

R&Q 13/9/21

REGENERATION & QUALITY SUB-COMMITTEE
14 JULY 2021

MINUTES of the REGENERATION & QUALITY SUB-COMMITTEE MEETING HELD ON
WEDNESDAY 14 JULY 2021 at 8.10pm

PRESENT: Councillor Peter Harris - Chairman
Councillor Ann Duke – Vice Chairman
Councillor Lorna Cross
Councillor Peter Harman
Councillor John Hayes
Councillor Lesley Howes

ALSO PRESENT: Graham Blew – Town Clerk
Martin Harding – Assistant Town Clerk/RFO

ABSENT: There were none.

**111/21-22. ARRANGEMENTS AND CONSTRAINTS REGARDING FILMING OR RECORDING
THE MEETING.**

The Chairman explained the arrangements and constraints relating to the filming or recording of the meeting.

112/21-22. APOLOGIES FOR ABSENCE.

There were none.

113/21-22. SUBSTITUTES.

There were none.

114/21-22. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

There were none.

The Chairman gave the opportunity for the meeting to be adjourned at this point to accept questions from the public.

**115/21-22. TO RECEIVE ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING
FROM PREVIOUS MINUTES.**

There were none.

**116/21-22. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 19 FEBRUARY
2020.**

Recommended: The Minutes of the meeting held on 19 February 2020
were confirmed and signed as a true record.

117/21-22. COMMUNITY INFRASTRUCTURE LEVY (CiL) REVIEW OF 5 YEAR PLAN

Further to minute 51/20-21 Members were asked to review the 5-year plan for minor, mid and major infrastructure projects previously agreed and endorsed.

Officers provided an update on the financial position of the Town Council with relation to CiL expenditure and responded to questions regarding the process involved.

Members were asked, and duly confirmed, that they understood what CiL was, how it should be used and the process for receipt, expenditure and the time limits involved.

Officers informed members that no correspondence, relating to the previously proposed Section 106 Agreement (re: play area at Knockhall Park), had been published with the re-consultation for planning application DA/19/01557/FUL (Little Hithe).

Members reviewed the CiL 5 Year Plan and after discussion advised officers of changes. It was further agreed that an additional review of the amended plan would be undertaken by the Sub-Committee in September 2021, with a view to submitting the amended 5 year plan to full Council for endorsement at its meeting in October 2021.

Recommended:

1. That the updates to the CiL project list be actioned.
2. That the updated list be considered at a meeting of this Sub-Committee, in September 2021, to finalise a recommendation for full Council in October 2021.

118/21-22. EXCLUSION OF THE PRESS AND PUBLIC.

MOVED BY Councillor Lesley Howes and seconded by Councillor Peter Harman;

RESOLVED:

That, pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, that because of the confidential nature of the business to be transacted, the public and press leave the meeting during consideration of the following item(s).

No members of the press or public were present during discussion of the following item of business.

119/21-22. **EASTERN QUARRY – PROVISION OF OFF-SITE FOOTBALL PITCHES - UPDATE**

Members discussed the confidential report and, after discussion it was proposed, seconded and duly agreed that:

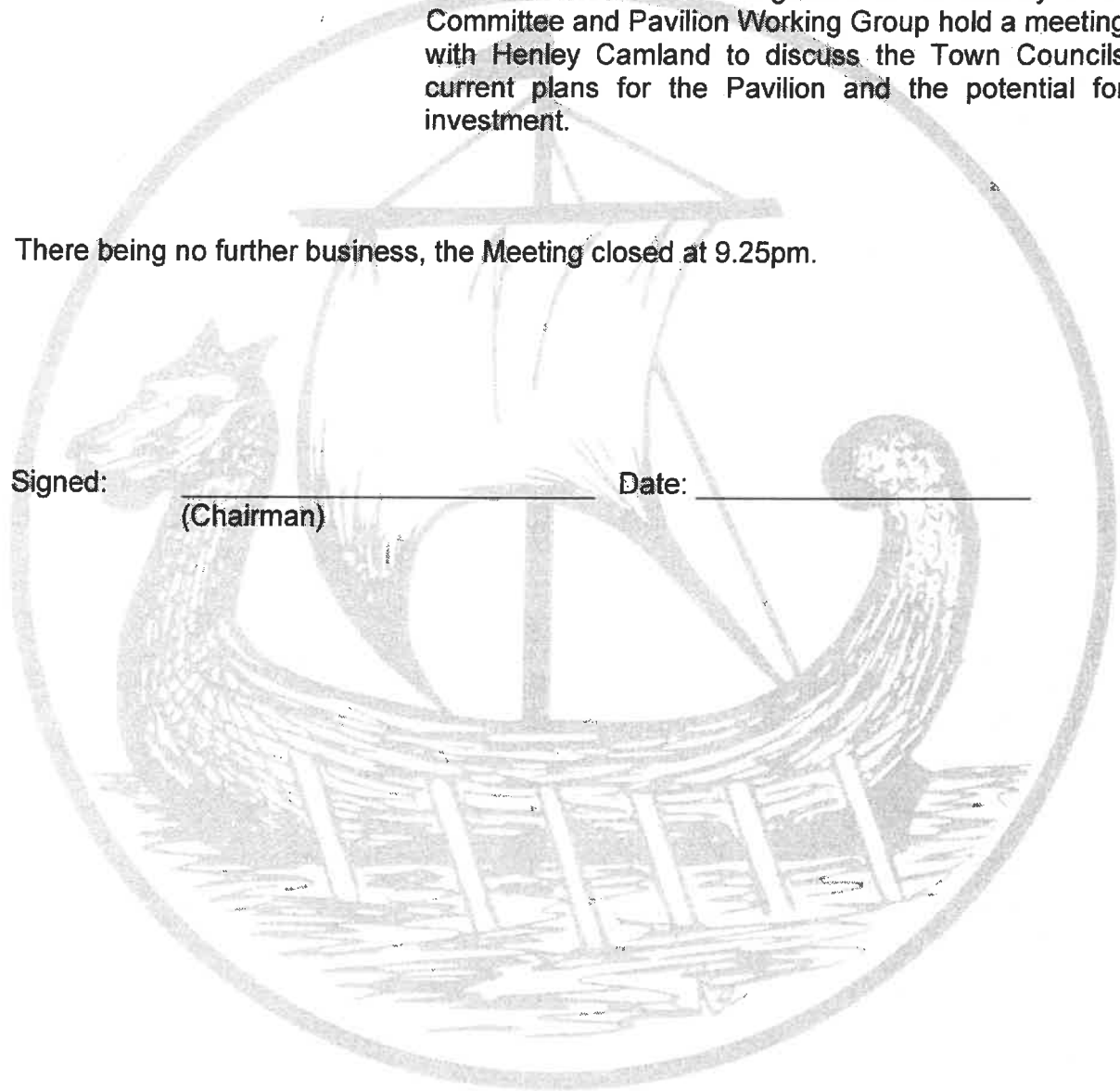
Recommended: A recommendation be made to full Council that members of both the Regeneration & Quality Sub-Committee and Pavilion Working Group hold a meeting with Henley Camland to discuss the Town Councils current plans for the Pavilion and the potential for investment.

There being no further business, the Meeting closed at 9.25pm.

Signed: _____

(Chairman)

Date: _____



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Project Description	Comments	Estimated Cost	Update
MAJOR PROJECTS (in specific priority order)			
1 Develop pathway/s in Heritage Park (from Meadow area to DS7 - gate required?) Approx. 374m		very approx. £55,000 + gate	
2 Construction of pond in Heritage Park	Using current pond as template	Approx £10,000	Remains on the list until pond completion.
3 Refurbishment of Cashiers Office	For Local History Group to use as a meeting room and archive centre.	£5-6,000 basic conversion	Remains pending decision on Pavilion project, consideration to be given for the space to be used as an depository / archive.
Total value of known / costed Major Projects		£76,000	With an assumed cost of £5,000 for a kissing gate for the footpath.
MEDIUM PROJECTS			
4 Fence and x3 large double gates at Swanscombe Park	Design and specification ?	Approx £325 per panel + gates. (123 panels) cost of panels £40,000	
5 Refurbishment of Pavilion	Consultant/architect to investigate future use of these sites	??	Under investigation.
Total value of known / costed Medium Projects		£46,000	With an assumed cost of £2,000 per gate for the x 3 gates total cost of £6,000..
MINOR PROJECTS			
6 Additions to remaining x5 children's play areas			
7 CCTV at Ingress Park Community Centre		£5,000 to £10,000 per piece of equipment	Valley View has had additional play equipment installed via external funding - July 2021
8 Church Rd Hall window and fire door replacement (UpVC)		£2,500	
9 Heritage Park, Meadow area improvements (cut, sow, potential fence)		£10,000	
10 Knockhall Changing Rooms - replace container with brick built		£5,500	
11 Re-instating the water fountain in Swanscombe Park	Using previous estimate for x2changing room, officials room and storage. Approx 75 square meter floorspace	£286,000	
12 Replace wooden fence around Leisure Centre with metal one. Approx 205m	Water supply is DBC ? Is it consumable? Brickwork and fountain.		Costs under investigation
13 Review children's play area equipment at Broomfield, Swanscombe and Knockhall		£15,170	
14 Projection equipment for Ingress Park Community Centre.	Supply of a suitable screen and projector for both the office and main hall.	£150,000 - £200,000 each	
Total value of known / costed Minor Projects		Approx £400 to £500 per room so total cost of £800 to £1000	Figures based on an 120" (3m) wall mounted screen with appropriate projector for the room size.
		£690,170	Based on spending £5,000 on the remaining x 4 play areas (amount already spent on Valley View, and spending £150,000 on each of the large play areas.
DEFERRED PROJECTS			
15 Footpath widening from McDonalds to bridge on London Road	Outside partners required - not our land		
16 Improve accessibility to Swanscombe Railway Station.	Outside partners required - not our land		
17 Pedestrian barriers at Swanscombe High Street	Outside partners required - not our land		
Total value to deliver all known / costed projects.		£812,170	



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AGENDA ITEM 7

R&Q 13/09/2021

PROPOSED CiL EXPENDITURE – PLAY EQUIPMENT (p).

Further to the previous item and in line with priority 6 on the CiL Project List, members are asked to consider the following two projects for CiL expenditure:

Project 1 – Additional piece of equipment – Saxon Court Play Area – Greenhithe

In July 2021, following a successful funding bid, the Town Council installed new play equipment at Valley View Play Area, Greenhithe to increase the number of play pieces and improve the age range that they were suitable for.

At this time it was highlighted via both Social Media and direct to the Town Mayor, that some additional equipment at Saxon Court Play Area, Greenhithe, would be of benefit to that part of the community. The Town Mayor spoke to residents and a roundabout and / or piece of climbing equipment was the most popular in discussion.

Officers investigated and have sourced the below piece of equipment that would satisfy both requirements. The cost of the piece including installation would be £6,500.

Also attached are images of the current equipment at Saxon Court.



Slide and swing



Toadstool seat and trim trail.



Project 2 – Replacement Trim Trail – Swanscombe Heritage Park – Swanscombe

The Town Council has wooden trim trail equipment installed at Saxon Court Play Area, Greenhithe, Eagles Road Play Area, Greenhithe and the Swanscombe Heritage Park, Swanscombe.

All three are direct wood installation into the ground with a variety of pieces of equipment. Of these three sites the Heritage Park is the most used given its proximity to Craylands School.

The equipment at the Heritage Park is in need of constant maintenance and repair, as the items are prone to malicious damage and also to aging due to the natural deterioration of timber.

In the 10 years since its installation this equipment has been subject to 6 insurance claims for damage totalling £3,500, costing the Town Council £1,500 in excess costs. On top of this further repairs have been undertaken totalling £2,788 from the annual playground inspections.

Most recently one of the wobble planks has been damaged and the cost to repair would be approximately £400.

Given the age and use of the site this level of expenditure will only increase.

In order to consider alternatives officers have sought a quote to replace the entire trim trail with a stainless-steel set which would be low maintenance and under a guarantee for a period of 20 years (similar to that installed at Broomfield Park).

The equipment cost, including installation is approximately £12,400, with an example image below.



Financial Implications

The total cost of both projects would be approximately £18,900. Whilst this is a significant amount the benefits, both to the community and the Town Council, are felt to warrant and be deserving of this.

The Town Council currently has £111,601.73 in available CiL, of which £49,829.91 has to be spent by no later than October 2024.

As previously confirmed these projects would fall within priority item 6 on the CiL Project List.

Recommended: To decide on CiL expenditure recommended within the report.

