

**TONBRIDGE & MALLING BOROUGH COUNCIL**  
**COMMUNITIES and HOUSING ADVISORY BOARD**

**26 February 2019**

**Report of the Director of Street Scene, Leisure & Technical Services**

**Part 1- Public**

**Matters for Recommendation to Cabinet - Non-Key Decision (Decision may be taken by the Cabinet Member)**

**1 CAPITAL PLAN PROJECTS**

**Summary**

**This report advises Members of progress with key projects included in the Council's Capital Plan and brings forward three Post Implementation Reviews for consideration and approval.**

**1.1 Introduction**

1.1.1 It is important that progress on the Council's Capital Plan programme is kept under regular review and a number of key projects have been updated below. In addition, a full update reflecting all current List A schemes relevant to this Board is attached at **[Annex 1]** for information.

1.1.2 Capital Plan schemes are also subject to Post Implementation Reviews (PIR) after completion to assess their success against identified targets. In accordance with the Capital Strategy relevant PIR's will be submitted to this Board for approval and presented in accordance with the approved template. Three PIRs have been brought forward for Member consideration and are detailed at **[Annexes 2-4]**.

**1.2 Leybourne Lakes Country Park – Development Opportunities**

1.2.1 Members will be aware that the Council is investigating the potential outsourcing of the management of Leybourne Lakes Country Park. As previously reported to Members of this Board it was the intention to go out to tender prior to Christmas but a short delay has been experienced due to pressure on staff resources. Officers are in the process of developing the tender documents including the Invitation to Tender, Management Agreement, Specification, Report of Title and Condition Survey. It is now the intention to go out to tender within the next month and report back to this Board in July 2019.

1.2.2 Prior to any potential transfer, the Council has undertaken path refurbishment works to priority areas within the Park. These works were in response to feedback

received from local Members and Parish Council's. The works cost £6,000, and were fully funded through developer contributions.

### **1.3 Wouldham River Wall**

- 1.3.1 Members will be aware that following extensive monitoring of movement in the river wall it was agreed that strengthening/rebuilding of the wall was not currently required and further monitoring would take place over the next 5 years to determine the way forward in the longer term. Results of the monitoring will be shared annually with the Parish Council and local Members. Funding for the project will, however, be retained in the Capital Plan and reprogrammed to 2023/24, when a further review will be undertaken.
- 1.3.2 In the meantime a programme of works were agreed in liaison with the local Members and Wouldham Parish Council to improve the adjacent public open space. These works have included the realignment/replacement of a section of the path, the installation of two picnic benches and bins and vegetation clearance. I can advise that these works have been completed and have been welcomed by local residents.

### **1.4 Haysden Country Park – Sewage Treatment Facility**

- 1.4.1 The current sewage treatment plant that serves the toilets at the Country Park was installed in 2008 and, at the time, adequately served the needs of the Park. Recent investments in the site, including improved catering, an extended play area and other landscape works has resulted in a notable increase in the Park's popularity and it is apparent that the current sewage system is struggling to cope.
- 1.4.2 As a result of increased use, public complaints have been raised regarding undesirable smells, periodic closures of the toilets have been required and there are concerns over the future ability to comply with legal discharge requirements.
- 1.4.3 A Capital Plan Evaluation for the replacement of the sewage system was taken to and approved by Members of the Finance, Innovation and Property Advisory Board on the 3 January 2018. Budget allocation within the Capital Plan is £75,000 and the scheme is to be fully funded through external funding. Detailed options for replacement are currently being developed and it is envisaged that the works will take place within the next 12 months.

### **1.5 Tonbridge Racecourse Sportsground Rugby Pitch Drainage**

- 1.5.1 Whilst recognising that the existing rugby pitches are located on a floodplain, recent years have seen an increase in the number of occasions and duration of flooding. In particular it has been taking a longer time for the pitches to drain, resulting in the pitches sometimes being unavailable for use.
- 1.5.2 The Council has been working in close liaison with the Tonbridge Juddians Rugby Football Club and the Chairman of Tonbridge Sports Association over previous

years to address this issue and a number of options have been investigated and actioned. Following a review by an external consultant, it is now proposed that an active drainage system be installed at the site.

- 1.5.3 A Capital Plan Evaluation for the installation of an active drainage system was taken to, and approved by, Members of the Finance, Innovation and Property Advisory Board on the 3 January 2018 with a budget allocation within the Capital Plan of £25,000. This has now been reduced to £16,000 following a more detailed evaluation of the works. The scheme is to be fully funded through external funding.
- 1.5.4 Following liaison with the Rugby Club it has been agreed to monitor water levels in the area over autumn/winter of this year. Following the monitoring period final discussions will take place with the Rugby Club to agree the way forward with this scheme.

## **1.6 Tonbridge Racecourse Swimming Pool Bridge**

- 1.6.1 Subject to approval of the Council's budget at Full Council, provision will be made in the Capital Plan for the replacement of the Swimming Pool Bridge, funded in part by developer contributions.
- 1.6.2 Liaison is currently being undertaken with the two utility companies whose pipes/cables are attached/adjacent to the bridge. Both companies have agreed to relocate their services by drilling under the river bed, which will then enable the Council to proceed with the installation of the new bridge. It is hoped that the utility companies will complete their works in late spring/early summer enabling the new bridge to be in place before the school summer holidays. The timing of the works is determined by the utility companies and every effort is being made by Officers to enable the timescale to be met. Understandable local residents and visitors are keen to see the new bridge installed as soon as possible and are being kept updated by posters on the boarding around the existing bridge.

## **1.7 Leybourne Lakes Country Park - Car Park Extension PIR**

- 1.7.1 The scheme provided approximately 30 new parking bays in the main car park to assist with meeting demand for the site at peaks times and increased revenue. The project was delivered within budget at a cost of £16,447. A full copy of the PIR can be found at **[Annex 2]**

## **1.8 Tonbridge Memorial Garden PIR**

- 1.8.1 The scheme saw the full refurbishment of the memorial gardens and has significantly improved the visual quality and accessibility to the site, ensuring that the gardens are an appropriate setting for contemplation, reflection and remembrance. The project has received very positive feedback from the public and was shortlisted for a British Association of Landscape Industries award. The total cost of the scheme was £336,875, with £311,464 secured through developer

contributions and community funding raised by the Tonbridge Memorial Gardens Trust. The Council's contribution to the scheme was £25,411, in line with the approved Capital Plan budget. A full copy of the PIR can be found at **[Annex 3]**

## **1.9 Larkfield Leisure Centre – Health Suite PIR**

1.9.1 The scheme saw the full refurbishment of the health suite at the site to include the installation of a new spa bath, sauna, steam room and ventilation system. The scheme met the identified objectives and very positive feedback has been received from users. The scheme dramatically improved the quality of this facility at the centre, bringing it up to customer expectations. The scheme was delivered in line with an amended budget at a total cost of £429,552. The scheme was part funded through a contribution of £61,615 from the Tonbridge and Malling Leisure Trust. A full copy of the PIR can be found at **[Annex 4]**

## **1.10 Legal Implications**

1.10.1 All projects will be/are being delivered in accordance with the Council's adopted Procurement Rules and Procedures.

## **1.11 Financial and Value for Money Considerations**

1.11.1 As identified within the report and shown at **[Annexes 2-4]** in relation to specific Post Implementation Reviews. Members will note that the majority of projects within List A of the Capital Plan have been delivered, with a significant proportion of costs being met through external funding.

## **1.12 Risk Assessment**

1.12.1 A number of existing controls are in place to help deliver projects in accordance with the design brief, on timescale and within budget. These controls include the preparation of design briefs, use of consultant teams where applicable, compliance with Contract and Financial Procedure Rules, an Officer Study Team approach and regular reports to Management Team and Members.

## **1.13 Equality Impact Assessment**

1.13.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

## **1.14 Policy Considerations**

1.14.1 Asset Management, Biodiversity & Sustainability, Community, Health and Safety and Young People.

## 1.15 Recommendations

1.15.1 It is RECOMMENDED TO CABINET that:

- 1) The updates on the current schemes within the Capital Plan, as shown at **[Annex 1]**, be noted;
- 2) the Post Implementation Review for Leybourne Lakes Country Park Car Park Extension as shown at **[Annex 2]** be approved;
- 3) the Post Implementation Review for Tonbridge Memorial Garden as shown at **[Annex 3]** be approved;
- 4) the Post Implementation Review for Larkfield Leisure Centre Health Suite as shown at **[Annex 4]** be approved.

The Director of Street Scene, Leisure & Technical Services confirms that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and Policy Framework.

Background papers:

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Nil

Robert Styles

Director of Street Scene, Leisure & Technical Services