

Delegated Decision Report

Decision below £250k



Subject:	Royton Park S106 improvements DB460
Decision maker: Senior Officer	Nasir Dad, Director of Environment
Decision maker: Cabinet Member	Chris Goodwin, Portfolio Holder, Don't Trash Oldham
Decision date:	28 November 2024
Report author:	Sean Mitchell, Greenspace Officer
Ward (s):	Royton South

Reason for decision

The reason for this report is to request approval to undertake public openspace and infrastructure improvement works at Royton Park using S106 funding (**£27,140.16**), received as a result of planning application DB460_Land at former Royton Health Centre, Rochdale Road, Royton.

Recommendation(s)

It is recommended that the proposed use of the S106 funding detailed this report is approved and that the proposed spend is authorised allowing the multiple different areas of work to take place. This work links into the corporate agendas set by Oldham council of Healthy, Safe and Well Supported Residents and a Clean and Green Future.

Background

Royton Park is heavily used by the public for a variety of different reasons. The site comprises of good quality infant and Junior play, Skate Park, tennis courts, basketball court, bowling green, war memorial and high-quality greenspace.

There have been a number of developments in close proximity to the park and this has enabled the Council to access s106 funding for the site. The proposal is to use the s106 funding, secured as a result of planning application DB460 _ Land at the former Royton Health Centre, Rochdale Road, Royton, for the improvements outlined in this report.

The Planning Obligation (DB460) requires the landowner to pay a commuted sum of £27,140.16 towards the improvement of existing public open space in the vicinity of the site, specifically a multi-use games area tennis/basketball and skate park improvements and infrastructure improvements.

Funding from DB456 (not the subject of this report) will support improvements to a multi-use games area tennis/basketball and skate park improvements. As such funding from DB460 will fund infrastructure and equipment improvements at Royton Park.

Careful design, specification and construction with input from the play and maintenance teams and landscape architect will help to minimise ongoing revenue burden and any fixed play equipment will be approved by the Play Manager to ensure risk is kept to a minimum.

The individual items of work listed below are distinct and will be delivered by different suppliers, or in-house. Each element of the works is below £10,000 and, therefore, Contract Procedure Rules allow for direct contract awards, subject to a quote being obtained from a suitable supplier and accepted. This will allow for the progression of the work quickly and efficiently.

Paths

There is a need to carry out improvements to a section of path within Royton Park. Path 1 will need 98m² of tarmac to be sawcut and broken out and tarmacked, along this stretch of path there are 10 damaged gullies some can be reset others need to be replaced.

£9.4k is allocated to this work.

Wall improvements

A section of the wall running through the centre of the park needs improvement.

2k is allocated to this work.

Planting

Introduction of suitable planting that would thrive in this area and enhance the biodiversity of the area as well as introducing rocks and logs to create an area people can interact with and enjoy

natural play. Increased awareness of the importance of sustainable urban drainage in the area and the benefits this generates. The planting will be delivered in-house to maintain tight control of the budget and avoid overspend.

3.24k is allocated to this work.

Bowling Green Signage

Introduction of new signage that is easily understandable and aims to dissuade people for using the green for anything else other than its intended purpose.

1k is allocated to this work.

Play

In recent years Royton Park has become a destination park; it's in a great location close to the town centre and because of the facilities offered is busier than ever. Feedback from park users that additional facilities for toddler age and sensory play would be well received.

The S106 funds will be used to introduce more sensory and explorative play within the park; sensory play is a great way for younger children to learn and interact with their environment, it also has great value for neurodivergent users of the park.

The equipment and install will be procured separately, some elements will be delivered in-house to maintain tight control of the budget and avoid overspend.

11.5k is allocated to this work.

Alternative option(s) to be considered

To not carry out the works covered within this report, which could result in the loss of the S106 funding DB460 _ Land at the former Royton Health Centre, Rochdale Road, Royton, and without the Budget to be able to undertake this work from the Waste, Cleansing & Greenspace revenue budget. This could cause some of the mentioned areas to be closed off within the park if they become unsafe.

Consultation

Proposed works have been identified and prioritised following discussions with local councillors and based on local knowledge and areas of importance for the members.

Risks

Procurement activity will be in accordance with the Council's Contract Procedure Rules. All work will be undertaken in line with current EN standards regarding play. All contractors used will be from the council supplier list and all risk assessment and rams to be received before any work has taken part.

All work to be assessed by designated Council Officers to ensure all needed Health and safety precautions are included in rams and risk assessment produced by contractors working on site. The work will be inspected within 1 week of any work being finished and site inspection to happen throughout work taking place.

Implications

Financial	<p>The cost to undertake public open space and infrastructure improvement works at Royton Park at former Royton Health Centre, Rochdale Road Royton will be circa £27k and will be revenue expenditure.</p> <table border="1" data-bbox="565 806 1091 1050"> <tr> <td>Path Improvements</td><td>£9,400</td></tr> <tr> <td>Wall Improvements</td><td>£2,000</td></tr> <tr> <td>Informal Play, biodiversity & interpretation</td><td>£3,240</td></tr> <tr> <td>Bowling Green Signage</td><td>£1,000</td></tr> <tr> <td>Play Improvements</td><td>£11,500</td></tr> <tr> <td>Total</td><td>£27,140</td></tr> </table> <p>This will be charged to the Environmental Management Service and financed in full from Section 106 resource DB460 (Land at Former Royton Health Centre, Rochdale Road, Royton).</p> <p>(John Edisbury)</p>	Path Improvements	£9,400	Wall Improvements	£2,000	Informal Play, biodiversity & interpretation	£3,240	Bowling Green Signage	£1,000	Play Improvements	£11,500	Total	£27,140
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Legal	<p>The proposals are an appropriate use of the S106 funding. (A Evans)</p> <p>As detailed in the report, works and services will be procured using S106 funds in accordance with Contract Procedure Rules. It is suggested that contractors can be directly appointed for each area of spend because they are all under £10,000. This is not the case in respect of the Play Improvements, but also, the value of each contract needs to be inclusive and not exclusive of VAT. This could raise some of the spend areas above the £10,000 threshold under rule 4 of the CPRs. Further, if the areas of spend should be aggregated because they can be delivered by one contractor under one contract, the contract value may increase and be caught by a different procedure under rule 4.</p> <p>Advice should be taken from the procurement team, as required, to establish is just 1 quote is needed or if 3 quotes need to be requested because the contract value is within the £10,000 -</p>												

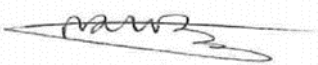
	<p>£24,999 bracket.</p> <p>Advice from Legal Services should also be obtained if formal contractual arrangements would benefit the Council.</p> <p>Sarah Orrell – Commercial & Procurement Solicitor</p>
Procurement	
Equality impact including implications for Children and Young People	
Co-operative implications	This work links into the corporate agendas set by Oldham council of Healthy, Safe and Well Supported Residents and a Clean and Green Future

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

Appendix

1. Impact Assessment

Report author sign-off	Sean Mitchell
Role	Neighbourhood Supervisor
Date of sign-off	19/09/2024

Approval	
Officer approval sign-off	Nasir Dad 
Role	Director of Environment
Date of sign-off	28 Nov 2024