



Democratic Services

Location: Phase II
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My Ref: CMD 336

**To: COUNCILLOR JONATHAN BIANCO
CABINET MEMBER FOR PROPERTY AND
INFRASTRUCTURE**

**COUNCILLOR MARTIN GODDARD
CABINET MEMBER FOR FINANCE**

c.c. All Members of the Corporate, Finance and
Property Select Committee
c.c. Helena Webster, Infrastructure, Transport and
Building Services
c.c. Perry Scott, Corporate Director for Infrastructure,
Transport and Building Services
c.c. Conservative and Labour Group Offices
(inspection copy)

Date: 02 December 2021

Non-Key Decision request

Form D

CAPITAL RELEASE REPORT DECEMBER 2021

DEPARTMENT: Infrastructure, Transport & Building Services

SERVICE AREA / PROGRAMME: Housing Revenue Account Works to Stock
Programme 2021/22: Playground Replacement Programme - HRA
Contribution towards Addison Way Toddler Playground Refurbishment
RELEASE NO: 42

Dear Cabinet Member

Attached is a report requesting that a decision be made by you as an individual Cabinet Member. Democratic Services confirm that this is not a key decision, as such the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 notice period does not apply.

You should take a decision **on or after Friday 10 December 2021** in order to meet Constitutional requirements about publication of decisions that are to be made. You may wish to discuss the report with the Corporate Director before it is made. Please indicate your decision on the duplicate memo supplied, and return it to me when you have made your decision. I will then arrange for the formal notice of decision to be published.

Steve Clarke
Democratic Services Officer

Title of Report: Housing Revenue Account Works to Stock Programme 2021/22:
Playground Replacement Programme – HRA Contribution towards Addison Way
Toddler Playground Refurbishment - Release No: 42

Decision made:

Reasons for your decision: (e.g. as stated in report)

Alternatives considered and rejected: (e.g. as stated in report)

SignedDate.....
Cabinet Member for Property and Infrastructure / Cabinet Member for Finance

CAPITAL RELEASE REPORT DECEMBER 2021

DEPARTMENT: Infrastructure, Transport & Building Services

SERVICE AREA / PROGRAMME: Housing Revenue Account Works to Stock Programme 2021/22: Playground Replacement Programme – HRA Contribution towards Addison Way Toddler Playground Refurbishment

RELEASE NO: 42

Cabinet Members	Councillor Martin Goddard Councillor Jonathan Bianco
Cabinet Portfolios	Cabinet Member for Finance Cabinet Member for Property and Infrastructure
Officer Contact	Helena Webster – Infrastructure, Transport & Building Services
Papers with report	Appendix A with capital release requests for approval

HEADLINES

Summary	To seek Cabinet Member approval for the release of capital funds.
Putting our Residents First	This report supports the Council objective of <i>Strong Financial Management</i> .
Financial Cost	This report seeks the release of £20k from the Playground Replacement Programme Work Stream within the Housing Revenue Account Works to Stock Programme 2021/22 capital budget for the HRA contribution towards the Addison Way Toddler Playground Refurbishment. The works will commence upon the release of funds and are due for completion by March 2022.
Relevant Select Committee	Corporate, Finance and Property Select Committee
Ward affected	Townfield

RECOMMENDATION

That the Cabinet Member for Finance and the Cabinet Member for Property and infrastructure agree to the capital release request of £20k from the Housing Revenue Account Works to Stock Programme 2021/22 Playground Replacement Workstream capital budget for the HRA contribution towards the Addison Way Toddler Playground Refurbishment.

Reasons for recommendation

Addison Way, just off the main A4020 Uxbridge Road provides a much-needed green space and toddler play area which has fallen into disrepair. Much of the play equipment does not work and the equipment which does, no longer complies with current safety specifications. The path leading to the green is overgrown, and the play graphics artwork are no longer visible.

Better Neighbourhood Funding of £30k has been formally approved. The £20k match Housing Revenue Works to Stock funding recommended will create a safer and more inviting play area for families with young children to use, based on tendered costs for the full works.

Alternative options considered

Options for phasing the works or reducing the scope of the play area were considered however, given that the extent of the disrepair means that all existing play equipment needs to be replaced, this was not viable.

Select Committee comments

None at this stage.

SUPPORTING INFORMATION

- 1.1 There is a small green space on Addison Way adjacent to a 10-storey block of flats with a toddler play area that offers very little variety, does not comply with current safety specifications, and has equipment that is broken and in disrepair. At present there is no fencing or barrier to prevent young children running into the nearby road.
- 1.2 At the request of a local resident, and with the support of Townfield Ward Councillors, Green Spaces and the Housing Management team have drawn up a specification and tendered to design and refurbish the existing children's play-space, catering for pre-school children and families.
- 1.3 The immediate play area will be resurfaced to meet current safety requirements and the scope of works includes installing a new 1.0m high, steel bow-top fence, green powder coated, along the whole of the open frontage with Addison Way.
- 1.4 As the full scope of works fall below the £100k threshold, tender acceptance will be sought through the Expenditure Approval process once capital release approval has been given.

Table 1: Cost Plan Addison Way Toddler Playground Refurbishment

Project Cost Plan (based on recently tendered works)	Cost (£)
Scope of works to include: <ul style="list-style-type: none"> • Site clearance and removal/disposal of old equipment • New safer surfacing in resin bonded mulch • New fence along frontage including pedestrian gate. • Supply and install new litter bin. 	

<ul style="list-style-type: none"> • Reinstatement to grass areas generally, affected by any access requirements • Supply and installation of individual items of play equipment • ROSPA / RPI inspection and written report. • Project contingency 	
Project Total	£50k

Financial Implications

Revised Budget £20k, Previously Released/Pending Release £0k, Capital Release Requested £20k - Appendix A

The 2021/22 HRA Capital Programme, approved by Cabinet and Council in February 2021, includes a capital budget for the Works to Stock programme of £11,661k. In June 2021, Cabinet approved the re-phasing of £603k from 2020/21 HRA Works to Stock Capital Programme into the 2021/22 Programme and the forward phasing of £4,370k from 2022/23 HRA Works to Stock Programme into the 2021/22 Programme in relation to the Decent Homes Programme. In July 2021, Cabinet approved the forward phasing of £2,920k from 2022/23 and 2023/24 HRA Works to Stock Programme into the 2021/22 Programme in relation to the Electrical Fire Safety Upgrades within general needs dwellings, this gives a revised capital budget for the Works to Stock Programme of £28,607k. Within this, the Playground Replacement workstream budget is £20k.

This report is seeking the release of £20k from the Playground Replacement workstream for the HRA contribution towards the Addison Way Toddler Playground Refurbishment, which has a total project cost of £50k of which £30k has previously been released from the Better Neighbourhood Fund to contribute towards the total cost of the refurbishment.

RESIDENT BENEFIT & CONSULTATION

The benefit or impact upon residents, service users and communities

The recommendation will create a safer and more inviting play area for families with pre-school children to enjoy, benefitting from exercise and being outside. The soft landscaping will create a barrier between the main Uxbridge Road with planting also contributing to air quality improvement.

Consultation carried out or required

The request to refurbish the toddler playground came directly from a local resident. The need for a play facility within walking distance was highlighted during lockdown restrictions in response to the Covid-19 pandemic.

As this is a community-led project, ward councillors and the housing management team were invited to comment on the tendered designs and their feedback has been incorporated into the final design.

CORPORATE CONSIDERATIONS

Corporate Finance

Corporate Finance has reviewed the report and concurs with the financial implications set out above, noting that the recommended capital release of £20k for the HRA contribution towards the Addison Way Toddler Playground Refurbishment will be funded from the approved 2021/22 capital programme for HRA Works to Stock.

Legal

The Borough Solicitor confirms that the Council is responsible for carrying out this function pursuant to Section 12 of the Housing Act 1985. Thus, there are no legal impediments to the capital release being authorised, although any contract that is entered into must comply with the Council's Procurement and Contract Standing Orders.

Infrastructure / Asset Management

Asset Management officers authored the report.

Capital Release Protocol

The release of all capital funds, and certain revenue funds, held by the Council is to be made by a formal democratic decision. No expenditure can be placed or committed by officers until this formal approval is given by Democratic Services. Release of funds must be for identified projects only and strictly not for the general release of funds for projects to be identified at a later date. No block releases of capital or funding will be allowed, except if authorised by the Leader of the Council in advance to Corporate Finance. The release of funds will only be made if previous Council, Cabinet or Cabinet Member agreement has been given to the project and only if there is an approved budget.

BACKGROUND PAPERS

NIL.

APPENDIX A - CAPITAL RELEASE REQUEST

Housing Revenue Account Works to Stock Programme 2021/22: Playground Replacement Workstream – HRA Contribution towards Addison Way Toddler Playground Refurbishment Release No 42

Location	Project / Expenditure Title	Information	Funds Release Sought £000's	Approve	Hold	More Information Required
Addison Way	Playground Replacement	HRA Contribution towards Addison Way Toddler Playground Refurbishment.	20			
Total seeking release			20			
Previously released / Pending release			0			
Budget			20			
Remaining budget			0			