

| Report to      | On                                  |
|----------------|-------------------------------------|
| <b>CABINET</b> | <b>Wednesday, 24<br/>March 2021</b> |

| Title                                                      | Portfolio Holder                      | Report of                      |
|------------------------------------------------------------|---------------------------------------|--------------------------------|
| <b>Refurbishment of Playground at Haig Avenue, Leyland</b> | <b>Finance, Assets &amp; Property</b> | <b>Director of Communities</b> |

|                                                                                                           |     |
|-----------------------------------------------------------------------------------------------------------|-----|
| Is this report a <b>KEY DECISION</b> (i.e. more than £100,000 or impacting on more than 2 Borough wards?) | Yes |
| Is this report on the <b>Statutory Cabinet Forward Plan</b> ?                                             | Yes |
| Is this report confidential?                                                                              | No  |

### Purpose of the Report

1. To bring the refurbishment project for the playground at Haig Avenue, Leyland before members and to seek permission to spend the allocated capital budget and award the contract to the Preferred Bidder identified by the procurement processes.

### Recommendations

2. That Cabinet grants permission for the following:
  - To spend the allocated £175,000 capital budget for the refurbishment of Haig Avenue Playground
  - To award the contract for the refurbishment of Haig Avenue Playground to Bidder 3 in Table 1

### Reasons for recommendations

3. The current capital programme includes a number of play areas identified for improvement. Haig Avenue Playground has funds allocated in this financial year and bids have been invited on a design and build basis.

### Corporate outcomes

4. The report relates to the following corporate priorities:

|                      |  |                                              |   |
|----------------------|--|----------------------------------------------|---|
| An exemplary Council |  | A fair local economy that works for everyone |   |
| Thriving communities |  | Good homes, green spaces, healthy places     | X |

### Background to the report

5. The report *Creating Playful Communities* by Play England (2011) suggests improving opportunities for play provides additional benefits to the simple fun and enjoyment that it gives to children and young people:
  - Play is important for children's health – both physical and mental. Active physical play can contribute to reducing levels of childhood obesity.
  - Access to play and informal recreation opportunities can help to reduce anti-social behaviour
  - Providing play opportunities brings communities together and is a strong force for community cohesion.
6. A previous playground refurbishment programme ran from 2003 to 2012 and refurbished a number of the council's children's play areas. However, the programme ended before several sites were improved and these are now being prioritised under the current refurbishment programme.
7. Haig Avenue Playground was last comprehensively refurbished in 1998. The playground is still used by the public, but the layout and equipment is now dated and the site scores poorly for accessibility and inclusivity, especially when compared with more recent playground designs.

## Proposals

8. It is proposed to refurbish Haig Avenue Playground to provide a modern accessible and inclusive playground for toddlers (ages 2-6) and juniors (ages 7-12) along with a replacement ball court. The toddler and junior equipment will be enclosed by dog proof fencing with the area managed as a dog exclusion area. The brief to bidders was informed by public consultation and aimed to provide some contrast with the style of equipment at nearby sites such as Leadale Green.
9. The site is known to contain contaminated ground that was remediated when the existing playground was built. In order to ensure the site remains capped, the playground will be surfaced with safer surfacing under the equipment and hard surfacing between. Areas around the surfaced playground area to be grassed will have new topsoil imported as required. All excavated material will be removed from site.
10. Bidders were notified of the project budget and asked to design a scheme providing maximum value for the budget available. 5 tender submissions were received before the closing date and have been evaluated in accordance with the evaluation criteria. The details are listed in Table 1 below. Tender Number 3 is the highest scoring, compliant tender and is recommended for acceptance. The preferred bidder has committed to provide social value benefits through the contract including procurement of as much material and construction equipment as possible through local supply chains, use of local suppliers and services as much as possible and assistance with local skills training.

**11. Table 1**

| Tender | Within Budget?<br>PASS/FAIL | Product Substitutions<br>Acceptable?<br>PASS/FAIL | Quality Score (100%) |
|--------|-----------------------------|---------------------------------------------------|----------------------|
|--------|-----------------------------|---------------------------------------------------|----------------------|

|   |             |             |            |
|---|-------------|-------------|------------|
| 1 | Pass        | Pass        | 88%        |
| 2 | Pass        | Pass        | 74%        |
| 3 | <b>Pass</b> | <b>Pass</b> | <b>95%</b> |
| 4 | Pass        | Pass        | 88%        |
| 5 | Pass        | Pass        | 92%        |

### Consultation carried out & outcome of consultation

12. Consultation was carried out for Haig Avenue Playground between 18<sup>th</sup> December 2020 and 8<sup>th</sup> January 2021. The consultations invited the public to submit their thoughts on the current sites and give views about suggested possible items of new equipment.
13. The information was provided on the council's website with letters sent to surrounding houses and signs displayed on site providing the weblink. The consultations were also advertised on social media. Consultation replies were reviewed and fed into the design brief for bidders.
14. Details of the playground consultation have been sent to the Chair of the My Neighbourhood Hub and there will be further engagement as the project progresses, if given approval to proceed at this stage by Cabinet.

### Alternative options considered and rejected

15. The option of doing nothing and leaving the site in the current condition was rejected as the site is now in need of refurbishment to provide quality facilities.
16. The option of providing teen/adult equipment over and above the ball court was rejected due to limitations on space and the proximity of surrounding houses.
17. The option of providing parking spaces for traffic associated with the school opposite Haig Green was considered having been requested by a number of residents during the consultation. The option was rejected due to a lack of space on site, insufficient budget, difficulties of forming a new access onto the highway, safety concerns for pedestrian and cyclists by increasing vehicle movements in and around the open space and potential negative air quality implications for the locality.

### Air quality implications

18. The proposals will not give rise to any negative air quality issues. Care shall be taken to ensure any work minimises the overall environmental impact in terms of carbon emissions and reduction in the use of single use plastics as identified in the corporate priorities.

### Risk management

19. A number of risks linked to the current site designs will be addressed through the improvement proposals. The project risk register identifies other key risks, the majority of which will be mitigated by the procurement process followed.

### Equality and diversity

20. The new play area will be more inclusive and accessible by design.

### Comments of the Statutory Finance Officer

21. The Capital Programme for the financial year 2020/2021 includes a budget of £500,000 for the refurbishment of 4 play areas. Of this budget, £175,000 has been allocated to Haig Avenue Playground and this is sufficient to meet the costs of the successful bidder.

### Comments of the Monitoring Officer

22. An appropriate procurement exercise has been carried out in this instance. Public consultation has been carried out which has informed the design brief. A formal contract will be drawn and entered into with the supplier. This will protect the council's interests.

### Background documents

Council Budget Report including capital programme details for 2020/21 - 26<sup>th</sup> February 2020

### There are no appendices to this report

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Director of Communities

| Report Author:                              | Email:                        | Telephone:   | Date:                         |
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