

Failsworth Cemetery Proposed Options for Phase 1 of Master Plan

Briefing Note for Failsworth and Hollinwood District Partnership

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Officer Contact: Steven Henthorn
Ext. 5434

Background

At the meeting of the Failsworth and Hollinwood District Partnership in June 2011 it was agreed that a working group would convene to investigate the various options highlighted in the Master Plan for Failsworth Cemetery. All six ward Members were invited to attend a meeting on 28th July 2011 at Hollinwood Cemetery Office along with co-optees of the District Partnership and various Council Officers, to discuss the implementation of the Master Plan, options available and costs involved.

Attendees:

Cllr Butterworth
Cllr Dawson
Mr Parker
Mrs Barnett
John Crompton
Jayne Murphy – Principal Crematorium and Cemetery Officer
Steven Henthorn – District Environmental Manager
Euey Madden – Senior Greenspace Development Officer
Terence Cavanagh – Public Rights of Way Officer

The Master Plan has been subdivided into three phases as follows:

Section 1 – Phase 1 works and estimated costs.
Section 2 – Phase 2 works.
Section 3 – Phase 3 works.

1 PHASE 1 WORKS

- Entrance area, Master Plan area 2
- Extension start, Master Plan area 5
- Public Right of Way, Master Plan area 1

1.1 Closing or Gating the Public Right Of Way, Master Plan Area 1

The PRoW in Failsworth is not necessarily a piece of land owned by the Council but the Council are held accountable for its condition.

Closing the PRoW may prove impossible as it would take only 1 or 2 objections from local residents or groups to take the closure to a public enquiry which would be a lengthy and very costly exercise.

Gating the PRoW is possible but again this would require consultation and the ramblers association would almost certainly object. Should this be pursued the Highways Manager Sally Fletcher needs to be contacted. Offering dawn till dusk opening will be favourable to a gating order. NB further costs may be involved in opening and closing the gates. (Community involvement would be encouraged and welcomed in this task).

TC is arranging for a short term fix of the broken drain to hopefully lessen the flooding problem until such time the pipe can be repaired. (A cost to investigate the condition and flow of the pipe is included in the summary for the PRoW)

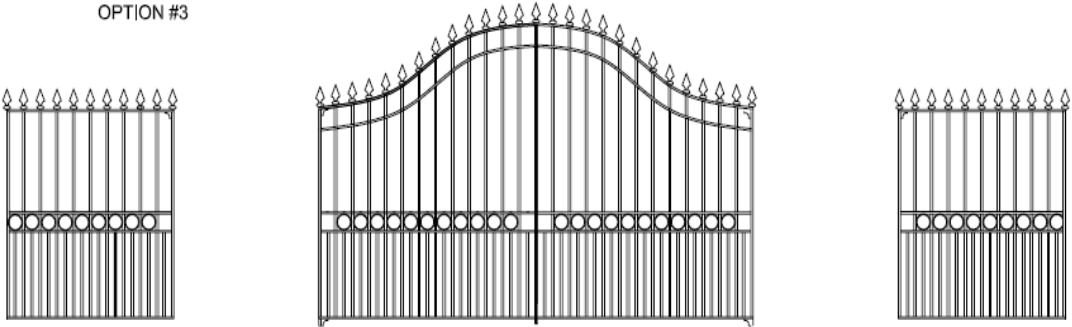
To excavate the drainage channel and carry out a camera Survey.	£550.00
To remove self seeded trees from the alleyway	£3,500.00
Remove defunct metal railings from the wall entrance to the access gates of the compound and supply and install new 2.4m high steel palisade railings 19.2m @ £91.00	£1,747.20
Remove defunct metal railings and take down the brick walling to ground level, carefully saving the stone copings. Supply and install new 2.4m high steel palisade railings. 71.0m @ £112.00	£7,952.00
Remove vandalised section of 2.4m high railings and replace with new 2.4m high steel palisade railings 11.0m @ £75.00	£825.00
Remove defunct metal railings, chain-link fencing and gates. Take down the brick walling to ground level, carefully saving the stone copings. Supply and install new 2.4m high steel palisade railings and single access gate. 55m @ £112.00	£6,160.00
Clean out the ditch and remove all arisings to tip off site. 47m @ £10.00	£470.00
Re-grade the existing 1.5m wide stone pathway adjacent to the ditch and remove any spoil off site. Supply, lay and roll 20mm dense binder course tarmac to levels. 55m @ £35.00	£1,925.00
Re-grade existing 3m wide stone roadway and remove any spoil off site. Supply, lay and roll 20mm dense binder course tarmac on an MOT stone sub base. 159m @ £41.00	£6,519.00
It was agreed that the enhancements to the PRoW may reduce anti-social behaviour but if this is not the case then a consultation exercise will be undertaken to gate the passage, costs for the consultation period are NOT included in this report. The working group also discussed the possibility of lightening the passage; prices will be obtained. Further discussion will take place taking into account factual reports of anti social behaviour.	
Supply and install 1 pair of lockable 3m wide gates to the top of the roadway	£495.00
Supply and install 1nr lockable single gate to the ginnel way on the narrow footpath	£385.60
TOTAL COST INCLUDING 10% CONTINGENCIES ALLOWANCE	£33,581.68

1.2 Entrance, Master plan area 2

Options were discussed for improvements to the entrance and gates. EM informed the group that the estimated cost for new wrought iron gates did reflect that the old gates would be taken by the contractor.

John Crompton discussed the guarantees that would be given when the stone pillars were cleaned and repaired. EM ensured JC that this work would be subject to specification and guarantee.

The group agreed that alternative less expensive options were not advisable as the cemetery would be a community amenity for many years to come and that any replacements or enhancements should be intended for the next 100 years.

OPTION #3	£19,000.00
	
NB, price includes removal and recycling or original gates by provider.	
Stone & Highlighting Extras Highlighting the Top finials (in silver or gold paint)	£280.00
Pillars and wall brick work cleaning.	£1,296.00
Pillars and brick work (including copings) repairs	£8,250.00
Provisional sum allowed for stone radius copings	£1,000.00
Railings on left of entrance extending into the PRow - Manufacture, supply and install wall mounted railings as per the existing panel and to follow the arc of the existing wall. Genuine wrought iron Panels. Finished painted throughout.	£16,500.00
TOTAL COST INCLUDING 10% CONTINGENCIES ALLOWANCE	£50,958.60

1.3 Development of Further Land For Burials, Master Plan Area 5

Extension of the cemetery is expected to take 4 to 5 years the proposals below are included in 'Phase one' which will identify an area for burials and enable the ground to be prepared (levelled and maintained) the area will continue to be fenced off to the public to deter miss use. Phase three will include a road and drainage; further costs will need to be obtained from the Highways Section for the elements of this area.

Create new entrance to cemetery extension allowing for the removal of 1No tree excavating ground, tarmac to road specification and the installation of 3M wide gate entrance.	£4800.00
Cut and Collect area identified as formal Cemetery extension	£1591.00
Cut back the vegetation to the proposed new fence line and carry out re-grading where necessary. Supply and install 2.4m high steel palisade railings. In black 288m @ £75.00	£21,600.00
NB Annual maintenance cost of £903.00 per annum would be incurred. This would consist of a fortnightly cut of the area 14 cuts per annum	
TOTAL COST INCLUDING 10% CONTINGENCIES ALLOWANCE	£30,790.10

3 PHASE 2 WORKS

- Compound Area, Master Plan area 2
- Widening and Resurfacing of existing Roads, Master Plan area 4 (see 3.1 below)
- Centre Feature, Master Plan area 3
- Dedicated individual memorial trees, Master Plan area 7

3.1 Resurfacing of roads, master plan area 4 (phase 2 but significant impacts to enhancing entrance)

It was agreed that the roads and paths in Failsworth Cemetery all need upgrading over the next few years. At this stage only the main drive has been assessed and quoted for. Other roads are to be addressed in Phase 2 of the master plan.

Resurfacing the main drive (from entrance to centre circle)	£7,975.00
TOTAL COST INCLUDING 10% CONTINGENCIES ALLOWANCE	£8,772.50

4 PHASE 3 WORKS

- Completion of extension area, Master Plan area 5
 - Naturalistic open space area, Master Plan area 8
 - Memorial Gardens, Master Plan area 6
- 4.1 Estimates have been received from Highways for the installation of a new road to complete the extension this is priced at approximately £400.00 per linear meter indicating a new road could be in the region of £100k, plus drainage works.

5 CURRENT CONSIDERATIONS

- 5.1 Fund phase 1 works, total cost £115,330.38.
- 5.2 Agree that any monies saved from this work (contingencies allowances etc.) can be used to fund the resurfacing of the main road described in 3.1
- 5.3 Do nothing; the cemetery will need to be audited for available space in a further 3 years.

6 RECOMMENDATIONS

- 6.1 The District Partnership considers the various options and prioritises the work which it wishes to complete in Municipal Year 2011-2012, 2012-2013 and 2013-2014
- 6.2 The District Partnership identifies funding in order to complete these priorities.
- 6.3 The District Partnership reviews the Master Plan phase 2 works in 2015.