

# FAREHAM

## BOROUGH COUNCIL

### Report to the Executive for Decision 4 November 2013

**Portfolio:** Leisure and Community  
**Subject:** **Open Spaces Improvement Programme**  
**Report of:** Director of Community  
**Strategy/Policy:** Leisure Strategy

**Corporate Objective:** Leisure for Health and for Fun

**Purpose:**

To update the Executive on the implementation of the existing open spaces improvement programme and to recommend a new programme from 2014-15 to 2022-23.

**Executive summary:**

In November 2012, the Executive approved an open spaces improvement programme for the Councils outdoor sports facilities and for play areas and other recreational space.

This report reviews progress against this plan and presents an updated programme for the period up to March 2023. The projects will be funded from developers contributions where available or from contributions from the Community Infrastructure Levy, subject to collection of funds and individual scheme approval reports to the Executive.

The draft programme was considered and supported by the Leisure and Community Policy Development and Review Panel on 4 September 2013.

**Recommendation:**

That the Executive approve the open spaces improvement programme 2013 - 2023.

**Reason:**

To facilitate the improvement of the outdoor sport, play spaces and other recreational areas utilising available developer contributions and to guide the implementation of the Community Infrastructure Levy.

**Cost of proposals:**

Schemes will be funded from existing developers contributions where available and or external funding, subject to individual scheme approval reports to the Executive for funding from the Community Infrastructure Levy.

# FAREHAM

## BOROUGH COUNCIL

### Executive Briefing Paper

**Date:** 4 November 2013

**Subject:** Open Spaces Improvement Programme

**Briefing by:** Director of Community

**Portfolio:** Leisure and Community

#### INTRODUCTION

1. In November 2012, the Executive approved a five year improvement programme for the Council's outdoor sports facilities, play space and other recreational facilities utilising developer contributions.
2. This report reviews progress against this plan and presents an updated programme for the period from April 2014. The projects will be funded from developer contributions where available or from contributions from the Community Infrastructure Levy (CIL), subject to collection of funds and successful bids to the Executive. External funding opportunities will also be explored where available.

#### OPEN SPACE IMPROVEMENT PROGRAMME

##### **Progress on 2012 -2013 Projects**

3. All projects in the 2012-13 programmes have been completed on time and within budget with the exception of the protective netting at the Green, Sarisbury. Difficulties have been encountered with sourcing a system that is sufficiently robust, easy to erect and is compliant with the planning requirements in a conservation area. Further research and investigations are therefore required and the project has been deferred to 2013/14 with the aim of being in place prior to the 2014 cricket season if a practical solution can be found.
4. Whilst the new changing rooms at the Wicor Recreation Ground have been completed, some further improvement works to the car park at this location will be undertaken in November 2013.
5. The project to replace the dilapidated flat roof, install new electrics and redecorate the building at Red Barn allotments has been completed

##### **Progress on 2013 - 2014 Projects.**

6. The installation of the drainage scheme at Burrige Recreation Ground has been completed and is now in the initial maintenance period.

7. The project to install drainage to the football pitch at Allotment Road Recreation Ground has been removed from the programme and this site is no longer considered suitable for dual use due to the conflict between football and cricket and therefore is now a cricket only site. With cricket being a summer sport the drainage concerns affecting the football pitch do not need to be addressed.
8. The refurbishment of the tennis courts at St Johns Recreation Ground, Locks Heath has been completed with a new macadam surface provided and colour coated.
9. The play area improvements at Abshot Road have been delayed and at the current time no progress has been made. It is anticipated that works at this site can still be implemented before the end of the financial year.
10. The play area at Swanwick Lane is currently underway. The funds available have been split between Swanwick Lane play area and neighbouring Sarisbury Green play area due to the fact that both play areas required less refurbishment than had been previously thought. Consultation was undertaken with the children at Sarisbury Junior School during July and items of equipment were chosen. It is hoped that works will be undertaken in the Autumn/Winter.
11. The project to relocate the play area and environmental improvements at Park Lane recreation ground has been deferred to 2014- 2015. This is to allow it to be implemented in conjunction with other improvements planned as part of the Park Lane vision, i.e. the Skate Park and outdoor gym.
12. An application for planning consent has been submitted for the extension and refurbishment of the existing changing accommodation at Bath Lane recreation ground, together with provision of a replacement grounds maintenance store. The Council will be in a position to commence works on site in spring 2014 subject to tailoring the construction programme with the cricket season.
13. The construction of the new cricket square at Bath Lane recreation ground has been completed.
14. The project to provide a multi-use games area at Cams Alders has been removed from the programme as the Council has not been able to obtain consent to provide the facility on Neville Lovett School land.
15. The project to provide a Petanque terrain at Park Lane recreation ground has been deferred to 2014- 2015. This is to allow it to be implemented in conjunction with other improvements planned as part of the Park Lane vision, i.e. the skate park and outdoor gym. The budget for this has been increased to £20,000 to allow for both the supply of materials and the construction of the terrain. Previously it had been intended that the Limesdown Petanque Club would carry out the installation, but this is no longer the case as they now intend to relocate elsewhere in the Borough.
16. The project to provide a new roof covering to the changing rooms at Seafeld Park has been designed and will be tendered in spring 2014. The project has therefore been delayed until 2014-15.

17. The project to refurbish the tennis courts at the Titchfield recreation ground has been completed on time and within budget.

### **Progress on 2014 -2015 Projects and beyond**

18. The key issues arising from and changes to the programme from 2014-2015 onwards are as follows.
19. A feasibility study is being commissioned to provide key data to allow the options for the development of community facilities at the site of the former Coldeast hospital to be refined and subsequently presented to the Executive.
20. The project to provide a Multi-Use Games Area (MUGA) at the site of the former Portchester Community Centre has been removed following a public consultation exercise. The consultation revealed some support for the proposal but local interested parties did raise concerns about the risk of a MUGA becoming a focal point for anti-social behaviour and therefore resulting in a repeat of the problems experienced at the former tennis courts.
21. The project to provide an extension to the Fareham Bowls Club has been removed from the programme as this project has been delivered by the bowls club with the assistance of a matched funding award of £25,000 from the Council.
22. The project to provide a new artificial surface to the bowls green at Portchester Bowls Club has been removed from the programme as this project has been delivered by the bowls club with the assistance of a matched funding award of £25,000 from the Council.
23. The potential purchase of land adjacent to Locks Heath recreation ground and at Cranleigh Road, Portchester has been removed from the programme as the landowner, Hampshire County Council, view these parcels of land as being key agricultural land and are therefore not willing to dispose of them.

### **NEW PROJECTS**

24. The following new projects are proposed for inclusion in the open spaces and play improvement programmes.

#### **Hook Recreation Ground**

25. The open space at Hook Recreation Ground was previously leased to the Ranvilles Rangers Youth Football club who managed both the pitches and the changing rooms.
26. The club surrendered their lease in 2012 because the land is poorly drained and was only suitable for playing football for two months each year. Since that time the land has been used as open space and the changing facility has been mothballed.
27. The Playing Pitch Study 2012 has identified a need for additional junior football pitches in the western wards of the Borough and this need is confirmed by a number of local football clubs who are keen for the Hook Recreation Ground to be brought back into use.

28. In order to bring the site back into use it is first necessary to conduct a feasibility study to determine the costs of installing an appropriate drainage system, for remodelling the interior of the existing changing rooms and ensuring that the building fabric is watertight and structurally sound and to investigate options for improving parking provision at this location.
29. A budget of £25,000 has been allocated to allow this feasibility study to be commissioned in 2014-2015.

#### **Gym equipment at Stubbington Recreation Ground**

30. The Council has received a request from the Crofton Lions to install an item of outdoor gym equipment at Stubbington Recreation ground using funds that they are in the process of collecting.
31. The funds collected are only likely to be able to fund one piece of equipment so it would be beneficial if funds were added to that collected so that a number of items could be installed.
32. The Council's outdoor gym with five items of equipment has been installed at Locks Heath House Park and has proved very popular with adults and young people.
33. A budget of £10,000 has been allocated to allow for a joint project with Crofton lions in 2014-15.

#### **Play area refurbishment during 2015-16 and beyond**

34. The Council has approximately 45 play areas and skate facilities. Based on their life expectancy being approximately 15 years, three play areas a year would need refurbishing to adequately maintain the current play area provision. The need to replace safety surfacing is even more frequent at around 7-10 years.
35. It is very difficult to predict which particular play areas will need refurbishing each year as it can alter depending on many factors especially its location and the variance of use and general wear and tear.
36. Therefore the allocated budget of £326,191 will be added to the years of 2015-16 and beyond but the specifics of which play areas will be refurbished have not been identified at this time.

#### **FINANCIAL IMPLICATIONS**

37. The available funding from developer contributions for the open spaces improvement programme is outlined in the tables below.
38. The following table indicates the available funding for play spaces and other recreational facilities.

<b>Area</b>	<b>Available Budget</b>	<b>Uncommitted</b>
Western Wards	£330,988	£150,488
Fareham	£310,960	£77,460
Crofton	£43,410	£30,910
Portchester	£28,666	£14,666
Titchfield	£57,167	£52,667
<b>Totals</b>	<b>£771,191</b>	<b>£326,191</b>

39. The available funding for each of the CATs area for the outdoor sport improvement programme is set out in the following table:

<b>Area</b>	<b>Available Budget</b>	<b>Uncommitted</b>
Western Wards	£1,421,629	£176,629
Fareham	£740,000	£216,679
Crofton	£141,884	£16,884
Portchester	£0	£0
Titchfield	£37,507	£37,507
Borough Wide	£188,632	See para 40.
<b>Total</b>	<b>£2,529,652</b>	<b>£447,699</b>

40. The Borough Wide allocation is currently allocated to the remaining works at Wicor Recreation Ground to resurface the car park. A sum of £60,000 had been allocated for the provision of a Multi-Use Games Area at Portchester Park, but a decision has been taken not to proceed with this following public consultation. This funding will return to borough wide budget as unallocated funding.

## **RISK ASSESSMENT**

41. There are no significant risk considerations in relation to this report.

## **CONCLUSION**

42. Good progress has been made in delivering the open spaces improvement programme. A review of existing projects undertaken and a number of new schemes have been identified and a new programme has been recommended.

## **Appendix A - Open Spaces Improvement Programme**

## Open Spaces Improvement Programme

2013-14 Improvement Programme					
Project	Cats Area	Budget Required	Budget Available	Funding Required	Comment
Drainage improvements at Burr ridge Recreation Ground	Western Wards	£40,000	£40,000	£0	On site September 2013.
Refurbish Locks Heath Tennis Courts	Western Wards	£20,000	£20,000	£0	Complete
Play Area improvements at Abshot Road	Western Wards	£80,000	£80,000	£0	No Progress to date. Target to complete by 31 March 2014.
Sarisbury Green cricket protection	Western Wards	£30,000	£30,000	£0	Risk assessment commissioned to determine the level of risk and to obtain recommended remedial measures.
Play Area improvements at Swanwick Lane	Western Wards	£53,000	£53,000	£0	Estimated completion Dec 2013
Bath Lane cricket pavilion	Fareham	£400,000	£400,000	£0	Defer to 2014/15
Replacement cricket square at Bath Lane recreation ground.	Fareham	£40,000	£40,000	£0	On site September 2013.
Improved storage provision at Bath Lane Recreation Ground	Fareham	£50,000	£50,000	£0	Defer to 2014/15
Works at Roman Grove Allotments	Portchester	£14,000	£14,000	£0	Completion due by Mar 2014
Refurbish Titchfield Tennis Courts	Titchfield	£35,000	£35,000	£0	Complete
<b>Totals</b>		<b>£762,000</b>	<b>£762,000</b>	<b>£0</b>	

<b>2014-15 Improvement Programme</b>					
<b>Project</b>	<b>Cats Area</b>	<b>Budget Required</b>	<b>Budget Available</b>	<b>Funding Required</b>	<b>Comment</b>
Western Wards sports pitch and facilities	Western Wards	£1,000,000	£1,000,000	£0	Feasibility brief prepared.
Play Area refurbishments at Birchen Road	Western Wards	£50,000	£50,000	£0	
Play Area refurbishment at king George V	Western Wards	£75,000	£75,000	£0	
Lodge Road Allotment Toilet	Western Wards	£2,500	£2,500	£0	
Skate Park at Park Lane.	Fareham	£100,000	£100,000	£0	Feasibility brief prepared.
Outdoor Gym at Park Lane.	Fareham	£50,000	£50,000	£0	Feasibility brief prepared.
Relocation of play area at Park Lane	Fareham	£80,000	£80,000	£0	Feasibility brief prepared.
Environmental Improvements at Park Lane	Fareham	£50,000	£50,000	£0	
Provision of Petanque Terrain at Park Lane.	Fareham	£20,000	£20,000	£0	
Hammond Road Play Area	Fareham	£45,000	£45,000	£0	
Improvements to play area at Eastern Parade	Fareham	£56,000	£56,000	£0	
Seafield Park Building Improvements	Crofton	£50,000	£50,000	£0	
Outdoor Gym at Stubbington Recreation Ground	Crofton	£10,000	£10,000	£0	Joint project with Lions Club subject to their proposed funds being available.



Refurbish Stubbington Tennis Courts	Crofton	£35,000	£35,000	£0	
Feasibility study at Hook Recreation Ground	Western Wards	£25,000	£25,000	£0	
<b>Totals</b>		<b>£1,648,500</b>	<b>£1,648,500</b>	<b>£0</b>	

<b>2015-16 Improvement Programme</b>					
<b>Project</b>	<b>Cats Area</b>	<b>Budget Required</b>	<b>Budget Available</b>	<b>Funding Required</b>	<b>Comment</b>
Drainage Improvements for the football pitch at Mill Lane Recreation Ground.	Titchfield	£100,000	£0	£100,000	
Toilet at Salterns Allotments	Fareham	£2,500	£2,500	£0	
Toilet at Stroud Green Allotments	Crofton	£2,500	£2,500	£0	
Toilet at Lodge Road and Hunts Pond Road Allotments	Titchfield	£5,000	£5,000	£0	
<b>Totals</b>		<b>£110,000</b>	<b>£10,500</b>	<b>£100,000</b>	

<b>2016-17 Improvement Programme</b>					
<b>Project</b>	<b>Cats Area</b>	<b>Budget Required</b>	<b>Budget Available</b>	<b>Funding Required</b>	<b>Comment</b>
Seafield Park cricket wicket	Crofton	£25,000	£25,000	£0	
Seafield Park cricket net facilities	Crofton	£15,000	£15,000	£0	
Drainage Improvements to enable sports pitch provision at Hook Recreation Ground.	Western Wards	£400,000	£0	£400,000	
<b>Totals</b>		<b>£440,000</b>	<b>£40,000</b>	<b>£400,000</b>	

<b>2017-18 Improvement Programme</b>					
<b>Project</b>	<b>Cats Area</b>	<b>Budget Required</b>	<b>Budget Available</b>	<b>Funding Required</b>	<b>Comment</b>
New changing rooms / Club House at Cams Alders for Fareham Heathens RFC	Fareham	£500,000	£0	£500,000	
Drainage Improvements for the sports pitches at Wicor Recreation Ground.	Portchester	£500,000	£0	£500,000	
<b>Totals</b>		<b>£1,000,000</b>	<b>£0</b>	<b>£1,000,000</b>	

<b>2018-19 Improvement Programme</b>					
<b>Project</b>	<b>Cats Area</b>	<b>Budget Required</b>	<b>Budget Available</b>	<b>Funding Required</b>	<b>Comment</b>
Replace technotile surface at Sarisbury Green	Western Wards	£50,000	£50,000	£0	
Drainage Improvements for the sports pitches at Fareham Park Recreation Ground.	Fareham	£500,000	£0	£500,000	
Drainage Improvements for the sports pitches at Stubbington Recreation Ground.	Crofton	£400,000	£0	£400,000	
<b>Totals</b>		<b>£950,000</b>	<b>£50,000</b>	<b>£900,000</b>	

<b>2019-20 Improvement Programme</b>					
<b>Project</b>	<b>Cats Area</b>	<b>Budget Required</b>	<b>Budget Available</b>	<b>Funding Required</b>	<b>Comment</b>
Provision of floodlit multi use sports area in location to be agreed.	Western Wards	£500,000	£0	£500,000	
<b>Totals</b>		<b>£500,000</b>	<b>£0</b>	<b>£500,000</b>	

<b>2020-21 Improvement Programme</b>					
<b>Project</b>	<b>Cats Area</b>	<b>Budget Required</b>	<b>Budget Available</b>	<b>Funding Required</b>	<b>Comment</b>
Provision of floodlit multi use sports area at Park Lane Recreation Ground.	Fareham	£500,000	£0	£500,000	
<b>Totals</b>		<b>£500,000</b>	<b>£0</b>	<b>£500,000</b>	

<b>2021-22 Improvement Programme</b>					
<b>Project</b>	<b>Cats Area</b>	<b>Budget Required</b>	<b>Budget Available</b>	<b>Funding Required</b>	<b>Comment</b>
Provision of floodlit multi use sports area in location to be agreed.	Portchester	£500,000	£0	£500,000	
<b>Totals</b>		<b>£500,000</b>	<b>£0</b>	<b>£500,000</b>	

<b>2022-23 Improvement Programme</b>					
<b>Project</b>	<b>Cats Area</b>	<b>Budget Required</b>	<b>Budget Available</b>	<b>Funding Required</b>	<b>Comment</b>
Provision of floodlit multi use sports area in Crofton CAT area.	Crofton	£500,000	£0	£500,000	
<b>Totals</b>		<b>£500,000</b>	<b>£0</b>	<b>£500,000</b>	