

Delegated Decision Report

Decision below £250k



Subject:	Section 106 Funded Improvements, St Martins Play Space
Decision maker: Senior Officer	Nasir Dad, Director of Environment
Decision maker: Cabinet Member	Cllr Elaine Taylor, Portfolio Holder, Neighbourhoods
Decision date:	17 Dec 2025
Report author:	Robin Durkan, Landscape Architect
Ward (s):	Medlock Vale

Reason for decision

Section 106 funds received by the council are to be used for the provision and maintenance of play equipment and improvements to the public open space at St Martins play area, St Martin's Road, Fitton Hill.

Recommendation(s)

1. To approve the use of Section 106 and planning agreement funding for the scheme and proceed with the improvements to the play equipment and public open space, award the sub-contracted supply of play equipment, outdoor gym equipment and installation of safety surface following written quotation procedures.

Background

To improve the public open space and play equipment at St Martin's Play are, Fitton Hill using funds provided by the Section 106 and planning agreements below:

- DB 448 Land at St Cuthbert's Church, Tanners Fold, Fitton Hill, Oldham – 344067 – 5 years expiry on the funding £18,434 (£20,739.52 with interest)
- DB 451 Site of the former Fytton Arms PH, The Green, Fitton Hill, Oldham – 346010 – No expiry to use the funding, £45,915.03 (£51,549.33 with interest)
- DB 473 - £10,000 offer provided by Countryside offer for the Fitton Hill disposal bid to improve the St.Martins Play Area. £10,000 (£11,013.45 with interest) (Not S106 agreement)

The existing play space is in need of investment and further play and activity can be provided to enhance the space for the community, alongside site wide improvements to the drainage and landscape, enhancing biodiversity and creating a more family friendly

environment with sustainable drainage (SuDS) features also acting as landscape-led interventions to deter use from off road bikes, e-scooters and bikes which are regularly reported in the space.

Comprehensive consultation with residents has been carried out by the District team and this has resulted in a scheme the community are happy with, consisting of refurbishment to the existing play area, installation of outdoor gym equipment and a new bespoke slide with platform and climbing opportunity. Re-use of relocated equipment is also included within the proposals adding further value.

The landscape works will be carried out in-house by Environmental Services staff to achieve best value with the supply and installation of specialist play and exercise equipment and compliant safety surfacing to be delivered by sub-contracted supplier following written quotation processes by Environmental Services to obtain a minimum of 3 written quotations in accordance with Rule 5.2 of the CPRs. Local Supply Chains and SMEs prioritised where possible – at least 1 local Contractor will be included the request for quotation for installation.

Breakdown of costs:

For supply, installation of the bespoke stainless steel tube slide & access platforms with climbing opportunity, including installation of safety surface & access path.

£27,120 Inclusive of VAT – Massey Harris Ltd. (Stockport)

Unsuccessful bidders were:

Playdale provided 2 options offering combination of features –

Option with climbing/platforms, not tube slide: £30,212.00 inclusive of VAT

Option with tube slide, no climbing/platforms: £35,707.56 inclusive of VAT

Kompan offered an alternative option with less play value as unable to provide bespoke requirements for site. The cost for this was £18,880.80 inclusive of VAT

Play and Leisure offered an alternative option with less play value as unable to provide bespoke requirements for site. The cost for this was £23,410.8 inclusive of VAT

For supply and delivery of Outdoor Gym equipment; leg press, shoulder press, cross trainer, pull down.

Winning supplier was The Great Outdoor Gym Company.

£15,246 inclusive of VAT

Unsuccessful bidders were:

Kompan £44,188.07 Inclusive of VAT (a different specification was proposed offering comparable exercises with different equipment– cost for this was £30,050.77 inclusive of VAT)

Play & Leisure £13,959.88 inclusive of VAT,

While the returned quote from Play & Leisure was lower than the winning bidder, a larger surface area will be required resulting in almost double groundwork and surfacing costs; estimated £3,960 increase.

Additional benefits of Great Outdoor Gym Company offers user app with site specific exercise planner and tracker, market leader and known quality to meet demands of use.

Collect and install Outdoor Gym & Multi-play equipment, including installing full construction of new surfacing.

Four local SME contractors were invited to tender, returned quotes were checked and shown in alphabetical order:

BSK - £34,641.00

Ground Inc - £22,128.60 (**£26,554.32 inclusive of VAT**)

Groundwork Landscapes - £23,104.00

P.R. England & Sons - £23,959.00

Ground Inc. will be awarded the work.

Quotes still to take place:

£12,960 inclusive of VAT – (estimate) Supply & lay bound rubber mulch safety surfacing - overlay to existing, prepared by others.

At least 1 local SME contractor will be invited to tender for the surfacing overlay work.

Other Costs

£9,114.48 inclusive of VAT - landscape works comprising all demolition, removal, excavations, drainage works, path construction sub base and preparation, supply and install rock features, planting, wildflower seeding and reinstatement.

This will be delivered in-house by Environmental Services Staff, costs will cover staff time, machinery hire and materials.

A 5% contingency has been built into the above costs.

If there are any significant variations to estimates for surfacing overlay works, the scope of in-house landscape works delivery will be reduced/increased to accommodate increase/decrease of funds available.

£7473.30 – design and management fees for Environmental Services

Alternative option(s) to be considered

Option 1: To use the funding for enhancements to the playspace at St Martin's play area as above.

Option 2: Return the funds to the respective developers and Countryside and not carry out any improvement works.

Consultation

Consultation with residents has been carried out over the past 18 months alongside ForHousing and a number of revisions have been made to the initial concept designs after comments from the community. Ward members are in support of the works.

Risks

To avoid overspend, budgets monitored and scope of in-house work can be reduced to absorb any cost increases from suppliers, contingency included to allow for unpredicted site conditions/occurrences.

Delays at report or design development stage resulting in no spend by March 2026 will require £18,434 to be returned to developer.

Implications

Financial	<p>The proposed works are capital and are estimated to cost £83,302, which includes 5% contingency. The works are fully funded through Section 106 contributions from applications DB448, DB441, and DB473. There is requirement for funds to be spent by 31 March 2026 or £18,434 will be returned to the developer. A new cost centre will be set up to monitor spend against the budget. Leonnie Wharton-Brown, Senior Accountant</p>
Legal	<p>The proposals are an appropriate use of the S106 funding. (A Evans) – Group Solicitor (Environment)</p>
Procurement	<p>The Councils Contract Procedures (CPR's) state under clause 4 – 'Procurement Procedures' for the supplier award costs mentioned above, they all include VAT and all values fall into the banding of £10,000 and £29,999 which is also inclusive of VAT for threshold purposes. The sourcing options governing such value banding are covered in point 5.2.</p> <p>The CPR's also state under clause 4 that "where an existing Contract, Framework or in-house service is available to meet the Council's specific procurement requirements and offers value for money it should be used unless there are particular circumstances which justify an alternative route to market". Procurement explored an option with the stakeholder over packaging the works up as a combined aggregated contract value to a principal contractor and channelling such through an external framework arrangement. This was proposed as a mini competition utilising 'ESPO framework 115_25 - Outdoor Playground Equipment, Fitness & Sports Facilities and Equipment'. The stakeholder expressed the desire to breakdown the work packages into specialisms which will drive better value using SME suppliers. Targeting local and SMEs were possible is a stipulation of rule 5.2 and the service area has satisfied the need for a minimum of 3 written quotations. (Darren Judge, Commercial Procurement Unit)</p>
Equality impact including implications for Children and Young People	<p>No negative implications. The scheme will provide more opportunities for children, families and young people to become more active and use the site.</p>

Other	
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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

Report author sign-off	Robin Durkan
Role	Landscape Architect
Date of sign-off	03/11/25

Approval	
Officer approval sign-off	Nasir Dad
Role	Director of Environment
Date of sign-off	17/12/25