

REPORT TO	ON
CABINET	21 st JUNE 2017

Jan 2017



TITLE	PORTFOLIO	AUTHOR	Agenda item No.
MOSS SIDE PLAYING FIELD CAR PARK	NEIGHBOURHOODS & STREETSCENE	ANDREW RICHARDSON	

Is this report a KEY DECISION (i.e. more than £75,000 or impacting on more than 2 Borough wards?)	Yes
Is this report on the Cabinet Forward Plan ?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council?	No

1. PURPOSE OF THE REPORT

This report requests approval to commit capital expenditure and accept the most economically advantageous tender for the proposed reinforced grass overflow car park at Moss Side Playing Field which is now known as Malt Kiln Fold

2. RECOMMENDATIONS

That Cabinet agree:

1. That Tender 8 in Table 1 is accepted for the construction of the overflow car at Malt Kiln Fold.
2. To grant authority under section 3.4 of the Financial Regulations to incur capital expenditure of up to £103,110 for the above works.

3. CORPORATE PRIORITIES

The report relates to the following corporate priorities

Clean, green and safe	X	Strong and healthy communities	X
Strong South Ribble in the heart of prosperous Lancashire		Efficient, effective and exceptional council	

4. BACKGROUND TO THE REPORT

Malt Kiln Fold, formerly known as Moss Side Playing Fields is a multi-use leisure facility in Leyland. For many years, sports pitches have been used at the site, established by the Council and now run by Leyland Warriors ARLFC via a community lease. Malt Kiln Fold is a popular green space, with daily visitors all year round. In addition to general community use, such as dog walking and cycling, specific user groups currently include:

- Home of Leyland Warriors Rugby Club - senior & junior rugby league
- Football – Leyland Tigers & community use informally
- Horse riding – association with Ulnes Walton Bridleway Association
- Walkers & runners – including local running groups
- Anglers – ponds leased to Barrett & Jay’s Angling Club

The recreational facility has proved such a success that visitor numbers now exceed the capacity of the car park and regularly leads to congestion and off-site parking on the surrounding road network.

The land identified for a car park was in the ownership of the Homes and Communities Agency (HCA). The acquisition of this land has been complex and protracted but this has been finalised with the land now in the Council’s ownership.

5. DETAILS AND REASONING

5.1 Details of Proposals

The majority of the Malt Kiln Fold site is currently leased to Leyland Warriors Rugby Club who have successfully obtained funding for new changing facilities and sports pitch improvements. The amount of use the playing fields receive most weekends during the rugby season generates large amounts of traffic with parking extending from the existing car park of 25 spaces, north westwards along Moss Side Way and into the adjoining residential roads.

Whilst the rugby club deploy marshals to try and control the way vehicles park, maintaining emergency access along Moss Side Way and avoiding residents’ access becoming obstructed, the amount of parking in the area is an inconvenience to local residents and potentially a hazard to other users of the highway. The recently acquired grassland from the Homes and Communities Agency, at the western side of the site, identified for overflow parking at peak times already has planning permission granted for this development.

It is proposed that the car park would be constructed with a reinforced grass surface to maintain the green appearance of the area and a water permeable surface. As this area of ground is particularly wet further drainage considerations will be needed as part of the construction. The entrance at the south side of the existing car park would be gated to prevent access outside peak times and inappropriate use. When access is required this would be controlled by the rugby club officials and other groups.

The car park will also enable other interested groups who utilise the facilities in and around the site to expand their events, for example the Bridleway Association have indicated they would use the car park for an assembly point for organised rides and charity events.

5.2 Tendering Process

Open tenders have been invited in line with the Council’s Contract Procedure Rules via the Chest - the regional e-procurement portal that enables tenders and quotations to be advertised, invited and received electronically. In addition, as an openly advertised opportunity, tenders were also advertised on Contracts Finder, the national e-procurement portal.

The invitation to tender documentation included details of the evaluation criteria to be used to determine the most economically advantageous tender (MEAT). This was 70% cost and 30% quality, taking account of methodology and proposed construction and materials, work programming, allocation of resources at each stage and guarantees provided by the bidder for their product.

Tender submissions received via the Chest/Contracts Finder have been evaluated in accordance with the MEAT evaluation criteria and are listed in Table 1 below. Tender 8 is the overall highest scoring compliant tender and is recommended for acceptance.

Table 1

Tender / Firm	Cost £	Cost Score (70%)	Quality Score (30%)	Total Score (100%)	Suitability Questionnaire (Pass/Fail)
1	£ 101,689.81	58	30	88	
2	£ 146,410.10	40	20	60	
3	£ 99,381.40	59	30	89	
4	£ 92,145.35	64	20	84	
5	£ 104,788.30	56	30	86	
6	£ 86,948.65	68	26	94	
7	£ 108,225.32	54	28	82	
8	£ 84,201.40	70	26	96	Pass
9	£ 102,566.15	57	28	85	
10	£ 110,658.07	53	26	79	

6. ALTERNATIVE OPTIONS CONSIDERED

In the planning stages of this project the following alternative options were considered:

Minimal intervention – at present the existing car park holds 25 cars with a small grassed area on the southern side able to hold around 20 further vehicles when ground conditions are dry. Now the additional grassed area has been purchased from the HCA, this could be used as a grass overflow car park to remove vehicles from Moss Side way and adjoining side streets. However, this would be weather dependent and only usable a few weeks of the year. Some areas of the site are so wet they may not be accessible to vehicles at any time of the year.

Stone surfaced overflow car parking area – the eastern area recently purchased from the HCA could be surfaced with a stone surface with an access road from the south of the existing car park. However, due to the wet nature of the site this type of construction will be liable to holding water which will significantly accelerate wear and tear and the usability of the car park. Also if rainwater runoff is to be avoided in storm conditions or prolonged periods of rain, which could give rise to flooding of the western area of the Malt Kiln Fold site and neighbouring property, a significant drainage system would be required to intercept and collect water from the impermeable stone surface. To carry the volumes of water an existing sufficient drainage infrastructure in the area would be required which is not evident on site. Whilst an element of land drainage will be needed for a permeable surface to prevent saturation of the stone base, this would be significantly less than the drainage requirement for a stone surface and could be dealt with on site.

7. WIDER IMPLICATIONS AND BACKGROUND DOCUMENTATION

7.1 Comments of the Statutory Finance Officer

The approved capital programme for 2017/18 includes a capital budget allocation of £103,110 (comprising £102,500 programmed in 2017/18 plus £610 carried forward from 2016/17) for the construction of a reinforced grass overflow car park at Malt Kiln Fold. The cost of the works will be funded from earmarked s106 receipts with the balance met from the asset management

earmarked reserve. There are no ongoing revenue cost implications as the rugby club will be responsible for maintenance.

7.2 Comments of the Monitoring Officer

This procurement has been carried out in accordance with the Council's Contract Procedure Rules. The successful tenderer will enter into a formal contract with the Council.

Planning permission has already been granted for the works in question

<p>Other implications:</p> <ul style="list-style-type: none">• Risk• Equality• Asset Management• Health and Safety• Crime and Disorder	<p>The proposed improvement works will address the current parking issues being experienced in the local neighbourhood at weekends. Failure to carry out these works would mean the current parking issues and disruption to local residents would continue.</p> <p>Equality issues have been fully considered and incorporated into the design proposals.</p> <p>The car park would be maintained by the rugby club who hold a lease for the playing fields.</p> <p>The improvements will help alleviate the current parking issues and improve safety for all road users in the vicinity at weekends.</p> <p>The overflow car parking area would be gated to prevent use outside peak periods when the site is in use and well supervised.</p>
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8. BACKGROUND DOCUMENTS

Planning Application/Consents