

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	TOURISM AND LEISURE COMMITTEE	8 SEPTEMBER 2016	4
APPROVAL FOR S106 FUNDED SCHEME FOR IMPROVEMENTS TO THE CHILDREN'S PLAY AREA ON DERBY ROAD, WESHAM			

PUBLIC ITEM

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

SUMMARY

This report provides details of a section 106 funded scheme for improvements to the children's play area on Derby Road, Wesham and recommends inclusion to the Capital Programme in 2016/17 to be fully funded from the Former Council Offices, Derby Road development in Wesham.

Officers from the Parks & Greenspace Team have been working in partnership with Elected Members from Medlar with Wesham Town Council and community representatives during 2016, on a community project to improve the play facilities on the existing children's play area at Derby Road, Wesham.

The project meets the specific requirements of the section 106 agreement and has followed the ten stage process of the community parks improvement programme and will be delivered by the Parks and Greenspace Team, to ensure value for money and competent installation. There is no requirement for supplementary external funding for this project.

The report describes the details of the S106 funding and summarises and details the receipt of tenders, tender assessment following the procurement process for new play facilities and associated improvement works at the Derby Road Play Area, Wesham.

RECOMMENDATION

The Tourism and Leisure Committee is requested:

1. to give consideration to the proposal and recommend to the Finance & Democracy Committee that the Council agree to act as accountable body for the proposed capital scheme;
2. to recommend to the Finance & Democracy Committee an addition to the 2016/17 capital programme in the sum of £24,000, to be fully funded from the Section 106 contributions as detailed in the report;
3. to authorise the proposed expenditure in respect of the scheme to undertake improvements to Derby Road, Wesham as detailed in the report, subject to the Finance and Democracy Committee approving that the scheme be added to the capital programme for 2016/17;
4. to approve the letting of the contract for the design and build of new play facilities and associated improvement works to Kompan in the sum of £24,000, subject to addition of the scheme to the capital programme being approved by the Finance & Democracy Committee in the same amount.

SUMMARY OF PREVIOUS DECISIONS

There have been no previous decisions relating to this issue.

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)	√

REPORT

BACKGROUND

1. The former Council Office site on Derby Road, Wesham was sold by Fylde Council to a housing developer, which has since been developed into residential housing. The planning process generally requires housing developers to contribute towards improvements to public open space in the area of the development.
2. Fylde Council has received and is holding S106 funds of £24,000, that have been secured through developer contributions associated with this development. The planning agreement states "To apply the public open space contribution to the upgrading of existing play areas in the vicinity of the site", and it is proposed to spend the S106 contribution on improving the children's play area on Derby Road, Wesham.
3. Officers from the Parks & Greenspace Team have been working in partnership with Elected Members of Medlar with Wesham Town Councillors and community representatives during 2016, on a community project to improve the play facilities on the existing children's play area at Derby Road, Wesham.
4. The existing play area is situated opposite the new residential development, and proves to be very popular and well used by the local community. The current play facility is small with limited play provision containing only a small number of ageing 'trim trail' style kit set within grass surfacing. The area has a 'bow top' perimeter fence to all sides. The play area sits within a larger open space that includes landscaping, tree planting and an area fenced specifically for dog walking. Although popular, the current play area offers little play value to the local community.

SCHEME DETAILS

5. The aim of the project is to develop the play facilities for children within the age range of 1 to 8 years. The new equipment will provide additional play value and be as inclusive as possible given the location and current ground conditions.
6. The play area will benefit from new equipment including toddler and junior swing unit, a multi-unit with climbing facility and slide, agility trail, see-saw, springer unit and a roundabout. New safety surfacing will be installed under the equipment, in line with the style and layout of facilities.

A COST BREAKDOWN OF THE SCHEME

DERBY ROAD, WESHAM	
Design Categories as described in the design brief	Net Figure (£)
Preliminaries	£3,100
Surfacing	£2,456
Groundworks	£1,477
Equipment	£16,967
TOTAL (Net)	£24,000

THE METHOD AND COST OF FINANCING THE SCHEME

7. The existing S106 contribution below has been 'ring-fenced' to the project, in agreement with Medlar and Wesham Town Council:

Application Number	Development	S106 Contribution
13/0449	Former Council Offices, Derby Road, Wesham	£24,000
Total		£24,000

FUTURE REVENUE BUDGET IMPACT

8. Derby Road Play Area is owned by Medlar with Wesham Town Council. Any additional revenue implications linked to this proposal will be met by the Town Council. These costs have been clearly identified and agreed with the Parish Council.

RELEVANT VALUE FOR MONEY ISSUES

9. In order to ensure that value for money is achieved a procurement exercise has been undertaken in accordance with the Council's contract procedure rules. Selection of the successful tenderer will be on the basis that value for money is a key consideration as well as the suitability of the new facility.

RISK ASSESSMENT

10. A risk assessment has been carried out to identify and mitigate any risks associated with the project which is attached as Appendix 1.

VIABLE ALTERNATIVES

11. The project could have been procured and delivered by the Community group or Town Council. However, professional assistance from Fylde Council Officers with specific regard to landscape design, procurement and project management proves to provide the best value for money, competent schemes and is the favoured delivery option by external funders.

PROCUREMENT PATH (AND ANY DELEGATIONS AS REQUIRED)

12. Officers from the Parks & Greenspace Team have led the procurement process. The tender followed the 'quick quote' procedure using the CHEST procurement portal as the value is under £100,000 which falls into the category of mid-range contract. Fylde Council have submitted a project brief and specification to five playground specialists asking for a concept plan, cost breakdown, specification of works and schedule of works to be submitted.
13. Quotations have been received for the provision of new play facilities and associated improvement works on a design and build basis. The suppliers were given a project value figure of £24,000 and a design brief prepared by the Landscape Design and Development Officer, which provided suppliers with comprehensive details of the essential project requirements.
14. 4 completed tenders were received and evaluated on a 70% quality and 30% cost basis.
15. The price evaluation was carried out as follows: the proposals were to be based on a budget of £24,000 including a contingency. 30 marks were awarded for quotations of £24,000. For every £1,000 variance either way 5 points were deducted.
16. The quality evaluation was carried out as follows: quality criteria formed 70% of the total, based on the following quality criteria:

• Quality of design, creativity and innovation	20
• Range of equipment and play value	40
• Education and inclusivity	5
• Added value	5
Quality Total	70

17. The quality evaluation was made under the criteria listed below, and the information required from the suppliers was scored on the following basis:

Score	Description
0	The Evaluation Panel felt that none of the requirement was met or demonstrated or no response was provided.
1	The Evaluation panel felt that a few areas (20% or less) of the requirement has been met or demonstrated.
2	The Evaluation panel felt that some areas (between 21% and 59%) of the requirement has been met or demonstrated.
3	The Evaluation panel felt that most of the requirement (60% and above) has been met or demonstrated
4	The Evaluation panel felt that the requirement has been fully met or demonstrated.
5	The Evaluation Panel felt that the supplier had exceeded this requirement.

18. The quality scores are added to the price scores to identify the preferred submission. For example a price of £24,000, would be scored a maximum of 30 points, which would be added to the quality score (maximum 70 points), to give a score out of 100.

19. The result of the tender evaluation exercise is set out below. The evaluation panel comprised of officers from the Parks & Greenspace Team and representatives from Medlar with Wesham Town Council.

Company	Kompan	Playdale	Streetscape	Wicksteed
Criteria				
Price score	30	30	30	30
Quality of design, creativity and innovation	16	4	8	16
Range of equipment and play value	40	16	16	32
Education and inclusivity	3	2	1	3
Added value	2	0	0	2
Total score	91	52	55	83

20. The evaluation panel considered that the Kompan submission demonstrated a better quality provision in terms of quality of design and range of play equipment. The quotation figure for the recommended submission is £24,000, including a contingency. The delivery of this project can commence on site w/c 17th October 2016 and can be completed w/c 31st October 2016.

OBJECTIVES, OUTPUTS AND OUTCOMES

21. Objectives, Outputs and Outcomes:

- Provide modern, safe and innovative play facilities
- Achieve the ambitions of the local community
- Improved access for all
- Provision of additional facilities for young people
- Clean and Green – “Deliver high quality parks and open spaces”
- Great Place to Live – “Support and promote volunteers effort to improve their local community”

DRAWINGS AND PLANS

22. A full set of drawings detailing the scheme proposals are included in Appendix 2.

CONCLUSION

23. The proposal is to award the tender to provide and install a range of play facilities and associated improvement works as detailed in this report at Derby Road, Wesham, as per the agreed tender specification to Kompan, to the value of £24,000 for completion w/c 31st October 2016.

IMPLICATIONS	
Finance	<p>The Committee is requested to recommend to Finance & Democracy Committee a fully funded addition to the 2016/17 capital programme in the sum of £24,000, to be fully-funded from a Section 106 contribution as detailed in the report.</p> <p>The Committee is also requested to recommend to Finance & Democracy Committee to agree to the Council acting as accountable body for the scheme as detailed in the report.</p> <p>Furthermore, the Committee is requested to authorise expenditure in 2016/17 of £24,000 in respect of the proposed scheme to construct a new play area and associated improvement works at Derby Road, Wesham, subject to the necessary approvals from the Finance & Democracy Committee, and the letting of the contract as set out in the report.</p>
Legal	None arising from this report
Community Safety	Provision of modern recreational facilities is important in terms of providing diversionary activities
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	The proposals represent the replacement of old equipment which is no longer fit for purpose. Medlar with Wesham Town Council will be responsible for the maintenance of the new facilities.
Health & Safety and Risk Management	The quotation requests included Health and Safety information which will be developed by the successful contractor prior to starting on site to safeguard the public and contractor personnel.

LEAD AUTHOR	TEL	DATE	DOC ID
Mark Wilde	01253 648475	15 th August 2016	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection

Appendices

1. Committee Risk Assessment
2. Detailed Design and illustration

Appendix 1

Committee Risk Assessment Template

Directorate: Development Services		Date of Assessment: 15 th August 2016		
Section: Parks & Greenspace		Assessment Team: Mark Wilde & Johanna Wood		
Assessment Activity / Area / Type: Improvements to the children's play area and associated improvement works at Derby Road, Wesham				
Do the hazards create a business continuity risk? No				
RISK DESCRIPTION	RISK SCORE (Likelihood x Impact)	RISK MITIGATION	RESIDUAL RISK SCORE (Likelihood x Impact)	RISK OWNER / RISK REGISTER
Increased maintenance implication for Medlar with Wesham Town Council.	4	Derby Road, Wesham play area is owned by Medlar with Wesham Town Council. Any additional revenue implications linked to this proposal will be met by the Town Council. These costs have been clearly identified and agreed with the Town Council.	2	Mark Wilde
Failure of contractor to deliver to specification	9	Project management support from in house technical expertise and fixed price contract. All works to be completed to the detailed design and specification.	6	Johanna Wood

Possibility of personal injury to the public during the construction period.	8	A pre-contract health and safety plan will be developed by the contractor to ensure the safe operation within the site. Areas of active construction will be fenced off and information provided about safety aspects of the construction site. The contractor will carry five million pounds public liability insurance.	6	Johanna Wood
The new play area and associated improvement works fail to meet community or stakeholder aspirations.	6	The existing facility does not meet the need of the local community with regard to the condition and range of play equipment. Consultation has been carried out with local residents and Town Councillors were involved in the assessment of tenders and designs for the work.	3	Johanna Wood
Increased risks to the public as a result of the development.	6	A full risk assessment will be completed before the area is open to the public.	4	Johanna Wood
Project not delivered on time and funding not utilised.	9	Officers work closely with successful contractor to ensure timely start on site.	6	Johanna Wood
Project overspend	9	Project officer to monitor & control costs. Budget contains an element for preliminaries.	6	Johanna Wood

Risk Likelihood

6 = Very High

5 = High

4 = Significant

3 = Low

2 = Very Low

1 = Almost impossible

Risk Impact

1 = Negligible

2 = Marginal

3 = Critical

4 = Catastrophic

Multiply the likelihood by the impact and if the score is above 12 then mitigating action should be undertaken to reduce the risk. This action should be recorded and monitored in either a directorate or corporate risk register.

Doorstep Green Play Area
Fylde Council

PLAY FEATURES

- PLAYHOUSE
- 2x WHEELS
- 1x CLOX TURNING WHEEL
- 2x MEGAPHONES
- 1x WIND CHIME
- 1x THIMBLES POLE
- 1x TOWER
- 1x TIE UP ENCLOSURE ACCESS
- 1x HOOD PO AND CROSS PLAY PANEL
- 1x FLAT CEMENTED TILLOW EDGES

FOCAL POINT

360° TRANSPARENT PLAY

BOUNCE AWAY ON THE HORSE SPRINGER

AGILITY TRAIL 1
NRC080

5x WATERLILIES
NRC080

KOMPAN

Rocking, Swinging, Spinning, Pretending, Climbing, Sliding, Gathering, Experimenting, Balancing, Training, DDA Inclusive