



Service Delivery Committee	Tuesday, 04 June 2019	Matter for Information
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Report Title: **Asset and Facilities Service Update (Q4 2018/19)**

Report Author(s): **Margaret Kind (Corporate Asset Manager)
Alex Ward (Economic Regeneration Manager)**

Purpose of Report:	To update Members on work undertaken by the Corporate Assets and Economic Regeneration Section.
Report Summary:	This report details work completed by the Corporate Asset Section in quarter 4 between January 2019 and March 2019.
Recommendation(s):	That the content of the report be noted.
Senior Leadership, Head of Service, Manager, Officer and Other Contact(s):	<p>Stephen Hinds (Deputy Chief Executive) (0116) 257 2681 stephen.hinds@oadby-wigston.gov.uk</p> <p>Adrian Thorpe (Head of the Built Environment) (0116) 257 2645 adrian.thorpe@oadby-wigston.gov.uk</p> <p>Margaret Kind (Corporate Asset Manager) (0116) 257 2832 margaret.kind@oadby-wigston.gov.uk</p> <p>Alex Ward (Economic Regeneration Manager) (0116) 257 2821 alex.ward@oadby-wigston.gov.uk</p>
Corporate Objectives:	<p>Building, Protecting and Empowering Communities (CO1)</p> <p>Growing the Borough Economically (CO2)</p> <p>Providing Excellent Services (CO3)</p>
Vision and Values:	<p>"A Stronger Borough Together" (Vision)</p> <p>Teamwork (V3)</p> <p>Innovation (V4)</p> <p>Customer Focus (V5)</p>
Report Implications:-	
Legal:	There are no implications arising from this report.
Financial:	There are no implications arising from this report.
Corporate Risk Management:	Effective Utilisation of Assets / Buildings (CR5)
Equalities and Equalities Assessment (EA):	There are no implications arising from this report. EA not applicable
Human Rights:	There are no implications arising from this report.

Health and Safety:	There are no implications arising from this report.
Statutory Officers' Comments:-	
Head of Paid Service:	The report is satisfactory.
Chief Finance Officer:	The report is satisfactory.
Monitoring Officer:	The report is satisfactory.
Consultees:	None.
Background Papers:	None.
Appendices:	None.

1. Progress on Capital Projects during Quarter 4 (2018-19)

1.1 Thythorn Hill Community and Sports Centre – Formerly Horsewell Lane Pavilion (Economic Regeneration)

The development of the new building is progressing well. The programme has slipped by approximately 10 working days due to high winds preventing installation of the steel frame which caused an overall delay to the development timeframe. This means that the building is projected to be handed over to the Council in July. Both of the key occupiers, Little Fishes Day Nursery and Wigston Club for Young People are being kept fully apprised and are making preparations to move. Once both organisations have moved to the new centre then demolition work will commence to the existing community buildings and finally making good of the site, layout of the car parking and landscaping will be resolved. Completion of the project is anticipated in August with the official opening proposed for September. The project is still projected to be delivered within the agreed budget.

1.2 Coombe Park Pavilion Extension (Economic Regeneration)

The key user of the Coombe Park Pavilion is the highly successful Oadby Owls Football Club, who operate over forty football teams and run a non-affiliated academy at weekends. Their growth has meant the existing pavilion is too small for their needs and requires an extension. The club has worked with architects to design a suitable extension and has submitted the proposed designs for planning consent.

Planning permission for the proposed extension has now been granted. Additional funding for the project is being sought from S106 contributions with respect to large developments in Oadby and the project is awaiting the outcome of these negotiations before proceeding. Football Foundation funding is also available to support the delivery of the project.

1.3 Ervins Lock Footbridge

Officers have been working with Canal and River Trust (CRT) on a pedestrian bridge at Ervins Lock across the Grand Union Canal. The purpose of this is to improve safety for residents wishing to cross the canal in this location. In October 2018 Development Control Committee approved a brick bridge design on the recommendation of the County Councils' Heritage Officer as the location lies in the Canal Conservation Area.

Following the granting of planning permission, the Corporate Asset Manager started to pursue the drawing up of a 'Heads of Terms' agreement with CRT to allow the bridge to

be installed. The 'Heads of Terms' agreement relates to an agreement between Oadby and Wigston Borough Council and CRT in respect of proposed lease rights for airspace and footings allowing for the construction and maintenance of the bridge.

However, at this point CRT stated they were not prepared to proceed with an agreement for a bridge with brick piers and advised they would not pursue the matter any further unless the bridge is constructed with metal piers.

Officers requested a meeting with CRT to discuss the matter but CRT made it clear they will not entertain a meeting with Officers stating in an email of 24 January 2019 *'If all that you are wanting to discuss is the Trusts objection to the use of brick piers then I believe that we have made our position very clear on this matter and are not prepared to alter our stance.'*

In order to break the deadlock Officers are approaching LCC with a view to brokering a solution that will enable the CRTs required design to be used.

Assuming a way forward is found the next steps will be to agree Heads of Terms with CRT and then to draw up a project timetable for procurement of supply, manufacture and installation of the new bridge to include timescales for a stoppage or restriction (as determined by CRT) of canal traffic during installation in Winter 2019/20.

1.4 Extending Oadby Cemetery into former Scout Hut Land

The current Oadby Cemetery has very limited capacity for new grave spaces and work is underway to create an extension to it by using the former scout hut land off St Peter's Path which is owned by the Council but has stood derelict for some time. Groundwater investigations have been completed and a tree survey was carried out prior to obtaining planning permission which was granted on 12 April 2019.

Two conditions are attached to the planning permission which are required to be discharged before the cemetery can be brought into use. The first requires a detailed method statement to be submitted relating to root protection areas for retained trees and the second requires a Section 278 agreement to be drawn up with Leicestershire County Council relating to work on the highway and the line of the Public Right of Way. Work is underway to meet these conditions.

Once the conditions have been discharged (anticipated by the end of June) the next steps will be to carry out landscaping and laying out of the burial areas, installation of a water point and removal of trees identified in the planning application to bring more light into the area. It is anticipated that the area will be ready to take burials by the beginning of September 2019.

1.5 Uplands Park Outdoor Gym Equipment

The equipment was installed during the last week of March. Unfortunately, one item (rowing machine) was found to be faulty at installation and had to be replaced. Replacement has taken longer than expected but the new rowing machine was installed on 1 May 2019. This project is now complete.

1.6 Brocks Hill Play Area

The capital bid for 2019-20 has been approved. Work is proceeding on the project plan which includes the removal of the large play tower (to be done in-house), upgrading equipment that still has a useful life and installing new equipment to retain Brocks Hill's reputation as a destination play area. The original installer of the equipment (Eibe) is looking into whether the metal components of the large play tower (in particular the

stainless steel slide) could be retained and fitted to a new play tower to give a cost saving.

1.7 **Extension to Wigston Cemetery Garden of Remembrance**

Work started on site on 17 December 2018 and was completed on 28 January 2019. This has created 150 new casket plots which are intended to provide three further years of space for the interment of ashes.

1.8 **Sandhurst Street Car Park Wall**

The wall that runs alongside the footpath from Chestnut Avenue to Sandhurst Street has been repaired along the length that borders Sandhurst Street Car Park. Work to the wall was finished on 23 January 2019 and this project is now complete.

2. **Residents' Forum Projects**

2.1 Oadby Forum – The Corporate Asset Manager now has all the information to progress the interpretation project on the historic stones saved when Sandhurst Street School was demolished. A design is being worked up and the next stage will be to produce artwork for the interpretation board.

2.2 Wigston Forum – no outstanding projects.

2.3 Oadby Forum – no outstanding projects.

3. **Pavilions and Community Centres**

3.1 Portable appliance testing has been carried out on electrical equipment at all community centres and pavilions during the quarter.

3.2 Sheila Mitchell Pavilion – repairs are underway to the roof due to a leak that has caused problems in the ladies changing room. Roof repairs will be followed by redecoration of the affected areas internally.

4. **Cemeteries**

4.1 Cemetery staff have dealt with the following interments during the quarter:

	Full burials	Interment of cremated remains	Scattering of ashes
Wigston Cemetery	23	30	4
Oadby Cemetery	3	2	0

4.2 Grave shoring equipment (the hydraulic equipment used to retain grave walls whilst excavating a grave) has been tested for safety and a certificate of compliance received during the quarter.

5. **Car Parks**

5.1 In January patch repairs were carried out to pot holes at Paddock Street and Aylestone Lane Car Parks in Wigston and to Sandhurst Street and East Street Car Parks in Oadby.

- 5.2 In February the car parks at Brocks Hill Country Park and St Peter's Church Hall were re-lined.
- 5.3 Kirkdale Road Car Park was cleaned, railings and lamp columns re-painted and the parking bays re-lined over two weeks in February /early March. Half the car park was completed in each week to allow the other section to be used by residents during the works.

6. Allotments

- 6.1 At 31 March 2019 there were 11 vacant plots across the four allotment sites (9 at Aylestone Lane and 2 at Wigston Road) and these are at various stages of being offered to new tenants. Thirteen plots have been re-let during the quarter. There are 40 people on the waiting list out of which 18 specifically want Brabazon Road or Manchester Gardens (where plots rarely change hands) and 5 are waiting for specific plots on Aylestone Lane or Wigston Road.

7. Street Furniture

- 7.1 In March perch seats were installed in bus shelters in the following Wigston locations using Section 106 funds; Station Road, Launceston Road (x2), West Avenue, Holmden Avenue, Rolleston Road (x2), Aylestone Lane and Leicester Road.
- 7.2 Street name plates have been replaced at Ashdown Road, Milverton Drive and Milverton Close in Wigston.
- 7.3 Four benches and a noticeboard have been re-painted at Peace Memorial Park, Wigston.
- 7.4 Two litter bins have been replaced at Willow Park; one along the footpath from Central Avenue into the park and one inside the park itself.

8. Other Work

- 8.1 Quarterly liaison meetings were held with South Wigston Bowlers and Oadby Bowlers in March. Both clubs are doing fairly well with membership and have expressed their pleasure with the way their greens are consistently maintained to a high standard by the Council.