

Morley Town Deal: Greenspace improvements at Dartmouth Park – Phase Two (33393/MGC/000)

Date: 15th October 2024

Report of: Head of Projects & Programmes

Report to: Chief Officer/Director of City Development

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

This report is about proposals to deliver holistic greenspace improvements to Dartmouth Park in Morley. As part of the Morley Town Deal (MTD) Programme, this project forms part of the Greener and Connected Programme of improvements to eight existing greenspaces/parks in Morley. Phase one improvements at Dartmouth Park were completed in summer 2023. We are now progressing with phase two of the scheme. The approval of the Director of City Development/Chief Officer under delegated powers as agreed at Executive Board in October 2023 is required to give authority to spend £190.2k funding to deliver phase two of the scheme.

Recommendations

The Director of City Development is requested to :-

- a) Approve authority to spend £190.2K on phase two greenspace improvements at Dartmouth Park in Morley including footpath works, a new woodland walk and the redevelopment of the Botanical Garden. All works will be fully funded from Morley Town Deal grant.
- b) To approve the waiver CPR 8.2 to directly appoint Groundwork Yorkshire Ltd to commission and manage the sub-contractor undertaking the redevelopment works to the Botanical Garden.
- c) To approve the waiver CPR 8.1 to directly appoint Groundwork Pride Ltd to carry out resurfacing works to areas of the footpaths.

What is this report about?

1. This report sets out the context for authority to spend £190.2k on phase 2 improvements to Dartmouth Park in Morley, a well-used and popular local greenspace as part of the Morley Town Deal grant funding award.
2. Consultation and engagement on the Greener and Connected programme was carried out whilst developing the Morley Town Investment Plan bid. This was designed in two phases:

the first around idea generation and a second phase seeking feedback on project ideas which directly informed the bid.

3. In Summer 2021 Groundwork Yorkshire Ltd (GY), through the Service Level Agreement (SLA) in place between LCC and GY were commissioned to complete a site analysis for each of the parks including Dartmouth. Proposals were then developed for Dartmouth Park based on feedback from previous and more recent consultation that took place in November 2022, Further consultation took place in June 2023 with a local parks group which focused specifically on the redevelopment of the Botanical Garden.
4. The second phase of the scheme has now been fully costed by Climate Energy and Greenspaces and Groundwork Pride Ltd. The new woodland walk will be delivered by Climate, Energy and Greenspaces – the Internal Service Provider (ISP). Groundwork Pride Ltd via direct appointment waiving CPR 8.1 will complete the footpath works.
5. The redevelopment works to the Botanical Garden requires a specialist contractor to undertake the work. The ISP (Climate, Energy & Greenspaces) were approached in the first instance. However, they don't have the required skills and expertise within their service to carry out the works. There is no existing third-party framework we are able to utilise. Using CPR 8.2 Groundwork Yorkshire Ltd have sought competition for the proposed works by obtaining 3 quotations. Due to them being the lead designer along with their knowledge and expertise, they will contract manage the successful bidder Ground Inc Ltd.
6. Leeds City Council holds the land on a 999-year lease from the Earl of Dartmouth. The proposed works are not affected by any of the covenants or obligations contained within the lease.
7. Phase one works were completed in Summer 2023. We are now in position to commence phase 2 starting with the path works in November 2024.

What impact will this proposal have?

8. Enhancements to the park will create a more positive outdoor experience and encourage active travel. The scheme will aim to support the mental and physical health and wellbeing of residents, as well helping improve local air quality.
9. The additional tree and shrub planting will increase ambience and biodiversity within the greenspace. It will also provide ecological benefits that are sustainable in the long term.
10. The improvements will generate wider value in uplifting the town as a place to live, work and visit.

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

Health and Wellbeing

Inclusive Growth

Zero Carbon

11. Improving the greenspaces and connectivity in Morley will provide better opportunities to practice physically active lifestyles and active travel. This will reduce the health inequalities that are recognised in deprived areas and improve the health of the area.
12. The proposal aims to support the climate emergency by investing in public greenspaces to enable a faster transition to a green economy whilst improving the quality of life for local residents.
13. The proposal will aim to provide a safe and clean environment for young people to exercise, socialise and reconnect with nature which will improve social, emotional, and mental health and wellbeing.

What consultation and engagement has taken place?

Wards affected: Morley South

Have ward members been consulted?

Yes

No

14. In November 2021, Locality were commissioned to undertake an online community engagement exercise focussed upon obtaining the views of residents about the priorities under the Morley Town Investment Plan's Greener and Connected theme. The engagement exercise was live between November 2021 and early January 2022.
15. Detailed consultation took place in November 2022 on the initial plans for the park via Commonplace and an in-person session at the park. Further targeted consultation for the redevelopment of the Botanical Garden took place in June 2023 with the 'Friends of Dartmouth Park' group. Feedback has informed the final proposals which have been designed by GY. Phase two of the scheme is now at delivery stage.
16. The Parks Operations Manager for Climate, Energy and Greenspaces is supportive of the proposal.
17. There has been engagement and consultation with ward member representatives via the Morley Town Deal Transport, Greenspace, Health & Wellbeing working group. They are supportive of the proposal.
18. A copy of the final design proposal has been shared with the Executive Member for Climate, Energy, Environment and Green Spaces.
19. A highlight report is provided to the Morley Town Deal Board (MTDB) on a bi-monthly basis. The Executive Member for Economy, Transport and Sustainable Development is a member of the MTDB.
20. Procurement and Commercial Services (PACS) have been consulted on the procurement approach and the waiver to direct award an element of the works to Groundwork Pride Ltd and for GY to contract manage the sub-contractor delivering the redevelopment works to the Botanical Garden. PACs support the approach on the basis it ensures continuity of provision of phase 2 works and a large proportion of the works will be delivered by a sub-contractor following a competitive process.

What are the resource implications?

21. The second phase of the footpath works will be delivered by Groundwork Pride Ltd and the newly created woodland walk will be delivered by Climate, Energy and Greenspaces who will have overall responsibility for each aspect of the works. All materials and plant for the hard material works and earthworks 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.
22. Following a competitive process administered by GY, the successful bidder Ground Inc Ltd will be undertaking the redevelopment works to the Botanical Garden. GY will manage the contract with Ground Inc Ltd on behalf of Leeds City Council.

23. Projects and Programmes in Asset Management and Regeneration are providing overall PM resource for the entirety of the project.

24. The Ministry of Housing, Communities and Local Government (MHCLG) agreed to allocate funding of £24.3m across financial years 2021/22 to 2025/26 and the remaining balance of funding £20,550.0k was injected as part of the February 2022 capital programme.

Capital Funding and Cashflow

Morley Town Deal 33393/000/000

Current Injections into the capital Programme as at October 2024	TOTAL £000's	TO MARCH 2024 £000's	FORECAST			
			2024/25	2025/26	2026/27	2027/28
			£000's	£000's	£000s	£000's
PROGRAMME MGT	932.4	532.4	200.0	200.0	0.0	0.0
CONSTRUCTION WORKS	20,071.2	2,009.1	3,650.4	14,411.7	0.0	0.0
FEES & OTHER	3,734.0	705.6	1,335.6	1,692.8	0.0	0.0
TOTALS	24,737.6	3,247.1	5,186.0	16,304.5	0.0	0.0
Authority to Spend to date on G&C as at October 2024	TOTAL £000's	TO MARCH 2024 £000's	FORECAST			
			2024/25	2025/26	2026/27	2027/28
			£000's	£000's	£000s	£000's
G&C DEVELOPMENT FUNDING	499.4	499.4	0.0	0.0	0.0	0.0
GREENER & CONNECTED	1,626.7	1,436.3	190.4	0.0	0.0	0.0
TOTALS	2,126.1	1,935.7	190.4	0.0	0.0	0.0
Authority to Spend required for this current approval	TOTAL £000's	TO MARCH 2024 £000's	FORECAST			
			2024/25	2025/26	2026/27	2027/28
			£000's	£000's	£000s	£000's
DARTMOUTH PARK PHASE 2	190.2	0.0	190.2	0.0	0.0	0.0
TOTALS	190.2	0.0	190.2	0.0	0.0	0.0
Total overall Funding	TOTAL £000's	TO MARCH 2024 £000's	FORECAST			
			2024/25	2025/26	2026/27	2027/28
			£000's	£000's	£000s	£000's
LCC BORROWING	0.0	0.0	0.0	0.0	0.0	0.0
MORLEY TOWN DEAL	24,300.0	3,230.8	5,014.7	16,054.5	0.0	0.0
OTHER LOCAL AUTHORITIES	250.0	0.0	0.0	250.0	0.0	0.0
SAFER COMMUNITIES (UKSPF)	35.0	0.0	35.0	0.0	0.0	
S106	77.6	16.3	61.3	0.0	0.0	0.0
PRIVATE SECTOR CONTRIBUTIONS	75.0	0.0	75.0	0.0	0.0	0.0
Total Confirmed Funding	24737.6	3247.1	5186.0	16304.5	0.0	0.0
Total Funding Balance	22,421.3	1,311.4	4,805.4	16,304.5	0.0	0.0

Revenue Effects

25. The majority of improvements are to the existing greenspace with the addition of a woodland path. Dartmouth Park is already included on Climate, Energy and Greenspaces ongoing maintenance schedule. The additional facilities will be managed within their existing maintenance budgets so no additional revenue costs will be associated with this scheme.

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

26. A comprehensive risk register has been produced for the Greener & Connected programme. A full risk assessment will be undertaken prior to commencement on site. Climate, Energy and Greenspaces and Groundwork Pride will be responsible for all on-site Health and Safety for the footpath works and the new woodland walk. Ground Inc will be responsible for all on-site Health and Safety for works on the Botanical Garden.

What are the legal implications?

27. Legal Services have been consulted on the approach and assessed the implications of this decision and there is no further due diligence to be undertaken.

Options, timescales and measuring success

What other options were considered?

28. External procurements were considered for the footpath works and the new woodland walk. However, Climate, Energy and Greenspaces are the ISP and have the capacity to complete the woodland walk only. Therefore, Groundwork Pride Ltd have been commissioned to be complete the remaining footpath works due to them completing phase 1 and also having the capacity to start on site within the next month. The ISP was considered to undertake the redevelopment works to the Botanical Garden. However, some elements of the work are specialised, and the ISP does not have the relevant skill set to complete the work.

How will success be measured?

29. A robust programme of monitoring and evaluation is in place to ensure the outputs and outcomes are regularly assessed across the projects and provide assurance to the funding provider. The Project Manager will be responsible for monitoring progress through regular site visits.

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

30. The works are scheduled to start in November 2024 and expected to be completed by March 2025. Projects and Programmes within the Asset Management and Regeneration Service will be responsible for implementation of the scheme.

Appendices

- Landscape proposals

Background papers

- N/A