

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	TOURISM AND LEISURE COMMITTEE	7 SEPTEMBER 2017	7
DEVELOPMENT OF PLAY AREA – BRIDGES PLAYING FIELD, WARTON			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

At the Budget Council meeting of March 2016, Council approved a capital growth item in the sum of £50,000 as match funding for a parks development project at Bridges Playing Field, Warton, to be fully-funded from the Capital Investment Reserve, on condition that the project follow the ten stage Community Parks Improvement Programme.

Due to difficulties in retaining community support for the project, Bryning-with-Warton Parish Council have made the decision to proceed with a phased approach to the project and not to pursue the £50,000 match funding from the Capital Programme.

The report details a reduced scheme at Bridges Playing Field, and requests that section 106 contributions of £106,500 are used for the provision of new children's play facilities at Bridges Playing Field as detailed in the report.

The Committee are requested to agree to allocate S106 contributions of £106,500 to Bryning-with-Warton Parish Council for public open space improvement at Bridges Playing Field, Warton as detailed in this report, dependent upon the approval of a fully funded addition to the Capital Programme 2017/18 of £106,500 at the meeting of the Finance & Democracy Committee on 25 September 2017.

RECOMMENDATIONS

The Tourism and Leisure Committee are requested:

1. To recommend to the Finance and Democracy Committee approval of a fully-funded addition to the Capital Programme for 2017/18 in the sum of £106,500 fully-funded from the S106 developer contributions relating to the Riversleigh Farm, Tennyson Avenue and Eden Farm, Bryning Lane developments in Warton for the same amount;
2. To recommend to the Finance and Democracy Committee approval of a reduction to the Capital Programme for 2017/18 in the sum of £50,000 in respect of the open space improvement scheme at Bridges Playing Field, Warton, which is now not to proceed as originally intended;
3. Subject to the approval of 1 above, to agree to allocate the sum of £106,500 to Bryning-with-Warton Parish Council to carry out open space improvements at Bridges Playing Field, Warton as detailed in this report on condition that the Parish Council be required to enter into an agreement with Fylde Council, prior to release of funds, and to provide details of how the funds have been used within 12 months of the allocation.

SUMMARY OF PREVIOUS DECISIONS

Full Council meeting 16 March 2016:

'This scheme was initiated by a request on behalf of the Parish Council concerning Bridges Playing Field, Canberraway Way, Warton. The Parish Council have requested a £50,000 donation towards the refurbishment of the site due to the significant importance the grounds save both as a sports ground and community recreational facility within the borough. The scheme is divided into a number of phases with the costs of the total works being in the region of £300,000. The remaining funding to be sourced through a combination of external funding bids, the use of S106 planning agreement monies and a contribution from the Parish Council'.

The proposal was carried and it was therefore RESOLVED:

1. To approve and adopt the recommendations of the Finance and Democracy Committee as follows:

(c) The updated Five Year Capital Programme including the changes proposed by the Budget Working Group, as set out in Appendix G, with the correction of the name of the capital scheme from Warton with Westby Parish Council Play Area to the correct name of Bryning with Warton Parish Council Play Area;

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	✓

BACKGROUND

1. Members of Bryning with Warton Parish Council and Fylde Council Officers have been working on a park improvement project, since 2016 to develop play and recreational facilities at Bridges Playing Field, Warton.
2. The original funding strategy prepared by the Parish Council aimed to raise a total project budget of around £300,000, to deliver a full refurbishment of the site over 3 phases. Potential funding was identified from a variety of sources including section 106 contributions, external grant funding, contribution from the Parish Council, and further match funding in the sum of £50,000 from Fylde Council's Capital Investment Reserve.
3. A capital bid was submitted on behalf of Bryning-with-Warton Parish Council in the sum of £50,000 in March 2016. At the Full Council meeting in March 2016, Council approved a capital growth item in the sum of £50,000, to be funded from the Capital Investment Reserve, to be added to the Capital Programme to be used for the refurbishment of play and leisure facilities at Bridges Playing Field, Warton on condition that the project followed the ten stage community parks improvement programme.
4. Since March 2016, representatives from the Parish Council have worked with Fylde Council officers to take the project through the ten stage community parks improvement programme. It has proved difficult to sustain an active Friends group and community involvement in general, however public consultation exercises have been undertaken to establish the needs and aims of the community with regard to the provision of new play and leisure facilities at Bridges Playing Field.
5. Due to the difficulty in sustaining an active Friends group to assist with external funding grants for the wider scheme, the Parish Council have made a request to deliver stage 1 of the scheme which is aimed at providing new and improved play and leisure facilities at Bridges Playing Field.
6. Once stage 1 of the scheme is completed, the Parish Council are hopeful that the community may show more willingness to re-establish and sustain a formal Friends group that can assist in delivering phases 2 and 3 of the scheme.

7. Therefore, the Parish Council have now requested the release of Section 106 monies currently held by Fylde Council for public open space improvements in Warton, and have confirmed that they do not want to pursue the £50,000 capital match funding from Fylde, as it is delaying the project.

CURRENT POSITION

8. The planning process generally requires housing developers to contribute towards improvements to public open space in the vicinity of the new development.
9. Fylde Council, as the Planning Authority, has received and is holding funds that have been secured through developer contributions associated with new housing developments at Riversleigh Farm, Tennyson Avenue and Eden Farm, Bryning Lane, Warton.
10. The terms of the Planning Agreement 13/526 for the Riversleigh Farm development in relation to the public open space contribution states that 'the sum of £83,000 to be payable by the owners to the Council towards the provision of improvements at Bridges Playing Field, Warton for the purpose of improving / refurbishing the play facilities'.
11. The terms of the Planning Agreement 10/0340 for the Tennyson Avenue development states that the S106 contributions would be paid to Fylde Council in two phases: 'The first (£14,700) and second (£2,800) public open space contributions are intended to be used by the Council to provide or improve or to facilitate the provision or improvement of public open space likely to benefit the occupiers of the dwelling'. Providing S106 contributions of £17,500 for the Tennyson Avenue development.
12. The terms of the Planning Agreement 09/0732 for the Eden Farm, Warton development states that the S106 contributions of £6,000 are to be used on open space improvements 'To benefit the occupiers of the development'.
13. Bryning-with-Warton Parish Council have requested that the total S106 contributions of £106,500 relating to all three developments are allocated to the provision of new play and leisure facilities at Bridges Playing Fields, Warton as the site falls within the geographical catchment area of the three housing developments.
14. The Tourism and Leisure Committee are requested to consider allocating the total S106 contributions of £106,500 from the three developments at Riversleigh Farm, Tennyson Avenue and Eden Farm, Bryning Lane, Warton to help deliver phase 1 of the project at Bridges Playing Field as detailed in this report.

SCHEME DETAILS

15. Bryning-with-Warton Parish Council have received 6 costed detailed play area designs from 6 national play companies, to ensure a competitive project that meets the needs of the community. The preferred option has been submitted by Proludic and is shown in appendix 1.
16. The budget will be used to remove the old play area equipment and surfacing, supply and install a range of toddler and junior play equipment, provision of new safety surfacing and new furniture in addition to landscape improvements. The itemised costs are shown in appendix 2.
17. Bryning-with-Warton Parish Council have also raised match funding of £32,164 towards the project, providing a total project budget for phase one of £138,664.
18. The Parish Council has expressed a wish to procure and manage this project independently and will therefore be required to enter into an agreement with Fylde Council prior to the release of funds to ensure accountability on how the funds will be spent and to include an indemnity against Fylde Council being required to pay back the money to the developer should the terms of the S106 agreement not be fully met by the project.

IMPLICATIONS	
Finance	<p>The Tourism and Leisure Committee are asked to agree to allocate the sum of £106,500 to Bryning-with-Warton Parish Council to carry out open space improvements at Bridges Playing Field, Warton as detailed in this report on condition that the Parish Council be required to enter into an agreement with Fylde Council concerning the use of the funds, and subject to the approval by the Finance and Democracy Committee to:</p> <ul style="list-style-type: none"> - the addition of the proposed scheme in the sum of £106,500 to the Capital Programme for 2017/18, to be funded in full from S106 developer contributions held by Fylde Council for this purpose; and - the removal from the Capital Programme of the sum of £50,000 previously allocated to the open space improvement scheme at Bridges Playing Field, Warton.
Legal	<p>Section 106 contributions are made by developers under specific planning agreements relating to each new development. The planning agreement will specify how the monies are to be spent in terms of geography and scope and a developer can usually require repayment of S106 contributions, if they have not been spent within ten years of the Agreement. With reference to the Bridges Playing Field project, it will be necessary to develop a legal agreement with Bryning with Warton Parish Council to include how the S106 contributions are to be used, to indemnify Fylde Council against having to pay back the monies to the developer, should the terms of the S106 agreement not be met.</p>
Community Safety	Improving the quality and range of open space facilities provides an opportunity to increase public use and reduce nuisance behaviour.
Human Rights and Equalities	None arising from this report.
Sustainability and Environmental Impact	None arising from this report.
Health & Safety and Risk Management	None arising from this report.

LEAD AUTHOR	CONTACT DETAILS	DATE
Mark Wilde	markw@fylde.gov.uk & Tel 01253 658475	3 August 2017

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection

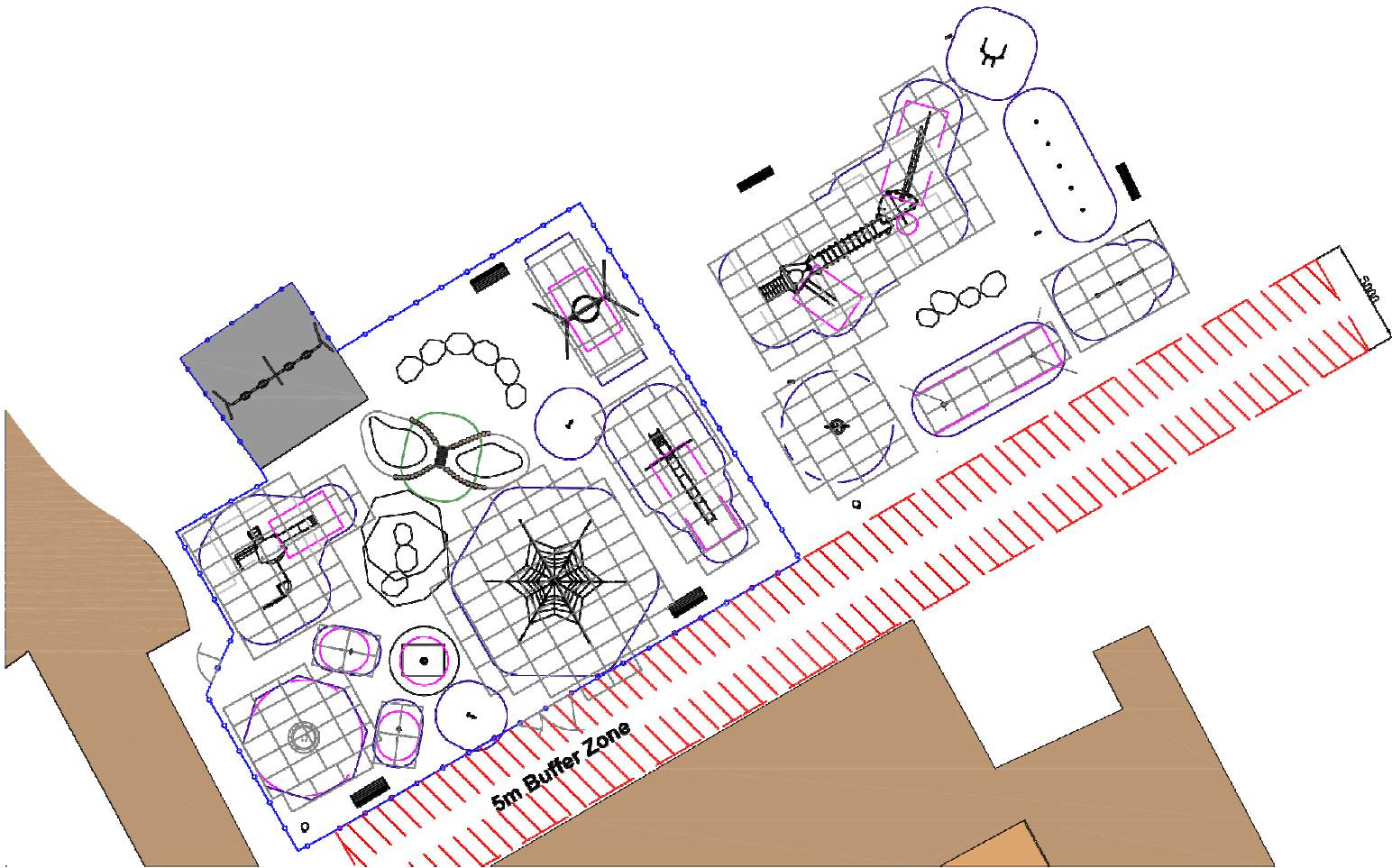
Attached documents

Appendix 1.

Play area design proposal

Appendix 2.

Itemised project costs



ITEMS LIST

- Toddler Equipment**
- A. Vivaroo MFL Ref: J3338
 - B. Inclusive Play Fusion Ref: J1030A
 - C. 2 x Existing Springers Released
 - D. 2 x Cantile Swings (for existing swing frame) Ref: B532
 - E. Chains for Cradle Swings (for existing swing frame) Ref: B500C/AC
 - F. Chains & 2 x Flat Seats (for existing swing frame) Ref: 202238
 - G. Vivaroo Tunnel Ref: J3800
 - H. Surfslide Ref: J1037
 - I. Inclusive Orb Ref: J103A
 - J. Talk tubes Ref: J3410
- Junior Equipment**
- K. Pad Swing Ref: J640
 - L. Ico MFL Ref: J2830
 - M. Single Pyramid Ref: J4807
 - N. Rollerchair Ref: J3501
 - O. Aerobike Ref: J2871
- Auxiliaries**
- P. 3x Chameleon Bench Ref: R834
 - Q. 2x BM Ref: R203
 - R. 2x Seat Ref: J2870
 - S. 13x Glacial boulders
 - T. 40m Round Log Stocking / 200mm high around tunnel entrance
- Groundworks**
- Area to be surfaced with 40mm Gravel under surfacing.
 - 62m² Topsoil and turf required to reinstatement level by removal of vegetation.
 - 18m² built up mound around tunnel and Topsoil and Turf.
- Removals**
- Remove and Relocate 2 x existing springers by ProLudic.
 - Removal of 60m² vegetation.
 - Removal of existing Bench to be done by client.
- Added Value**
- U. Siltam Ref: J2725
 - V. Utility Arm Rake Ref: J2704
 - W. Horizontal Bars Ref: J2723
- Horizontal Bars to be surfaced with 24mm Gravel under Surfacing.
- Fences for children including pens, bollards, bollards, fence posts etc.
- Spacers Package for Ray Inc. Vivaroo and Vivaroo components.
- Half Day Training with ProLudic's Interpretation Engineer.
- Optional Extras**
- X. 60Lm Siltam fencing galvanneal
 - Y. Prosafe Pedestrian Gate 1m High PPC red
 - Z. Prosafe Condit Gate 1m High PPC red
- *Location of gates to be confirmed


ALL EQUIPMENT & SAFER SURFACING CONFORMS TO EN1176 & EN1177

Bridges Playground
Bryning-with-Warton Parish Council

Not to Scale @ A3



PRODUCT KEY

- | | | | |
|---|---------------------|---|------------|
|  | Gravel |  | Grass |
|  | Existing Vegetation |  | Free Space |
|  | Bunding |  | Free Fall |



Date: 17/03/2017
Ref: 1703_10397/BridgesPlayground_BryningwithWartonPC
Designer: JT/RB/AL/RV/AL
Checked by:



The Pump House Abbey Road
West Bridgford Nottingham NG2 9NE
t: 0115 982 3880 f: 0115 982 3885
e: info@proludic.co.uk
www.proludic.co.uk

Tony Wood
Bryning-with-Warton Parish Council
10 Lea Road
Lea
Preston
Lancashire
PR2 1TN

21 March 2017

Dear Tony,

Thank you for allowing us the opportunity to quote for Bridges Playground - Warton.

Our aim at Proludic is to capture the imagination of every visitor to our play areas through inventive designs, creative ideas on inclusive play and stimulating products. We design our play areas to incorporate all these aspects whilst ensuring we achieve compliance with the relevant legislations.

We offer a full service including advice, design, contract management and a dedicated after sales service which is unmatched in this industry. We pride ourselves on our offering of complete solution from start to finish of your project.

We will contact you within two weeks to see how we can help further with your project. However if you have any queries regarding this quote or any part of our service in the meantime please do not hesitate to contact me on 07468610879.

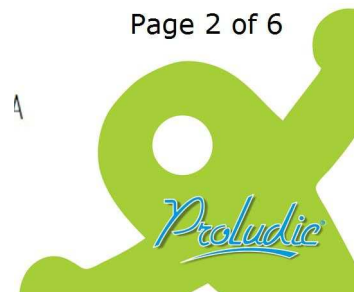
Yours sincerely

Mark Jones
Area Sales Executive
Proludic

Prepared for: Bryning-with-Warton Parish Council
 Our Reference: 1703.15398
 Date: 21 March 2017

Quotation for Bridges Playground - Warton

Qty	Code	Product Name	Unit Price	Total Line Price
01. Proludic Play				
1.00	J1057A	Surfslide	4,820	4,820
1.00	PJ1057A	Installation of J1057A	550	550
1.00	J2406A	Inclusive WOK Roundabout	3,570	3,570
1.00	PJ2406A	Installation of J2406A	520	520
1.00	J2530A	Ixo Multiplay Unit	14,185	14,185
1.00	PJ2530A	Installation of J2530A	2,176	2,176
1.00	J2581A	Aeroskate Challenge	5,805	5,805
1.00	PJ2581A	Installation of J2581A	949	949
1.00	J3338A	Vivarea Multiplay Unit	8,075	8,075
1.00	PJ3338A	Installation of J3338A	1,624	1,624
1.00	J3410A	Talk Tubes	1,235	1,235
1.00	PJ3410A	Installation of J3410A	450	450
1.00	J440A	Pod Swing	4,125	4,125
1.00	PJ440A	Installation of J440A	700	700
1.00	J4807A	Single Pyramid	8,675	8,675
1.00	PJ4807A	Installation of J4807A	1,870	1,870
Total:				£59,329
02. Proludic Sport				
1.00	J3501A	Rodeoboard	3,965	3,965
1.00	PJ3501A	Installation of J3501A	462	462
1.00	J3704A	Vitality Armrests	1,205	1,205
1.00	PJ3704A	Installation of J3704A	255	255
1.00	JPS10A-J-M	Junior Metal Slalom	1,090	1,090
1.00	PJPS10A-J	Installation of JPS10A-J	179	179
1.00	JPS19A-S-M	Metal Trim Trail Senior Horizontal Bars	530	530



1.00	PJPS19A-S-M	Installation of JPS19A-S-M	118	118
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Total:				£7,804
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04. Proludic Furniture

3.00	RBA8	Chaumont Bench	525	1,575
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3.00	PRBA8	Installation of RBA8	150	450
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2.00	RC03	Waste Bin	290	580
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2.00	PRC03	Installation of RC03	100	200
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Total:				£2,805
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05. Partnership Play Equipment

1.00	UKIP05 GYG CH	Orb HDPE green/yellow Wind Chimes	765	765
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1.00	UKPIP05 GYG CH	Installation of UKIP05 GYG CH	220	220
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Total:				£985
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06. Other Play Equipment

2.00	UKBS08C/AC	Chains for Cradle Seats	69	138
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2.00	UKBS32	Cradle Seat	154	308
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2.00	UKPBS32	Installation of UKBS32	50	100
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1.00	UKFIBDT12	Crawl Tunnel 1200mm x 1200mm	631	631
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1.00	UKPFIBDT12	Crawl Tunnel 1200mm x 1200mm	386	386
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Total:				£1,563
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07. Furniture and Fencing

2.00	J2870B	Seat	625	1,250
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2.00	PJ2870B	Installation of J2870B	150	300
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Total:				£1,550
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08. Installation Costs

1.00	UKX10958	Supply & for Existing Swing Installation of 2 pairs of Chains and 2 Flat Seats	50	50
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Total:				£50
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09. Safer Surfacing

24.0	UKS1016	Envirosmart Grass mat 3m CFH	28	672
387.	UKS1016	Envirosmart Grass mat 3m CFH	28	10,836.00
1.00	UKS1079	18Turfm² built up mound around tunnel including Topsoil and	1,500	1,500
Total:				£13,008

10. Groundwork and Landscaping

1.00	UKB1418	Removal and relocation of 2 x springers	600	600
62.0	UKPQ1020	Topsoil & Turf m²	20	1,240
0				
1.00	UKPV1017	Removal of 62m² existing Wetpour Tiles	1,200	1,200
13.0	UKQ1015	Glacial Boulders > 5	214	2,782
0				
13.0	UKPQ1015	Installation of UKQ1015	31	403
0				
8.00	UKQ1043	Log Stockading 1200Mm High suit tunnel) 150Dia (to be cut down to	123	984
8.00	UKPQ1043	Installation of UKQ1043	36	288
Total:				£7,497

11. Miscellaneous Items

1.00	UKA1005	Prelims (50K-100K)	2,500	2,500
Total:				£2,500

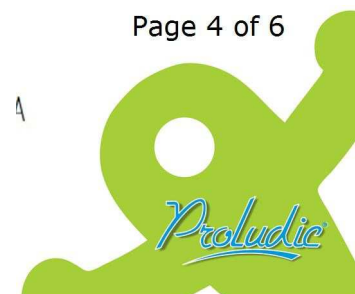
14. Added Value

1.00	UKAV004	Added Value £450 Free of Charge- Half a Days Maintenance Training, Worth	0	0
1.00	UKAV007	Added Value caps, bolts & screws worth £400 - Spares Box to include common spares, - Free of Charge	0	0
1.00	UKAV019	Added Value - Site Opening Event incl. drawstring bags, branded water bottles & healthy snacks worth £200 - Free of Charge	0	0
Total:				£0

Delivery Charge:	£5,129
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Discount:	£7,224
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Total Quote Amount:	£94,997
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Optional Extras

Qty	Code	Product Name	Unit Price
99.00	UKN1000	Bowtop Fence 1M High Galvanised Per Lm	£38 per LM
0			
99.00	UKPN1000	Installation of UKN1000	£25 per LM
0			
1.00	UKN1101	Prosaf Gate 1m High Powdercoated red	£747 each
1.00	UKPN1101	Installation of UKN1101	£250 each
1.00	UKN1104	Prosaf Combination Gate 1.0m high powdercoated red	£987 each
1.00	UKPN1104	Installation of UKN1104	£250 each

Removal of existing Bench to be carried out by the client.

Please note all prices quoted are excluding VAT

Terms and Conditions

Formation of a Contract

The quotation given on or attached to these terms and conditions will remain valid for a period of 90 days.

Acknowledgment and acceptance of this proposal is made by you placing an order within the specified period above, at which time you will be bound by these terms and conditions. Each proposal accepted shall constitute an individual legally binding contract between you and us. Such contract is hereinafter referred to in these terms and conditions as "an order".

Nothing in these terms and conditions shall prejudice any condition or warranty expressed or implied, or any legal remedy to which we may be entitled in relation to the goods / and or the work the subject of this order.

Our Responsibility

We will ensure that all materials supplied comply with safe building practices and are free from defects and that any work carried out is carried out with reasonable care and skill and to a reasonable standard.

Before starting any work we will carry out an inspection to make sure that all work quoted is appropriate and practicable.

If after our inspection any further work is necessary either because of alterations in design, specification or otherwise and this causes an increase in costs we will send you a further proposal giving details of the extra costs and will only proceed with the works once your written acceptance has been received.

Subject to our terms we will carry out the work in accordance with our proposal. We will make good any damage caused whilst carrying out the work.

Your Responsibility

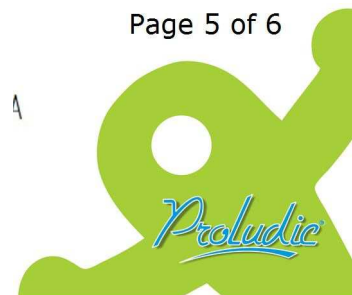
You will permit us during normal working hours to carry out an inspection and thereafter to undertake the works according to the programme set out in the proposal.

You will remove all items necessary to allow us to commence the works and cover and protect all fixtures and fittings, which cannot be removed.

You will obtain all permissions and consents, (including if necessary planning permission) from landlords, local authorities and others, which are required before the work can commence.

Where you are required to provide us with measurements or other information such measurements or information must be correct. If we rely on the measurements or information given when preparing our proposal and such measurements or information are incorrect we reserve the right to increase the price to make good any errors or additional works required as a result.

Payment



Goods are invoiced upon dispatch. Payment terms are strictly net 15 days from the date of invoice. Please note all prices quoted are excluding VAT

Delivery/Installation Dates

UK delivery is priced at 7.5% (with a minimum £100 charge) based on the total list price value of the equipment. We reserve the right to increase the delivery charge dependent on location of delivery address, all amended prices will be notified on quotations.

You will be provided with an estimated delivery date on receipt of order and updated throughout the order process. Delivery is approximately 4-6 weeks from the date of order. Deliveries that cannot be accepted by the customer will be subject to a minimum £100 per week storage charge.

Minimum Installation Charge

On orders received with installation, a minimum installation charge per site of £1000 applies in all cases.

Budget costs assume that easy lorry access & precise siting of the equipment will be provided, no surface or underground obstructions will be encountered during excavation such as concrete, hard-core, rock, chalk, roots, drainage, gas or water pipes, telephone or electricity cables etc. In the event of any such obstructions we reserve the right to charge for any additional work involved. We cannot accept liability for any consequent charges that may be incurred by disruption of any of the foregoing services. For fixed installation prices, a site survey is required by a company representative prior to the order being placed

Main Contractor's Discount

Our quotation does not include for a Main Contractor's Discount. If a 2.5% Main Contractor's Discount is applicable, please add 2.563% to our quoted prices.

Cancellation Policy

The Company reserves the right to levy a cancellation charge of 25% of the order value in the event of the order being cancelled by the customer.

Please Note: Any such charge is non-negotiable and is solely at the discretion of the Company. All drawings, descriptive and forwarding specifications, particulars of weights and dimensions are approximate only and not binding and illustrations contained in catalogues, price lists, sales literature and other advertisement material are for the purpose of general description only and none of these shall form part of this Contract.

Please note our full terms and conditions can be requested from our main office at The Pump House, Abbey Road, Nottingham, NG2 5NE

