

# **EASTLEIGH LOCAL AREA COMMITTEE**

**Tuesday, 15 September 2020**

## **FINANCE MANAGEMENT REPORT**

**Report of the Local Area Manager**

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### **Recommendations**

It is recommended that:

- (1) £57,000 is allocated for improvements to Lawn Road Play Area project from developers' contributions;
- (2) £40,840 is allocated for improvements to local GP Surgeries from developers' contributions;
- (3) £15,000 is allocated to the conversion of Market Street South Play Area to Residents Parking from developers' contributions. It is also recommended that the decision to proceed with the works be delegated to the Local Area Manager in consultation with the Chair and Vice Chair of the Committee, subject to the findings of a resident consultation exercise.
- (4) £12,800 is allocated for improvements to Leigh Road Recreation Ground Play Area from developers' contributions;
- (5) £8,600 is allocated for improvements to Grantham Green Play Area from developers' contributions;
- (6) £17,700 is allocated for town centre support measures in response to Covid-19 from the revenue budget, as follows:
  - £11,500 for town centre events;
  - £5,700 for hanging baskets across the town centre; and
  - £500 toward a new chalet servery to support The Point's Summer Social programme.

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### **Summary**

This report contains recommendations for expenditure from the Committee's capital budget and revenue budget.

### **Statutory Powers**

Section 1 of the Localism Act 2011 i.e. the Local Authority's general power of competence, including power to act for the benefit of its area or persons resident or present in its area.

## Strategic Implications

1. The recommendations in this report support the Council's approach to localism (Local First) by allocating devolved resources to meet local needs. The recommendations align with Corporate Plan objectives of Tackling Congestion, Tackling Deprivation, Enabling Healthier Lifestyles and Wellbeing, Supporting an Excellent Environment, and Reinvigorating Town and Local Centres.

## Lawn Road Play Area improvements

2. Residents were consulted in early spring 2020 on emerging designs for a major improvement project for Lawn Road Play Area. It was clear from the feedback that the residents felt strongly that the scope of the project should be increased. Councillors agree with this view and would like to increase the £100,000 budget already allocated in order to achieve a more transformational change.
3. Further designs have since been prepared and shared with Councillors. These gave options to consider increasing the quality of the scheme and associated budget at low, medium and high levels. They also incorporate elements of public art, with the provision of artist-designed permanent ground-graphics. Councillors have agreed to proceed with the mid-level option, with an associated £57,000 increase in the budget, leading to a total project budget of £157,000.
4. It is therefore recommended that £57,000 is allocated to this project from:

A re-allocation of contributions previously allocated to the Grantham Green project, released by a £56,000 grant from Sports England for the Grantham Green Multi-use Games Area.	£50,000
The re-allocation of public art funding previously allocated to the Sidings Public Art Project, DCF/11/70108 Taylor Wimpey, Travis Perkins Site, Mill Street.	£7,000

## Eastleigh GP surgery improvements

5. The NHS Clinical Commission Group (CCG) is a statutory consultee for all larger planning applications, to ensure they are able provide for the health needs of our changing communities and that any infrastructure required is planned for and supported by securing developers' contributions agreed within the relevant Section 106 Agreements.

6. The Council has been approached by the CCG with a request for a capital grant of £40,840 toward a range of projects designed to improve the Boyatt Wood and St. Andrews GP surgeries. The projects will increase consulting room capacity, and improve disabled access and hygiene standards, as described in the table below.
7. It is recommended that the developers' contributions are allocated as follows:

<b>Project</b>	<b>Developer's contribution</b>
<b>Boyatt Wood Surgery:</b>	
£15,840 for the provision of new consulting room and replacement flooring, sinks, taps to meet current infection control standards	F/15/70310, Monksbrook Estate, Eastleigh (£7,089.76) F/11/70044 Prysmian Cables, Eastleigh, (£8,750.24)
£15,000 for the Installation of automatic doors for DDI compliance	F/11/70044, Prysmian Cables, Eastleigh (£15,000)
<b>St. Andrews Surgery:</b>	
£10,000 for the replacement of floors, sinks and tap to meet current infection control standards	F/11/70044, Prysmian Cables, Eastleigh (£10,000)

### **Market Street South Play Area**

8. In recent years the very small play area in Market Street South has been used less and less by local residents, partly in response to an increase in anti-social behaviour (ASB) over the previous twelve months and the investment in improved facilities at Grantham Green, a short distance further along Derby Road.
9. Several nearby residents have requested that the play area be converted to residents parking in a similar way to the Market Street North Play Area, converted in 2018. A consultation is currently being conducted to establish the views of all residents in the immediate area.
10. Direct Services have quoted £9,600 for the works. Additional funds will be needed for contract supervision and Traffic Regulation Order by Transport and Engineers (£4,000), a planning application for change of use (£400) and a small contingency (£1,000), resulting in an estimated budget of £15,000.
11. Councillors would like to respond quickly should the need arise. It is therefore recommended that £15,000 is allocated for this project from developers' contributions shown below. In addition, that the decision to proceed with the works be delegated to the Local Area Manager in consultation with the Chair and Vice Chair of the Committee, subject to the findings of the consultation exercise.

Contributions formerly allocated to the General Improvement Area:
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DCF/12/70579, Mr R Vernon-Smith, 251-253 Market Street	£986.15
DCF/12/71829, Mr D Murphy, 1 Chamberlayne Road	£556.24
DCF/13/73441, Mr R Vernon-Smith, The Old Fire Station, 1A Derby Road,	£2,415.00
DCF/09/65651, Mr Williams, 165 Chamberlayne Road.	£836.57
DCF/09/66285, Mr k Singh, 6 Desborough Road	£990.39
DCF/10/66465, Mr A C Daniels, 12 High Street,	£2,443.85
DCF/09/64942, Grayton Estates Ltd, Units 1 & 2 Hanns Mews, Hanns Way	£2,444.13
DCF/04/52183, Mr D Rogers 25a Factory Road	£696.31
DCF/10/67278, Mr & Mrs Rana 1 Doncaster Road	£618.58
DCF/11/68740, Mr A C Daniels, 8 High Street	£2,502.91
DCF/12/70399, PD & JS Walters, 102 Chamberlayne Road	£509.87
<b>Total</b>	<b>£15,000.00</b>

## Annual Play Area Improvement Programme

12. As part of the continued commitment to enhancing and maintaining all play areas in the local area, local councillors have agreed a phased improvement programme, spread over several years. A week of works were carried out at both Leigh Road Recreation Ground and Grantham Green, taking advantage of the good weather during the late July/early August.
13. These were designed to return the play areas to a nearly new appearance, and included the following:
- Replacing safety surfacing, which over time has shrunk away from the edging and begun to break up in the high-wear areas;
  - The extension of safety surfacing to cover area of grass that have become worn, compacted and prone to flooding;
  - A deep clean of all safety surfacing, play equipment, fencing and seating; and
  - The redecoration of all painted surfaces and in some cases the replacement of worn out or unpopular play equipment.
14. The cost of the works at Leigh Recreation Ground was £12,800 and £8,600 at Grantham Green.
15. It is recommended the works are funded from the following developers' contributions;

<b>Leigh Road Recreation Ground Play Area:</b>	
OSF/11/70044, Bellway Homes, Prysmian Cables, Leigh Road, Eastleigh Receipt Date: 28/03/2013 (formerly allocated for the	£12,800

Opens Space Strategy).	
<b>Grantham Green Play Area:</b>	
From the underspend in the Grantham Green Project.	£8,600

## Town Centre Covid-19 Support

16. As with all towns and cities across the country, Eastleigh town centre suffered a dramatic decrease in footfall in the immediate aftermath of the lockdown introduced in late March. On 15<sup>th</sup> June high streets across the Country were re-opened, and since then we have seen a slow but steady increase in footfall, as more shops open and visitors gain confidence in shopping while following the distancing and safety rules, which remain still firmly in place.
17. The economic impact of the lockdown has been profound with many household names either substantially reducing the number of their stores or ceasing to trade altogether. This has often been in response to a dramatic reduction in consumer spending combined with a preCovid19 significant shift to shopping on-line. One national example demonstrates this clearly, with John Lewis reporting their on-line sales increasing from 30%, pre-lockdown, to over 70% in recent weeks, leading in turn to the closure of twenty of their stores nationwide.
18. Another contributory factor is that many of the offices located in the town centre adopted a work-from-home policy, which has largely continued to the present day. Consequently, the number of lunchtime visitors to the town centre has similarly reduced, impacting significantly on the food and beverage sector.
19. The Council is developing a range of measures to attract additional footfall and support for town centre businesses, which will be funded by the Government's Re-opening High Streets Safely Fund.
20. Local Councillors have agreed to support three additional projects, which were delivered ahead of this during August, to be funded through an allocation of £17,700 from the revenue budget. These are:
  - (a) A short-term town centre events programme, shown in Appendix A below (£11,500);
  - (b) Hanging baskets – 90 in total, hung from each of the archways along the town centre colonnades, at a cost of £5,700, which included purchase, installation and watering costs; and
  - (c) A £500 contribution toward the £1,000 cost of a timber chalet/servery, erected outside The Point to provide a location to sell ice creams, drinks and snacks through the day, during the summer and autumn. The chalet will be re-used each year as part of the Summer Social Programme.

## **Equality and Diversity Implications**

21. An Equality Impact Assessment has not been carried out for this report, however separate consideration of the accessibility aspect of each project will be carried out as part of the project delivery.
22. New play area projects are now assessed against an inclusion checklist and a range of improvements have come about. For example, with the Leigh Road Recreation Ground Play Area project, one of the upright game boards has been replaced with one that has proved popular with children with autism. At Grantham Green a new trampoline has been installed which can be used by those with reduced mobility.
23. With the Lawn Road Play Area project, a full equality impact assessment has been carried out resulting in a range of features that provide more accessible play, and the novel planting proposed is designed to provide more sensory stimulation through sound, scent and colour.
24. Councillors have requested that town centre events programme fully engages young people in the design and delivery and also that it appeals to all ethnic groups. The activities will be provided free of charge, to enable those who are suffering the economic impact of Covid or on low incomes to participate.

## **Climate Change and Environmental Implications**

25. The play projects seek to avoid waste in a number of ways. The Lawn Road Project makes use of spoil from existing development sites within the borough, reducing the need for landfill and importation from further afield. It also makes use of a relatively sustainable turfing material for safety surface on the mounds, reducing the need for oil-based products. The planting used is grown in a peat free growing medium. The smaller play area improvement projects both seek to revitalise the current play areas without the need for a major replacement of existing equipment, allowing their continued use for several more years.

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Appendices Attached: 0

### **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.

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## **Eastleigh Town Centre Arts Engagement Proposal**