



## AGENDA ITEM NO. 7

### Greater Fishponds Area Neighbourhood Partnership 27<sup>th</sup> September 2012

**Report of:** Denise James, Area Environment Officer, Environment and Leisure.

**Title:** PARK INVESTMENT PLAN, S106 FUNDING RELEASE REQUEST

**Contact Telephone Number:** 0117 922 4726 [denise.james@bristol.gov.uk](mailto:denise.james@bristol.gov.uk)

#### RECOMMENDATIONS

That the Neighbourhood Committee agrees the proposed projects, funded through S106, identified by the Environment Sub Group, at their meeting on Thursday 6<sup>th</sup> September 2012 and that £9880 is being requested for allocation to these projects - **See appendix 1.**

That the Neighbourhood Committee agrees an additional £6335.92 to complete the works currently being carried out to improve access to Coombe Brook Valley, due to recent intensification of use by Chester Park Infant School, for Forest School activities.

#### Background

1. The Greater Fishponds Area Neighbourhood Partnership (NP) Committee agreed their Parks Investment Plan at the Neighbourhood Partnership meeting on 8<sup>th</sup> December 2011. The Neighbourhood Committee requested that further work was carried out by the Environment Sub Group to develop a schedule of projects across the NP area. These works to be carried out jointly by the Area Environment Officer and Environment Sub Group.

2. The Area Environment Officer has been working closely with local residents, local community groups, and local “Friends Of Groups” and the Greater Fishponds Environment Sub Group in order to progress the Parks Investment Plan.
3. The proposed projects were discussed at the Greater Fishponds Environment Sub Group meeting on Thursday 6<sup>th</sup> September 2012..
4. The Neighbourhood Committee is asked to note that delivery of prioritised schemes will depend on officer capacity. Councillors will be kept informed of timescales and the progress of schemes will be updated within the Area Coordinators report at Neighbourhood Partnership meetings.

## PROPOSAL

1. **Eastville Park** – The Friends of Eastville Park have put forward a proposal to replace five of the current dedicated dog litter bins, with 5 new multipurpose litter bins which will allow park users to deposit general litter and also dog litter. This project will enhance the park area and will reduce fly-tipped litter. This project has as yet not been costed but it is expected that they will cost in the region of £8892.00 to deliver. **See appendix 1**

**Fishponds Park** – ACTIVATE members are a group of local residents with an aim of improving Fishponds Park and the local area for everyone to enjoy. They have a particular interest in Fishponds Park and have requested an additional litter bin inside the Children’s Play area, as there is currently no provision with the area for users to deposit their litter. The Children’s Play area is well used and this will encourage young children to deposit their litter and keep the area litter free. It is expected that this project will cost in the region of £988.00 **See appendix 1**

2. **Coombe Brook – The Gozzie** The Neighbourhood Committee agreed to fund this S106 funding project at their meeting on 22<sup>nd</sup> March 2012. This project costs have gone over the original estimate of £14-18K. The total cost for this project is now £20,335.92. The reason for the overspend is, the additional cost has been occasioned by reason of the weather. The bulk of the work consisted of earthmoving on a steep slope under trees. Wet soil, particularly clay is both heavier and more difficult to work with than dry soil which in a normal summer one might reasonably expect. Therefore, the works have taken longer due to the wet slippery conditions, not least making sure that safe working practices are adhered to. The materials price has not varied. The additional cost is extra man hours, due to working in adverse weather conditions underfoot at times.

If we had not been so time bound by way of the need to spend the S.106 money by Tuesday 24th. The works could certainly have been postponed until such time as the work until conditions improved. However, this was not an option and the landscaping team have done well to achieve the desired outcome considering that it had barely stopped raining during the course of the works.

## **EQUALITIES IMPACT ASSESSMENT**

1. It is not expected that there will be any adverse impacts to any equalities community from this investment decision.

## **REVENUE**

1. The revenue implications of investment are taken into account through the way in which the Council allocates S106 income. Therefore there are no additional revenue implications for this spend proposal.

## Appendix 1

### Greater Fishponds NP- S106 Request for Approval – recommended by Environment Sub Group

#### Location – Eastville Park. & Fishponds Park

Investment Priority Priority	Objective	Scope of work	Approximate costs	General comment
<b>Access &amp; Movement Eastville Park – locations, corner of lake &amp; Redhill Drive field, corner of Wickham Glen, corner of Everest Road field, 2 to be located around lake edge</b>	Ensure adequate provision for general and dog litter	Currently there are 5 inadequate/broken dog litter bins – proposal is to replace these with 5 new multipurpose litter bins that park users can deposit both general and dog litter.	£8892	<b>At present the areas around the current dog litter bins are attracting fly-tipped general litter, as there are no general litter bins close by for part users to deposit their litter. Officer recommendation to consult with Friends of Group to carry out survey of existing litter &amp; dog-waste bins. Figures allow for additional 4 litter bins based on survey results. Costs may be less than figure quoted, based on design specification of bins used.</b>  <b>Maintenance costs for any new features funded through S106 have been set aside for projects.</b>

Investment Priority Priority	Objective	Scope of work	Approximate costs	General comment
<b>Access &amp; Movement – Fishponds Park</b>	As above	There is no litter bin provision within the Children’s play area	£988	<b>Costs may be less than figure quoted, based on design specification of bin installed.</b>

**NB: Prices and scope of work are outline only subject to more detailed design and site investigation/measurement of quantities.**

## AGENDA ITEM NO

**Greater Fishponds Neighbourhood Committee****Date: 27<sup>th</sup> September 2012****Title:** 06/03243 / Mallard Close S106 allocation**Officer Presenting Report:** Denise James , Area Environment Officer**Contact Telephone Number:** 0117 922 4726**RECOMMENDATION**

The Committee is asked to:

Agree to allocate £43,569.70 of S106 funds devolved to the Greater Fishponds Neighbourhood Committee to a project to improve the skate park at St George Park.

**Summary**

Greater Fishponds has a S106 contribution of £43,569.70 from the development of the former prefab site at Mallard Close. The deadline for spending this money is 25<sup>th</sup> January 2013.

If this money is not spent by the deadline it will no longer be available to the Committee.

Due to the short timescale there are significant risks in being able to identify and deliver a project in time.

It is therefore proposed that the money is allocated to a project that is due to commence in the St George Neighbourhood Partnership so that the 25<sup>th</sup> January 2013 deadline can be met. The same amount of funding will be reimbursed to Greater Fishponds from Council funds.

**The significant issues in the report are:**

- The Committee and Partnership are at risk of losing the ability to spend £43,569.70 of devolved S106 funds because it expires on 25<sup>th</sup> January 2013.
- By agreeing to spend the money on a project in St George the Council is able to reimburse the funding to Greater Fishponds so that no loss of income is incurred.

## Context

- i. The Greater Fishponds Neighbourhood Partnership benefits from a number of S106 contributions for improving green spaces within its boundary. Some of these contributions have deadlines by which the money must be spent or returned to the developer.
- ii. This money is devolved to the Partnership and must be allocated to green space improvement projects by the Neighbourhood Committee.
- iii. A S106 contribution from the development of the former prefab site at Mallard Close expires on 25<sup>th</sup> Jan 2013. The value of the contribution is £43,569.70.
- iv. On the date the contribution expires, project works must have started on-site. The timescale now makes it very difficult for a project to be identified, funding allocated and a project to have started on-site. The funding is therefore at risk of being lost to the Committee.
- v. Bristol City Council is currently taking forward a project to improve the skate park at St George Park in the St George Neighbourhood Partnership area. This project is within 1 mile of the Mallard Close development and is eligible for the related planning contribution to be spent on it.

## Proposal

- i. Therefore the Committee is asked to:
  - a) Agree to allocate the Mallard Close £43,569.70 to the skate park project at St George Park. This will enable the 25<sup>th</sup> Jan 2013 deadline to be met and the funding not lost to green space improvements.
- ii. Subsequently:
  - a) Bristol City Council will make available to the Committee the same amount of money - £43,569.70 - to be available to spend on green space projects in the Greater Fishponds Neighbourhood Partnership area.
  - b) This money should be allocated to a project as soon as possible and officers will work with all those that have an interest to progress this. However the 25<sup>th</sup> January 2013 deadline originally imposed by the S106 contribution will no longer apply and more time will be available.

## Consultation

**Internal** Tracey Morgan, Service Director Environment and Leisure  
John Knowlson, Parks Play and Youth Officer  
Jim Cliffe, Planning Obligations Manager

**External** None

## **Risk Assessment**

- i. The risk of not deciding to allocate the money to St George Park is
  - ii. That a project cannot be started in time for the S106 deadline of 25<sup>th</sup> January 2012 and the money is subsequently lost to the Partnership.
  - iii. The risk of deciding to allocate the money to St George Park is:
  - iv. Although the 25<sup>th</sup> January 2012 will no longer apply, a further deadline may need to be applied. As a result there is still a need to allocate the City Council reimbursement money to a suitable project as soon as possible.

## **Equalities Impact Assessment**

- i. N/A

## **Legal and Resource Implications**

### **Legal**

- i. No view sought.

***Legal advice given by:***

### **Financial**

**Revenue**            No view sought

**Capital**             No view sought

***Financial advice given by:***