

REPORT TO	DATE OF MEETING
Cabinet	10 June 2015

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SUBJECT	PORTFOLIOS	AUTHOR	ITEM
Authorisation of Expenditure for Capital Projects	Regeneration and Leisure Neighbourhoods and Streetscene	Howerd Booth	4

SUMMARY AND LINK TO CORPORATE PRIORITIES

This report requests approval to commit capital expenditure for a number of priority capital projects, schemes as set out in the Capital Programme for 2015/16 and approved by Council on 4 March 2015. This report links to all of the Council's Corporate Priorities and is identified as a priority in each of the respective My Neighbourhood Plans.

RECOMMENDATIONS

That Cabinet agrees:

1. To grant authority under Section 3.4 of the Financial Regulations to incur capital expenditure of up to:
 - a) £60,000 to progress capital works in Bamber Bridge, as detailed in the report
 - b) £25,000 to progress capital works in Leyland, as detailed in the report
 - c) £325,000 to progress capital works on St.Catherine's Park, as detailed in the report
 - d) £44,000 to progress capital works for Gateways in Leyland, as detailed in the report

(all of the above procurement being conducted in accordance with the provisions of the Council's Contract Procurement Rules).

2. The Director of Development, Enterprises and Communities, in consultation with the Portfolio Member for Regeneration and Leisure be authorised to finalise details, on the above schemes outlined in this report, going forward.
3. To grant authority under Section 3.4 of the Financial Regulations to incur capital expenditure up to £112,705 to progress capital works at Gregson Green, as detailed in the report (the procurement being conducted in accordance with the provisions of the Council's Contract Procurement Rules).
4. With regard to the Gregson Green Scheme to invoke part 44, paragraph 44.1 of the Contract Procedure Rules to allow the waiving of the standard procurement process (including specifically the waiver of para 26.4) in relation to contract award, due to the exceptional circumstances outlined in the report, and to delegate authority to the Director of Neighbourhoods, Environmental Health and Assets, in consultation with the Cabinet Member for Neighbourhoods and Streetscene, to accept the most economically advantageous tender.

DETAILS AND REASONING

The Council approved the budget for 2015/16 at its meeting on 4th March '15 which included the capital programme. In accordance with the Council's Financial Regulation No. 3.4, permission is now sought to incur expenditure on schemes approved in the capital programme.

Improving public realm and open spaces in the borough is a key Corporate Plan priority. The Council has long standing aspirations to improve towns, villages and open spaces in the borough. City Deal has accelerated parts of this work. To implement our plan of works, approval is sought to incur capital expenditure on the following schemes which will start during 2015/16.

Bamber Bridge

On 14th Jan '15 Cabinet gave approval to progress improvement plans for Bamber Bridge centre, as part of the wider City Deal programme. Specifically approval was given for £20,000 spend to allow preparatory works and surveys. As this project is being undertaken in partnership with Lancashire County Council, much of this work has been done within the two Councils, resulting in less spend during 2014/15 than anticipated. The approved capital allocation of £20,000 has been rolled forward into 2015/16. Preparation and planning work will continue during the year and it is estimated that works in Bamber Bridge will start during 2015/16. Overall the scheme of works is to create a high quality street environment comprising of a tree lined avenue with higher standard forecourt and public areas that has on and off street car parking facilities with an estimated cost of over £1million. Within this budget we will also be enhancing the railway station and working with bus operators to create better public transport interchange. There will be gateway/entrance features welcoming people to Bamber Bridge and a range of features making Bamber Bridge more attractive for shoppers and businesses.

During the year preliminary work will continue. Following recent public consultation, where initial ideas were presented, it is intended to produce a final draft design which will go to public consultation again before being presented to Council and City Deal Executive for final funding allocation and permission. Following this works to procure and commence construction can begin.

Therefore in anticipation of works starting during 2015/16 approval is sought for authority to spend up to £60,000 of the overall £100,000 budget to allow timely progress and the Council to meet its City Deal obligations.

Leyland

Improvements to Leyland Town Centre are a long standing priority for the Council. City Deal also supports the ongoing regeneration of Leyland Town Centre. The next phase will provide an improved public open space, transport, public realm and community infrastructure to be used by the community. All this will enhance Leyland and at the same time providing economic benefits for South Ribble and City Deal by safeguarding jobs, developing the local economy, reinforcing local community amenities, improving street scene and re-establishing key elements of our local heritage.

The Leyland Masterplan consists of balanced schemes comprising public realm improvements and community amenities. Key elements of the Masterplan have stood the test of time and are still relevant. Going forward designs for phase 5 of Leyland town centre improvements will benefit from City Deal resources but still be locally controlled. The scheme is part of City Deal and the Council has been working closely with Lancashire County Council who have provided excellent support. Design work will be progressed in partnership and staff will work together to make the best use of resources.

It is intended to review and refresh appropriate parts of the existing Leyland Masterplan in light of City Deal. The plan ideas we could develop to take to public consultation are:

- Creation of a central area.
- Create a high quality street environment
- Gateway/entrance features welcoming people to Leyland
- A new public transport facilities
- Traffic management & pedestrian improvements

Timings

Clearly timings are currently variable and are subject to final designs, discussions and permissions with LCC and property owners and may change. However the estimated timings are currently for the Improvement Plan to be agreed in 2015, and from then a detailed design to be completed by during 2016, followed by a period of approvals and a commitment to start works in 2016/17.

Costs

The costs for the full range of works cannot be estimated yet. These are usually estimated once initial designs are completed when a range of options are estimated. Early estimates based on the ideas suggest the transformational project is likely to cost in excess of £1 million for the physical works. To help with this process preliminary works such as surveys are likely to be required. Allowance for South Ribble's contribution to this scheme have already been made in the Council's capital programme; £190,000 is allocated for 2015/16. Permission to spend up to £25,000 from this budget for preliminary work from approved SRBC capital programme is requested.

City Deal will contribute towards the full scheme using the Public Realm and Public Transport Corridors budgets. Lancashire County Council is also contributing considerable staff resources, towards making a successful local scheme. Contributions for the works will also be sought from other sources and local property/land owners who may benefit from improvements.

Next steps

The next suggested step is to develop the initial ideas before taking them to public consultation.

Once feedback has been received, the design team will be able to plan a scheme that will better fit the needs of the local community and stakeholders. The improved design then generates various options for build choices, materials choices etc. Cost estimates can then be drawn up allowing Council and City Deal Executive to make the final informed decisions based on options for the scheme. This follows the same accelerated process as works in Bamber Bridge. The costs for the full range of works cannot be estimated yet. These are usually estimated once initial designs are completed when a range of options are estimated. Early estimates based on the ideas suggest the transformational project is likely to cost in excess of £1 million for the physical works. To help with this process preliminary works such as surveys are likely to be required. Allowance for South Ribble's contribution to this scheme have already been made in the Council's capital programme. Permission to spend up to £25,000 from this budget for this work from approved SRBC capital programme is requested.

St. Catherine's Park

The Council is committed to developing Central Parks. The first park within the Central Parks Masterplan which could be completed is proposed to be named 'St.Catherine's Park'.

St. Catherine's Park is a partnership scheme between South Ribble Borough Council and St. Catherine's Hospice to create a new park that can be enjoyed by our communities. As part of the scheme, it is proposed to combine the existing amenities that exist on both pieces of land and add a range of new amenities. The land in this area is known by different names (St.Catherine's, Dandy Brook, Dingle Brook, Todd lane fields); as a result of the partnership, it is proposed to rename the area accordingly; St.Catherine's Park.

The ambitious aim is to open the new park at the unveiling of the borough's WW1 memorial on 11th November, Remembrance Day. The new park will include the borough war memorial (already approved for spend and planning permission) as well as the following new components which require authorisation for spend:

- a) Footpath improvements
- b) Bridge (allowing disabled/mobility impaired access)
- c) Fencing & gates
- d) Car park and cycle parking
- e) New play area
- f) Surfacing works
- g) Link gate and wall repairs
- h) Signing
- i) Seating & bins
- j) Planting

Maintenance

The two land areas are currently maintained by South Ribble Borough Council and St.Catherine's Hospice. These arrangements will continue. The new elements that are to be introduced have been designed to require little additional maintenance. The seating and information boards will be installed so as to allow for easy replacement. Preparations are also underway for enhanced maintenance of the Park could be jointly undertaken by SRBC and community groups. This idea is being investigated by the Central Community Involvement officer.

Consultation

There has already been extensive public consultation for the elements of this scheme linked to the war memorial and peace garden. Reaction to the Memorial and Peace Garden, from all areas of the borough has comprehensively been positive.

The initial consultation event was delivered at a full round of South Ribble Neighbourhood forums in 2014. A public display proposed an array of improvements which was taken around all communities. Local residents were invited and asked about the need and desire to have a central war memorial and peace garden in South Ribble. The overall idea received overwhelming support from the local public.

There has been extensive consultation during 2014 on the various components of this project:

- Central Parks Consultation – 224 responses
- World War One & Peace Garden @ Neighbourhood Forums - Over 230 people attended these consultation events where designs were changed to encourage all local community areas to be able to have their own interpretation boards at the peace garden.
- Open space consultation @ neighbourhood forums – Over 250 people attended these consultation events which helped collect local people's ideas and inputs to parks and open spaces projects.
- Local heritage day – Saturday 30th August 10am-4pm. Attended by 40 participants.
- Environmental workshops (incl. consultation on the park) – 20 volunteers assisting with park management and clean-up.

Timings

Various timings have been discussed and the thought is to open the new park on 11th November as part of Remembrance Day activities. This is subject to approval of spend, surveys and planning permission that all main works could be completed for this time.

Costs

The costs for the full range of works on South Ribble's land has been estimated at £325,000. For any major project undertaken we apply for external funding wherever possible. Applications to alternative funding sources have been submitted to Heritage Lottery, but this was unsuccessful. Veolia funding of £38,000 has been applied for.

Additional contributions towards the overall scheme has been received from St.Catherine's Hospice (in-kind, valued at £1.1million – car parks, landscaping) and South Ribble Partnership (£5,000). Further funding is being sought from City Deal as a contribution to the project within the overall scope of Central Parks. This is subject to City Deal Executive approval.

Allowance for South Ribble's contribution to this scheme have already been made in the Council's capital programme; £300,000 is allocated for 2015/16. If additional funds from Veolia or City Deal are not received then the play area will not be built in 15/16, but will be rephased and built at a future date. Permission to spend up to £325,000 from this budget for works to commence in a timely manner is requested.

Gateway Feature

The Council has a strategy for Gateway features as part of the Leyland Masterplan. Two of the five gateway locations have been completed. The Leyland MyNeighbourhood plan has identified the site and format of the proposed third feature and it remains as a plan priority. An opportunity, created by closer working within City Deal, to complete the third location has arisen.

A third 'Made in Leyland' gateway feature could be installed, subject to permissions, within the year. The location would be the southern gateway at roundabout junction of B5253 (Schleswig Way) and Emnie Lane and Leyland Lane. The feature will be a Leyland Tractor pulling a trailer of flowers. The tractor and trailer will stand in a landscaped area. The trailer, essentially a planter, containing a flower display will be bordered by a sign saying 'Made in Leyland'.

Approval to allocate and approve funding to allow the installation of the feature is sought. Funding up to £44,000 from local section 106 reference M3/143 (Land at 232 & 242 Dunkirk Lane) would be allocated. Use of this s106 is intended for improvements to public realm/open space and requires spending within the next financial year.

Gregson Green

A successful bid has been made to Sport England for match funding to support the cost of a drainage scheme at Gregson Green. The Council has just found out in recent weeks that the bid has been successful and now needs to arrange for the scheme to progress within quite short timescales. Provision is made at this site for cricket and football but the poor drainage limits the potential and use of the facilities. Suitably drained facilities would enable maximum usage for the community/sports groups which use the site and for other activities to be developed.

The community has been very involved in the project and has offered to contribute 10% of the total cost of the improvements. The Gregson Green Scheme is funded from a contribution from the approved capital programme of £45,082, Sport England grant of £56,352 and community/sport group contribution of £11,271 to give a total scheme budget of £112,705.

On behalf of the Council, Sport England will appoint consultants to carry out site surveys, prepare contract documents and specifications, tender the work through the Sport England frame work agreement and oversee the project. This will be carried out early summer with the intention to commence works on site towards the end of the summer which will be the best time after taking into consideration the needs of the various community/sports groups which use the site. Therefore it will be necessary to make a contract award before the next scheduled cabinet meeting in September. Approval is therefore sought from Cabinet to delegate authority to the Director of

Neighbourhoods, Environmental Health and Assets, in consultation with the Cabinet Member for Neighbourhoods and Streetscene, to accept the most economically advantageous tender for the scheme. In these exceptional circumstances it is considered justifiable to waive all necessary provisions of the Contract Procedure Rules including most particularly paragraph 26.4. Paragraph 44 of our rules allows for such waiver – in particular the following provisions are relevant – “there are other circumstances which are genuinely exceptional and not of the Council’s own making.”

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.

FINANCIAL	The forecast capital expenditure and funding forecasts for the schemes set out in the body of the report are summarised in the tables below:						
	Capital Costs Forecasts						
	Scheme	Capital Programme Allocation		Amount required			
		£		£			
	Bamber Bridge Improvements	100,000		60,000			
	Leyland Improvements	190,000		25,000			
	St. Catherine’s Park	300,000		325,000			
	Gateway Feature	0		44,000			
	Gregson Green	50,000*		112,705			
	* Scheme included in budget for Programme of Capital Works for Public Open Spaces						
Scheme Funding Forecasts							
Scheme	S106	Capital Receipts	Reserves	External Funding	Total		
	£	£	£	£	£		
Bamber Bridge Improvements		60,000			60,000		
Leyland Improvements		25,000			25,000		
St. Catherine’s Park		287,000		38,000	325,000		
Gateway Feature	44,000				44,000		
Gregson Green			45,082	67,623	112,705		

LEGAL	<p>The Council will be bound by the terms and conditions of any contractual documentation entered into with any contractors appointed to supply services or goods in relation to these capital schemes. Legal agreements between the Council and landowners will be required for the works in Leyland and Bamber Bridge.</p> <p>With regard to the Gregson Green Scheme the Council will enter into an Award Agreement with Sport England with regard to the grant award. Various terms and conditions governing the award of the grant will be set out in that Agreement. Most specifically there will be restrictions on our ability to sell any part of the land in question without the consent of Sport England. Further the Council will need to permit Sport England to enter a restriction on title or caution in respect of the property at Land Registry. The terms and conditions of the Award may continue for a period of approximately 25 years. In addition, the site is already protected as a playing field through its status as a Queen Elizabeth II Diamond Jubilee 2012 site.</p>
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RISK	As the project plans are developed for the individual projects and schemes, consideration will be given to any risks identified from the project risk assessments.
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THE IMPACT ON EQUALITY	As the project plans are developed for the individual projects and schemes, consideration will be given to any equality issues arising from the schemes. Schemes are designed with needs of different groups, for example mobility impaired; wherever possible.
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OTHER (see below)	<p>Health and Safety With regard to construction works the Council will, and successful tenderers be required to, conform to the requirements of the Construction (Design & Management) Regulations 2007.</p>
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<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>