



## Cambridge City Council

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

**Project Name:** St Thomas's Play Area

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

**Area committee:** EAST AREA COMMITTEE

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

**Wards affected:** Coleridge

### **Recommendation/s**

#### **Financial recommendations –**

- The East 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 PR030d;
- The total cost of the project is £50,000 funded from developer contributions listed split proportionally as £35,000 (play), £15,000 (Landscape);
- Revenue costs of the project will be met out of revenue assigned maintenance budgets.

#### **Procurement recommendations:**

- The East Area Committee Chair is asked to note that Officers' have carried out and completed the procurement for improvements to St Thomas's Square Play Area. The quotations do not exceed the estimated contract costs; and
- Permission from the East Area Committee Chair will be sought before proceeding, if the value exceeds the estimated contract by more than 15%.

- Play Equipment Option shown in Appendix A will be installed.

## 1 Summary

### 1.1 The project

Installation of Play Area, St Thomas's Square open space, Cambridge.	
Target Dates:	
Start of procurement	February 2015
Award of Contract	September 2015
Start of project delivery	September 2015
Completion of project	September 2015
Date that project output is expected to become operational (if not same as above)	As above

### 1.2 Anticipated Cost

Total Project Cost	£ 50,000
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Cost Funded from:

Funding:	Amount:	Details:
Reserves	£0	n/a
Repairs & Renewals	£0	n/a
Developer Contributions	£50,000	Devolved S106 from East Area
Climate Change Fund	£0	n/a
Other	£0	n/a

### **1.3 Procurement process**

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

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

### **2.1 Project Background**

2.1.1 The East Area Committee identified improvements to St Thomas' Square play area as a local priority project, using devolved S106 funding, in June 2013, subject to consultation and project appraisal. Before this could be taken forward, it has been necessary to complete pre-existing projects including improvements to the play areas at Abbey Pool and Coleridge Recreation Ground. Preparations for St Thomas' Square play areas (and other play area improvements across the city) have, therefore, been developed over the last six months, including procurement and local consultation. The selected contractors have provided a date for installation from the first week in September.

2.1.2 It was resolved that public consultation would be undertaken on a design and build scheme so that residents could have their input on specific design proposals.

2.1.3 A Request for Quotation (RFQ) was sent out in spring 2015 and three play companies submitted designs.

### **2.2 Aims & objectives**

2.2.1 To re-design and innovate St Thomas's Play area with provision for the age range 0-11 years.

2.2.2 The project brief outlined in the RFQ outlined the –reuse of the bow top benching on site and incorporated in to any footprint which should not be dissimilar to that of current. Project to be within defined play range and budget.

2.2.3 The RFQ respondents were also advised that a subsequent consultation on the preferred design would form a basis for acceptance of the project and that those tendering should;

demonstrate how the children and young people who currently used the play area will be engaged.

## **2.4 Consultation undertaken**

2.4.1 City Council Planning has stated that the project falls within part 12 of the General Permitted Development Order 1995 (as amended) and constitute permitted development, however it was advised that consultation be taken with the local community.

2.4.2 Officers' appraised the RFQ's and then asked for the public for comments on Option 1 the design which best met the brief and provided the best play value out to public consultation. The consultation included local letter drop on line survey available on the City Council website. The web survey was also complimented by a mail drop to residents in the immediate vicinity of the site.

2.4.3 Thirty comments were received with the following key comments evident;

2.4.4 A summary of the comments received **for** Option 1:

- Great design especially the new path and landscaping;
- I like the natural play;
- Appreciation expressed on making the play area more accessible for disabled children

2.4.5 A summary of comments **against** Option 1:

- It would be nice if the play area was at one end and a small piece of grass was kept for children to kick about;
- The area is just a waste of space, it is not used by many young children;
- It will create more noise disturbance and antisocial behaviour;
- Does not offer any more than the existing play area.

2.4.6 Whilst many respondents were in principle happy to see the plan installed there was fairly equal representation against with re-occurring comments around limitations with the design. To ensure best play value was being offered and in

order to listen and respond to the comments officer re-evaluated the tender submissions and decided to carry out a re-consultation on Option 2; another of the designs to ascertain if local residents supported this. The second consultation was carried out during May with plans also on display at East Area Committee on 2<sup>nd</sup> July 2015.

2.4.7 The response to the new consultation, whilst lower in number, was much more positive in terms of the play offer with officers concluding that this would be generally supported by the wider consultees and those who responded the first time but chose not to for the re-consultation.

2.4.8 Officers recommend the progression of the Option2, based on favourable consultation results.

2.4.9 Option 2 is detailed in Appendix A.

## **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 which originally had a target deadline of July 2015 has been revised to early September in light of the re-consultation process.

## **2.6 Financial implications**

### **2.6.1 Net revenue implications (costs or savings)**

	<b>£</b>	<b>Comments</b>
Maintenance	0	From existing budget
R&R Contribution	0	
Developer Contributions	50,000	S106
Energy savings	0	
Income / Savings	0	
<b>Net Revenue effect</b>	<b>£50,000</b>	

### **2.6.2 VAT implications**

None identified.

### 2.6.3 Energy and Fuel Savings

None identified.

## 2.7 Climate Change Impact

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

## 2.8 Other implications

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

## 2.9 Staff required to deliver the project

Service	Skills	Total Hours
Streets & OS – Development Unit	<i>Project Management</i>	50

## 2.10 Dependency on other work or projects - None

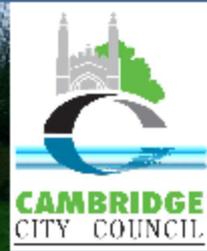
## 2.11 Background Papers

- i. Agenda and minutes: East Area Committee, October 2012

## 2.12 Inspection of papers

Author's Name	Anthony French
Author's phone No.	01223 - 458521
Author's e-mail:	anthony.french@cambridge.gov.uk
Date prepared:	24 April 2015
Date revised:	11 August 2015

*Appendix A: Consultation document outlining proposal:*



## St Thomas's Square Playground Revised Consultation

You may recall the recent consultation and design proposal for St Thomas's Square Play Area. Cambridge City Council have collated and reviewed all responses and have noted specific comments in relation to the placement of the new facility and the limited range of equipment on offer. In a response to this feedback we would like to offer a new design which incorporates many of the key features that were suggested and with the proposal sitting predominantly on the existing play footprint. We would once again appreciate your views on this new design using one of the survey return options and by the date shown on the bottom of this leaflet.

**See overleaf for further details and visuals of the design**

1. Do you like the proposed design?

Yes

No

Not Sure

2. Please use the space below to explain your answer and make any suggestions.

Please reply via email at [Parks@cambridge.gov.uk](mailto:Parks@cambridge.gov.uk) or send to

Alternatively complete the consultation online at:-

[www.surveymonkey.com/r/GNDC3MD](http://www.surveymonkey.com/r/GNDC3MD)

**This consultation closes on Monday 25th of May 2015**

Freepost RTGU-HXRA-REBZ

Development Unit

Cambridge City Council

Mill Road Depot

Mill Road

CB1 2AZ

Supernova awarded Independent Design Award Winner for accessibility from PHAB allows children of all abilities to play together.

Lot 1 St Thomas' Square Play Area

Genius Loci, Spirit of the place

KOMPAN!

Cambridge City Council

ISO 14001

AP1 CS TV ISO 14001

Accessibility icons: Hearing, Vision, Physical, Cognitive, Deafblind, Autism, Learning, Mental Health, Gender, Religion, Age, Disability.

Consideration has been given to the desire lines when entering the park so that the play area will now be seen, and that the square existing fence shape has been lost and a more sympathetic boundary created.

Disabled Seat with Harness

Rubber Bonded Mulch Safety Surfacing  
Colours selected: Blue, Light Green & Redwood

Two Bay Swing  
2 x Nest Swing, 1 x Flat Seat & 1 x Disabled Seat with Harness

New Boudoir Fencing  
2.0m Powder Coated

Accessible Picnic Table

Cognitive Play Panel

Accessible Picnic Table

Sensory Planting  
Rosemary & Lavender

Supernova  
Lime & Grey

Double Tower, Ultimate  
DDA Transfer Station  
Double Slide  
Stainless Steel Slides  
Curly Climber  
"U" Net  
Musical Play Panel  
Cognitive Play Panels

1.2m wide Rubber Bonded Mulch Path

Home Multi Seesaw  
with additional back supports

Sensory Planting  
Rosemary & Lavender

Combi Gate  
2.0m Powder Coated

Tiffany Bin  
Single Gate  
2.0m Powder Coated

Loop Arc Seating  
Colour: Red

Four Way Finger Post  
(Sign as specified by CCC- Exact location to be determined)

Lot 1 St Thomas' Square Play Area

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