

Subject:	Investment in facilities at the Moller Ring site	Status:	For Publication
Report to:	Cabinet	Date:	7/12/2022
Report of:	Director of Communities	Lead Member:	Environment and Corporate Services
Key Decision:	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception	<input checked="" type="checkbox"/> Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required: No	Attached:	N/A
Biodiversity Impact Assessment:	Required: No	Attached:	N/A
Contact Officer:	David McChesney	Telephone:	01706 252584
Email:	davidmcchesney@rossendalebc.gov.uk		

1. RECOMMENDATIONS

- 1.1 That Cabinet approves the project and proposed funding streams to develop the Moller Ring site with phase one addressing the play area and phase 2 resurfacing the pump track.
- 1.2 That Cabinet authorises officers to accept the grants and proceed to procure the necessary contractors in accordance with the Council's Contract Procedure Rules
- 1.3 That subject to the successful grant award Cabinet approves an addition to the capital programme of a new fully funded capital scheme totalling £160,500

2. EXECUTIVE SUMMARY

- This site at Crawshawbooth has been identified as a site for investment through an extensive survey of play areas in the Borough.
- Public Consultation has been undertaken and there is strong support for the approach. The Council has been working closely with the community and together have successfully secured £30k in external funding. It is expected all remaining funding can be raised externally and through the appropriate use of section 106 monies.
- This will improve play and cycling facilities in this part of the borough, which has a growing number of residents and where there is a recognised need.

3. BACKGROUND

- 3.1 The Council was approached in 2020 by local councillors and residents regarding improving the play and pump track facilities at the Moller Ring site on Goodshaw Lane, Crawshawbooth. The current play facilities are very dated and the pump track surface is worn and reaching the end of its useful life.
- 3.2 The site is identified as one for investment following an extensive survey of all play areas in the borough. Working with a local community association, £30k has been secured from the Lancashire Environment Fund towards the project and as a result Proffitts CIC were commissioned to carry out structured community consultation. Designs have since been produced and external funding and section 106 contributions have been identified to fund the majority of the scheme.
- 3.3 There has been £35,000 from the section 106 agreement of planning application 2018/0554 (land south of Commercial St, Loveclough) allocated to improvements to the site. This will be used to demonstrate match funding to attract further funding to pay for the improvements. It is

a requirement of the s106 agreement to spend this contribution on open space and play equipment and this scheme is in accordance with the agreement.

3.4 The play area will form phase 1 of the project during 2022/23. The pump track will then be pursued dependant on funding in 2023/24.

4. DETAILS

4.1 The scheme provides new challenging play equipment and incorporates these with natural play features such as boulders and tunnels to ensure the site is in keeping with the rural setting. The paths, drainage and street furniture will also be improved. The designs can be seen in Appendix 1.

4.2 From the £35,000 section 106 monies, £31,300 will be used to demonstrate match funding to attract the further funding to pay for the improvements and this will also cover third party contributions of 10%. This is made up of £18k match funding for the FCC bid and third party contributions of £3300 and £10,000 for the LEF and FCC bids respectively.

4.3 Working with Crawshawbooth Community Association, £30k has been secured from Lancashire Environmental Fund (LEF) towards the project and a further bid for £99,000 has been submitted to FCC Community Action Fund to complete the project budget, which is £160,300. It is anticipated that a decision on this latest bid will be made very soon so it would be prudent to have all necessary authorisations in place to enable an early start on the project in the event of success. It is necessary that the funding is secured and utilised within the strict timelines of the funder.

4.4 There will be no call on council capital or revenue budgets to fund this scheme.

5. RISK

5.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

- Failure to invest in the site will risk further deterioration leading to increased maintenance liability and health and safety issues.
- Failure to pursue the project will result in loss of funding already secured from LEF.
- Extensive consultation has taken place with local residents who have voiced their desire for the area to be improved. To ignore this would negatively affect the council's reputation.
- There are new housing developments being built in the area which will lead to increased usage of play facilities. Failure to refurbish sites at the end of life would increase maintenance and health and safety issues.

6. FINANCE

6.1 The expenditure and financing for the scheme are set out in the table below:-

Moller Ring	
	£
Project costs	
Profitts - Design & Consultancy	
Installation, safety surfaces and ancillary features	
Total Cost	160,300
Funded by:-	
Lancashire Environmental Fund	30,000 Secured
S106	31,300 Unsecured
Community Action Fund	99,000 Unsecured
	160,300
RBC Match	0
Total Income	160,300
Surplus/Deficit(-)	0

6.2 The bid to Community Action Fund is not yet approved. If the bid is unsuccessful the scheme will need to be revised.

6.3 Whilst the S106 monies are contracted they have not yet been invoiced or received as the development has not reached the trigger point.

6.4 The ongoing maintenance will be funded from within existing revenue budgets

7. LEGAL

7.1 Under the Constitution, prior approval must be obtained from the Corporate Management Team and Cabinet to seek tenders for anything over £100k. Corporate Management Team has considered this matter and recommends its approval.

7.2 All tenders and works contracts must be carried out in compliance with the Council's Contract Procedure Rules and the grant funding requirements of each funder.

7.3 All s106 monies must be spent in accordance with the relevant agreement both in terms of timescales and purpose of contribution to avoid challenge and the risk of clawback.

8. POLICY AND EQUALITIES IMPLICATIONS

8.1 Full consultation has been undertaken with residents, communities, CMT and Lead Member. Any equality implications related to the project will be given consideration in a relevant and proportionate manner.

9. REASON FOR DECISION

9.1 The development of the Moller Ring site will mean the council are addressing sites as identified as in need of investment through extensive surveys. The improvements to the site will mean that the residents of the area will have access to first class play facilities whilst ensuring the council provides equipment that is both high in play value and in safe condition to use.

Background Papers	
Document	Place of Inspection
Sketch designs	Appendix 1



images showing examples of the type of natural play and overall appearance proposed for the site

Crawshawbooth
County School

Ditch

new shallow ditch with gently sloping sides created to catch and direct water running through the site. Additional drainage installed in picnic area into the ditch. Ditch to be made into a play feature with bridges and be planted with native wetland wildflowers

Natural Play

new element of natural play introduced in and around more formal play equipment including earth mounds, tunnels and bridges over ditches and trim trail

Access

assess potential to open up existing gate to create a safe, off road route between playing fields and Moller Ring site

mown open space for kick about and picnics

trim trail

play area

natural play area

storytelling area

Paths

existing desirelines and paths made good with stone to dust surfacing giving access through the site and to the school

Entrance

existing gates to be set back into the site for vehicle and pedestrian safety

Trim Trail

new timber trim trail installed alongside path edge with grass mat surfacing. Including monkey bars, balance beams and other challenges

Play Area

existing play equipment to be replaced with new timber play equipment including spinning towers, climbing frames and swings. To be fully surfaced with porous sand filled carpet play surface in green

GOODSHAW LANE

KEY

existing wooded areas	sandfilled carpet surfacing
new woodland planting	play equipment
wildflower seeding and plug planting	natural play features
new stone paths and surfacing	seating and litter bins
grass mat surfacing	earth mounds

0 2 5 10 15
scale in metres



moller ring
sketch design for play