



Project Appraisal and Area Committee Recommendation

Project Name: Perse Way Flats Play Area

To: Area Chair, Vice Chair and Opposition Spokes

Area committee: NORTH AREA COMMITTEE

Report by: Alistair Wilson Streets & Open Space –
Development Manager

Wards affected: Arbury

Recommendation/s

Financial recommendations:

- The North Area Committee Chair is asked to approve the commencement of this scheme, which is included in the Council's Capital & Revenue Project Plan – scheme reference number PR031i.
- The total cost of the project is £30,000 funded from North Area Committee devolved budgets. The total sum broken down as £25,000 play provision for children and teenagers and £5,000 for informal open space.
- Revenue costs of the project will be met out of revenue assigned maintenance budgets.

Procurement recommendations:

- The North Area Committee Chair is asked to note that Officers' have carried out and completed the procurement for improvements to the Perse Way flats open space consisting of toddler play provision, quotations returned within defined budget sums mentioned above.

Play Equipment Option shown in Appendix A will be installed.

1 Summary

1.1 The project

Installation of toddler play provision, Perse Way Flats open space, Cambridge.

Target Dates:

Start of procurement	February 2015
Award of Contract	May 2015
Start of project delivery	June 2015
Completion of project	July 2015
Date that project output is expected to become operational (if not same as above)	As above

1.2 Anticipated Cost

Total Project Cost	£30,000
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Cost Funded from:

Funding:	Amount:	Details:
Reserves	£0	n/a
Repairs & Renewals	£0	n/a
Developer Contributions	£30,000*	n/a
Climate Change Fund	£0	n/a
Other	£0	n/a

*Sum made up from £30,000 S106 for play provision and £5,000 S106 informal space funding devolved to North Area Committee. The developer contributions Monitoring Team confirm that there are no [particular expiry date considerations for this project.

Procurement process

2 Project Appraisal & Procurement Report

2.1 Project Background

The procurement the play equipment was achieved through the use of a Request for Quotes exercise (RFQ).

- 2.1.1 The proposal for the Perse Way play area was suggested during the Area consultation exercise in summer 2013. One respondent presented the issues as follows “Everyone would benefit from the play park, including the five new homes built in the past couple of years. There are so many young local children that have nowhere local to play....There are parked cars everywhere. With the fast cars racing past, residents are in constant fear of a child being knocked down. The children would be able to benefit from the play area on their walk home from the nearby school. There are many young families living in the flats of Perse Way / Harris Road / Cockerell Road that don't have a garden for their children to play in. A new play area would give the children somewhere they can go and play safely. It would bring the community together. It would be money well spent and have plenty of use in a deprived area in desperate need of a play park.”
- 2.1.2 The project was identified as a S106 local project priority by North Area Committee in February 2014 subject to Project Appraisal.
- 2.1.3 A Request for Quotation (RFQ) was sent out in February 2015 with a closing date for submission of quotes on Monday 23rd March 2015. Three companies submitted designs.
- 2.1.4 A web survey based on the design chosen was used to allow local resident feedback and this conducted on the March 27th until the 17 April 2015 based on the preferred submission following officer evaluation (see appendix A)

2.1.5 The web survey was also complimented by a mail drop to residents in the immediate vicinity of the site.

2.2 Aims & objectives

2.2.1 To increase play provision for toddlers in the area.

2.2.2 The project brief outlined in the RFQ was to provide two options for 'modest' toddler play, age range 0-6 years.

Major issues for stakeholders & other departments:

The land is owned by Cambridge City Council City Homes and officers have been engaged in developing the proposal and liaising with local tenants at Perse Way Flats.

2.4 Consultation undertaken

2.4.1 City Council Planning Services has stated that the project falls within part 12 of the General Permitted Development Order 1995 (as amended) and constitute permitted development.

2.4.2 Officers' appraised the RFQ returns and then put this out to public consultation including local letter drop and through the website. The consultation ran between Friday March 27th and 17th April 2015

2.4.3 39 comments were received; broken down as;

11 via postal response to leaflets

1 via direct email

27 via online survey

In response to the question, '**Would you like to see a playground in this location?**' 82% said 'Yes', 13% said 'No' and 5% said 'Not Sure'.

In response to the question, '**Do you like the proposed design?**' 61% said 'Yes', 20% said 'No' and 18% said 'Not Sure'.

2.4.4 Main comments **for** the overall scheme:

- Fantastic idea, and not before time. The young children around this area have to travel a fair distance to the “local” parks;
- Makes local area more interesting and varied; and
- Easy to supervise children;
- Fantastic use of space.

2.4.5 Main comments **against** the overall scheme:

- The scheme is not needed here; *Officer comment - There have been several respondents that have specifically said the that other playgrounds are not close enough for convenience. This is also supported by the City Council Open Space standards set out in our Planning Obligations Strategy which identifies a deficit in play area provision in the area.*
- It will create more noise disturbance and antisocial behaviour; *Officer comment - the playground age range and equipment should not attract those above the age range to use this area.*
- It will damage the natural environment of the area; *Officer comment – the installation is aimed at being sympathetic with the surrounding environment with comments noted from the consultation that use of softer colours should be considered.*
- It will devalue the surrounding property; *Officer comment – there is no evidence citywide that a location close to public space with play provision has a negative impact on property prices.*

2.4.6 Many respondents were in principle happy to see the play installed but suggested possible adaptations to the design;

- A request for more swings (this mentioned on more than one occasion);
- Not enough toddlers in the area to justify;
- More trees for shade;
- Use of natural colours for equipment.
- Benches for parents.

2.4.7 Officers will take into account these requests and will work with the successful play company to incorporate where possible with the defined budget available.

2.5 Summaries key risks associated with the project

2.5.1 There are no further perceived and associated risks with the project.

2.5.2 The installation of the play equipment has a project target deadline of July 2015 is seen to be achievable.

3. Financial implications

3.1 Net revenue implications (costs or savings)

Revenue	£	Comments
Maintenance	1250	
R&R Contribution		
Developer Contributions		
Energy savings		
Income / Savings		
Net Revenue effect	1250	Cost

3.2 VAT implications

None identified.

3.3 Energy and Fuel Savings

None identified.

3.4 Climate Change Impact

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

4. Other implications

An Equality Impact Assessment (EqIA) has been carried out for this project with no negative impact identified.

4.1 Staff required to deliver the project

Service	Skills	Total Hours
Streets & OS Development Unit	<i>Project Management</i>	10

4.2 Dependency on other work or projects

None



4.3 Background Papers

- i. Agenda and minutes: North Area Committee, October 3rd 2013
- ii. Agenda and Minutes: North Area Committee, February 2014

4.4 Inspection of papers

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Date prepared:	24 April 2015
Date revised:	

Appendix A: Consultation document outlining proposal:

Perse Way Flats Playground Consultation

Cambridge City Council is proposing the addition of a new playground to Perse Way Flats. We would appreciate your feedback on the proposal and so would like to give local residents the opportunity to make suggestions in response to the indicative design.

See overleaf for further details and visuals of the design

- Would you like to see a playground in this location?

Yes No Not Sure
- Do you like the proposed design?

Yes No Not Sure
- Please use the space below to explain your answers and make any suggestions

Please reply via email at Parks@cambridge.gov.uk or send to
 Alternatively complete the consultation online at:-
<https://www.surveymonkey.com/r/82NJSV9>

Freepost RTGU-HXRA-REBZ
 Asset Management
 Cambridge City Council
 Mill Road Depot
 Mill Road
 CB1 2AZ

This consultation closes on Friday 17th of April 2015

PERSE WAY PLAYGROUND DESIGN LAYOUT



LOCATION PLAN



Equipment characteristics

Equipment	Balance	Climbing	Sliding	Swing	Swing	Swing	Swing	Swing	Swing	Swing	Swing	Swing	Swing	Swing	Swing	Swing	Swing	Swing	Swing	Swing
V-8023800	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MAG03AC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PCN11001	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PCN11001	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EC2075	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Total	3	2	1	1	0	2	0	0	0	1	0	0	0	1	0	0	1	0	0	3