

**Manchester City Council  
Report for Resolution**

**Report To:** Executive – 2 June 2010  
**Subject:** Chorlton Park – BIG Lottery Funding,  
**Report of:** Director of Neighbourhood Services

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**Summary**

The purpose of this report is to update members on the progress of the developments at Chorlton Park and to seek members' approval to enter into the necessary legal and financial arrangements in order to progress with the development of a proposed play area for a 8 – 13 age group.

**Recommendations**

It is recommended that the Executive:

1. Support the proposals for the development of a play area for 8 – 13 year olds.
  2. Support the proposals set out in this report to approve the entering into of a Tripartite Deed of Dedication and Management Agreement between the Council, the Big Lottery and the Chorlton Park Regeneration Group
  3. Delegate authority to the Head of Leisure in consultation with the City Solicitor to agree the detailed terms of the agreements.
  4. Authorise the City Solicitor to complete the necessary documentation in relation to the above.
  5. Approve the increase in the Capital Programme in the sum of £110,000.
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**Wards Affected:**

**Chorlton Park**

| <b>Community Strategy Spine</b>                         | <b>Summary of the contribution to the strategy</b>  |
|---|---|
| Performance of the economy of the region and sub region | The development will enhance the facilities available in Chorlton Park thereby encouraging visits to the park from the wider South Manchester area. |

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| Reaching full potential in education and employment    | The new provision will facilitate learning and development opportunity through play for the on site Sure Start Centre and children in the wider community.   |
| Individual and collective self esteem – mutual respect | The facility will encourage participation in healthy play activity and contribute to the development of confidence and social skills for children attending the park.                                  |
| Neighbourhoods of Choice                               | The facility will increase the park's existing leisure attractions and usage, and enhance the area's profile and attractiveness. It will also contribute to the ongoing Green Flag status of the park. |

**Full details are in the body of the report, along with any implications for:**

- Equal Opportunities Policy
- Legal Considerations

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### **Financial Consequences – Revenue**

The Council is responsible for the maintenance of Chorlton Park and as a result, the revenue for maintenance is already committed within the existing Leisure Services play provision budget for Chorlton Park, details of which are to be contained within the Project Management Agreement. £10,000 match funding is to be used from existing Leisure Services Revenue Budget.

### **Financial Consequences – Capital**

There are no additional financial consequences for the budget in respect of the proposed arrangements. The grant will be processed through Gateway and is currently at Gateway 1 for approval.

### **Financial Consequences – VAT**

The income will be exempt from VAT but there will be no impact on the Council's de-minimis as no input tax has been incurred by the Council in relation to the project.

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**Background documents (available for public inspection):**

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the following background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contract officers above:

- BIG Lottery Fund Grant documentation, stage 1 dated January 2009 and stage 2 dated January 2010

## **1. Introduction**

- 1.1. The BIG Lottery Community Spaces Programme provides opportunity to access funds for community groups. The programme is managed by Groundwork UK who assign facilitators to oversee each scheme, and work with groups who want to improve local green spaces such as play areas, community gardens, parks, wildlife areas and village greens, kick-about areas and pathway improvements.
- 1.2. Chorlton Park Regeneration Group (the "Group") is a constituted group made up of members of the local community and acts in the same way as a traditional friends group. The Group submitted a successful bid for funding to the BIG Lottery in partnership with Leisure Services for the sum of £100,000 to develop the existing play space for 8-13 year olds at Chorlton Park.
- 1.3. As part of the bid specified legal arrangements now need to be in place for the bid to fulfil the BIG Lottery criteria and progress.

## **2. Background**

- 2.1. Chorlton Park is classed as a district park and as such has a variety of activities and facilities such as, a Sure Start Centre, bowling green and pavilion, floodlight tennis courts, multi use sports area, junior grass football pitches, visitors centre with toilets, and an under 5's and 8 – 13 play area. The mix of provision is representative of a service which caters for the wider community and not just the local one, and would facilitate medium size events and functions for which people will travel to.
- 2.2. The development of the proposed play space fits well within the parks development plan and the Manchester Play Strategy. The redevelopment of the play space would be on the same or very similar footprint to the existing one, which is in need of development due to wear and tear.
- 2.3. The proposed works to the play space is a timely one due to the state of the existing provision which is currently of low play value. Nationally there has been a change in the design perspective for play spaces which is now aligned with a more natural and sustainable approach, leaning to the introduction of play landscapes and elements of nature such as, sand, planting, climbing boulders alongside wooden fixed play equipment delivering traditional elements like swinging and sliding.
- 2.4. The 'Friends of Parks' partnership model for joined up working with the local community in development of parks and open spaces has empowered local people to get involved and proactively work with local officers to achieve schemes such as this and is continuing to develop across the city.

## **3. The Facility and its Benefits**

- 3.1. The procurement, design and installation of the facility will be funded by the BIG Lottery Fund to the value of £100,000 as well as a contribution from an existing Outdoor Revenue Budget of £10,000 from Leisure Services.

- 3.2. The facility will be designed in such a way as to encourage children's understanding of the natural environment whilst playing. Managed risk will be built into the site which helps develop decision making in young children and will engage them into physical activity at all levels. Physical activity will contribute to development of motor skills and social engagement with other children and families at a young age and will encourage community values and cohesion.
- 3.3. The park and all users will benefit from an enhanced play provision which is both relevant, dynamic and is aligned to the national agenda for natural play, which will also enhance the local environment and aesthetic value of the site.
- 3.4. The project will be a joint initiative between Leisure Services the BIG Lottery and the Group. The Group will be jointly responsible for the management of the project with Leisure Services over a 10 year period. This approach is a great example of joined up working with the local community shaping and managing elements their local neighbourhood.
- 3.5. The project will give the Park Wardens Service and Community Activity Officers the opportunity to organise a range of educational programmes and activities in the play space that will contribute to the City's Community Strategy.
- 3.6. The development through the partnership with the Group will contribute to retaining the park's Green Flag status.

#### **4. Legal Documents**

- 4.1 The nature of the legal arrangements will be as follows:

- (a) Tripartite Deed of Dedication

There will be a deed of dedication entered into between the Council, the Group and the Big Lottery Fund , the key features of which will be as follows:

- (i) The project site will be used for the project purposes for a period of 10 years
- (ii) A restriction will be entered against the title to the land for the term

- (b) Project Agreement

There will be a Project Agreement between the Council and the Group for a period of 10 years, with the Council retaining an option to extend the term. The obligations of the Council relating to the delivery of the project are as follows:

- (a) The Council will appoint a project manager to oversee the project;
- (b) The construction, design and management of the project will be carried out by the Council's Contracting Services division;
- (c) The Council will make a financial contribution to the project of £10,000; and

- (d) The Council will be responsible for the maintenance and management of the Park thereafter;

## **5. Consultation**

- 5.1 As well as Statutory Consultees, Park stakeholders, a number of local schools were informed about and asked to comment on the proposed development.
- 5.2 Extensive public consultation days to gauge public reaction to the proposed development took place in the Park during October 2008 and in November 2009, capturing the views of over 260 adults, children and young people, following the successful Playbuilder consultation model, and as a result of feedback from those events the emphasis on play themes were modified to take account of the community's comments and concerns.

## **6. Contributing to the Community Strategy**

- 6.1 Participation in play and physical activity particularly at young age has a proven positive impact upon individuals and communities and contributes to broader agendas such as improved health and supports addressing health inequalities, contributes to the reduction of crime and supports acts against antisocial behaviour. It also supports community cohesion and improved educational attainment, which in turn contributes to the 3 spines of the Manchester's Community Strategy.

### **(a) Performance of the economy of the region and sub region**

The construction of the facility will contribute to the economy of the sub region by benefiting suppliers. It will enhance the leisure facilities available in Chorlton Park thereby driving more visitors from the wider area into the Park.

### **(b) Reaching full potential in education and employment**

The Group has been and will continue to be involved fully in this project. Numerous skills will be developed by the group's involvement in this project, gaining experience in all aspects of project management, consultation and financial management.

Leisure Services have also taken on Assistant Park Wardens through the Future Jobs Fund and it is anticipated that one of these placements will be involved in the development of the project.

### **(c) Individual and collective self esteem – mutual respect**

Increased participation in active play will improve the health of Manchester' children both physically and mentally, thus improving the quality and longevity of life. The facility will play a role in improving the low uptake in physical activity and community opportunity resulting in the key outcome of short and long term health improvement. This will support LAA NI8 - increasing participation by 1% year on

year. This supports a clear strategic direction, with aims and objectives aligned and appropriate to both National and Local Agendas.

**(d) Neighbourhoods of Choice**

The new play development in Chorlton Park will provide a high quality, attractive, amenity play space for visitors and the local community and will enhance the park's profile within the locality and contribute to creating an area where people want to live and bring up their families.

**6.2 Key Polices and Considerations**

**(a) Equal Opportunities**

A key aim of the proposed development is to ensure that schools and the local community can access the facilities provided and in addition there is a commitment to ensure that the design standards of the development will comply with the highest standards of accessibility and play value for all users.

**(b) Manchester's Play Strategy**

Manchester's Play strategy seeks to enable Manchester's children and young people access to local, safe exciting play environments; increase the opportunities for challenge in play; increase the number of local, quality and safe play spaces and increase free play opportunities in parks and open spaces. Specifically promote outdoor play and encourage more families to use parks as play resources.

**(c) Legal Consideration**

The legal considerations are set out in the body of this report.