

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

Report to Cabinet

9th October 2018

TITLE:	Improvement Projects at Tean Road Recreation Ground, Cheadle
PORTFOLIO HOLDER:	Councillor Mike Bowen – Portfolio Holder for Leisure, Sports, Parks and Countryside
CONTACT OFFICER:	Sally Curley - Project Officer
WARDS INVOLVED:	Cheadle West

Appendices Attached

None

1. Reason for the Report

1.1 The purpose of this report is to:

- Provide an update on the progress of identified improvement projects at Tean Road Recreation Ground, Cheadle; and
- Seek approval to allocate capital funds to match the existing allocated s106 funds, to support the delivery of the improvement projects working with the Town Council

2. Recommendations

2.1 It is recommended that Cabinet

- Note the recent developments at Tean Road Recreation Ground, and the proposed additional projects to be delivered this year;
- Approve the continuation of the improvement projects at Tean Road through the allocation of additional Council capital funding to ensure their delivery.

3. Executive Summary

3.1 The Council has been working with Cheadle Town Council to provide significant improvement to the facilities at Tean Road Recreation Ground. The facility is owned and managed by the town council.

3.2 Section 106 open space contributions are available for improvements to the facilities and these have been supplemented with additional grant funding and an allocation in this Council's capital programme to deliver the on-site improvements required at the recreation ground. Key projects for the site include:

- Refurbishment of the Junior Play Area
- Provision of a new skate park
- Provision of a new Multi-Use Games Area (MUGA)
- Refurbishment of the existing tennis courts
- Enhancements to the Toddler Play Area
- Provision of new changing facilities for the football teams
- Re-development of the existing bowling pavilion to allow for community use
- Provision of additional parking space
- Re-development of the old putting green

3.3 Delivery of the improvement plans has commenced with the completion of the junior play area in May 2017. A number of the other projects have been commissioned with completion of the majority of them expected by March 2019.

4. How this report links to Corporate Priorities

4.1 Working in partnership with town and parish Council's to deliver open space projects in accordance with s106 agreements, will contribute to creating a safer and healthier environment for the Council's communities. It will enable the development of a positive relationship with communities who will be engaged and involved throughout the project process, and will quite clearly see the benefits within their local community. With s106 contributions focussed on improvements to open space, play and sport, these projects create leisure opportunities focussed on improving health, often in areas where there is very limited free outdoor provision.

4.2 There are opportunities to build on the existing s106 funding through applying to external funding organisations, which means that options are increased to provide a wider range of facilities, rather than just through the s106 funds. This contributes to effective use of financial resources and council services providing value for money, with a high level of customer satisfaction.

4.3 This also contributes to protecting and improving the environment through the provision of quality parks and open spaces.

5. Options and Analysis

5.1 Working in partnership with Town and Parish Council's allows such organisations to draw on the skills and expertise of the District Council, which undertakes successful management of open space, play and outdoor sports improvement projects on a daily basis. These skills and expertise also creates opportunities for the existing s106 funding to be enhanced, through additional

external match funding, which then not only improves provision but can increase recreational facilities at a local level.

- 5.2 An agreed total project management fee enables the Council to sustain the officer time involved.
- 5.3 Securing additional funding from the District Council to support the delivery of much needed open space development projects in Cheadle, enables the s106 money to be fully utilised and reduces the risk of claw back from developers. Continuing to work with the Town Council and the local community of Cheadle to deliver these projects will strengthen the partnership and raise the Councils profile.
- 5.4 A lot of the facilities at Tean Road Rec are in poor condition. The quality of the skate park has decreased and continues to do so, but the demand on usage is steadily increasing due to additional house building. The tennis courts fencing is poor and the surface requires attention in order for it to be a safe playable surface. The cost to improve these facilities is high. Without the financial support and resource of the District Council, the likelihood is that some of these facilities would continue to deteriorate with the possibility of removal and not being replaced. This course of action has a negative impact on the public's perception on both the Town and District Council.

6. Implications

- 6.1 Community Safety - (Crime and Disorder Act 1998)
Improvements to the play and outdoor sporting facilities at Tean Road Rec will provide opportunities for children and young people to become more active, and become involved in activities which will potentially divert them away from anti-social behaviour. The PCSOs and Community Safety Team are already involved with and supportive of these projects.
- 6.2 Workforce
Project Officers will be delivering the improvement projects, working in partnership with the Town Council. There is an existing Grounds Maintenance SLA with the Town Council which includes the inspection and maintenance of play/ sport facilities, and these will continue to be inspected and maintained by the operational teams, supplemented by external contractors as required.
- 6.3 Equality and Diversity/Equality Impact Assessment
The development of all play and outdoor sporting facilities will provide accessible equipment which is integrated into the design and layout, so that children with disabilities can enjoy integrated play with those children who are more able. All the facilities proposed for development will be free of charge. Access to and from all the proposed new facilities is good.
- 6.4 Financial Considerations
The improvements for all these projects will be met from identified s106 monies, in accordance with the requirements of the agreements, and from a capital contribution from the District Council. This will allow all these facilities

to be improved within agreed timescales, without the risk of unsuccessful external funding bids which could delay the process.

6.5 Legal

The Council is accountable for the delivery of improvements through the planning obligations set out in the s106 agreement. These are legally binding documents requiring the spend of monies within established timescales.

6.6 Sustainability

The improvements proposed at Tean Road Rec will enhance the facilities available for play and active recreation within Cheadle, as this is key green space accessed by the whole community. New equipment will be durable and robust and will be designed for minimal maintenance, thus reducing the ongoing maintenance costs. Through working closely with the local community in the design and choice of equipment and facilities, this will create ownership of the space within that community and help to sustain the future of the site.

6.7 Internal and External Consultation

Colleagues in Planning and Finance have been consulted with regard to the obligations contained in the s106 agreements, and the monies available to spend.

Consultation has already been undertaken with the local community within Cheadle, as to how people would like to see Tean Road Rec improved, as well as with the Town Council. This is an ongoing process, and once more detailed designs for the individual facilities are available, further consultation with the community will be organised. All ward members have been involved.

6.8 Risk Assessment

The existing facilities have a number of identified quality issues which mean in some cases items may have to be removed if they cannot be refurbished or replaced. Both the Town and District Councils have a responsibility to ensure that facilities do not deteriorate to such an extent that they present safety issues to the public. The cost for these improvements cannot be met from existing revenue budgets and it therefore is acknowledged that the use of s106 monies, and any external grant funding, for this purpose is acceptable and in accordance with the agreements.

Keith Parker
Head of Operational Services

**Web Links and
Background Papers**

Location

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7. Background and Introduction

- 7.1 Tean Road Recreation Ground is an important green space, located centrally within the town of Cheadle. It is the only formal park in Cheadle providing key facilities for the local community which includes bowling, football, tennis, basketball, small play area for very young children, skatepark and a play space for older children.
- 7.2 Although there are other smaller open spaces in Cheadle, they do not provide the same facilities for the wider community and without such facilities, residents would have to travel some 10 miles out of the district to Stoke-on-Trent to access quality open spaces.
- 7.3 Whilst the facility is regarded as an important open space by the residents of Cheadle, some of the facilities are now looking care worn and will need significant improvements to ensure that they are fit for purpose, safe to use and provide the much needed opportunities for the residents of Cheadle to access good quality recreational facilities.
- 7.4 The Council has been working with Cheadle Town Council to develop a series of improvements to enhance the facility. The purpose of this report is to update on the progress with the development of these projects and to confirm the allocation of the necessary funding.

8. Development of the Improvements

- 8.1 The District Council has responsibility for spending planning contributions arising from s106 agreements, relating to open space, play and outdoor sports provision. In some areas, these contributions are allocated towards sites owned and managed by Town and Parish Councils.
- 8.2 Section 106 contributions are available for improvements to Tean Road Recreation Ground in Cheadle, which is owned and managed by Cheadle Town Council.
- 8.3 Cheadle Town Council has engaged the services and expertise of the District Council Project Team to assist in securing additional funding, and to deliver the on-site improvements.

9 Proposed Improvements

- 9.1 Following meetings with Cheadle Town Council, a project improvement plan was developed which prioritised projects, identified external funding and agreed timescales for delivery. Key aspirational projects for the site include:
- Refurbishment of the Junior Play Area
 - Provision of a new skatepark
 - Provision of a new Multi-Use Games Area (MUGA)
 - Refurbishment of the existing tennis courts

- Enhancements to the Toddler Play Area
- Provision of new changing facilities for the football teams
- Re-development of the existing bowling pavilion to allow for community use
- Provision of additional parking space
- Re-development of the old putting green

10 Delivery of the Improvements

- 10.1 In 2017 a successful funding application was made to Derbyshire Environmental Trust (DET) to refurbish the junior play area, where £40,000 was secured from DET and £30,000 from Cheadle Town Council. The project, which was managed by Council Project Officers, was completed in May this year.
- 10.2 Following a very successful official opening event in May, the new facility is proving to be extremely popular with the local community and is very well used, with the Town Council already receiving many compliments.
- 10.3 Further projects are currently being tendered and evaluated, with a view to work commencing on site in September this year and to be completed by March 2019. These include:
- Provision of a new skatepark (approx. £100,000)
 - Provision of a new Multi-Use Games Area (approx. £25,000)
 - Refurbishment of existing tennis courts (approx. £45,000)
 - Enhancements to the Toddler Play Area (approx. £20,000)
- 10.4 s106 funding available for Tean Road Rec is £114,000. A further £186,000 has been allocated to this site from this Council's Capital Programme to make the total budget £300,000.
- 10.5 The total required to complete the delivery and completion of all of the improvements at will require the Council to contribute an additional £50,000. It is proposed the Council's Capital Programme is updated to reflect this additional requirement.