

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

12 March 2018

FINANCIAL MANAGEMENT

Report of the Local Area Manager

Recommendations

It is recommended that this Committee:

- (1) approves the allocation of the developers' contributions of £116,100 to the Wildern Swimming Pool roof and spectator seating project;
 - (2) approves the allocation of the developers' contributions of £50,032 towards the renovation and refurbishment of Hedge End Youth and Community Association (HEYCA);
 - (3) approves the allocation of the developers' contributions of £60,000 to the extension of Dowd's Farm Play Area;
 - (4) approves the allocation of the developer's contribution of £168,134 to the skate park at Hatch Farm and improvements to Barnsland Recreation Ground;
 - (5) approves the allocation of the developer's contribution of £3,000 to the Botley Allotment Association;
 - (6) approves revenue expenditure of £2,000 for the Park Sport programme in Hedge End, West End and Botley (HEWEB);
 - (7) notes revenue expenditure of £4,104 for 9 flower towers within HEWEB;
 - (8) approves funding of £22,000 from reserves for car parking provision adjacent to numbers 65 – 70 Midlands Estate, West End; and
 - (9) approves funding of £10,000 from reserves for car parking provision adjacent to numbers 29 – 58 Ratcliffe Road, Hedge End
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Purpose

The recommended funding will support projects which meet identified local needs. The projects will also contribute to the achievement of corporate priorities.

Statutory Powers

Section 1 Localism Act 2011

Strategic Implications

1. The proposed projects contribute to the Council's strategic priorities especially in relation to Enabling Healthier Lifestyles and Wellbeing. The majority of the projects have been identified in this Committee's Community Investment Programme as priorities. All of the projects are based on local need and are therefore in accordance with the Local First project.

Wildern Swimming Pool

2. Councillors will be aware that this Committee has prioritised the replacement of the swimming pool roof at Wildern Leisure Centre as shown in the Community Investment Programme (HE:1).
3. This project is also highlighted in the Council's Sport and Active Lifestyles Strategy and Wildern Leisure Centre is recognised as a strategic hub site for the Borough's leisure provision.
4. The Centre is also home to Wildern Waves which is thriving as a swimming club but club members have to travel to galas due to the lack of spectator seating at Wildern. Spectator seating will also be beneficial for pupils and of course for parents and guardians watching during public swimming lessons.
5. A site visit has been held with Council and leisure centre staff to finalise the scope of the project. Further work needs to be completed concerning an estimate of the project costs which at this stage are thought to be in the region of £780,000.
6. Funding from Sport England does not look likely at this stage as the current funding programmes that are open for application relate more to activities than capital programmes and also Sport England has already made a substantial investment in the new Places Leisure Eastleigh facility.
7. Councillors are asked to approve the formal allocation of the future developers' contributions

DC F/15/76804 Foreman Homes, St John's Road £50,000 for the pool roof

DC F/17/80651 – Foreman Homes Ltd re Land west of Waylands Place and north of Peewit Hill Close, Hedge End £66,100 for spectator seating

8. The remaining funding will be found via the New Homes Bonus and this was confirmed at Council on 22 February 2018.

Hedge End Youth and Community Association (HEYCA)

9. The HEYCA building was formally a school and represents a significant part of Hedge End's heritage. It is a popular venue and attracts customers from all sections of the community.

10. The building is in need of repair and consequently this Committee approved a building condition survey which estimated that works were needed at a cost of £250,000. The top priority for these works is the drainage closely followed by upgrades to the roof.
11. The Centre is owned by Hedge End Town Council and has been managed for many years by a voluntary Association. However the intention from April, subject to the outcome of an Extraordinary meeting of the Association in March, is that the Centre will be managed by the Town Council.
12. At the Town Council's Finance and Administration Committee on 6 February 2018, it was agreed that the Town Council would contribute £50,000 towards the renovation and refurbishment of HEYCA.
13. Members of this Committee are asked to approve the allocation of £50,032 towards these upgrades.

DC F/15/76804 Foreman Homes, St John's Road £30,000

DCV/11/68617 Foreman Homes, Kings Copse School, Hedge End £20,032

Additional funding will be found via the New Homes Bonus and this was confirmed at Council on 22 February 2018.

Dowd's Farm Play Area/Infrastructure

14. Hedge End Town Council own and manage the open space at Dowd's Farm. Given that the Dowd's Farm development is now completed and the need to provide for young people from Grange Park, it is timely that the Town Council has decided to review its play provision in this area. In particular, councillors are considering the activities and infrastructure for older children and the zoning of the open space.
15. At the recent Finance and Administration Committee, councillors agreed to allocate £60,000 to extend the Dowd's Farm Play Area and associated facilities.
16. In light of available developers' contributions, members are asked to approve the allocation of match funding, ie, £60,000 towards this project as follows:-

DCF/12/71663 Town Quay Developments, Wildern Mill, Charles Watts Way, Hedge End PART £20,707.67

OSV/11/68617 Foreman Homes, Kings Copse School, Hedge End £7,797.23

OSV/11/68617 Foreman Homes, Kings Copse School, Hedge End £7,795.34

OSF/12/71663 Town Quay Developments, Wildern Mill, Charles Watts Way, Hedge End £20,933.31

OS F/15/76668 Mr M Muddiman, 30 Bursledon Rd, Hedge End £2,766.45

Skate Park and improvements to Barnsland Recreation Ground – Hatch Farm

17. Skate parks are already provided for in Hedge End and Botley but there is no provision in West End. As a result, the development brief for Hatch Farm in West End identified an area of land for a skate park.
18. A new skate park in West End was supported by the HEWEB Youth Partnership and is recognised as a priority within the Partnership's Plan. It is also contained within this Committee's CIP priorities and is recorded as WE.4
19. The Section 106 (Planning) agreement for the Hatch Farm development contains £168,134 for a skate park and improvements to Barnsland Recreation Ground and members are requested to approve the allocation of the anticipated developer's contribution as shown:-

DC F/15/77718 Radian, Land at Hatch Farm, North of Barbe Baker Ave., West End. £168,134

20. If this is approved, it is anticipated that consultation will begin with local stakeholders and ultimately the skate park will transfer to West End Parish Council. Barnsland is already owned and managed by the Parish.

Allotments in Botley

21. The Allotment Association in Botley is seeking funding for a fencing project. It will initiate some fundraising but Councillor Kyrle has been approached about the possible allocation of funds from this Committee.
22. This project is contained within the CIP programme for Botley so members are asked to approve the allocation as shown:-

OS C/15/77172 Ibex Land Property, re Winchester Street (PART) – £3,000

Park Sport

23. This initiative has run for the last 13 years and provides accessible leisure activities across the Borough for those aged 8 – 16 in the school summer holidays. It is dependent on sponsorship from the 5 local areas and external organisations such as Vivid Housing Association as well as the local town and parish councils.
24. In 2017, youngsters had the opportunity to take part in a number of activities in HEWEB such as basketball, dance, martial arts, tennis, netball, cricket, football, swimming and a skate jam.
25. Councillors are requested to approve expenditure of £2,000 from the Committee's revenue budget. This will be used to provide a similar programme in HEWEB this summer.

Flower towers

26. In previous years, the Council's Direct Services team has negotiated the provision and supply of flower towers across the Borough. Historically 9 flower towers have been installed in the shopping areas within HEWEB.
27. Residents and business owners have commented positively about the flower towers.
28. Due to the planting season, prior permission for expenditure of £4,104 for the 9 flower towers has had to be given by the Chair so members are asked to note this approval which will be funded from the Committee's revenue budget.

Midlands Estate

29. Following concerns from residents about parking opposite the properties numbered 65 – 70, this Committee authorised funding for a feasibility study to review options.
30. Two meetings with residents and councillors have been held. The first meeting gave residents the opportunity to raise issues directly with councillors and staff. As a result of this meeting, 5 options were devised.
31. At the second meeting on 24 January, residents and councillors agreed to Option 5 which could provide additional spaces at an estimated cost of £22,000. This option would also remove vehicles from the corner of the road which is considered to be a significant safety improvement. Further work on this option and authorisation from the Highways Authority is required but members are asked to approve £22,000 from reserves in order to progress these works.
32. Councillors should also be aware that the land at the back of 65 – 70 is owned by Vivid and staff are investigating whether this can be used for car parking either in conjunction with Option 5 or in addition.
33. Councillors should also be aware that there is no obligation upon the Committee to provide this funding and it is undertaken without prejudice concerning any future schemes in the Midlands Estate and other areas of HEWEB with the exception of Ratcliffe Road.

Ratcliffe Road

34. Councillors will recall that residents had raised their concerns about parking in the vicinity of properties numbered 29 – 58 Ratcliffe Road, with the local ward members.
35. A similar process was followed as outlined above for the Midlands Estate project. This has resulted in 6 options with a preferred option which will be discussed with residents after the Local Area Committee meeting on 12 March.

36. Planning permission may be required but in order to progress this project to the next stage, councillors are requested to approve the allocation of £10,000 from reserves.

Financial Implications

37. All of the recommended funding streams can be afforded using this Committee's revenue and reserves and developers' contributions as stated.

Risk Assessment

38. There are no risks to the Committee in terms of on-going liabilities. If funding is not allocated, there is a risk that some of the Council's corporate and local priorities will not be met. All of the developers' contributions comply with the Community Infrastructure Levy regulations.

Equality and Diversity Implications

39. The Equality Act is not relevant to the decision in this report as the decision does not relate to eliminating discrimination, advancing equality of opportunity, or fostering good relations between different people. An Equality Impact Assessment has not been carried out at this stage but this will be undertaken as projects come to fruition. Many of the projects will benefit young people by providing them with positive experiences.

Conclusion

40. The Committee is asked to approve the recommendations as outlined.

JULIA BIRT
LOCAL AREA MANAGER

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Appendices Attached: None

LOCAL GOVERNMENT ACT 1972 - SECTION 100D

The following is a list of documents which disclose facts or matters on which this report or an important part of it is based and have been relied upon to a material extent in the preparation of this report. This list does not include any published works or documents which would disclose exempt or confidential information