

Delegated Cabinet Member Decision (Contract Award 100k -250k) Report

Decision Maker and Portfolio area:	Cllr Amanda Chadderton, Leader, Oldham Council
Date of Decision:	27 October 2022
Subject:	Proposal to allocate Section 106 resources from DB 382 Land at Rowan Tree Road & Whitebank Road (PA/337221 & PA/337226), for landscape and access improvements surrounding Hollinwood Crematorium
Report Author:	Robin Durkan
Ward(s) Affected:	Hollinwood

Reason for the decision: To seek approval for the allocation of resources secured through the Section 106 agreement (DB382) for land at Rowan Tree Road & Whitebank Road (PA/337221 & PA/337226) to fund landscape works to the space surrounding Oldham Crematorium at Hollinwood Cemetery, improving access and quality of visitor experience, removing old and damaged furniture and replacing surfacing.

Summary: Planning permission for the land at Rowan Tree Road & Whitebank Road (PA/337221 & 337226) was granted subject to the developer first entering into a Section 106 planning obligation. This obligation was signed on 15/03/2016, whereby the developer, Keepmoat Homes Ltd, agreed to pay a commuted sum for the provision of public open space at Higher Lime Playing Fields. However, the agreement was varied on 30/05/2019 to use commuted sums for Public Open space improvements at Hollinwood cemetery.

On 08/03/2018 and 26/06/2019, the developer paid two amounts of £75,000, respectively. With interest, this contribution now stands at £152,568.52. This report seeks to allocate the whole amount to improvement works to the landscape around the crematorium building which are necessary. Emergency repair and patching of surfacing has been carried out when required, resulting in an untidy

appearance with dated materials and some infrastructure starting to break down. User experience is important for visitors at a sensitive time and for many, this is the only experience of Oldham.

The funds will be used for resurfacing, helping to manage pedestrian and vehicle movement with a higher quality surface treatment, helping to define spaces for people to gather before services, and improve flow of movement between different services. The funds will also see the installation of upgraded furniture, including the replacement of the damaged water feature used for displaying removed flowers gifted to the book of remembrance.

The soft landscaping works will be carried out by the Environmental Services team who currently maintain the space, allowing funds to be invested into the capital works and materials.

The works qualify for being delivered under the Access Oldham Strategic Partnership Agreement (AOSPA) The AOSPA is a partnering and collaborative approach to delivering a programme of construction works and create a strategic environment where *Supplier* and *Employer* work together to optimise delivery by learning and working together and continually improving the services.

This approach is favoured due to the necessary continuation of operations at Hollinwood Crematorium and through early contractor engagement, accurate costs for delivery working around services can be determined.

We can guarantee the full allocation of funds (£152,568.52) will be spent on the scheme while ensuring the budget does not go over. Extent of works can be reviewed alongside the contractor if necessary. This ensures the brief can still be met and any reductions identified early so as to not detract from overall scheme

What are the alternative option(s) to be considered? Please give the reason(s) for recommendation(s):

Option 1 – Allocate the Section 106 funding and interest accrued as set out and agreed in the Planning Obligation to enable Environmental Services to improve the open space surrounding the crematorium at Hollinwood Cemetery, enhancing the user experience and impression for visitors to Oldham and its crematorium.

Option 2 – Do nothing to improve the space and continue to operate with existing condition; maintain the space as best as possible and continue to repair damage as a matter of health and safety issues through corporate landlord funded works; ensure surfacing has no trip hazards and access is

suitable, gradually remove damaged stone planters as further wear and tear continues and decommission/remove the water feature flower display area when no longer functional.

If the S106 contribution is not used for the purposes for which the Agreement was varied on 30/05/2019, then there is a risk that the contribution plus the interest accrued would have to be returned to the developer and no improvement works carried out.

Recommendation(s): Option 1. To approve the allocation of £152,568.52 section 106 resources including the interest accrued from DB 382 - (PA/337221 & 337226) to Environmental Services for the purposes of landscape and access improvements surrounding Hollinwood Crematorium to allocate the available funds to allow overdue improvements to Hollinwood Crematorium grounds.

Implications:

What are the financial implications?

Capital Implications

The cost for the landscape and access improvement works surrounding Hollinwood Crematorium is expected to cost £152.6k and will be charged to the Environmental Services Capital Programme.

This will be financed from the following Section 106 resource:

Section 106 Description	Available funding £k	Utilised on this scheme £k	Balance remaining £k
DB 382 Rowan Tree Road & Whitebank Road	152.6	152.6	0

Revenue implications

The day to day costs of maintaining the space will be met using existing resources within the existing Environmental Management revenue budget.

(John Edisbury)

What are the **procurement** implications? The Commercial Procurement Unit supports the recommendation outlined in this report. Utilising the Access Oldham Strategic Partnership Agreement is a compliant route to market supported by clause 4.1 of the Council's Contract Procedures Rules, "where an existing contract...is available to meet the Council's specific procurement requirement and offers value for money it should be used". (Emily Molden)

What are the **legal** implications? The proposals are an appropriate use of the S106 contributions (A Evans)

What are the **Human Resources** implications? No HR implications (Catherine Pearson, Strategic HR Lead)

Equality and Diversity Impact Assessment attached or not required because (please give reason) EIA is not required – general landscape improvement works will not impact on vulnerable groups.
*The proposals maintain accessible routes in and out of the crematorium building and provide pedestrian friendly navigation to the crematorium.
Works will be scheduled around services and a sensitive approach to programming more disruptive operations, traffic and pedestrian management will be maintained throughout.*

What are the **property** implications? The implications to property will not change and result in a better condition of current asset helping with the long and short term revenue responsibilities.

Risks: None

Co-operative agenda This is linked to Corporate Objective 3: A co-operative Council delivering good value services to support a co-operative borough.

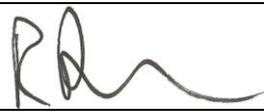
Has the relevant Legal Officer confirmed that the recommendations within this report are lawful and comply with Yes

the Council's Constitution?

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:	
Robin Durkan	
Date:	03/10/22

Please list any appendices:-

Appendix number or letter	Description

Proposal:

Landscape and access improvements surrounding Hollinwood Crematorium

In consultation with

Executive Director of Place & Economic Growth



Date: 27 Oct 2022

Cabinet Member for Regeneration, Housing and Neighbourhoods:
Date: 27 Oct 2022

