



## Cambridge City Council

### **Project Appraisal and Area Committee Recommendation**

**Project Name:** S106 Seating Improvements  
(Area priority project under £75k)

**To:** Area Chair, Vice Chair and Opposition Spokes

**Area committee:** WEST CENTRAL

**Report by:** Adrian Ash

**Wards affected:** Market, Castle, Newnham

### **Recommendation/s**

#### **Financial recommendations –**

- The West Area Committee Chair is asked to approve the commencement of this scheme, which is already included in the Council's Capital & Revenue Project Plan Pr033a.
- The total cost of the project is £37,000 funded from developer contributions listed in Appendix B with 5% Officer Recharge at £1,850.
- The ongoing revenue costs of the project are £1,850 per year over 20 years funded from repairs and renewals.
- The project was originally given as £30,000 but an extra £7,000 is requested to cover the extra costs of making disability adaptations to the seating bases to provide side-on wheel-chair access.

### **Procurement recommendations:**

- The Area Committee Chair is asked to approve the carrying out and completion of the procurement of improvements to the benches in West Central to the value of £37,000.
- Subject to:
  - The permission of the Director of Resources being sought prior to proceeding if the quotation or tender sum exceeds the estimated contract.
  - The permission from the West Central Area Committee Chair being sought before proceeding if the value exceeds the estimated contract by more than 15%.

# 1 Summary

## 1.1 The project

Purchase and installation of 24 seats/2 benches and associated concrete pad bases.	
Target Dates:	
Start of procurement	October 2013
Award of Contract	December 2013
Start of project delivery	February 2014
Completion of project	March 2014
Date that project output is expected to become operational (if not same as above)	n/a

## 1.2 Anticipated Cost

Total Project Cost	£ 37,000
--------------------	----------

Cost Funded from:

Funding:	Amount:	Details:
Reserves	£	n/a
Repairs & Renewals	£	n/a
Developer Contributions	£	See Appendix B
Climate Change Fund	£	n/a
Other	£	n/a

### **1.3 Procurement process**

The procurement of seats/benches will consist of:

- a) The purchase of standard seats with arm rests from Furnitubes Street Furniture, and wooden benches from Emanuel Hendry, both styles as used extensively throughout the city.
- b) The commissioning of contractors to make and install the concrete bases, and install the seating/benches.

## **2 Project Appraisal & Procurement Report**

### **2.1 Project Background**

West/Central Area Committee members were asked to identify projects for delivery and seats and benches in parks (Area wide) were approved.

Twenty four new seats and two benches with new bases for open spaces are set out below in the attached PDFs (Appendix C). These are being proposed as additions for the West Central Area.

#### Key:

Bespoke = wooden bench

#### Drawing 1

Midsummer Common - 6 no.

#### Drawing 2

Christ's Piece's - 4 no.

#### Drawing 3

Laundress Green – 2 no.

Coe Fen - 1 no.

#### Drawing 4

Lammas Land

Paradise NR - 2 no. (Bespoke)

Lammas Land by Newnham Road - 1 no.

#### Drawing 5

Queens Green - 5 no.

#### Drawing 6

Penarth Place - 2 no. (Installation to coincide with play area refurbishment)

#### Drawing 7

Shelly Road play area - 1 no.

Seating and benches in Penarth Place are to be delivered alongside the playground renovation.

## **2.2 Aims & objectives**

Part of the council's vision and medium term objectives is one of attractive neighbourhoods and green spaces with good access to leisure and community facilities to ensure residents and other service users maintain a healthy, safe and enjoyable life-style. New seats and benches contribute to greater access and enjoyment in these neighbourhoods, particularly in West Central which experiences the highest foot-fall of visitors in the city.

## **2.3 Major issues for stakeholders & other departments**

The project now includes larger-sized bases for all seats to promote inclusive access for wheelchair users. Originally, one in four of the benches were specified for larger sized bases (as shown in the attached PDF plans) but the extra request of £7,000 would allow for all the bases to be increased in size to accommodate wheel chair users.

## Consultation undertaken:

- Resident's Associations and Ward Councillors.
- Disability Consultation Panel - advice taken regarding inclusivity.

## 2.4 Summaries key risks associated with the project

Weather conditions in relation to carrying out the necessary works on open spaces.

## 2.5 Financial implications

a. Appraisal prepared on the following price base: see Appendix B

## 2.6 Net revenue implications (costs or savings)

(See also Appendix A for spread across financial years)

Revenue	£	Comments
Maintenance		
R&R Contribution		
Developer Contributions	37,000	See Appendix B
Energy savings	( n/a )	See below
Income / Savings	( n/a )	
<b>Net Revenue effect</b>	<b>37,000</b>	<b>Cost/(Saving)</b>

## 2.7 VAT implications

*n/a*

## 2.8 Energy and Fuel Savings

n/a

## 2.9 Climate Change Impact

Positive Impact			No effect	Negative Impact		
+H	+M	+L	Nil	-L	-M	-H

There are a no anthropogenic factors to cause an increase in CO<sub>2</sub> levels due to emissions from fossil fuel combustion, followed by aerosols (particulate matter in the atmosphere) and the CO<sub>2</sub> released by cement manufacture, and methane from animal agriculture and deforestation is not determined.

## 2.10 Other implications

An Equality Impact Assessment (EqIA) was completed for this project which highlighted the aforementioned adaptations to the design. Benches demonstrably benefit all age groups; however they have particular relevance to older people and expectant and nursing mothers. By extending the bases the benches are also aiming to include wheelchair users.

## 2.11 Staff required to deliver the project

Service	Skills	Total Hours
Streets & OS - Assets	<i>Technical</i>	50
Streets & OS - Projects	<i>Clerk of Works</i>	7

--	--	--

## **2.12 Dependency on other work or projects**

None

## **2.13 Background Papers**

Agenda and minutes: West/Central Area Committee, Thursday  
1<sup>st</sup> November 2012.

## **2.14 Inspection of papers**

Author's Name	Declan O'Halloran
Author's phone No.	01223 - 458523
Author's e-mail:	declan.o'halloran@cambridge.gov.uk
Date prepared:	11 December 2013



Capital Project Appraisal - Capital costs & funding - Profiling

Appendix A

	2013/14	2014/15	2015/16	2016/17	2017/18	Comments
	£	£	£	£	£	
<b>Capital Costs</b>						
Building contractor / works						
Purchase of vehicles, plant & equipment						
Professional / Consultants (Officer Recharge) fees						
Other capital expenditure:						
<i>insert rows as needed</i>						
<b>Total Capital cost</b>	<b>37,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Capital Income / Funding</b>						
Government Grant						
Developer Contributions	37,000					(See Appendix B)
R&R funding						(State cost centre/s)
Earmarked Funds						(State cost centre/s)
Existing capital programme funding						(Programme ref.)
Revenue contributions						(State cost centre/s)
<b>Total Income</b>	<b>37,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Net Capital Bid</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	Must agree to 1.2 above

## PROPOSED ALLOCATION OF DEVELOPER CONTRIBUTIONS

It is proposed to fund the benches in parks and open spaces in West/Central with up to £37,000 from devolved 'informal open spaces' developer contributions. The specific contributions allocated to this project are set out below. If, in due course, it transpires that there are other specific and appropriate contributions that need to be used instead, these arrangements may be revised.

<b>INFORMAL OPEN SPACE CONTRIBUTIONS</b>			
<b>Planning ref.</b>	<b>From (Ward)</b>	<b>From development at:</b>	<b>£ Available</b>
02/0803/FP	Market	11 Warkworth Street	£63.29
02/1032/FP	Market	47 Regent Street/27 Regent Terrace	£432.00
02/1079/FP	Castle	Former Cow & Calf Public House, 19 Albion Row	£1,092.00
03/0341/FP	Market	4 Jesus Lane	£310.00
03/0953/FP	Castle	Land to rear of 19 Priory Street	£432.00
03/1148/FP	Castle	2 Carisbrooke Road	£864.00

04/0007/FP	Market	2 Rose Crescent	£512.00
04/0113/FP	Castle	68-70 Castle Street	£4,320.76
04/0552/FP	Castle	60 & 62 Canterbury Street	£554.17
04/0712/FP	Castle	Land to rear of 27 Windsor Road	£918.00
04/1346/FUL	Castle	Land to rear of 82 Huntingdon Road	£1,046.00
05/0562/FUL	Castle	193 Huntingdon Road	£5,077.00
05/0652/FUL	Castle	Rear of 86 Huntingdon Road	£1,079.00
05/0741/FUL	Market	9-10 Adam and Eve Street	£2,577.50
05/1073/FUL	Newnham	34-38 Newnham Road	£5,049.00
05/1078/FUL	Market	55 Burleigh Street	£621.00
05/1167/FUL	Newnham	3 Stukeley Close	£1,401.00
05/1346/FUL	Market	Auckland court, Auckland Road	£3,252.00
05/1361/FUL	Market	43-53 Regent Street and 27 Regent Terrace	£399.28

There are no expiry dates relating to these proposed allocations.

**Attached PDFs:**

Drawing 1

Midsummer Common - 6 no.

Drawing 2

Christ's Piece's - 4 no.

Drawing 3

Laundress Green – 2 no.

Coe Fen - 1 no.

Drawing 4

Paradise NR - 2 no. (Bespoke)

Lammas Land by Newnham Road - 1 no.

Drawing 5

Queens Green - 5 no.

Drawing 6

Penarth Place - 2 no. (Installation to coincide with play area refurbishment)

Drawing 7

Shelly Road play area - 1 no.

**Styles of Furniture proposed for West Central:**



*Traditional seat – as used at other locations in the city of Cambridge.*



*Bespoke bench – as used at other locations in the city of Cambridge.*

