

Report to	On
Cabinet	Thursday, 16 June 2021



Title	Portfolio Holder	Report of
Land Remediation and Playground Refurbishment, Strawberry Valley, Bent Lane, Leyland	Cabinet Member (Finance, Property and Assets)	Director of Customer and Digital

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

Purpose of the Report

1. To bring the refurbishment project for the playground at Strawberry Valley Park, Bent Lane, Leyland before members and to seek permission to spend the allocated capital budgets and award the contract to the Preferred Bidder identified by the procurement processes.
2. To progress a way forward for the remediation of the site and associated costs.

Recommendations

3. That Cabinet grants approval for the following:
 - 1) To spend the allocated £175,000 capital budget for the refurbishment of Strawberry Valley Park Playground
 - 2) To award the contract for the refurbishment of Strawberry Valley Park Playground to Bidder 2 in Table 1
 - 3) Cabinet recommend to Council that the remediation works should be undertaken to enable the site improvements to be brought forward and progressed and that Council will be asked to approve a budget of £200,000 to support these works.

Reasons for recommendations

4. The current capital programme includes a number of play areas identified for improvement. Strawberry Valley Park Playground has funds allocated in this financial year and bids have been invited on a design and build basis.
5. The current capital programme also includes a budget for remediation of contaminated land on site, required before the new playground can be constructed. Estimates to remediate the site by the introduction of a cap of clean soil are greater than the available budget and therefore a request from Council is proposed for a budget uplift for this element of the project.

Other options considered and rejected

6. The option of doing nothing and leaving the playground in its current condition was rejected as the site is now in need of refurbishment to provide quality facilities and the Friends of Strawberry Valley Park have worked hard to obtain a grant of £30,000 towards the cost of improved facilities.
7. The option of not remediating the contaminated ground found on site was rejected as the council has a duty to take action where ground contamination on public open spaces exceeds recommended thresholds.

Corporate outcomes

8. The report relates to the following corporate priorities: (tick all those applicable):

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

Background to the report

9. 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.
10. 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.
11. Strawberry Valley Park Playground was last comprehensively refurbished in 2002 with only a group swing remaining on site. The demand from the local community for a quality playground remains high as illustrated by the funds raised by the Friends Group.
12. It is proposed to refurbish Strawberry Valley Park Playground to provide a modern accessible and inclusive playground for Toddlers (ages 2-6) and juniors (ages 7-12) with an associated ball court.
13. A potential list of equipment was drafted based on the content of the Friends Group's funding bid was consulted on between 22nd March and 12th April 2021 on the council's website with publicity through letters sent (via the Cabinet Member) to houses in the locality, signage on site and release through the council's social media channels. The consultation information was shared with the Friends Group, Ward Members and Community Hub Chair and the suggested equipment list

amended to reflect the consultation results prior to inclusion in the Tender Invitations.

14. 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 2 is an acceptable quality, compliant tender and is recommended for acceptance.

Table 1 – Strawberry Valley Park Playground

Tender	Within Budget? PASS/FAIL	Quality Score (100%)
1	Pass	91
2	Pass	96
3	Pass	93
4	Pass	94
5	Pass	91

Remediation of the Contaminated Ground

15. As a result of historic use of the site, ground investigations to check for potential contamination were undertaken which has confirmed the presence of some elevated chemicals in certain areas of the park. These present a small risk to users of the site and as such the Council has a duty to ensure that remediation of the site is undertaken to remove the source-pathway-receptor linkage between the identified chemicals and site users.
16. Following further detailed surveys into the contamination, a strategy has been developed for the remediation of the land. In line with standard industry practices the linkage is being broken by installing a layer of clean material over the affected areas to a suitable depth to ensure no risk remains. A high visibility geotextile barrier will be placed below this layer to warn anyone in the future that the site is potentially contaminated.
17. There is an existing budget of £61,000 remaining in the current capital programme for the improvement of the park and it is proposed that this budget be allocated to remediation works needed to the site. The forecast agreements to be used are outlined below:

Schemes / Location	Cap Prog 21/22
1-3 Hawthorne Close, Leyland	10,596
Land at North Side of Cleveland Road, Leyland	36,464
Land at Group One, Royal Ordnance site, Euxton	14,000

18. The estimate for importing the new clean soil across the park over a high visibility geotextile membrane and reinstating existing hard surfaces at the new raised levels is £200,000 and therefore it is proposed to request a budget uplift of £139,000 is requested to allow for the remediation works and therefore allow the playground refurbishment to progress to the agreed programme.
19. The success of the Friends Group obtaining a grant for £30,000 will reduce the council's required contribution to the playground to £145,000.
20. The invitation of the playground design and build bids has been timed to allow the reinstatement of existing hard surfaces as part of the remediation contract to be carried out to reflect and suit the new layout of the playground and ball court.

Risk

21. The playground project risk register identifies key procurement risks, the majority of which will be mitigated by the procurement process followed. The project to remediate the site will address risks raised by the ground investigations carried out.

Equality and diversity

22. The new play area would be more inclusive and accessible by design.

Comments of the Statutory Finance Officer

23. The report requests a total budget of £200k to fund the remediation works that are necessary to progress the playground refurbishment. Of this £61k is funded through S106 agreements, outlined in the report, with the remaining £139k forecast to be funded through borrowing costing the Council revenue budget approximately £6k per annum.
24. The £30k grant funding results in a £145k cost to the Council of investment to the playground. The remaining costs are forecast to be funded through borrowing at a cost the Council revenue budget of approximately £6k per annum.
25. The winning bidder has an excellent credit rating.

Comments of the Monitoring Officer

26. An appropriate tender exercise (compliant with the council's Contract procedure Rules) has been carried out in this instance. Contract documentation will be entered into to protect the council's interests.

There are no background papers to this report

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