

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

COALVILLE SPECIAL EXPENSES WORKING PARTY – 11 JANUARY 2018

Title of report	CAPITAL PROJECTS UPDATE
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Purpose of report	To update members with regards to Capital Projects within the Coalville Special Expense Area
Recommendations	THAT THE WORKING PARTY NOTE THE PROGRESS UPDATE ON 2017/18 CAPITAL PROJECTS

1.0 2017/18 CAPITAL PROJECTS

1.1 Owen Street Recreation Ground

1.1.1 Floodlights - £779

Officers are in receipt of 3 quotes for the upgrading of the floodlights. All 3 have stated that the current floodlights pose a health and safety issue for 2 reasons-:

1. Replacements for the lamps can no longer be sourced. Consequently, repairs are being done internally to keep them working but a lack of covers for the lamps may lead to items falling onto the pitch which has happened previously.
2. The columns have been deemed unsuitable due to their lifespan and the condition of the bases.

However, all 3 contractors differ on their opinion with regards to the resilience of the columns with one stating that all 6 columns would need to be replaced and another stating that just the base units would need replacing. Consequently further investigative work is being undertaken by Property Services to try and fully understand the implications of both options.

The FA state that any refurbishment works undertaken to floodlights need to achieve a lux level of 180, which is higher than the 120 lux required currently, and which would also future proof the club against 2 promotions. This also means that an upgrade using metal halide lamps similar to those used currently would not be feasible for 2 reasons-:

1. The existing columns and masts would definitely not be able to support the weight of the amount of lamps required.
2. There would need to be an upgrade to the incoming electrical supply to meet the demand these lamps would create, and this would be extremely costly.

Consequently, the only option for the upgrade are LED lamps which are lighter and use less electricity.

Quotes received indicate that a refurbishment of this nature would cost anything between £35-45,000 dependent upon whether or not all the columns needed replacing. As the cost is over £25,000 then a formal tendering process would need to be followed. External funding cannot be accessed as no further applications can be submitted to the Football Stadia Improvement Fund for 5 years from the date of the £149,999 award made for the changing pavilion. Confirmation of this date is being sought. The football club also initially highlighted that they have no funding to contribute to the project due to the amount they allocated to the changing pavilion, although the question has been asked again given the ongoing saving they will have on utility bills from using LED lamps.

1.1.2 **Radio Transmitter**

Hermitage FM have approached the Council and Coalville Town FC with a view to locating a radio transmitter at Owen Street Recreation Ground in order to broadcast a new radio station aimed at improving the health and wellbeing of those aged over 60. A variation to the lease with the football club has been made allowing them to allow underlettings with the written approval of the council, and written approval has been given. A planning application for the works has been submitted by Hermitage FM and, once approved, the project can be delivered.

1.2 **Thringstone Miners Social Centre Training Pitch – £7,431**

Planning approval has been given for both the fencing and the footpath diversion and the Board has been revitalised by the addition of 3 new Trustees and a new Chair. At their AGM, the training pitch project was identified as a priority action for the forthcoming year by the trustees. No meeting of the Trustees has taken place since the Working Party last convened as a meeting scheduled for December was cancelled due to the weather. The meeting is being arranged for early in the new year.

1.3 **Coalville Forest Adventure Park – Balance £4,814 (S106 funding)**

The funding application to Bardon Hill Community Fund for £9,800 has been successful. Consequently work will commence in spring on delivering £13,814 of improvements presented to a previous meeting and it is anticipated these will be completed in summer.

1.4 **Mobile Vehicle Activated Signage - £8,000**

The MVAS units have been delivered and a schedule for their locations which commenced in January has been circulated. In addition, an order has been raised for the replacement of a column on Warren Hills Road so the units can also be used in that location.

1.5 **Melrose Road Recreation Ground, Park Development - £2,000**

New seating has been installed at both Melrose Road Recreation Ground and Melrose Road play area, and the planting of the shrubbery at the Recreation Ground will take place in February.

1.6 **Melrose Road Play Hub - £4,000**

Formal written approval has been received by the landowner of the wooded area and a legal agreement is being drawn up between the council and the landowner in support of the new path. Once this has been signed by both parties, the path will be installed.

1.7 **Coalville Park**

Achievement of the Green Flag Award has been included in the 2018/19 Council Delivery Plan. Discussions have taken place with a Green Flag assessor who will support the council on this journey and will be visiting site in the new year to meet staff, and discussions have commenced regarding the formation of a 'Friends of Coalville Park' group. In addition, further discussions have taken place with Fields in Trust over the process of putting the park into trust.

The quarterly tasks for the award are:-

- Quarter 1 - Identify improvements to be made to gain the award, and seek approval for proposals and costs from the Coalville Special Expense Working Party and Cabinet
- Quarter 2 - Establish a community based group to support the management of the park and seek to place the park in trust
- Quarter 3 - Develop a Management Plan for the park
- Quarter 4 - Undertake the accreditation process

As part of the quarter 1 action, consideration will be given to the play equipment and toilets. It should also be noted that applications are accepted annually with a deadline of 31 January, hence the reason the application cannot be submitted until January 2019.

1.8 **Lillehammer Drive**

Despite numerous attempts to obtain a revised landscaping scheme from Barratts, and promises made that they would deliver it, it has still not been forthcoming. The council have made or attempted to make contact with the legal representatives of Barratts on the following dates:-

- 18 July
- 14 August
- 21 September
- 25 September
- 28 September
- 29 September
- 16 October
- 6 November
- 8 December

Legal Services are now considering what further options are available. These include:-

- Consideration as to whether or not Barratts are in breach of the Deed of Variation and, therefore, may be subject to legal action.
- Removal of the planning requirement for them to submit a revised landscaping scheme. However, there may still be issues encountered in getting them to remove the MUGA, and they could leave the land in any state with an expectation that the council would then have to make it good.
- Continue to put pressure on Barratts to provide a revised landscaping scheme.

1.9 **London Road Closed Cemetery**

Officers will present to the meeting an overview of the works currently being delivered at the site, along with associated costs. They will also highlight works that will be undertaken to tidy the area, as well as options and costs for improving the area further, for Members to consider.