

Bath & North East Somerset Council		
MEETING/ DECISION MAKER:	Cllr Martin Veal, Cabinet Member for Communities	
MEETING/ DECISION DATE:	On or after : 1 February 2016	EXECUTIVE FORWARD PLAN REFERENCE:
		E2818
TITLE:	Capital improvements works in parks - approval to spend developer contributions	
WARD:	All wards in Bath, and Keynsham	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
N/a		

1. THE ISSUE

- 1.1 To approve capital expenditure for 11 improvement projects in various parks across the district, thus discharging responsibilities associated with a number of S106 agreements. Proposals for improvement projects at each site have been informed by the recommendations of the Council's Green Space Strategy 2015 ("GSS"), and all capital expenditure will be funded by using developer contributions (Section 106 deposits) ensuring that the work is cost neutral for the authority.

2. RECOMMENDATION

It is recommended that:

- 2.1 The Cabinet Member for Communities approves capital expenditure of £300k on improvement projects located at B&NES' green spaces, in discharging responsibilities associated with S106 agreements, as detailed in section 4 of this report.

3. RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 3.1 All work will be funded exclusively from deposits received from S106 agreements associated with developments at a number of sites across the district.
- 3.2 All work will be cost neutral to the authority. Where works are anticipated to carry an additional revenue costs for maintenance, these revenue costs will be managed within existing budgets where possible, or alternatively met through additional financial contributions for maintenance which have been collected from developers through S106 agreements.

- 3.3 Specific s106 agreements have been identified to fund project proposals and have been chosen to fund projects based on their proximity to sites; and by reference to specifications and timetables dictated by the terms of the agreements.
- 3.4 The proposed works will allow the council, as landowner, to maintain its site infrastructure in good order and safe condition.
- 3.5 This work will have beneficial effects in the areas of safety and prioritisation of expenditure; and will focus on meeting obligations and making improvements in the areas of equalities and crime & disorder, sustainability, natural environment, children, public health & inequalities.

4. THE REPORT

- 4.1 B&NES has recently completed a review of its GSS which made a number of recommendations to improve the provision and quality of green space assets across the district.
- 4.2 The following projects represent the first phase of a strategic programme of site improvements that were identified as priorities for improvement within the Green Space Strategy Review (GSSR). Project plans have been developed by prioritising sites for improvement using the recommendations of the GSSR site quality audits; and through reference to management plans and the outcomes of consultation with officers, local councillors and members of the public.
- 4.3 This programme will deliver capital improvements and will discharge B&NES responsibilities for delivering benefits to the community secured by way of S106 agreements associated with the following sites:
- £35,000: Site improvements in Weston: improvements to Weston Park and area to the north of Purlewent Drive and some essential repairs in Weston Rec.
 - £9,000: Hedgemoor Park: development of a management plan for the site, re-landscaping works, shrub clearance, new benches and other infrastructure.
 - £55,000: Kensington Meadows: development of a new site management plan, new signage and benches, tree planting etc.
 - £9,000: Pennyquick Play Area: replacement of end of life play equipment.
 - £5,000: Carr's Wood: new access improvements, new site infrastructure.
 - £26,000: Developing a play trail in Abbots Wood: developing all ages natural play provision within the site.
 - £26,000: Cappard's Farm Play Area: replacing end of life play equipment.
 - £60,000: Development of a new allotment site: meeting the requirement for a replacement for the loss of Southbourne Gardens allotments.
 - £2,000: The development of new plots at Canal Gardens allotments: using locally applicable S106 funds to provide 4 new allotment plots at this very popular site.
 - £10,000: Extending High Common allotments: capital works to extend the existing site and provide new allotment provision in the area.

- £63,000: Extending King George V allotments by purchasing new land and consolidating and developing existing, and new land to provide additional allotment provision in this area.

4.4 The above programme of works will contribute towards the council's objective of creating neighbourhoods where people are proud to live, and help deliver the Core Strategy.

5. RATIONALE

5.1 Approval of these proposals will enable the council to deliver the improvements identified in the GSSR through the use of contributions secured by way of S106 Agreements.

6. OTHER OPTIONS CONSIDERED

6.1 To not undertake any improvement works. This would:

- Put the council in breach of its responsibilities under the appropriate S106 agreements incurring a significant financial penalty for the authority.
- Lead to a further deterioration of assets and would potentially put us in breach of our obligations.

7. CONSULTATION

7.1 Those consulted in preparing this report include DDG and officers in Parks, Planning and Finance teams.

7.2 These works were submitted as a full PID and approved by DDG on 25th November 2015.

7.3 The Council's Monitoring Officer, Section 151 Officer and Strategic Director for Place have had the opportunity to input to this report.

8. RISK MANAGEMENT

8.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

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Background papers	The Council's Green Spaces Strategy 2015 – http://www.bathnes.gov.uk/services/sport-leisure-and-parks/parks-green-spaces-information/green-space-strategy-review
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