

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

**23 July 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 updates Members of progress with key projects included in the Council's Capital Plan.**

**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.

**1.2 Haysden Country Park – Sewage Treatment Facility**

1.2.1 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.

1.2.2 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.

1.2.3 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.

1.2.4 Quotations for the works are currently being sought and it is envisaged that the works will commence at the end of the calendar year for completion in Spring 2020. Environment Agency consent is required for the new system and this has been sought and received.

- 1.2.5 In the interim a number of water saving measures and remedial works have already taken place on the existing sewage system. These works have reduced water consumption by approximately one third and addressed the smell issue.

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

- 1.3.1 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.
- 1.3.2 The Council has been working in close liaison with Tonbridge Juddians Rugby Football Club and the Chairman of Tonbridge Sports Association over recent years to address this issue and a number of options have been investigated and actioned. Following a review by an external consultant, it is proposed that an active drainage system be installed at the site.
- 1.3.3 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.
- 1.3.4 Following liaison with the Rugby Club it was agreed to monitor water levels in the area over the previous autumn/winter/spring. The results of this monitoring are due to be presented to the Council and the Rugby Club this month and a decision can then be taken on the most appropriate way forward with the project.

### **1.4 Leybourne Lakes Country Park – Development Opportunities**

- 1.4.1 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 July 2019, but a delay has been experienced due to pressure on staff resources and the complexity of the Tender documents that need to be prepared.
- 1.4.2 Officers are in the process of finalising 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 this summer and report the outcome of the evaluation at a future meeting of this Board.

### **1.5 Tonbridge Racecourse Swimming Pool Bridge**

- 1.5.1 The existing bridge connecting Tonbridge Racecourse Sportsground to Tonbridge Swimming Pool car park has previously been deemed unfit for use on safety grounds and closed to the public. This project will see the removal of the old bridge and replacement with new at an estimated cost of £120,000.

- 1.5.2 The Council has been working closely with the utility companies to remove their services from the existing bridge. South East Water have recently completed works to divert water pipes under the river and UK Power Networks have now confirmed that its cables attached to the bridge are no longer required.
- 1.5.3 Quotations to remove the existing bridge have been sought and these works are scheduled for late July 2019. Work will then be undertaken to modify the existing abutments before the new bridge is delivered and installed in late September. The public are being kept updated through on site notices.

## **1.6 Tonbridge Racecourse Sportsground Revetment**

- 1.6.1 The scheme aims to replace sections of existing wooden revetment which are now failing, resulting in bank erosion. The section due to be replaced is located at the entrance to the sportsground and runs from Tonbridge Canoe Club to the first bridge that connects to Tonbridge Swimming Pool (the bridge currently closed for replacement – see 1.5 above). The project is estimated at £225,000 and is in part funded by a grant from the Environment Agency.
- 1.6.2 Due to the replacement of the bridge the revetment works are now scheduled for Spring 2020. This ensures neither project is compromised and will hopefully provide more favourable weather conditions for the revetment works to take place. To enable the works to take place it is envisaged that 2 to 3 trees will be affected and require removal. If this is required replacement trees will be planted in the local vicinity to mitigate any loss.

## **1.7 Legal Implications**

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

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

- 1.8.1 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.

## **1.9 Risk Assessment**

- 1.9.1 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.

## **1.10 Equality Impact Assessment**

- 1.10.1 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.

## 1.11 Policy Considerations

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

## 1.12 Recommendations

1.12.1 It is RECOMMENDED TO CABINET that:

- i) the updates on the current schemes within the Capital Plan, as shown at **[Annex 1]**, be noted; and
- ii) a report on the outcome of the tendering exercise for the management of Leybourne Lakes County Park be reported to a future meeting of the Board.

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

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