

SUBJECT:	SECTION 106 FUNDING, 3G PITCH AND CALDICOT CASTLE PLAY AREA UPGRADING
MEETING:	CABINET
DATE TO BE CONSIDERED:	16th DECEMBER 2016
DIVISION/WARDS AFFECTED:	CALDICOT

1. PURPOSE

- 1.1 To seek member approval to utilise the Section 106 balances held by the Council from the Taylor Wimpey development site in Church Road, Caldicot.
- 1.2 To revise approval previously agreed in respect of the Caldicot Castle and Cas Troggy play areas.

2. RECOMMENDATIONS

- 2.1 that Council be recommended to increase the 3G capital budget (Capital Budget Code 90761) by £26,335 to include the additional expenditure incurred on this project.
- 2.2 that £26,335 of the Church Road Section 106 balance be used to offset the overspend that has occurred in carrying out additional works at the Severnside 3G pitch in Caldicot;
- 2.3 that £63,500 of the Church Road Section 106 balance be used to completely upgrade the children's play area at Caldicot Castle;
- 2.4 that the upgrading of the children's play area at Cas Troggy, Caldicot be delayed pending wider consideration of play areas generally across the county.

3. KEY ISSUES

- 3.1 At its meeting in April 2016 this year, Cabinet agreed that the remaining S106 balance held by the Council from the Taylor Wimpey development site in Church Road, Caldicot should be utilised to carry out upgrading and improvement works to the play areas at Caldicot Castle and Cas Troggy. However additional work/costs incurred on the Caldicot 3G pitch preclude both play area works being progressed. The additional works involved:

(i) **Leisure centre electrical supply** – when the 3G pitch was installed, the electrical supply to the leisure centre did not allow the floodlights on the 3G pitch and the artificial turf pitch (ATP) to work simultaneously and this meant that the centre could not realise the income required from the new pitch. The cost of upgrading the electrical supply was £8,563;

(ii) **Ball retention fence** – when the pitch was designed originally the 3.2m high boundary fence was meant to deal with 95% of the stray balls from the pitch but this has proved not to be the case – at the Church Road end of the pitch the stray balls caused damage to the greenhouses in the rear gardens of adjoining properties. This was highlighted by our Insurance Section as a serious risk of future insurance claims, particularly as one of these properties has a row of ground mounted photovoltaic panels in the rear garden directly behind the goal area of the pitch. In response to this risk, a 6.5m high ball retention fence has been fitted at that end of the pitch at a cost of £8,864;

(iii) **Maintenance** - when the pitch was installed, the annual maintenance cost of the pitch was estimated at between £12,000 and £20,000 depending on the volume of use and other factors such as weather conditions, etc. Effectively, because the grounds maintenance budget for the school/leisure centre site sits within the school budget, the leisure centre has had to absorb the maintenance costs for the new pitch. In an effort to minimise costs, the twice annual specialist maintenance (£4,945pa) is undertaken by the pitch installer but the routine weekly maintenance is being undertaken by leisure centre staff. These duties have been incorporated into the regular work rotas of the site Duty Officers. To enable the weekly maintenance duties to be undertaken a new tractor and drag brush were purchased as a “one-off” item of expenditure at a cost of £5,363 using some of the additional funding that had been included in the 3G budget code. The cost of these two maintenance items (the first year’s specialist maintenance was also picked up from this budget) was £10,808.

The outcome of these three items of expenditure is that:

- a) the lights on the 3G and ATP pitches can be used simultaneously, allowing the centre to achieve its annual income target from the new 3G pitch;
- b) the installation of the ball retention fence has significantly reduced the risk of any future insurance claims from stray balls – any new claims will be the responsibility of pitch users;
- c) the purchase of the maintenance equipment means that the Council can now maintain the 3G pitch at an annual cost of circa £5,000 as opposed to the original estimate of between £12,000 and £20,000.

3.2 Unfortunately there has been a confusion with a previous 3G pitch virement which means that the Church Road S106 balance is insufficient to pay for the additional works to 3G pitch and the work proposed at both the Caldicot Castle and Cas Troggy play areas.

3.3 A scheme to completely upgrade the castle play area has been drawn up at a cost of £63,500 and it is proposed to carry out this work in time for the new visitor season in April/May 2017. The majority of the wooden equipment at this site has been removed, as it was condemned in a recent inspection by

the Council's insurers so the play area at the Castle is likely to be closed for a period of approximately five months until the improvement works are completed.

- 3.4 Design works for the Cas Troggy play area have not yet commenced as the view taken by officers is that this play area is adequate and in a safe condition at this time. The play equipment at this site consists of metal equipment which is more durable than wood.

4. REASONS

- 4.1 Cabinet cannot approve an increase the capital budget for this project, as it approved the 2016/17 capital budget earlier this year, so this needs to be a recommendation to full Council.
- 4.2 There is an unfunded overspend of £26,335 at month 6, relating to the works identified in para 3.1, that needs to be addressed;
- 4.3 There is an urgency to proceed with the improvement works to the castle play area, so that it can be reopened in time for the 2017 visitor season;
- 4.4 the play area at Cas Troggy is still in a serviceable condition and the Council needs to undertake a review of fixed play provision across the county;

5. RESOURCE IMPLICATIONS

- 5.1 If the recommendations in this report are agreed, then the works proposed will fully utilise the remaining Church Road S106 balance as follows:

Church Rd Section 106 Reserve Balance b/fwd.	(£91,788)
Work incurred on the 3G pitch	£26,335
Proposed work at Caldicot Castle Play area	£63,500
Revised balance c/fwd.	(£1,953)

6. FUTURE GENERATIONS EVALUATION

See Appendix A

7. CONSULTEES

Cabinet Members	Local Caldicot Members
Strategic Leadership Team	Monitoring Officer
Assistant Head of Finance/Deputy S151 Officer	
Head of Tourism, Leisure and Culture	

8. BACKGROUND PAPERS

Report to Cabinet on 18th March 2015
Report to Cabinet on 3rd April 2016

9. AUTHOR

Mike Moran, Community Infrastructure Coordinator

10. CONTACT DETAILS

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