop plans for each community park. It could have been feasible to delay work until such plans are complete. However, the investment need was profound and immediate and therefore this work was brought forward in advance of the development of a plan on a page for Woodhouse Moor.

How will success be measured?

12 By monitoring how many people use the area, customer satisfaction and consultation with the residents and people who visit Woodhouse Moor

What is the timetable and who will be responsible for implementation?

13 The works are anticipated to begin in Spring 2023 and will complete by the summer 2023.

Appendices

- None

Background papers

- None