
Delegated Officer Report

Decision Maker: Helen Lockwood, Director of Economy and Skills

Date of Decision: 30 May 2018

Subject: Proposal to allocate Section 106 resources from DB 301 - Land at Byron Street, Hollinwood. (PA/57174) for installation of new play equipment and enhanced landscaping improvements to the playscape at Incline Road.

Report Author: Liz Kershaw x 4168

Ward (s): Hollinwood

Reason for the decision: The report is to seek approval for the allocation of resources secured through a Section 106 planning obligation to fund the installation of new play equipment and enhanced landscaping improvements to the playscape at Incline Road.

Summary: This report seeks to allocate the remaining £14,790.35 funding from DB 301 - Land at Byron Street, Hollinwood. (PA/57174) to Environmental Services towards this scheme to install new play equipment and to provide landscaping improvements to the playscape at Incline Road.

Planning permission for the development at Byron Street, Hollinwood. (PA/57174) was granted subject to the developer first entering into a Section 106 planning obligation. This obligation was signed on 20/10/2010, whereby the developer agreed to pay £36,000 as a capital contribution for the cost of improving public open spaces and the highway and £43,200 as a revenue contribution representing 12 yrs maintenance,

including maintenance of any land to be transferred to the Council.

The agreement specifies that the commuted sum shall be used for the enhancement and maintenance of the Cardigan Road play area, the PC Armitage memorial garden, the Incline Road play area and for any other environmental improvements and enhancements to POS within the Hollinwood area.

With interest accrued since receipt of the funding, the total amount available from this agreement has totalled £81,408.47. Schemes have already been developed for Cardigan Road and the PC Memorial, leaving a total of £14,790.35 S106 funding remaining for Incline Road.

The scheme has been designed by Environmental Services. It involves the installation of a multi-swing unit, surfacing enhancements/extension in order to provide good access to the equipment and the re-orientation of existing furniture, as well as planting and soft landscaping to further enhance the playspace.

The works will be delivered and managed by Environmental Services with a sub-contractor carrying out the installation of the play equipment and safety surfacing. In accordance with the Council's Contract Procedure Rules, written quotes were invited from 4 suitable contractors. Three companies submitted and the lowest quote will be accepted.

Maintenance of the site will be covered by the existing maintenance budget in place for the playspace.

The costs are listed below:

Item	Amount
Installation of play equipment and grass mat Safety Surfacing	£ 2,150.00
Purchase and installation of multi swing unit & grass mat Safety Surfacing	£ 6,262.00
Enhanced landscaping improvements (planting, soft landscaping, surfacing enhancements and re-orientation of furniture)	£ 5,178.35
Fees (Environmental Services) for the design, management and contract administration	£ 1,200.00
Total	£14,790.35

What are the alternative option(s) to be considered? Please give

Option 1 - To allocate £14,790.35 funding from DB301 towards the scheme and comply with the obligation within the S106 agreement. This is the preferred option.

the reason(s) for recommendation(s):

Option 2 - Do nothing - do not allocate the Section 106 funding from DB301, and do not go ahead with the scheme. This will mean that the requirement of the Section 106 agreement to use the funding for the improvement of Incline Road play space will not be met, and that the funding may be returned to the developer.

Consultation: including any conflict of interest declared by relevant Cabinet Member consulted.

Consultation was carried out as part of the planning process prior to the approval of the development. This process resulted in the requirement for the developer to enter into a S106 agreement and to pay a commuted sum for improvements to nearby public open space, and this specifically included the play space at Incline Road

Recommendation(s):

To approve the allocation of £14,790.35 section 106 resources from DB 301 - Land at Byron Street, Hollinwood. (PA/57174) to Environmental Services for the purposes of the installation of new play equipment and enhanced landscaping improvements to the play scape at Incline Road.

Implications:

What are the financial implications?

The balance held in respect of S106 funding line (DB301 - Byrom Street) is currently £50,906.11. This report details a spending proposal of £14,790.35 for work on a Play Area. The balance remaining after the works have been performed will be £36,115.76 and this residual sum is fully committed against other planned activities. (Nigel Howard)

What are the legal implications?

The proposals are an appropriate use of the section 106 funding (A Evans)

What are the ***procurement*** implications?

The scheme has been developed and procured in accordance with the councils current CPR thresholds.

What are the Human Resources Equality and Diversity Impact Assessment

None

Not required – this scheme relates to an area of public open space which is open to all and accessible at all times.

What are the property implications

This is an enhancement to an existing play space which is already being maintained by the Council from within existing resources.

Risks:

The scheme will be supervised and managed by the Councils Environmental Services team. The play kit purchased will

have warranties and suitably qualified contractors will be used for the installation. As such making this a very low risk scheme.

Co-operative agenda

Public open space and play spaces are important for local residents and help support a strong sense of local identity and belonging, as well as supporting a healthier lifestyle.

Has the relevant Legal Officer confirmed that the recommendations within this report are lawful and comply with the Council's Constitution? Yes

Has the relevant Finance Officer confirmed that any expenditure referred to within this report is consistent with the Council's budget? Yes

Are any of the recommendations within this report contrary to the Policy Framework of the Council? No

There are no background papers for this report

Report Author Sign-off:	Elizabeth Kershaw
Date:	30/05/2018

Please list and attach any appendices:-

Appendix number or letter	Description

In consultation with Director/Executive Director

Signed :  . Date: 30 May 2018

pp. Carol Brown Director Environmental Services