
Report To:	Environment & Regeneration Committee	Date:	3 September 2015
Report By:	Corporate Director Environment, Regeneration & Resources	Report:	LP/118/15/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	Coronation Park – Potential Investment		

1.0 PURPOSE

- 1.1 The purpose of the report is to address the action raised by the June 2015 Environment & Regeneration Committee which requested a further report on potential investment required in Coronation Park.

2.0 SUMMARY

- 2.1 The current allocated funding for Coronation Park has been fully committed to address essential sea defence and slipway repairs/upgrading. Additional prioritised repairs/lifecycle replacement have been identified to sea wall handrails/railings and hard landscape surfaces, predominantly tarmacadam footpaths and areas of concrete slabs.
- 2.2 The Property Services Core allocation has been utilised to part fund the slipway works and will be used for the sea wall railings. It should be noted this allocation is for the lifecycle replacement and condition related repair/replacement of elements within the Council's Core Building stock.
- 2.3 The report highlights areas for consideration should additional allocation of funding be considered to address prioritised works as part of the future Open Space asset management programme.

3.0 RECOMMENDATIONS

- 3.1 That the Committee note the update on current committed work and the future potential investment required in Coronation Park which will be reported in the future in relation to the Open Space asset management programme.

Aubrey Fawcett
Corporate Director
Environment, Regeneration &
Resources

4.0 BACKGROUND

- 4.1 Following the approval to proceed with the repairs to the slipway within Coronation Park obtained at the June 2015 meeting of the Environment & Regeneration Committee, the Committee requested a further report on potential investment required within the Park.
- 4.2 The Environment & Regeneration Capital (Environmental Services Non-Roads) programme includes an allowance of £250K for works within Coronation Park. This has been allocated to sea defence and slipway repair/upgrade works as previously approved by Committee. It was not proposed to undertake any other works within the Park until the essential sea defence works had been addressed. An initial assessment of the Park has been carried out with a view to identifying condition / lifecycle replacement items and priorities for further investment and these are outlined in Appendix 1 and section 7.0 below.
- 4.3 It should be noted that a feasibility study on potential upgrading of Coronation Park was undertaken by Riverside Inverclyde in 2011 (see Appendix 3). This report does not address the type of upgrading and more extensive alterations that would be associated with a project of that scope.

5.0 RECENT INVESTMENT

- 5.1 Play Areas - The large play area within the Park has two distinct footprints, one is a sand filled area with equipment designed for younger children, the other has a wood bark surface and the equipment is more biased towards older children. The range of equipment within the older children's area did not fully cover the footprint of the play site with a large and noticeable gap. Additional play units were installed within the existing footprint of the play area at a cost of circa £25K. The work was completed first quarter 2012.
- 5.2 Sea Defences – Following engineering inspections, extensive essential repairs were identified as required to the sea defences within the Park and a project was approved at the September 2014 Committee. The Capital Programme Progress report to this Committee includes an update on the final expenditure on that project in the amount of £220K which was commenced February 2015 and completed in June 2015.

6.0 CURRENT COMMITTED INVESTMENT

- 6.1 Slipway Repair/Upgrade – Following engineering inspections, essential repairs have been identified including installation of additional safety features. A £100K project was approved at the June 2015 Committee utilising the balance of the unallocated funding noted in 4.2 above with supplementary funding from the Core Property Services allocation. The project is currently at design stage programmed to be taken forward in the current financial year.
- 6.2 Cycle Route - It should be noted that there is currently a proposal to provide a formal regional cycle route through the park (refer Appendix 2). This design for this is currently being developed through the Council's Environmental & Commercial Services section with a view to completing work within the current financial year. The estimated cost of that project is circa £80K which has Sustrans/SPT grant funding support. This is likely to address a proportion of the footways requiring lifecycle replacement/repair.

7.0 POTENTIAL INVESTMENT

7.1 Technical Services have carried out an initial assessment of the Park and the elements requiring consideration for future investment in the short to medium term. Appendix 1 provides an indication of the extent of railing and footway/hard landscaping repair/lifecycle replacement required. The estimated cost of these works is £20K for railings and £150K for resurfacing of footways and small areas of hard landscaping (slabs).

8.0 IMPLICATIONS

Finance

- 8.1 The Environment & Regeneration Capital (Environmental Services Non-Roads) programme includes an allowance of £250K for works within Coronation Park. As outlined in the text above this has been fully allocated to sea defence and slipway repair/upgrade. Additional funding has been allocated from the Core Property Services allocation to part fund the slipway repair works. The handrail replacement noted in 7.1 above is also being scoped and this could potentially be taken forward via the Core Property Services allocation.
- 8.2 It should be noted that the Core Property Services allocation is intended to be utilised for prioritised elemental repair/lifecycle replacement across the Council's Core Building portfolio as outlined in the report on Other Property Assets Forward Years Investment submitted to the February 2015 Policy & Resources Committee. An Open Spaces Asset Management Plan is currently being developed which will include information on the current condition and required forward years investment in the Council's open spaces including public parks.
- 8.3 The tables below provide a summary of the current committed funding and an indication of the likely capital funding required to address the prioritised repair/lifecycle replacement of the core elements of the Park, predominantly railings, footways and hard landscaping.

Current Committed Funding (excl. Cycle Route)

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Capital	E&R Env Services Non-Roads	2014/16	£250,000	n/a	Sea defences / slipway
Capital	E&R Core Property	2015/16	£70,000	n/a	Slipway
			£320,000		

Annually Recurring Costs / (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
N/A	Central Repairs Account (CRA)	2015/16	£0	n/a	On-going minor maintenance of these elements will be undertaken via the CRA

Legal

8.4 There are no legal issues.

Human Resources

8.5 There are no human resources issues.

Equalities

8.6 There are no equalities issues.

Repopulation

8.7 There are no repopulation issues.

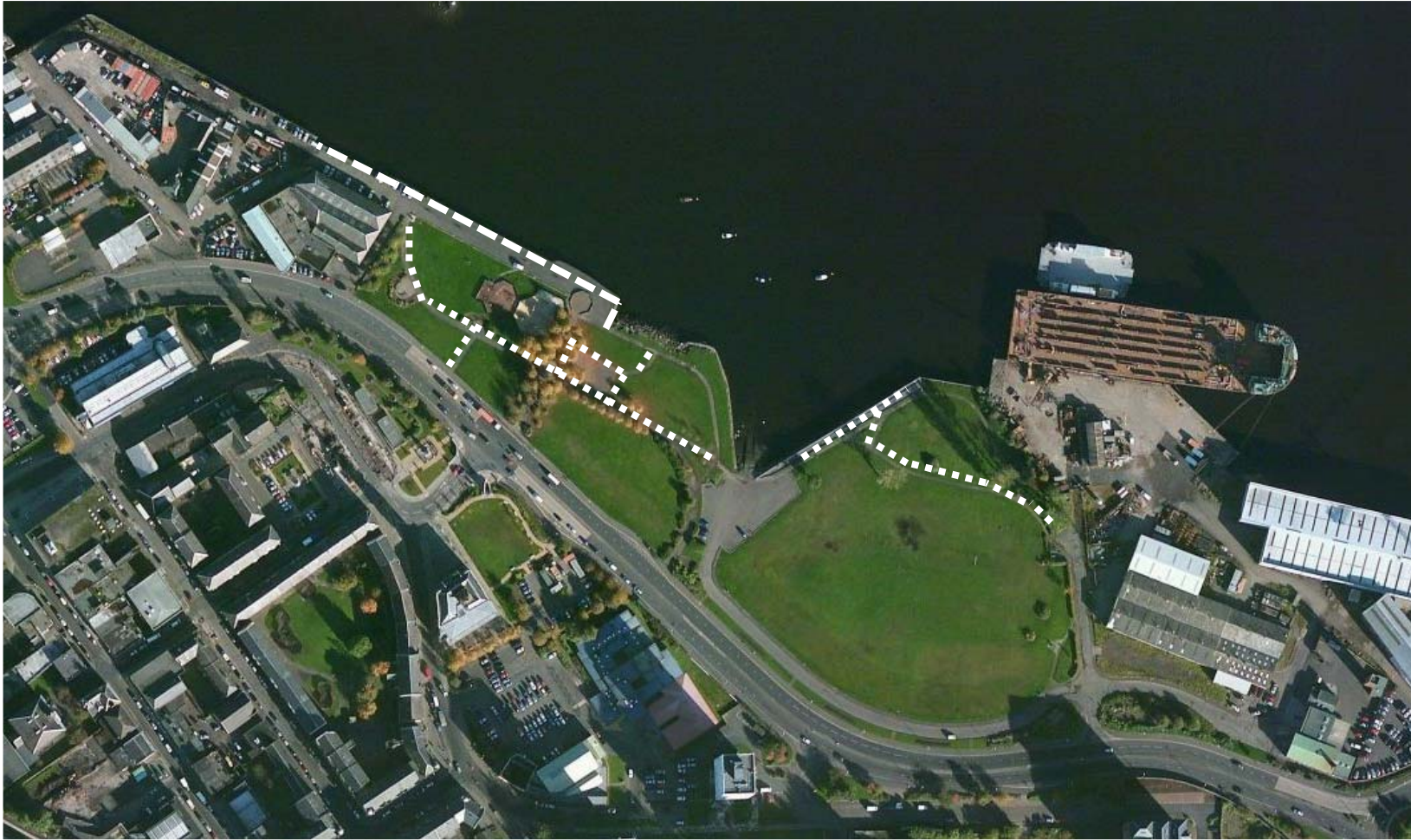
9.0 CONSULTATION

9.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.

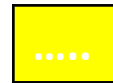
9.2 There are no legal issues arising from the content of this report and as such the Head of Legal and Property Services has not been consulted.

10.0 LIST OF BACKGROUND PAPERS

10.1 Riverside Inverclyde – Port Glasgow Regeneration Study – October 2011
LPS Technical Services survey and cost estimates - August 2015



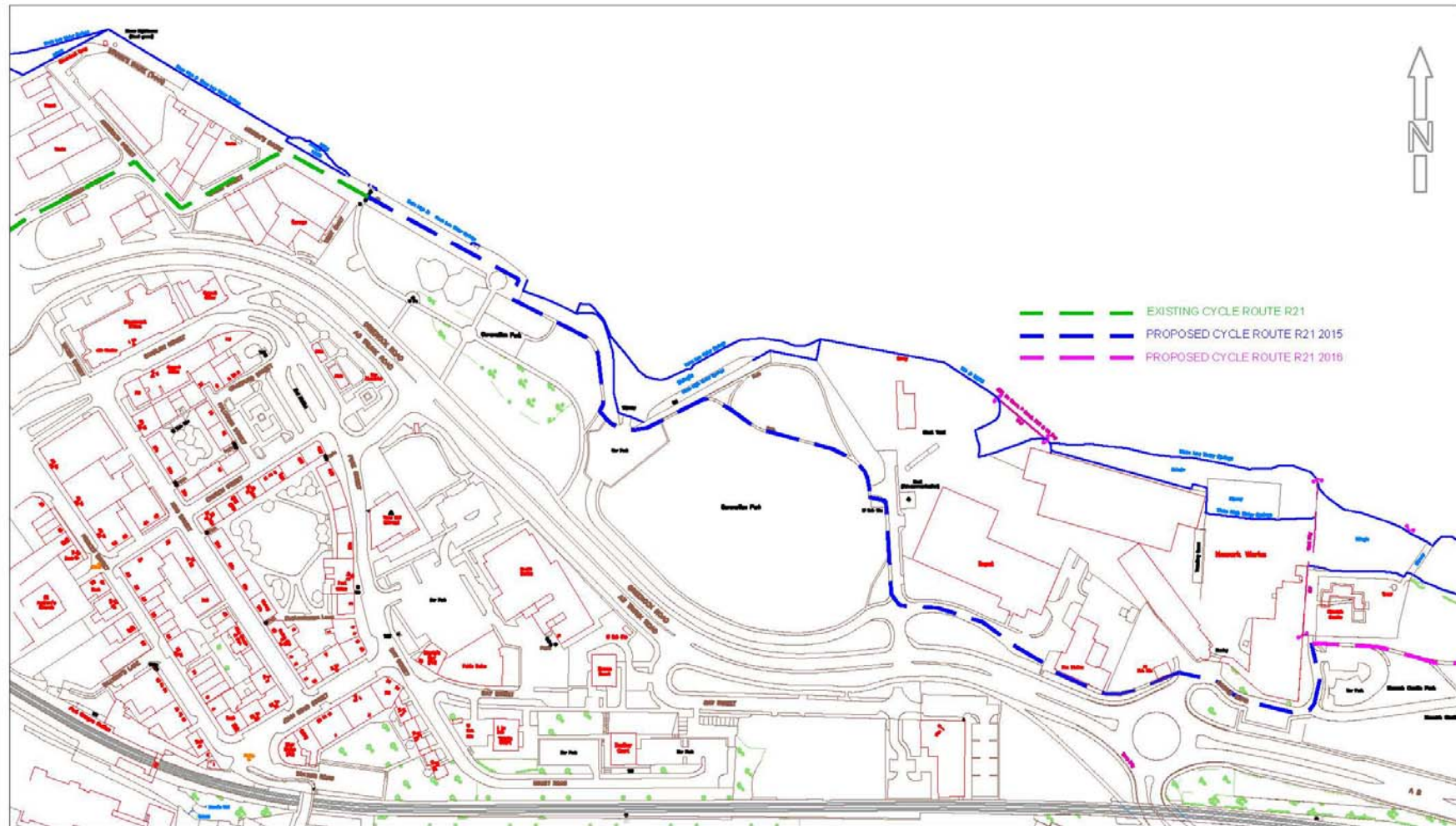
Replacement railings
Cost: £20K



Upgrade of paths/slabs
Cost: £150K

Coronation Park - Potential Investment

Appendix 1



<p><i>Consultancy Section</i></p> <p>Original Drawing Size 297x210 (A4)</p>	<p>HEAD OF SERVICE Ian Moffat</p> <p>71 EAST HAMILTON STREET GREENOCK, PA15 2UA</p>	<p>Ordnance Survey</p> <p><small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. COPYRIGHT LICENCE No. (10003421)2814</small></p>	<p>REGIONAL CYCLE ROUTE R21 CORONATION PARK TO NEWARK CASTLE</p>	<p>Scale : NTS</p> <p>Prepared by : R. Mackay</p> <p>Drawn by : R. Mackay</p> <p>Drawing No. :</p>	<p>Date : NOV 2014</p> <p>Checked by :</p> <p>Approved by :</p> <p>File No. : 19/12</p>

4. DEVELOPMENT FRAMEWORK PROJECTS



PROJECT 6 - Upgrading of Coronation Park
 Coronation Park is a potentially extremely valuable community resource but is currently under-utilised due to a number of sub-standard elements such as the proximity of the unfenced, busy A8 trunk road, the poor condition of the footpaths and esplanade railings, the crumbling quay wall and slipway and un-drained and badly levelled condition of the playing surfaces. The park requires the above infrastructure and safety improvements implemented in order to render it capable of having the potential of increased, productive, community use. A consultants' brief is being prepared for competitive tender to design and implement these elements and to engage and involve the local community in the detailed design of further improvements.