

EASTLEIGH LOCAL AREA COMMITTEE

Tuesday, 7 June 2022

FINANCE MANAGEMENT REPORT

Report of the Local Area Manager

Recommendations

It is recommended that

- (1) £7,000 is allocated for public art on the town centre colonnades from developers' contributions;**
- (2) £8,000 is allocated for repairs to a footbridge in Fleming Park from developers' contributions;**
- (3) £6,000 is allocated to the town centre toilet improvement project from developers' contributions;**
- (4) £20,000 is allocated to the Hub Tennis Courts improvements from developers' contributions, subject to approval by the developer;**
- (5) £7,000 is allocated to the North Stoneham Park events space and kick-about area from developers' contributions;**
- (6) £15,000 is allocated to the Litter Bin Reserve from developers' contributions;**
- (7) £8,000 is allocated for a repair to the stream bank at Oaklands from developers' contributions;**
- (8) £5,000 is allocated for hanging baskets in the town centre from revenue budget; and**
- (9) A new Cemetery Genealogy Search fee is introduced from 1 July 2022.**

Summary

This report contains recommendations for expenditure from the Committee's capital, 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 Deprivation, Enabling Healthier Lifestyles and Wellbeing, Supporting an Excellent Environment, and Reinvigorating Town and Local Centres.

Colonnade public art

2. A series of public art vinyls were commissioned in the Autumn 2021, to be installed in five locations on the underside of the colonnades glass canopy. The £7,000 cost was originally funded from the Welcome Back Fund, with the aim of adding colour to the town centre and attracting visitors to return. The company producing the vinyls has run into difficulties producing over 120m of complex vinyl printing, leading to a delay from the planned installation at the end of March to the last week of May this year. The Welcome Back Fund can only be used for projects delivered in the 2021/22 financial year, as a result, it can no longer be used, and alternative funding is required.
3. It is recommended that £7,000 is allocated for this project from public art developers' contributions from DCF/11/70108, Taylor Wimpey, Travis Perkins Site, Mill Street, Eastleigh.

Fleming Park footbridge repair

4. The main wooden beam supporting the footbridge in Fleming Park, immediately to the north of the motorway underpass, has failed and now needs replacing. It is hoped that the beam can be replaced along with the wooden treads without further impact on the bridge, although it is possible the whole bridge may need to be replaced. An £8,000 budget estimate has been suggested by Transport and Engineering Team should the whole bridge need replacing.
5. It is therefore recommended that up to £8,000 is allocated from developer's contributions from O/15/76023, Highwood, Land South of Chestnut Ave., North Stoneham Park, Receipt Date: 04/09/2020 taken for improvements to Fleming Park.

Town centre toilets improvement project

6. The refurbishment of the bus station toilets is progressing well, and it is anticipated they will be re-opened by the end of June target date. £150,000 was originally allocated for the project, however, as with many construction projects, the cost of building materials has increased substantially, and we now predict a small budget shortfall in the region of £2,000 to £6,000.
7. It is therefore recommended that an additional allocation of £6,000 is made from developers' contributions from F/19/87086, Highwood, Land South of

Chestnut Ave., North Stoneham Park, Receipt Date: 28/02/2022, taken for Eastleigh Town Centre improvements.

The Hub Tennis Courts improvements

8. The tennis courts at the Hub are currently in a poor state and very underused. The latter is a result of both the condition of the courts and the poor booking and access arrangements currently in place. A recent condition survey recommends a resurface of the courts, replacement fencing and a new access control on the gate. The total capital cost is in the region of £60,000.
9. The Leisure Services Manager has been working with the Lawn Tennis Association (LTA) and local tennis providers to review the operating model, to enable improved access and increased income generation. While further work is required to determine the best operating model (via either an in-house option or external provider), all models involve the use of on-line booking systems, which provide a code for a keypad on the tennis court gate. This is a proven model, which is working well at Woodhouse Lane, Hedge End and Lapstone Playing Fields, Fair Oak.
10. The LTA have identified the Hub as a priority site and are offering a substantial grant to improve the courts. In this case the Council would need to provide £20,000 match funding toward a £60,000 total project cost. There is a corresponding £20,000 underspend from the developers' contributions allocated to the North Stoneham alternative sports provision.
11. Councillors support this project, and it is therefore recommended that £20,000 is reallocated from developers' contributions previously allocated for alternative sports provision from O/15/76023, Highwood, Land South of Chestnut Ave., North Stoneham Park, subject to approval being given by the developer.

North Stoneham Park event space and kick-about area

12. The North Stoneham development is proving very popular with local residents. In particular the new community building, operated by the YMCA and the main area of public open space (North Stoneham Park). The Council's Community Development Worker for the estate has been consulting residents about local needs and ways to improve the estate further.
13. Two of the highest priorities identified early on are the lack of outside space at the community centre to support community events and the lack of a level kickabout area. A 20m by 40m area of open space has been identified on the western boundary of the Community Centre, which has the potential to address both issues. This is reasonably level and, while it is very stony, it could be improved at relatively little cost. A provisional cost estimate of £5,000 has been provided by the Project Management Team. It is suggested that further quotes are obtained from external playing pitch providers and our internal Construction and Maintenance Team for implementation in the autumn this year.

14. It is recommended that £7,000 is allocated, to allow for a small contingency, from developers' contributions taken for Stoneham Community Building and/or Eastleigh Town Centre improvements, from F/19/87086, Highwood, Land South of Chestnut Ave., North Stoneham Park, Receipt Date: 28/02/2022.

Litter bin reserve

15. The Committee aims to bring all existing assets and street furniture up to a consistently high standard. As part of this approach, it regularly tops up a Litter Bin Reserve budget to fund the replacement of damaged litter bins and provide new ones in new developments and where litter problems are reported. The current reserve has now been spent.
16. It is therefore recommended that £15,000 is allocated for the Litter Bin Reserve from the following developers' contributions.

F/19/87086, Highwood, Land South of Chestnut Ave., North Stoneham Park, Receipt Date:28/02/2022 taken for community infrastructure.	£6,000
DCF/14/74873, Taylor Wimpey, Premier Foods Bakery, Toynebee Road, Eastleigh Receipt Date:02/07/2015	£6,000
DCF/15/77475, Elite Murphy Development, 37 Twyford Rd, Eastleigh Receipt Date:29/02/2016	£1,468.9
TRF/11/70078, Bargate Homes, The Build Centre, Allbrook Hill, Eastleigh Receipt Date:07/08/2015 (previously allocated to Knowle Hill Build Centre Footpath Works)	£1,531.10

Oaklands stream bank repair

17. This Committee has previously allocated a provisional £10,000 budget to make the stream bank safe between Oaklands and Bournemouth Road, prevent further erosion and the possible undermining of Bournemouth Road. The Highway Engineering Team have since prepared a specification and sought quotes. Two companies submitted very similar value quotes, with BDS Ltd providing a higher quality option, valued at £18,000.
18. It is therefore recommended that a further £8,000 is allocated for this work from developers' contributions as shown in the table below.

OSZ/40640/000/00, Bryant Homes for Nightingale Primary School Receipt Date:16/07/2008 (an underspend previously allocated for improvements to Falcon Square public open space)	£3,633.98
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OSF/08/63182, Atlantic Housing Ltd, Velmore Estate, Eastleigh (off site) Receipt Date:14/12/2009	£4,366.02
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Town centre hanging baskets

19. Local Councillors are committed to investing in a range of public realm improvements across town centre, to encourage footfall and support local businesses. Hanging baskets have been part of this package for the past two years and have proved popular. Councillors wish to continue with 50 baskets in Market Street, High Street and Leigh Road Precinct, hung from the colonnades. It is recommended that £5,000 is set allocated from the revenue budget.

Introduction of a Genealogy Search fee for cemeteries

20. Neighbourhood Services, who operate the Borough cemeteries, are receiving an increasing demand for genealogy searches. These take on average an hour to complete and the team typically receive 10 requests per month. Each search requires an administration officer to review the cemetery records and provide grave maps and names.
21. This is a cost to the Council and has not been previously planned for. Other Councils have introduced to charge for the service, for example, Southampton City Council currently charge £30 per search.
22. It is recommended that a new Genealogy Search fee is introduced to come into effect from 1 July 2022, set at £30 per search.

Equality and Diversity Implications

23. An Equality Impact Assessment (EIA) has been carried out for the Town Centre toilet project and the resultant design has incorporated its findings, for example all four cubicles are accessible for wheelchair users, with two being built to full disability access standards. This is a considerable improvement over the previous toilets, which had only one accessible unit. A full EIA has not been carried for other projects at this stage, as the projects are designed to be inclusive and increase access, however, separate further consideration of the inclusivity and accessibility aspects will be carried out as part of the project delivery.

Climate Change and Environmental Implications

24. The projects within this report seek to enable local people to access facilities at a local level and reduce the need to travel. Other environmental factors have also been considered. For example, the hanging baskets use peat-free compost, water-saving gel and plant species that are attractive to pollinators.

25. The preferred bid for Oaklands stream bank repair specified a combination of stone gabions and reinforced earth banks, planted with wildflowers to enhance the benefit to wildlife.
26. The new toilets now include an array of water and energy saving features and is more vandal resistant and easy to clean. This should result in a considerable improvement in terms of CO2 emissions.
27. Litter bins reduce the amount of litter dropped within the local area. While this clearly improves the look feel of the public realm it also reduces pollution to watercourses and hazards to local wildlife and pets. The move to more robust metal bins, away from plastic, provides longer life and reduces the amount of toxic fumes from bin fires. They are also easier to repair.

Conclusion

28. This report recommends the allocation of the Committee's revenue and capital budgets to help improve the quality of life within the Local Area.

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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