
Report of the Director of City Development

To Executive Board

Date: 25 August 2010

Subject: Design & Cost Report - The development of Middleton Park through a Heritage Lottery Fund Parks for People grant – Scheme no 14898

Electoral Wards Affected:

Middleton Park
Beeston

Specific Implications For:

Equality and Diversity



Community Cohesion



Narrowing the Gap



Eligible for Call In

Not Eligible for Call In
(Details contained in the report)

Executive Summary

On the 9th December 2009 Executive Board resolved that an injection of £1,797,929 into the 2010/11 Capital Programme and the submission of a Stage 2 Parks for People/Heritage lottery fund bid be approved.

In June 2010 the Heritage Lottery Fund approved the council's application and awarded £1,465,000 towards the restoration of Middleton Park. Further funding is being provided by Wades Charity (£287,500) and Leeds City Council (£125,079) giving a project total of £1,877,579 of which £79,650 is revenue spend.

This report seeks Authority to Spend against the £1,797,929 injected into the scheme, accept the HLF award and enter into a contract with HLF.

1.0 Purpose of this Report

1.1 Further to the approval of the HLF/Parks for People grant, and on reaching Stage E design freeze, the purpose of the report is to:-

1.1.1 Request Executive Board authority to spend the £1,797,929 injected into the capital programme in December 2009.

1.1.2 Inform Executive Board of the proposed capital development works, and the cost profile of the scheme.

1.1.3 Request authority to accept the grant of £1,465,000 and delegate approval to the Chief Recreation Officer.

2.0 Background Information

- 2.1 Middleton Park is operated and managed by Leeds City Council with the majority of the land held on a 999 year lease from Wade's Charity. In October 2008, a Stage 1 application to the Heritage Lottery Fund was approved. In December 2009 a Stage 2 application was submitted and approved in June 2010. The stage 2 grant award from the HLF is £1,465,000
- 2.2 For many years Middleton Park has not received any significant capital investment and as a consequence, the infrastructure of the park, the conservation of its features, the perceived maintenance of the site, including horticulture and arboriculture, as well as the quality of the existing facilities, all score poorly in a Green Flag Assessment of the park. Accordingly, the site falls well short of reaching the Green Flag Standard in contrast to the other large parks in Leeds.
- 2.3 Despite the condition of the park's infrastructure, Middleton Park receives over two million visits each year, the majority of which come from the wards of Middleton, City and Hunslet and Beeston and Holbeck

3.0 Main Issues

3.1 The development consists of:-

- The redevelopment of entrance points involving interpretation boards, signage, gates art works and features
- The demolition of the existing visitor centre and construction of a replacement facility
- Improvement works to the existing ponds
- The construction of a bandstand and performance area
- The redevelopment of the rose garden and interpretation
- The improvement of existing footpaths and creation of new seating areas
- Creation of new artworks within the park including a horse gin
- The creation of heritage trails throughout the park with directional signage.

3.2 The cost of these proposals including development costs, project preliminaries, construction and fees is forecast at £1,797,929 capital works and £79,650 revenue spend giving a total of £1,877,579. The HLF award also supports additional revenue expenditure of £328,410 over ten years for maintenance. The scheme has now reached RIBA Stage E (design freeze), the costs have been subject to regular review by a Quantity Surveyor during design development.

3.3 The funding for the scheme is as follows:-

- | | |
|---|------------|
| • Heritage Lottery Fund (capital and revenue) | £1,465,000 |
| • Wades Charity | £287,500 |
| • Leeds City Council (capital) | £125,079 |

TOTAL	£1,877,579
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3.4 A legal agreement has been concluded with Wades Charity confirming that they will match fund the scheme to the value of £287,500. Originally, this funding was linked to the sale of 218 and 220 Town Street, Middleton which was in the freehold ownership of Wades Charity and leased to Leeds City Council. However, Wades have agreed to underwrite their match funding separate to the sale of the cottages.

- 3.5 Notwithstanding the above, the Council's match funding was dependent on the surrender value of the lease on the cottages at 218 and 220 Town Street, Middleton, the value of which had been established at half of the freehold sale value of both cottages. A sale has been completed and the Council has received half of the net sale value (after fees) which comes to £56,438. The funding proposal brought to Executive Board in March 2008 forecast a receipt for the Council of £125,000 from the surrender of the leases. Consequently there was a funding shortfall of £68,562.
- 3.6 In December 2009 Exec Board agreed to secure this £68,562 shortfall from the Parks Renaissance scheme 12523, which aims to make infrastructure improvements to the city's parks.

4.0 Implications for Council Policy and Governance

4.1 In assessing the scheme consideration has been given to:

- The Council's Strategic Plan
- The Council's Equal Opportunities Policy
- The Corporate Plan/Council Plan
- The Parks and Countryside Greenspace Strategy

5.0 Legal and Resource Implications

5.1 The total cost of the implementation of the works, following robust checks by Quantity Surveyors, and as per the stage 1 submission is:

• Capital redevelopment works	£1,208,827
• Preliminaries	£181,324
• Design Fees/Admin	£231,375
• Revenue Costs	£79,650
• Inflation	£36,929
• Contingency	£139,474
• Total	£1,877,579

5.2 Subject to approval of the recommendations in this report, the following timetable provides an indication of the likely timescales.

- Enter into agreement with the HLF by August 2010
- Planning application submitted September 2010
- Final design ready for tender December 2010
- Appointed of contractor by March 2011
- Start on site by March 2011
- Completion and handover April 2012

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2010 £000's	FORECAST				
			2010/11 £000's	2011/12 £000's	2012/13 £000's	2013/14 £000's	2014 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	134.8	134.8					
OTHER COSTS (7)	0.0						
TOTALS	134.8	134.8	0.0	0.0	0.0	0.0	0.0

Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2010 £000's	FORECAST				
			2010/11 £000's	2011/12 £000's	2012/13 £000's	2013/14 £000's	2014 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	1566.9			1410.2	156.7		
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	231.0		57.7	150.1	23.2		
OTHER COSTS (7)	0.0						
TOTALS	1797.9	0.0	57.7	1560.3	179.9	0.0	0.0

Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2010 £000's	FORECAST				
			2010/11 £000's	2011/12 £000's	2012/13 £000's	2013/14 £000's	2014 on £000's
LCC Funding (PUR)	68.5		57.7	0.7	10.1		
Capital Receipt (Sale of Lease)	56.5			5.5	51.0		
Lottery	1486.5	101.1		1266.6	118.8		
Private Sector	33.7	33.7					
Gifts / Bequests / Trusts	287.5			287.5			
Total Funding	1932.7	134.8	57.7	1560.3	179.9	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

5.3 Revenue Effects

5.3.1 As part of the holistic development of the project longer term, the HLF have allocated as part of the overall grant to The Council, a revenue grant of £79,650. Each of the cost headings listed below has been developed under the Stage 2 application. A procedure for the management, implementation and outputs of these items will need to be agreed with the HLF.

• Project Officer post at £22,500 p.a	£45,000
• Freelance or short term contract staff	£10,000
• Specific costs of designing, writing and printing information, educational and promotional materials	£6,000
• Training costs for staff and volunteers	£1,500
• Consultancy and expert advice	£7,650
• Travel for staff and volunteers	£1,500
• Measuring the project success	£7,000
• Office stationary and software updates	£1,000
• TOTAL	£79,650

Additional revenue expenditure of £32,800 per year over the next ten years forms part of the HLF award.

5.4 Risk Assessments

5.4.1 The project development will have a risk log associated with it to ensure that issues are highlighted as the scheme progresses and that the works are delivered on programme, within budget and to the required specifications.

5.5 Procurement

- 5.5.1 An officer from City Development will act as Project Manager for the scheme. Further design work, tender documentation preparation, planning application activities and contract management will be carried out by the Strategic Design Alliance.
- 5.5.2 A Procurement strategy for the main contracts was submitted as part of the HLF stage 2 bid. Due to the different specialisms required and in order to reduce the risk to the Council the landscape and building elements of the project will be tendered separately.
- 5.5.3 It is considered that there may be scope to carry out some of the landscaping works via community projects. This option will be further explored now that the Stage 2 bid has been successful.

6.0 Conclusions

- 6.1 The project will deliver significant and long lasting improvements to one of the largest parks in the city, enabling it to reach the standard required to meet Green Flag criteria.

7.0 Recommendations

- 7.1 Executive Board is requested:-
 - 7.1.1 To approve expenditure against the injection of £1,797,929 made into the 2010/11 Capital Programme by Executive Board in December 2009.
 - 7.1.2 To note the proposed capital development works, and the cost profile of the scheme.
 - 7.1.3 To authorise acceptance of the grant of £1,465,000 and delegate approval to the Chief Recreation Officer.

Background Papers

Heritage Lottery Fund award letter