

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

COALVILLE SPECIAL EXPENSES WORKING PARTY – 15 JULY 2014

Title of report	CAPITAL PROJECTS UPDATE
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Purpose of report	To update members with regards to planned Capital Projects within the Coalville Special Expense Area
Recommendations	IT IS RECOMMENDED THAT MEMBERS NOTE THE PROGRESS ON CAPITAL PROJECTS

1.0 CAPITAL PROJECTS UPDATE

The Coalville Special Expenses Capital Programme update is as follows;

1.1 **Coalville Park Improvements – Total Project Cost £23,000, Balance £862 – S106**

As requested by Members, minor improvements have been made to enhance the offer to toddlers through the addition of talking flowers that allow 2-way communication. These will be installed in early September and complete the spend allocation for this project. This project is now complete and will be removed from the list of reports.

At the Cabinet meeting of 24 June the working parties recommendation not to change the name of Coalville Park was supported but Cabinet have requested that the suggestion of developing an Area of Reflection/Peace Garden be considered further along with an allocation from balances to fund it.

Officers have identified an area of the Park which may be suitable and if the concept is supported draft designs will be developed in conjunction with local veterans and members.

1.2 **Owen Street Recreation Ground**

1.2.1 **Electricity Upgrade – Total Project Cost £25,000, Balance £779**

The electricity upgrade works have been completed and this element of the project will be removed from the list of projects. However, it has been ascertained that a proposal for £60,000 of improvements to upgrade the fittings on the floodlight columns would not increase the lux levels. Consequently, Edmondsons Electrical and an installation contractor have been engaged with a view to developing proposals that will future proof the lux levels for at least 2 promotions. It is anticipated that these proposals and associated costs will be delivered by the end of August. Please note this project has not been allocated any funding. In the interim, an alternative provider of lamps has been sourced so that replacements for the existing system can still be obtained.

1.2.2 **Changing Room Development – £115,379 (£30,379 S106, £85,000 CSE)**

A proposed long term lease for the area of Owen Street Recreation Ground has been issued to Coalville Town Football Club for consideration, they are currently seeking legal advice and liaising with NWLDC's Legal Services team to finalise the agreement. As a short term measure, a 1 year lease has been agreed and signed so as to satisfy league requirements for the 2014/15 season.

Once signed, the long term lease will allow the club to apply to the Football Stadia Improvement Fund (FSIF) for match funding for a new changing room pavilion. The club have developed an initial design which has built into it an element of future proofing. This includes an additional turnstile, external toilets, an external catering outlet, and the flexibility to segregate home and away fans. This design has been approved by the FSIF, NWLDC Building Control and NWLDC's Asset Management Group.

The football club have commenced the procurement process for the pavilion. In line with the requirements of the Football Stadia Improvement Fund and as requested by the Coalville Special Expenses Working Party, specifications of work will be sent out to 3 building contractors so they can quote against the existing planning drawings, including all materials and finishes. The form of contract will be a JCT (Joint Contract Tribunal) Design and Build contract which places emphasis on the contractor to complete the detail of the design within the cost they have quoted, therefore reducing the risk of additional costs being incurred during the project.

£115,000 is committed to the project from NWLDC and the additional amount required to make up 50% of the cost will be funded by the football club.

The long-term lease will mean that the current Management Committee for the pavilion will be disbanded as the club will automatically take full responsibility for the asset. However, the club can then put in place any governance structure it feels appropriate for the future management of the whole site. NWLDC officers will support them through this process and the establishment of a liaison committee with the Council.

1.3 **Thringstone Miners Social Centre – £4,913**

Provisional costs and plans have been obtained for the development of an enclosed grass training pitch. LCC have advised that a footpath extinguishment is not a viable option for the area, but a footpath diversion is. Consequently costs are being sought for a new footpath that will run across the edge of the land that formerly housed Clover Place play area, parallel to Homestead Road. NWLDC officers are working with the club on the application for the footpath diversion and on funding applications to enable the project to be fully delivered.

1.4 **Cropston Drive BMX Track and Wheeled Sports Facility – £42,694 (£25,194 S106, £17,500 CSE, £10,000 S15)**

£32,500 is committed to a new wheeled sports facility, and £10,000 to improvements to the BMX track.

Base work for the BMX track has been completed and the final orders of hardcore are in the process of being delivered that will allow the whole project to be completed. It is anticipated, weather permitting, that the track will be fully completed and in use for the start of the school summer holidays.

Final costs have been received from two contractors for the wheeled sports facility. Further consultation has been undertaken with Greenhill Youth Club and Greenhill Community Shop, and the opinions of local children (who were consulted on initial

designs) are also being sought before deciding on which design to progress. Once a preferred scheme has been identified the order will be placed and it is anticipated that the installation will take place in September.

1.5 Broomleys Allotments, Greenhill – Total Project Cost £10,000, Balance £58

All works have been completed and feedback on the allotments has continued to be extremely positive including the first harvesting of honey from the beehive. This project is now complete and the project will be removed from the report.

**1.6 Urban Forest Park, Coalville
Footway and Drainage Improvements – £38,791 S106**

At the previous meeting of the group, concerns were raised by Members over potential contamination of water on the site and officers were asked to see if this could be investigated further. The company that undertake the gas monitoring have advised that it would be possible to sample surface water following a period of sustained wet weather, and that whilst all possible eventualities could not feasibly be screened for as there are so many, they could do a broad screen test looking for contaminants that are appropriate to a typical landfill site. The cost for doing this would be in excess of £1,000, although the final cost would be dependant upon the number of samples required.

In addition to this, they could also test groundwater by obtaining samples from some of the existing gas monitoring boreholes (depending on their depths and construction). Some pollution of leachate within the waste would be expected due to bio-degradation. Whether this represented any significant risk would be more complex for them to establish. Costs for assessment of groundwater impact / risk could well be in the £1,000's, but some preliminary tests on groundwater from boreholes could be added to the surface water investigation above at an additional cost, although it is unknown how much this would be as it would depend upon the analysis required.

As previously indicated, gas monitoring is undertaken biannually and all recordings have been within the required parameters with no further action required. There have also not been any reports or issues that would indicate any contamination of water.

Officers do not feel that the proposed works to improve footpaths across the site would lead to any health and safety issues for members of the public or wildlife. However, water sampling could be undertaken to further inform the decision making regarding the footpath and drainage improvements at the costs indicated.

Following this decision, the footpath designs will be refined/finalised and shared with a contractor to ascertain if the proposals present a risk to the current landfill preventative measures in situ on the site. The final proposals will then be consulted on with Ward Members prior to any work commencing.

1.7 Melrose Road Play Area – Balance £0

The additional safety surfacing has now been fully installed. All balances have been spent and it is proposed that the project be removed from the report.

1.8 Scotlands Changing Pavilion – Balance £0

Following the decision of Members to redirect £70,000 allocated to Scotlands Recreation Ground changing pavilion to the Owen Street Recreation Ground changing pavilion project, £10,000 was retained for Scotlands pavilion and was earmarked for maintenance works on the roof and boilers. All boilers have now been replaced and the roof has been fully refurbished including new supports, new cladding, a new covering

and new insulation. All balances have been spent and it is proposed that the project be removed from the report.