

Report of:	Head of Environment and Healthy Lifestyles
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Portfolio Leader:	Culture and Sport
Key Decision:	No
Report Track:	Cabinet: 19/12/19

CABINET
19 DECEMBER 2019
PROPOSED IMPROVEMENTS TO THE PLAY AREA AND OPEN SPACE AT PENNY CRESS GREEN, NORTON CANES

1 Purpose of Report

- 1.1 To seek Members' approval to proceed with the proposed improvements to the play area and open space at Penny Cress Green, Norton Canes (The Cemna) as set out in the indicative development plan attached as Appendix 1.
- 1.2 To seek approval for permission to spend Section 106 funds to develop and deliver the proposed improvements.

2 Recommendations

That Cabinet:

- 2.1 Grant approval to proceed with the proposed improvements to the play area and open space at Penny Cress Green, Norton Canes (The Cemna) as set out in this report and the indicative plan attached as Appendix 1.
- 2.2 Recommend to council to include £187,477 from S106 funds be included in the Capital Programme for 2019 – 2022.
- 2.3 Grant permission to spend up to £120,000 to deliver the proposed project as set out in this report and to use the balance remaining £67,477 for the improvements to indoor and outdoor sports and recreational activities within the Norton Canes area".
- 2.4 Delegate authority to the Head of Environment and Healthy Lifestyles in consultation with the Culture and Sport Portfolio Leader to agree the project detail and to take such actions as may be necessary to progress the above recommendations within existing approved budgets.

3 Key Issues and Reasons for Recommendation

- 3.1 The site at Penny Cress Green occupies an area of 1.75 hectares and is in need of upgrading, thereby providing an opportunity to not only install new modern play equipment but to also enhance and improve the open space, making it a more useable and pleasant site.
- 3.2 Significant housing development has taken place over the last 5 years or so in Norton Canes and the Parish Council has requested Cannock Chase Council utilise funding identified from the new developments to deliver new and improved sport, recreation and open space facilities within the parish.
- 3.3 Councils have a major role in the provision of good quality parks, play areas and public open spaces that are both sustainable and meet the needs of the community.
- 3.4 A contribution of £187,477 from the Councils S106 contributions, collected following the housing development situated south of Red Lion Lane, Norton Canes has been identified and which can be used ***“for the improvements to indoor and outdoor sports and recreational activities within the Norton Canes area”***.
- 3.5 The Council is keen to progress this proposed development and for it to be completed by the second quarter in 2020. In order to achieve this deadline it will be necessary to include the estimated cost of the proposed scheme in the Council’s Capital Programme for 2019-20 and to secure approval to spend the S106 funds to develop and deliver the scheme within the budget approved.
- 3.6 At this stage it is envisaged that any ongoing revenue costs associated with the upgrading of the play site and improvements to the open space will be met from the existing budgets. Should this position change as the details of the scheme are clarified, then a further report to Cabinet may be necessary before any decision is made.

4 Relationship to Corporate Priorities

- 4.1 The Council’s Priorities are “Promoting Prosperity” and “Community Wellbeing” and these two priorities interlink and reinforce each other to improve the opportunities, wellbeing and quality of life for our communities.
- 4.2 The provision of safe, welcoming and clean spaces for people to use and visit and that offer opportunities to participate in physical activity and recreation contribute to both of the Council’s priorities.

5 Report Detail

5.1 Background

5.1.1 The Clerk to Norton Canes Parish Council has written to the Council on a number of occasions over the last few years to express the Parish Council's ambitions to invest in sport, recreation and open space facilities within the parish and its desire to use s106 funds identified from recent local housing developments to contribute to the delivery of these proposals. On the 1st February 2019 the Culture and Sport Portfolio Leader confirmed her support to these requests and this proposed scheme has been finalised following discussions between the Parish and District Council.

5.1.2 Cannock Chase Council has identified a sum of £187,477 from S106 contributions collected following the housing development situated south of Red Lion Lane which can be used "**for the improvements to indoor and outdoor sports and recreational activities within the Norton Canes area**".

5.2 Project Outline

5.2.1 This project will include the provision of a new fully equipped play area, circular footpaths, a community sculpture, natural landscaping and the installation of green gym equipment to encourage the Penny Cress Green site (The Cemna) back into constructive use for sport and active recreation.

5.2.2 The play spaces will be designed to fit their surroundings and enhance the local environment as well as being capable of being used in different ways by children and young people of different ages and interests in the community.

5.2.3 The new community sculpture will depict local historical landscapes of significance and be designed in consultation with the Parish Council and the community. The facilities will provide the opportunity to increase participation levels in sport and recreation and promote healthy and active lifestyles across the local and wider community.

5.3 Project Costs (Pre-Tender Estimate) and Funding

5.3.1 The estimated costs together with the funding identified for this scheme are as follows:

Pre-Tender Cost Estimate	£
New Access Point	6,000.00
Footpaths (550 m)	12,000.00
Play Area	70,000.00
Cycle Racks	1,000.00
Natural Grass Kick about	1,500.00

Pre-Tender Cost Estimate (cont.)	£
Green Gym Equipment	9,500.00
Art Sculpture	6,000.00
Landscaping	3,500.00
Signage and Interpretation Boards	2,500.00
Adventure Play	4,000.00
Contingency 3.3%	4,000.00
Sub Total	120,000.00
Projects for wider community benefit	67,477.00
Total	187,477.00
Funding	
Q255 S106 Land south of Red Lion Lane, Norton Canes	187,477.00
Total	187,477.00

5.3.1 The current revenue cost for maintaining and inspecting the site is £ 1,500.00 per annum and it is envisaged that any ongoing revenue costs associated with the upgrading of the play site and improvements to the open space will be met from existing budgets. Should this position change as the details of the scheme are clarified, then a further report to Cabinet may be necessary before final sign off can be given.

5.4 Project Management and Timeline

5.4.1 The project will be overseen and managed by the Council's Capital Projects Officer working in collaboration with the Parks and Open Spaces Team and Norton Canes Parish Council.

5.4.2 Subject to Cabinet's approval to progress this project the estimated timeline is as follows:

1	Finalise project brief, specification and procurement and contract documentation	December 2019
2	Issue Tender	January 2020
3	Submit Tender	January 2020
4	Evaluate Tenders and contract award	February 2020
5	Consultation and review of design	March 2020
6	Start on Site	May 2020
7	Completion	September 2020

6 Implications**6.1 Financial**

The investment proposal at Penny Cress Green together with all other projects is to be funded solely by the S106 funds Q255 Land South of Red Lion Lane. At this stage it is envisaged that ongoing site maintenance of the renovated play site facilities will be met from existing revenue budgets. Should this position change as the details of the scheme are clarified then further reports to Cabinet may be necessary

There is a current pay back period of 10 years for these S106 funds, this will end August 2026.

6.2 Legal

The Council will need to ensure that the necessary legal agreements are in place before any works are undertaken dealing with gaining access to Council land and the details of the works to be carried out.

6.3 Human Resources

There are no identified human resource implications arising from this report.

6.4 Section 17 (Crime Prevention)

This proposed facility may provide positive diversionary activities that will contribute to the community safety agenda.

6.5 Human Rights Act

There are no identified implications in respect of the Human Rights Act 1998 arising from this report.

6.6 Data Protection

There are no identified Data Protection implications arising from this report.

6.7 Risk Management

The many risks involved in such a project relate to the provider being unable to deliver the proposed improvements or not being able to deliver them to the right level of quality or within the allocated budget for the improvements. However, the council's involvement in the design, content and the layout design proposals will hopefully assist in mitigating or minimising such risks and where relevant elements of the project will be reviewed in order to keep within the existing budget.

6.8 Equality & Diversity

It is anticipated that new development and facilities will have positive impacts on a range of equality groups and that any negative impacts can be mitigated through the future design process.

6.9 **Best Value**

Best value will be sought for the delivery of the project through effective and appropriate procurement processes.

7 Appendices to the Report

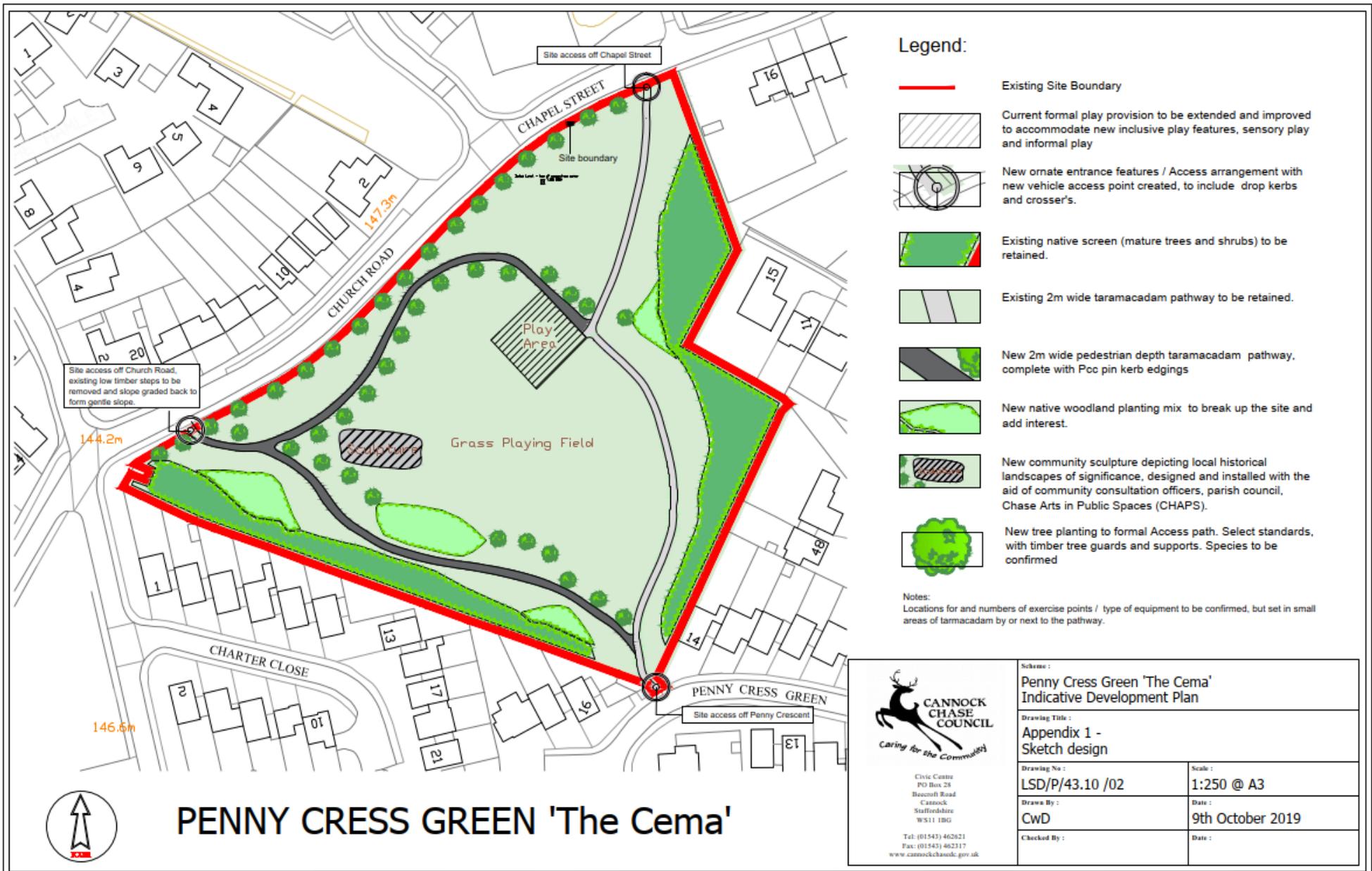
Appendix 1: Indicative Development Plan

Previous Consideration

None

Background Papers

None



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