

EASTLEIGH LOCAL AREA COMMITTEE

Tuesday, 15 November 2022

FINANCE MANAGEMENT REPORT

Report of the Local Area Manager (Eastleigh)

Recommendations

It is recommended that

- (1) £71,049.59 is allocated to the Fleming Park paddling pool, play area and skate park project from developers' contributions;**
- (2) £71,300 is allocated for Pavilion on the Park flood prevention and habitat improvement measure from developers' contributions, with £54,473 from developers' contributions and £16,827 from the Revenue Reserve budget;**
- (3) £16,122.98 is allocated toward the delivery of the air quality action plan from developers' contributions;**
- (4) £15,000 is allocated for a Traffic Regulation Order (TRO) for Stoneham Lane from developers' contributions;**
- (5) £11,548.91 is allocated for public art in the Town Centre from developers' contributions previously allocated to Barton Peveril College;**
- (6) £10,600 is allocated for the litter bin reserve from developers' contributions;**
- (7) £7,550.76 is allocated for running route way markers for Lakeside Country Park from developers' contributions;**
- (8) £6,500 is allocated for repairs to a footbridge in Fleming Park from developers' contributions;**
- (9) £5,480 is allocated for a replacement bus shelter on Derby Road, with £4,000 from the Transport and Engineers' Bus Shelter Reserve and £1,480 from developers' contributions;**
- (10) £3,739 is allocated for repairs to the safety surface at Campbell Road Play Area from the Revenue Budget;**
- (11) £2,000 is re-allocated for new goal post and pitch markings for the Grantham Green kick-about area from the project underspend;**
- (12) £2,000 is allocated for replacement noticeboards on the Aviary Estate from developers' contributions; and**

- (13) **£1,200 is allocated for new seat in Boyatt Wood from developers' contributions.**

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

2. 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.

Fleming Park paddling pool, play area and skate park improvements

3. The Local Area Committee has a well-established rolling programme for improving its local open spaces and play areas, typically improving two areas each year. The Fleming Park paddling pool area is included as an improvement project within the Eastleigh Local Area Action Plan for 2022/23.
4. The project seeks to cover three main elements on the site: the paddling pool, play area and skate park.
5. The paddling pool has proved very popular over the years, often becoming crowded in hot weather. The key aims are to increase the size of the fenced seating area and provide more shade.
6. The adjacent play area is now showing signs wear and tear and also needs improving.
7. The small skate park is very limited and there is an opportunity to develop the site as starter, or introductory park for younger users, while the parallel Freespace Skate Park project seeks to develop a site for more advanced users.
8. The Urban Landscape and Design Team are currently developing options for each of these elements. They are likely to be taken forward in a phased

approach, with the paddling pool being the focus for delivery in time for the end of May 2023, when it re-opens for the summer.

9. A Project Initiation Document is currently being prepared, setting out the scope, budget and timeline and this will be submitted for approval to the Committee's Open Space Programme Board in the near future.
10. To enable the project to progress it is recommended that £71,049.59 is now allocated from the following developers' contributions:

OSF/11/70044Bellway Homes, Prysmian Cables, Leigh Road, Eastleigh Receipt Date:28/03/2013	3,323.03
DCO/13/73698First Wessex re Land at Woodside Avenue, Eastleigh Receipt Date:11/01/2017	7,669.70
DCF/14/74873Taylor Wimpey, Premier Foods Bakery, Toynbee Road, Eastleigh Receipt Date:02/07/2015	12,218.07
DCF/14/74873Taylor Wimpey, Premier Foods Bakery, Toynbee Road, Eastleigh Receipt Date:02/07/2015	12,901.80
OSF/15/76763Regal Homes, 27 Nightingale Avenue, Eastleigh Receipt Date:18/09/2015	28.05
OSF/12/70470Regal Homes, 4 Northlands Road, Eastleigh Receipt Date:23/04/2012	11.61
OSF/12/70726Welben Ltd re Land adj to 1 Spencer Road, Eastleigh Receipt Date:03/10/2017	254.65
OSF/13/72330Russell Hayes, 65a Nutbeem Road, Eastleigh Receipt Date:28/06/2013	190.08
OSF/13/72524Badi Mirchi, 190 Leigh Road, Eastleigh Receipt Date:21/06/2013	638.51
OSF/15/76329Mr & Mrs Sault, 129 Chamberlayne Road, Eastleigh Receipt Date:28/09/2015	1,181.29
OSF/15/77409Mr Rigel Jenman, 39 Nightingale Avenue, Eastleigh Receipt Date:27/01/2016	8.77
DCF/11/70044Bellway Homes, Prysmian Cables, Leigh Road, Eastleigh Receipt Date:25/09/2014	31,449.04
Re-allocation of F/16/78077 Crayfern Homes re The Mallard Centre, Nightingale Ave	1,175.00
Total	71,049.59

Pavilion on the Park flood prevention and habitat improvements

11. The Committee has previously allocated a sum to prevent flooding of the Pavilion on the Park. Flood barriers have recently been installed to protect the three most vulnerable doorways. The barriers provide short-term immediate protection to reduce damage to the building during intense flood events. Further work is required to develop longer-term sustainable prevention measures.
12. A tender process was conducted in summer this year to establish the costs of preparing a detailed feasibility study and implement agreed solutions. The tendered sums were £54,000 and £100,000 respectively giving a total budget estimate of £154,000. It should be noted that this sum is likely to increase in response to current inflationary pressures and further funding may be required. Possible solutions include the creation of a balancing pond to the west of the Pavilion, which could also deliver a range of habitat improvements within the old golf course. Developers' contributions have been secured as part of the Section 106 Agreements for the former Magistrate Court site and these could be used to help fund the project.
13. A balance of £32,700 remains from the previously allocated funds. In addition, the Environment Agency have indicated they would be willing to contribute £50,000 toward the project, reflecting their role in jointly developing the design of the Pavilion building and the adjacent watercourse, although this is subject to confirmation. This leaves a shortfall of at least £71,300.
14. Councillors would now like to continue with the project, subject to confirmation of the Environment Agency funding and an updated tender sum.
15. It is recommended a further £71,300 is allocated for this project, with £54,473 from developers' contribution from the former F/16/78623EBC, Former Magistrates Court, Villeneuve St Georges Way, Leigh Rd Receipt Date:21/09/2016 and £16,827 from the Revenue Reserve budget. Any additional funding will require further Committee approval.

Air Quality Action Plan

16. The Air Quality Action Plan sets out a wide range of initiatives for monitoring and improving air quality within the Borough. A sum secured from the Marks and Spencers' development remains unspent and it is recommended that this is now formally allocated, with the final decision on the project being delegated to the Local Area Manager in consultation with the Chair and Vice Chair of the Committee.
17. It is recommended that £16,122.98 is allocated for the delivery of the Air Quality Action Plan from developers' contributions from F/14/74936, Marks and Spencer, Coles Close. Receipt date 16.11.16.

Stoneham Lane Traffic Regulation Order

A Traffic Regulation Order was recently implemented on Stoneham Lane. This allowed the installation of double yellow lines and a no waiting at any time restriction to protect traffic flow from obstruction and to ensure access to the sports clubs adjoining the road. These restrictions can now be enforced. The scheme needed a road closure, traffic management and night-time working and was delivered at a cost of £15,000.

18. It is therefore recommended that £15,000 is allocated for Stoneham Lane Traffic Regulation Order from developers' contributions from O/15/76023, Highwood, Land South of Chestnut Avenue, North Stoneham Park, Receipt Date: 20/11/2019.

Town Centre public art

19. The town centre improvement project has been well received, delivering public art vinyls on the colonnade glass canopy, planters and planting and matching seating in the pedestrianised areas of Leigh Road and Wells Place. Councillors would like to deliver further enhancements to contribute colour and vibrancy to the town.
20. £11,548.91 was secured for public art within the Section 106 agreement for most recent Barton Peveril expansion. However, no project was forthcoming, and it is therefore recommended this sum is reallocated for public art in the Town Centre, from DCO/09/64595, Barton Peveril College, Chestnut Avenue, Eastleigh Receipt Date:16/09/2013

Litter Bin Reserve

21. 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.
22. There is a requirement for 6 stainless steel bins, at a cost of £5,600, within the town centre to support the new seating mentioned in paragraph 20 above, together with additional bins across the Local Area.
23. It is therefore recommended that £5,600 is allocated from the existing town centre improvement project and a further £5,000 is allocated for the Litter Bin Reserve from the following developers' contributions:

DCF/13/71994 Maria McClelland, 92 Monks Way, Eastleigh Receipt Date:21/02/2014	£1,162.54
F/13/72562 S Roberts, 77 Allbrook Hill, Eastleigh Receipt Date:03/11/2020	£1,500

DCZ/39705/000Bovis Homes Limited, South Street, Eastleigh REPAY 06/07/2023 Receipt Date:17/06/2011	£197.57
DCZ/39705/000Bovis Homes (Barratts) Limited, South Street, Eastleigh REPAY 06/07/2023 Receipt Date:06/07/2011	£1,000
DCF/12/70334First Wessex, Surrey Court, Surrey Road, Chandlers Ford Receipt Date:13/04/2012	£1,139.89

Lakeside running route way-markers

24. £7,550.76 was secured within the S106 agreement for Premier Inn extension to fund public art way-markers for a running route within Lakeside Country Park. Project management resources are now available in the Urban and Landscape Design Team and the project can now progress.
25. It is recommended that £7,550.76 is allocated for running route way markers for Lakeside Country Park from developers' contributions from F/15/76916, Premier Inn, Southampton Airport, Mitchell Way, Eastleigh.

Fleming Park footbridge repairs

26. Several wooden footbridges within the former Fleming Park golf course have reached the end of their lives in recent years. Ongoing repairs and maintenance have been carried out, however the bridge immediately to the north of the M3 underpass is now in need of complete replacement. A detailed estimate has been requested but an indicative budget figure of £6,500 has been given by the Transport and Engineers Team.
27. It is recommended that £6,500 is allocated for this project, with £2,764 from developers' contributions from DCF/11/70044, Belway Homes, Prysman (Cables) Site, Leigh Road, Eastleigh Receipt Date: 31/08/2012 and the reallocation of £3,000 from contributions previously allocated to a nearby footbridge in Fleming Park, as a result of a project underspend budget, and £736 from the revenue reserve.

Derby Road bus shelter replacement

28. The shelter on Derby Road, opposite Spencer Road, has been damaged by a passing vehicle on two separate occasions in recent months and needs to be replaced. It is therefore recommended that £5,480 is allocated for this work with £4,000 from the Transport and Engineers' Bus Shelter Reserve and £1,480 from developers' contributions from TRF/12/70726, Welben Ltd re Land adjacent to 1 Spencer Road, Eastleigh Receipt Date: 03/10/2017.

Campbell Road play area

29. An area of rubber crumb is now failing at the Campbell Road Play Area and needs to be replaced. A quote has been obtained for £3,739 and a contractor has been instructed to carry out the work. It is recommended that £3,739 is allocated for the repairs from the Revenue Budget.

Grantham Green football goals

30. The Youth Partnership Co-ordinator has been approached by pupils from Crestwood School asking goal posts can be installed on the grass kick-about area at Grantham Green, as the existing fenced games area is often full. It is estimated that £1,500 will be required for the purchase and installation of the goals and £500 to provide at least three years' goal mouth maintenance and lining.
31. It is recommended that £2,000 is re-allocated for this project from the Grantham Green Improvement Project underspend.

Aviary Estate Noticeboard replacement

32. Residents have requested that two noticeboards on the Aviary estate are replaced as they are no longer functional. Eastleigh Town Council has indicated that it would like to co-ordinate public notices and maintain the boards.
33. It is recommended that £2,000 is allocated from developers' contributions from the reallocation of F/16/78077, Crayfern Homes re The Mallard Centre, Nightingale Ave.

Boyatt Wood seat

34. Elderly residents have approached Councillors requesting seating on the pedestrian route from the western part of Boyatt Wood to the town centre. Two locations have been identified.

Boyatt Wood Parish Council has agreed to fund one seat and requested that the Borough Council funds the other. Local Councillors support this approach and it is recommended that £1,200 is allocated for new seat from developers' contributions from DCF/15/77475, Elite Murphy Development, 37 Twyford Rd, Eastleigh Receipt Date: 29/02/2016.

Equality and Diversity Implications

35. An Equality Impact Assessment has not been carried out for this report, as the projects are designed to be inclusive, however, separate further consideration of the inclusivity and accessibility aspect will be carried out as part of the event/project delivery.

Conclusion

36. This report recommends the allocation of the Committee's Revenue and Revenue Reserve Budgets to provide a programme that helps support the cultural regeneration for the town and meet the needs of our local residents.

GUY RIDDOCH
LOCAL AREA MANAGER (EASTLEIGH)

Date: 31 October 2022
Contact Officer: Guy Riddoch
Tel No: 02380 683369
e-mail: guy.riddoch@eastleigh.gov.uk

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