

REPORT TO	ON
CABINET	6th December '17

September 2017



TITLE	PORTFOLIO	REPORT OF
Walton-Le-Dale recreation ground car parks and access road improvements	Regeneration & Leisure	Director of Development, Enterprise and Communities

Is this report a <b>KEY DECISION</b> (i.e. more than £100,000 or impacting on more than 2 Borough wards?)	No
Is this report on the <b>Statutory Cabinet Forward Plan</b> ?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council?	No
Is this report confidential?	No

### 1. PURPOSE OF THE REPORT

Members are asked to approve spend on a 2017/18 capital program scheme to improve the private access road, hard standing and car parking arrangements at Walton-le-Dale Recreation ground (W-L-D Rec) and community centre. In addition to outline designs & drainage works undertaken by the Walton-le-Dale Recreation society, surveys have been carried out and a design drawn up in conjunction with senior recreation society representatives which are now ready to go out to tender. Members are asked to approve a S106 capital spend of up to £75,000 from South Ribble Borough Council to enable these works to be completed within this year's capital program.

### 2. PORTFOLIO RECOMMENDATIONS

To agree design and outline program of works, including procurement and supervision of construction by council officers.

To agree a S106 capital spend of up to £75,000 on construction works as specified in the 2017/18 capital works program.

### 3. CORPORATE PRIORITIES

The report relates to the following corporate priorities:

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

## **4. BACKGROUND TO THE REPORT**

- 4.1** There has been a longstanding community demand for improvements to parking provisions at the recreation ground. Since the opening of the new community centre this need has intensified and become essential to accommodate the increasing use of the facility by the local community and visitors alike. This has been on the Eastern My Neighbourhood plan for over 2 years and there have been several requests from the community prior to this.
- 4.2** The land is owned by the people of Walton-le-Dale and maintained by the Walton-le-dale recreation society. The recreation society is a charitable not for profit organisation held in trust by the people and for the people of Walton-le-Dale and is further protected in perpetuity by 'Fields in Trust' status. The majority of the site is public access, (excluding the bowling green) and boasts a cricket pitch, football pitches, a playground (maintained by SRBC), woodland and open space.
- 4.3** The access road is now heavily degraded & failing and requires a more heavy duty construction to cope with increased use and maintain safe access and egress. Existing car parks are reaching the end of their design life and have insufficient capacity to cope with increasing demand.
- 4.4** Planning permission has been passed for parking into tarmacked hardstanding. The planning permission also included for flood lighting and fencing which has already been undertaken by the recreation society.

## **5. PROPOSALS (e.g.RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)**

- 5.1** Walton-le-Dale Recreation society, wishes to improve access and parking to its new community centre for the benefit of the local community and those visiting the facility. This proposal is for SRBC to fund, procure and supervise these community improvements on behalf of the recreation society. SRBC will secure a Licence to undertake works from the recreation society
- 5.2** Funding has already been allocated to the sum of up to £75,000 in the SRBC capital programme for 2017/18. The funding is all section 106, and the specific receipt is M3/201 Land at Arla Foods, School Lane, Bamber Bridge which has to be used for a project of this type.
- 5.3** SRBC would be responsible for resourcing, procurement and supervision of construction works until completion and handover. The recreation society would remain the landowner and retain all existing liabilities upon completion of works. Provision will be made within the works contract to cover any liabilities within the works period which will be covered by the contractors insurances.
- 5.4** The construction works are; The full reconstruction of the access road and the extension of the main car park down to the bowling green. Releveling of existing granular stone hardstanding leading to and around the community centre. A tarmac surface course applied to all hardstanding areas. Estimated duration of works is 6 Weeks.
- 5.5** Total cost estimates for these works currently stand at £75,000 which included a small contingency. Works will be supervised and managed against this budget following usual SRBC procedures.
- 5.6** Maintenance of the new surfacing would be the ongoing responsibility of the recreation society. This means there would be no increase in revenue costs to SRBC as a

consequence of the site development. Value is added with the provision of enhanced local amenities at no ongoing revenue cost to SRBC.

**5.7** Should this proposal be approved, designs and contracts documents are ready to go out to tender. Subject to a full evaluation of received tenders it is expected for work to start early 2018 and be complete by spring 2018.

## **6. CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION**

**6.1** Consultation has been carried out over a period of several years, with elected members, stakeholders and residents involved. My Neighbourhood Forums have been held at the community centre on the same site to gauge public opinion on the proposed improvements.

**6.2** All feedback received has been supportive of the car park scheme, particularly from regular users and members of associated sports clubs. The bowling club in particular has older and disabled members, to whom accessible parking is vital. Some safety issues were raised about the existing condition of the access roads and surfacing, these will be mitigated by the new design.

## **7. OTHER OPTIONS CONSIDERED**

**7.1** Throughout the design process we consider all available options within our value engineered approach, adjusting the specification where necessary to achieve best value for money possible. No other parking options were identified locally, the site is accessed from a busy residential road which often sees overspill from recreation ground events. The access road has now failed structurally and other areas are in need of urgent attention, any delay in taking action is likely to significantly increase costs and leave an ongoing safety issue.

## **8. FINANCIAL IMPLICATIONS**

**8.1** This scheme is already included in the 2017/18 capital programme. The cost estimate for works is £75,000 including a contingency at 5%.

## **9. HUMAN RESOURCES AND ORGANISATIONAL DEVELOPMENT IMPLICATIONS**

**9.1** It is estimated that procurement and supervision of works would occupy 8 weeks of officer time.

## **10. ICT/TECHNOLOGY IMPLICATIONS**

*None identified*

## **11. PROPERTY AND ASSET MANAGEMENT IMPLICATIONS**

**11.1** None identified as proposed works are on land owned by the recreation society. SRBC maintains an adjacent playground on behalf of the recreation society but this is not impacted by the proposed works. Works carried out under licence & managed by SRBC Engineers.

## **12. RISK MANAGEMENT**

**12.1** The site of the proposed improvements is not in the Council's ownership, although in daily use by the local community. Ongoing maintenance and insurance will remain the responsibility of the Walton le Dale Recreation Committee.

**12.2** If approval is given to go ahead with proposed works, all procurement regulations will be complied with to ensure that contractors meet expected standards – to include health and safety, risk and Construction, Design and Management (CDM) Regulations. Key risks are identified as part of site works and mitigated with contractors under CDM regulations.

### **13. EQUALITY AND DIVERSITY IMPACT**

**13.1** Proposed improvements to the car park and access road have no negative equality or diversity impacts. For a number of the protected characteristic groups, including age and disability, improving access to a local leisure and social amenity would offer a positive impact.

### **14. RELEVANT DIRECTORS RECOMMENDATIONS**

**14.1** To agree design and outline program of works, including procurement and supervision of construction by council officers.

**14.2** To agree a S106 capital spend of up to £75,000 on construction works as specified in the 2017/18 capital works program.

### **15. COMMENTS OF THE STATUTORY FINANCE OFFICER**

**15.1** There is a capital budget of £75,000 within the current approved capital programme

### **16. COMMENTS OF THE MONITORING OFFICER**

**16.1** The landowner will need to grant the council and its agents a licence to enter the land and carry out the works.

**16.2** All necessary documentation will be drawn up by Legal Services.

**16.3** The use of the section 106 monies in question is suitable for this purpose.

### **17. BACKGROUND DOCUMENTS (or there are no background papers to this report)**

Background papers – [Eastern Area My Neighbourhood Plan](#)

[2017/8 Council Budget Report](#)

Appendix – Extent of works

SMT Member's Name - Denise Johnson  
Job Title - Director

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# Appendix – Extent of Works

