



Haringey Council

Agenda item:

[No.]

Report to CABINET

On 21 April 2009

Report Title. Muswell Hill Playing Fields Redevelopment

Report of **Mun Thong Phung, Director of Adult, Culture and Community Services**

Signed : _____

Contact Officer: Paul Ely 020 8489 5690 paul.ely@haringey.gov.uk

Wards(s) affected: **Fortis Green**

Report for: **Non-key decision**

1. Purpose of the report

1.1 This report is seeking approval from Cabinet for new play and recreation facilities at Muswell Hill Playing Fields.

2. Introduction by Cabinet Member (if necessary)

2.1 There is clear demand for new and/ or improved recreational facilities, in an area of significant need.

2.2 The content and objectives of the masterplan are clearly linked to our Wellbeing and Greenest Borough priorities.

2.3 Delivery of the full masterplan will be dependent upon securing significant additional match funding, which is in line with both our Capital and Asset Strategies, and our approach to improvement on similar sites e.g. Markfield Park, Chestnuts Park and at the Lordship Recreation Ground

2.4 Thus, I am seeking endorsement for the delivery of the Play/ Recreation package within the current financial year. An explanation of funding sources is given in para. 6.5.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1 The project will contribute to a number of current LAA outcomes identified in the Haringey Strategic partnership's Local Area Agreement 2008/09-2010-11, these are:
- NI 8 Adult participation in sport and physical activity
 - NI 56 Obesity among primary school age children in year six
 - NI 199 Satisfaction with Play Provision.

4. Recommendations

- 4.1 To approve the construction of new play and recreation facilities at Muswell Hill Playing Fields.
- 4.2 That further consultation is undertaken with the local community on the detailed design development of these works.

5. Reason for recommendation(s)

- 5.1 The design masterplan has been produced following consultation with local residents and stakeholders in order to identify how the Playing Fields can best serve local needs in the future. The masterplan is attached at appendix A.
- 5.2 Implementation of the masterplan in full is not financially viable currently, and it is therefore proposed that the play and recreation facilities be implemented as a priority within the current financial year 09/10.

6. Other options considered

- 6.1 The Council has available £445k from a S106 agreement arising from a housing development within the area. The S106 funding was used to commission a masterplan for the site.

Key elements that have been identified from the masterplanning process are:

- There is no children's play provision currently within Fortis Green ward.
 - The Playing Fields are the venue for over half of all organised football matches played in Haringey.
 - Though Fortis Green generally is a relatively affluent ward, the 3 estates immediately surrounding the playing fields are amongst the 22% most deprived in England.
 - There are no community buildings within this area and hence no focal point for community gatherings and activity.
 - The Playing Fields are currently principally used by footballers and dog walkers as they lack any wider park amenities.
- 6.2 The masterplan proposed the following facilities that can be divided into three works packages:
- Play and Recreation
- An equipped children's playground for ages 0-13
 - A floodlit multi use games area (muga)
 - A skatepark

- A trim trail or outdoor gym

Buildings / pitches

- A new access road with limited vehicle parking
- A new sports and community building to replace 2 existing buildings
- Drainage improvements to the football pitches

Landscape

- New paths for access and walking
- Site furniture
- Planting
- Signage

6.3 The total cost of implementing the masterplan is estimated at £2.65m including an allowance for professional fees, contingency and fit out cost.

6.4 Officers have examined the total recommended works and broken these down into 3 works packages: play and recreation, buildings and pitches, and landscape. The play and recreation element has been costed at £741k.

6.5 The available funding in 09/10 for this element of the project is as follows:

Received Section 106 money.....	£445k
Playbuilder allocation.....	£150k
Strategic pitches improvement project...£121k *	
<u>Outdoor fitness project.....</u>	<u>£ 25k</u>
	<u>total £741k</u>

* Future Council resources would be required to replace this funding in order to secure external funding.

6.6 The potential to attract further funding towards implementing future phases of work in full is being explored. This includes investigation of external sources and additional Section 106 monies and capital receipts within the area.

Though there may be housing developments within this area in future, the likelihood of this occurring in the short to medium term is low because of the current slowdown in the housing market and hence no funding can be relied upon from this source.

6.6.1 One possible funding source is the Football Foundation which provides funding for pitch and pavilion improvement works and could provide up to 50% of the total cost of relevant works on this site. Officers are currently assessing football pitch needs across Haringey and this will be considered in a future report.

6.7 Implementation of the play and recreation works will result in:

- A greatly increased numbers of things for do for children and young people
- Increased numbers visiting the playing fields
- A wider range of visitors
- More frequent visits
- The play and recreational needs and aspirations of children young people and their parents will be better met

7. Summary

- 7.1 A design masterplan has been developed for the site following local consultation with residents and stakeholders.
- 7.2 The report recommends the implementation of £741k of works to provide new play and recreation facilities for children and young people on the Muswell Hill Playing Fields.
- 7.3 This element of the project represents a very significant contribution to addressing the current shortfall in this type of provision in the west of Haringey. The improvements address the stated needs of local residents discovered during consultation, in particular those views voiced by local children and young people.
- 7.4 Officers will undertake further work to secure funding to carry out future phases of the masterplan. This would be the subject of a future report to Cabinet as the funding is secured.

8. Chief Financial Officer Comments

- 8.1 This report requests approval to proceed with implementation of phase 1 of the masterplan.
- 8.2 Financial proposals are highlighted at 3.4 above and further details of each area of funding required for phase 1 follow below.
 - 8.2.1 S106 receipts £445k. This funding has already been agreed and received by Recreation services.
 - 8.2.2 Playbuilder funding £150k. During the 2009/10 Pre Business Plan Review (PBPR) process Cabinet agreed corporate resources of £550k to contribute towards investment in improving the range and quality of play provision in the borough. In addition to Council resources Recreation Services have been successful in securing £1.1m Playbuilder funding for this project. £150k could be directed to Muswell Hill Playing Fields for the Play/Recreation segment of this plan, this is subject to Cabinet decision on 16th June 2009.
 - 8.2.3 Outdoor fitness equipment previously agreed capital funding £25k. During the PBPR process Cabinet agreed £200k capital resources for the Parks Fitness and Trim Trails project. Included in the total value is an allocation of £25k for Muswell Hill Playing Fields which will form part of the phase 1 proposal above.
 - 8.2.4 Redirected capital allocation £121k play/recreation. In order to meet this funding shortfall it will be necessary to redirect previously agreed capital funding from the Strategic Pitch Improvements project. This is currently match funding against future Football Foundation applications. Future Council resources will be required to replace this allocation to secure external funding.
- 8.3 Any subsequent agreement for phase 2 and 3 would require further consideration of the financial implications and each proposal shall be re-presented to Cabinet.

9. Head of Legal Services Comments

9.1 The Head of Legal Services comments that the Section 106 Agreement dated 15 December 2005 secured a total of £500,000 contribution to Environmental Improvements which were defined to mean the initiatives to improve the Recreation Ground including improvements to playing fields and open space and to the surrounding woodlands and any such incidental improvements in the Council's discretion (to which the sum of £334,000 shall be allocated and towards other projects of environmental improvement that shall not include projects in relation to football, the redevelopment of the local pavilion and any incidental projects thereto and any incidental projects thereto in the Council's discretion to which the sum of £166,000 shall be allocated. The Contribution was payable on commencement of development. The Council covenanted to deposit the money in an interest bearing account and all interest (less tax and reasonable administrative costs and fees) shall be credited to the account. If the Contributions are not expended for the required purposes at the expiration of 7 years from when cleared funds are received the balance shall be repaid to the party who paid the contribution.

9.2 With regard to dog walkers, the Dogs (Fouling of Land) Act 1996 allows local authorities to designate areas where dog owners are required to clear up after their dogs. Orders may also be made under Section 27 Road Traffic Act 1988 requiring dogs to be kept on leads of specific rights of way.

10. Equalities and Community Cohesion Comments

10.1 A draft equalities impact assessment has been undertaken for the development that has derived much of its information from the consultation exercise described below.

Gaps from the consultation are:

- 16-19 year olds
- 20-29 year olds
- Some minority ethnic groups
- People with disabilities
- These gaps will be addressed via further consultation.

10.2 Barriers to usage of the site identified are:

- The lack of on site facilities that particularly impacts on younger children and their parents/ guardians.
- The lack of access to the site from the surrounding estates as there are only 2 access points.
- The lack of a footpath network and steep gradients on the site that can create usage barriers for people with restricted mobility.

11. Consultation

11.1 A consultation plan for this project was produced and implemented according to Haringey's consultation process.

- 11.2 A range of interest groups were met with in August 2008. This included the Muswell Hill and Fortis Green Residents Association, The Coldfall Estate Residents Association, The Friends of Coldfall Wood and Muswell Hill Playing Fields & Sports Pitch hirers. Local children engaged with local Neighbourhood Management Officers who were making a film about life for young people in the area.
- 11.3 The project was formally introduced by elected members and senior recreation officers at the Muswell Hill Area Assembly held on the playing fields in September 2008.
- 11.4 1,200 questionnaires were distributed to residents living within a 400m radius of the Park and 187 responses (16%) were received.
- 11.5 Immediately following the introduction a letter explaining the project was sent to all Haringey residences living within the neighbourhood. With the letter was a questionnaire that sought to gauge local views on what improvements could or should be made, if any, to the playing fields.
- 11.6 The combined results were made public in November 2008 and the report is appended.
- 11.7 There was overwhelming support to retain the sports pitches, improve access particularly to the Coppetts Road entrance and provide benches and more dog waste bins.
- 11.8 The young people's film made a convincing case to provide new sports and play facilities for children and young people. This was broadly supported by respondents to the questionnaire. There was particular support from non-users of the playing fields, half of whom said that do not visit due to a lack of facilities.
- 11.9 There was broad support from local residents for the provision of children and young people's sports and play provision with the exception of a skateboard area, where there was equal agreement and disagreement with this.
- 11.10 The highest degree support for new facilities came from a significantly large proportion of respondents who do not use the playing fields at all. Half of these stated that they do not use the area due to the lack of facilities.
- 11.11 The full results of the Consultation are available at:
http://www.haringey.gov.uk/index/community_and_leisure/greenspaces/parks_and_open_spaces_parks_facilities/muswell_hill_playing_fields.htm.

12. Service Financial Comments

- 12.1 The report proposes capital investment in the provision of new play and recreation facilities on Muswell Hill Playing Fields at a cost of £741k. This will be funded as per para 6.5 in the report. The revenue implications of these works are minor and can be contained within existing parks the revenue budgets.

13. Use of appendices /Tables and photographs

Appendix A Masterplan

15. Local Government (Access to Information) Act 1985

15.1 Project Brief

15.2 Project Initiation Document

15.3 Masterplan

15.4 Consultation survey results.

Appendix A - Masterplan design option 1 – showing redevelopment area

Design options 1

MUSWELL HILL PLAYING FIELDS



Layout Option 1

Wynne-Williams Associates Ltd

MUSWELL HILL PLAYING FIELDS



Layout Option I

Wynne-Williams Associates Ltd

MUSWELL HILL PLAYING FIELDS



Layout Option 2
Wynne-Williams Associates Ltd

Appendix A – Masterplan design option 2 showing whole area

MUSWELL HILL PLAYING FIELDS



Layout Option 2

Wynne-Williams Associates Ltd