

EASTLEIGH LOCAL AREA COMMITTEE

Tuesday, 8 June 2021

FINANCE MANAGEMENT REPORT

Report of the Local Area Manager

Recommendations

It is recommended that

- (1) £207,303.64 is allocated to the North Stoneham Park Community Building project from developers' contributions;
 - (2) £19,500 is allocated to the Lawn Road Recreation Ground improvements, with £12,500 from the revenue budget and £7k from developers' contributions;
 - (3) £5,000 is allocated to the Bishopstoke Recreation Ground riverbank repairs from the developers' contributions; and
 - (4) £2,000 is allocated for commemorative seats at the Eastleigh War Memorial from the revenue reserve.
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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, ie 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 by allocating devolved resources to meet local needs. The recommendations align with Corporate Plan objectives of Tackling Deprivation, Enabling Healthier Lifestyles and Wellbeing and Supporting an Excellent Environment.

North Stoneham Park Community Building

2. The new community building on the North Stoneham Park development opened to the public in May this year. While the site was affected by a period of bad weather in the autumn and the delays due to Covid, the build has otherwise gone according to plan and the YMCA, the building tenants and operators, are now in occupation. Evening room hires are nearly fully booked, and the day-time hires are also proving popular. A formal launch event is being planned for September this year to allow for a period of uncertainty with the proposed lifting of restrictions in June.
3. The Council secured the funding for the building from the developer within the Section 106 Agreement, to ensure delivery at an optimum time during the development. Some of the build costs were forward funded, pending a capital receipt from the developer. The funds have now been received and now need to be formally allocated to the project. They cover the cost of the Council's project management work together with the building fit out cost. It is therefore recommended that the following funds are allocated from developers' contributions:

Community Building Administration Contribution	£50,385.74
Community Building Fit Out Contribution	£114,318.90
Deed of Variation Community Building fit out contribution	£42,599.00

Lawn Road Recreation Ground improvements

4. The Lawn Road Recreation Ground play improvements project is well underway. New earth mounds have been formed and been allowed to settle for six months. We can now proceed with the next stages, which involve the procurement and installation of the main pieces of new equipment on and around the mounds. A tender exercise was recently completed; however, the cheapest quote was £7,000 over the £68,000 estimated budget. Councillors would like to proceed with the full installation, and it is therefore recommended that a further £7,000 is allocated from the following developers' contributions:

OSF/15/77475, Elite Murphy Development, 37 Twyford Rd, Eastleigh	£616.72
OSF/14/74660, First Wessex, Land corner of Wide Land & South Street, Eastleigh	£3,628.45
OSF/11/70108, Taylor Wimpey, Travis Perkins Site, Mill Street, Eastleigh	£1,708.75
F/13/72562, S Roberts, 77 Allbrook Hill, Eastleigh	£1,046.08

Total	£7,000
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5. Since this project was first designed the Committee has developed a specification for deep refurbishments of existing play areas, to extend their life and make them more appealing to local residents. Two such refurbishments were completed last year, at Leigh Road Recreation Ground and Grantham Green, each costing in the region of £12,000. The Committee has created a new £24,000 annual budget for an on-going rolling programme of play area refurbishments.
6. It is now suggested that a similar refurbishment is undertaken with toddler play area at Lawn Road, at a cost of £12,500. It is therefore recommended that £12,500 is allocated for this project from the Play Area Revenue Budget.

Bishopstoke Recreation Ground riverbank repairs

7. The northernmost area of the Bishopstoke Recreation Ground is prone to regular seasonal flooding. This usually recedes and leaves the area relatively dry through the summer, allowing access for walkers along the riverside footpath and for the nearby rugby pitches to be used. The most recent floods have washed away several metres of riverbank, creating a more permanent breach. This is diverting a significant amount of the river flow onto to the recreation ground resulting in a reduced flow in the main channel. The knock-on effect is a lower flow over the nearby fish pass, which is threatening the upstream migration of the breeding salmon and trout. The River Itchen footpath has now been severed and walkers have to wade through a short stretch next to the breach. Lastly the recreation ground itself is now underwater and unlikely to dry this year and the rugby practice pitch is partially affected. Without further action the breach will grow, and the river water diversion will increase.
8. Hampshire County Council Public Rights of Way Team and the Environment Agency are working with the Council to develop the most cost-effective solution and explore funding options. The reinstatement of the bank will cost in the region of £10,000 to £15,000. The riverbank and fishing rights are owned by the Fleming Estate [need to confirm], and the footpath passes over this land. The Landowner has indicated they are unable to fund the bank repairs. The Environment Agency Legal Team have advised that there is no law requiring the landowner to repair the bank in this circumstance.
9. Bearing in mind the loss of amenity, The County Council and Environment Agency are each willing to contribute £5,000 and have asked the Council to contribute an equal share.
10. Councillors wish to repair the bank as soon as possible and restore the footpath. It is therefore recommended that £5,000 is allocated from the following developers' contributions:

TRF/04/50286C Grayston & R Clarke Re: 31 Barton Road, Eastleigh Receipt Date:23/11/2006 formerly allocated to T9054025 ITI (30.3.09) Footway on North Side of Bishopstoke Rd (12.5.09)	£1,443.72
TRF/06/58397, Cranbourne Homes Re: 4 Dutton Lane, Eastleigh Receipt Date:16/11/2006, formerly allocated to T9054025 ITI (30.3.09) Footway on North Side of Bishopstoke Rd (12.5.09)	£722.06
OSF/14/74660, First Wessex, Land corner of Wide Land & South Street, Eastleigh	£2,834.22
Total	£5,000

War Memorial commemorative seats

11. 2021 marks the centenary of the Royal British Legion supporting veterans and their families in Eastleigh, and Local Councillors would like to join in commemorating this milestone. The Eastleigh War Memorial provides the focal point for the annual service for the whole Borough and well over two hundred people attend each year. The memorial has no seating and as the audience are often elderly the Local Area Committee would like to join with the Mayor to provide two new seats, with a bespoke design to commemorate the Centenary.
12. The estimated cost for the supply and installation of the seats is £4,000 and it is therefore recommended that £2,000 is allocated from the revenue reserve, with the balance being funded corporately.

Equality Impact Assessment

13. An Equality Impact Assessment has not been carried out for this report, as the events and services are designed to be inclusive. A separate equality impact assessment has already been carried out for the Lawn Road Project and both the riverbank repairs and the seating projects focus on improving accessibility.

Climate Change and Environmental Implications

14. This report contains a projects with varying environmental impacts. The Council's project management process includes individual assessments of this impact and how to mitigate it. The Lawn Road Project has considered environmental impact through the original project initiation document process and is seeking to use long life materials and re-use a large percentage of play equipment through a comprehensive refurbishment process.

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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.

None.