

<b>REPORT TO</b>	<b>DATE OF MEETING</b>
Cabinet	11 February 2015

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<b>SUBJECT</b>	<b>PORTFOLIO</b>	<b>AUTHOR</b>	<b>ITEM</b>
Moss Side Playing Fields	Regeneration, Leisure & Healthy Communities	Denise Johnson	5

## 1. SUMMARY AND LINK TO CORPORATE PRIORITIES

1.1 Supporting improvements to Moss Side Playing Fields has been a project with the Leyland My Neighbourhood Plan since 2012. In turn, this links with our corporate priority of Clean, Green and Safe, and more specifically, our corporate objectives of:

- Promoting and maintaining high quality public space and environments across the borough through effective and efficient services, education, enforcement, community involvement and working with partners, in particular the county council
- Working with communities in enhancing and promoting sustainability.

1.2 This report marks the latest development in a long term programme to improve the site, seeking to allocate Section 106 funding to extend the car park on site, and notes a waiver of Contract Procedure Rules for procurement of groundworks relating to the modular clubhouse building.

## 2. RECOMMENDATIONS

- 2.1 That Cabinet approves expenditure of up to £50,000 in Section 106 monies to fund an extension to the existing car park, increasing capacity from 26 spaces to 128 and to widen the access road off Moss Side Way.
- 2.2 That Cabinet notes the decision to approve a waiver of Contract Procedure Rules (all relevant paragraphs including 11.3, 11.4 and 11.6) taken by the Chief Executive in consultation with the Portfolio Holder for Regeneration, Leisure and Healthy Communities, in accordance with Standing Order 38 (all relevant paragraphs including 11.3, 11.4 and 11.6) to enable a contract to be entered into with Integra Buildings Ltd. for the urgent carrying out of groundworks, to a value of £82,000 at Moss Side Playing Fields (£52,000 contribution from Sport England, £30,000 already allocated by Cabinet on 14 January 2015).

## 3. DETAILS AND REASONING

- 3.1 To date, Leyland Neighbourhood Forum has worked closely with user groups on the site to improve stakeholder relationships. The long term aspiration of the rugby club is to build a new pavilion and make Moss Side a community hub, as well as the recognised home of Leyland Warriors.
- 3.2 Membership of the club is growing season by season, resulting in an increasing number of cars needing to park locally. Planning consent has now been granted for a car park extension, increasing capacity from 26 to 128 vehicles.

- 3.3 As previously reported to Cabinet, Leyland Warriors have been offered a new modular clubhouse building by the Rugby Football League and partial funding for necessary groundworks from Sport England. Match funding for groundworks and planning consent for the building (07/2014/0974/FUL) were both approved by SRBC in January 2015.
- 3.4 Following Cabinet approval of match funding in January 2015, Lancashire County Council Highways Department (as a statutory consultee to the planning application) raised concerns around local congestion and neighbour tensions with insufficient car parking on site. Consequently, the planning application for the new clubhouse building was accompanied by an Interim Traffic Management Plan. This gave commitment for works on the car park to begin within 6 months of the building being occupied.
- 3.5 Part of the land which forms the proposed overspill car park is still within the ownership of the Homes and Communities Agency, with talks ongoing to progress land transfer to SRBC in coming weeks. All indications suggest that there is no opposition to this; however, due process must be followed. There will be no investment on this part of the site until ownership is formally transferred.
- 3.6 This report also seeks approval of funding to widen the existing access road. In the short term, this is to allow construction vehicles and plant on to the site for the installation of the modular building. In the longer term, this ensures compliance with planning consent for the car park extension. Planning application 07/2014/0647/FUL – condition 9, ‘no part of the development shall be commenced until the site access located off Moss Side Way is widened to a (minimum) width of 4.5m and this width shall be maintained for the full length of the access road and permanently maintained thereafter.’
- 3.7 As set out in paragraph 2.2, Cabinet is asked to note a waiver of Contract Procedure Rules in accordance with Standing Order 38 of the Council’s Constitution. This decision was taken in order to enable a contract to be entered into with Integra Buildings Ltd. for groundworks in preparation for the arrival of the modular clubhouse building. Given the tight timescales imposed by Sport England in the offer of this building, it was not possible to conduct a full procurement exercise for these works.

#### 4. WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these.

<b>FINANCIAL</b>	Match funding of £30,000 for groundworks relating to the modular clubhouse building was approved by Cabinet in January 2015.	
	In terms of the extension to the existing car park, the use of Section 106 funding from the following sources is proposed:	
	Ref. No	Site
	M3/072	Former Leyland Tiger Public House, Leyland Lane / Longmeanygeate
	M3/127	Land to the rear of 401-413 Leyland Lane
	M3/058	Cowling Land and Dever Avenue
	M3/148	148 Slater Lane
	M3/242	Merlin Grove / Highfield House Nursery, 59 Slater Lane
	M3/151	381 Leyland Lane
TOTAL		
		£49,494

<b>LEGAL</b>	<p>Where a need for urgent action arises between meetings of the Cabinet (but it is not considered to be sufficient justification for calling a special meeting) such decisions may be taken by the Chief Executive in consultation with the relevant portfolio holder further to the provisions of Standing Order 38 in the Constitution. It was considered appropriate to utilise such provisions in this instance.</p> <p>The waiver of the relevant Contract Procedure rules was considered appropriate given the urgency of the situation and in the context of paragraph 44 of such rules.</p> <p>The proposed expenditure of section 106 monies on the extension of the existing car park is considered to be an appropriate use of such monies.</p>
<b>RISK</b>	The full risk assessment forms part of the background papers to this report.
<b>THE IMPACT ON EQUALITY</b>	This project has a potential positive equality impact for those with physical disabilities, as the proposed new building & car park are fully accessible to disabled users. Use of the clubhouse by all user groups on the site (e.g. anglers, horse riders, rugby players & footballers) opens up options for indoor activities and training for people of all ages, backgrounds and abilities.
<b>ASSET MANAGEMENT</b>	This proposal is in accordance with the Council's Asset Management Plan, which seeks to maximise the net benefit to the Council from the use of its property assets. Through the lease signed with Leyland Warriors, the Council has reduced its responsibility for maintenance of the Moss Side Playing Fields site.
<b>SUSTAINABILITY</b>	By working in partnership with user groups, the Council is supporting the sustainability of the site and reducing congestion on neighbouring residential streets.
<b>HEALTH INEQUALITIES</b>	Improvements to the site make the site more accessible to a wider range of users, e.g. walkers, as well as rugby players, footballers and horse riders.

## **BACKGROUND DOCUMENTS**

Risk Assessment

Leyland My Neighbourhood Plan

Moss Side Playing Fields Project Plan