

5th March 2018

Community, Health and Housing Committee

Warley Playing Fields Play Area Refurbishment

Report of: *Stuart Anderson – Deputy Operations Manager*

Wards Affected: *Warley*

This report is: *Public*

1. Executive Summary

- 1.1 As part of the emerging Leisure Strategy a phased approach has been agreed for any work streams identified as part of it. One of these streams is to investigate opportunities at King George's Playing Fields and Warley Playing Fields.
- 1.2 As part of the work around Warley Playing Fields it has been identified that the play area is in need of refurbishment following the removal of a number of items of equipment.
- 1.3 At the 4th December 2017 Community and Housing Committee Members agreed to authorise Officers initiate a refurbishment of the play area at Warley Playing Fields.
- 1.4 A procurement exercise has been concluded and the winning submission is before Members for endorsement so that Officers may proceed with awarding the contract and initiate works.

2. Recommendations

- 2.1 Members to approve the HAGS SMP refurbishment scheme for Warley Playing Fields as the preferred option and authorise Officers to initiate the refurbishment of the existing play area at Warley Playing Fields pending outcome of Chairs meeting with supplier.
- 2.2 Members approve remaining monies from the S106 funds to be proportioned towards the provision of an outdoor gym[s].

3. Introduction and Background

- 3.1 As Members will be aware at the 4th December 2017 Community and Housing Committee Members agreed to authorise Officers to initiate a refurbishment of the play area at Warley Playing Fields.
- 3.2 Following this authorisation Officers initiated a procurement exercise inviting suppliers to submit designs for the new play area based on a design brief issued by the Council.
- 3.3 This exercise concluded on the 26th January and in all three submissions were received for the provision of the new play area.
- 3.4 The three designs have now been reviewed by Chair, Vice Chair, Ward Members and Officers and a preferred design and supply package highlighted.
- 3.5 Although a preferred design has been put forward by the Chair, with approval from those consulted, all three designs are in front of Members so that they may see the schemes each supplier submitted.

4. Issue, Options and Analysis of Options

- 4.1 As already stated and as outlined above a procurement exercise has recently been undertaken for the supply and installation of an exciting new play facility at Warley Playing Fields.
- 4.2 Funding from the scheme has already been identified through S106 contributions from the Evoke development [old Warley Training Centre] and a collective of other smaller S106 contributions, therefore funding for the scheme has already been secured.
- 4.3 The overall scheme is expected to cost circa £235,000 which can be broken down as follows:
 - Supply, delivery and installation of equipment £125,000
 - Supply and installation of safety surfacing £70,000
 - Supply and installation of railings and gates £24,000
 - Installation of footpaths £16,000
- 4.4 The three submitted designs were from HAGS SMP, Kompan and Sutcliffe Play.

4.5 The costings were all very similar and a breakdown of each submission is made below.

4.6 HAGS SMP

- Cost of supply, delivery and installation of equipment £125,000 (includes £19,733.55 project discount)
- Additional spares package FOC worth £14,250.00
- HAGS Opening Event Package FOC worth £1,825.00
- First 4 annual inspections of site FOC worth £600.00
- Health check of all HAGS equipment in Borough annually FOC worth £200.00
- Two places on a standards revision seminar FOC worth £285.71
- Opening date: w.c. 29.05.18

4.7 KOMPAN

- Cost of supply, delivery and installation of equipment £123,969.48 (includes £18,993.60 project discount)
- Additional spares package FOC worth £3,000.00
- KOMPAN Opening Event Package FOC – No value given
- Opening date: w.c. 14.05.18

4.8 Sutcliffe Play

- Cost of supply, delivery and installation of equipment £121,269.25 (no project discount offered)
- Opening date: w.c. 11.05.18

4.9 Whilst the opening times were all relatively similar and so were costs two of the contractors had offered enhanced packages with their submissions with a parts package being included which is particularly appealing to the authority as it reduces the burden on the already pressured maintenance budget for play area.

4.10 The three submitted designs were presented to Chair, Vice Chair, Ward Members and Officers for reviewing. Following a lengthy discussion and comparison of each design it was felt by all present that HAGS SMP had submitted a design that:

- Best met the design brief and its objectives.

- Offered a varied and interesting range of traditional style play equipment.
 - Offered a design that flowed well in its transition between age related equipment and activity based equipment i.e. grouping of swings etc.
 - Provided a design that allowed access to equipment via surfaced pathways all year round.
 - Provided most enhanced overall package in terms of value.
- 4.11 In addition to the above the other factors considered as part of the decision process was the availability and lead time on spare parts, the length of time that parts will be held after an item is discontinued and the warranties offered by each supplier.
- 4.12 Whilst HAGS SMP may not have lead in all factors it was felt that they provide the best overall package. In light of this the unanimous decision taken was to award the contract to supply, delivery and installation of the new play facility at Warley to HAGS SMP.
- 4.13 The award of contract will be dependant, however, on discussions the Chair of Panel is due to have with the Managing Director of HAGS SMP on the 5th March. The intention of the discussion is to ensure that HAGS SMP will be able to commit and fulfil any obligations with regard to the supply of spares so that the Council can be confident there will be no issues around this matter. In addition to this the Council look seek an SLA with HAGS SMP for the provision of spares that includes appropriate penalties should the conditions of the SLA not be met.

5. Reasons for Recommendation

- 5.1 To allow for the refurbishment of a degraded and aged play facility at Warley Playing Fields
- 5.2 To ensure a safe and engaging facility is provided for the expanding local community
- 5.3 To support the emerging Leisure Strategy ensuring that a pragmatic and proactive approach is taken with regard to leisure facilities in the Borough and that these facilities are to a high standard and appeal to all members and groups of the community.

6. References to Corporate Plan

- 6.1 To ensure the provision of efficient and effective services to our residents and businesses.
- 6.2 Providing increased customer satisfaction in the quality of Council services.
- 6.3 To Increase access to the Borough's leisure opportunities.
- 6.4 Making Brentwood a Borough where people feel safe, healthy and supported.

7. Implications

Financial implications

Name & Title: Jacqueline Van Mellaerts, Financial Services Manager
(Deputy Section 151)

Tel & Email: 01277 312829/jacqueline.vanmellaerts@brentwood.gov.uk

- 7.1 The funding for the proposed capital investment for Warley Playing Fields (£235k) has been identified through various Capital Section 106 Income (£245k) which is currently accounted for on the Council's Balance Sheet. The remaining Section 106 Income (£10k) and through the Revenue Health and Wellbeing Grant (£12.5k- which is 50% of a Revenue Grant to be received by Essex County for 2017/18) will be available for the provision of an outdoor gym (£22.5k).
- 7.2 Although the funding has already been secured, so the project is of no additional cost. It should be noted, that should the Project overspend, as in most capital projects, the burden will fall on the Councils Capital receipts. However the project will be monitored as part of the Council's Capital Programme and should any underspends/overspends occur, these will be reported.

Legal Implications

Name & Title: Daniel Toohey, Legal Services Manager

Tel & Email: 01277 312860/daniel.toohey@brentwood.gov.uk

- 7.3 There are no direct legal implications arising directly from this report at this stage.

Other Implications (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

Health & Safety implications

Name & Title: David Wellings, Health & Safety Officers

Tel & email: 01277 312518/ david.wellings@brentwood.gov.uk

- 7.4 The Health and Safety implications include the Council's arrangements to enable legal compliance with statutory responsibilities under the Health and Safety at Work etc. Act and subordinate regulations, for the management and maintenance of property, and equipment under the Council's ownership. Its duty of care to persons not in its employ using the Council's public open spaces facilities for play and recreation. Reduce the Council's risk exposure from aging and damaged play equipment.

8 Background Papers

- 8.1 None

9. Appendices to this report

- 9.1 None

Report Author Contact Details:

Name: Stuart Anderson

Telephone: 01277 312500

E-mail: stuart.anderson@brentwood.gov.uk