

Cabinet (Resources) Panel

3 October 2017

Report title	Heath Town Regeneration Project - MUGA Improvements community sport and play facilities	
Decision designation	AMBER	
Cabinet member with lead responsibility	Councillor Peter Bilson City Assets and Housing	
Corporate Plan priority	People - Stronger Communities	
Key decision	Yes	
In forward plan	Yes	
Wards affected	Heath Town;	
Accountable Director	Lesley Roberts (Strategic Director: City Housing)	
Originating service	Housing Services	
Accountable employee	Sangita Kular Tel Email	Housing Strategy/ Development Officer 01902 553362 sangita.kular@wolverhampton.gov.uk
Report to be/has been considered by	Place Leadership Team	18 September 2017

Recommendation(s) for action or decision:

The Cabinet (Resources) Panel is recommended to:

1. Approve the improvements proposed for the existing Multi-Use Games Area (MUGA) on the Heath Town including the cost of the work in the sum of £210,000 estate.

Recommendations for noting:

The Cabinet (Resources) Panel is asked to note:

1. That further consultation is planned with residents about the Heath Town Regeneration Project and Wolverhampton Homes Investment Plan programme and phasing of work.
2. That further consultation is planned with residents regarding improvements to support the sports use of the green field in Grosvenor Street.

1.0 Purpose

- 1.1 The purpose of this report is to seek approval for funding to upgrade the existing MUGA on the Heath Town estate for which designs have been developed.

2.0 Background

- 2.1 A report was submitted to Cabinet on 26 April 2017 which proposed improvements to the existing MUGA and investment in the green field at the end of Grosvenor Street.
- 2.2 Previous consultation exercises regarding the upgrade of the MUGA have received resident approval. Residents are keen to see more up-to-date play facilities on the estate and this has led to designs being developed for young children and a green gym facility. The upgrade to the MUGA will include repairs to the existing surface and fencing, re-painting of the football and basketball pitches and supply and installation of all play equipment and outdoor fitness equipment, including related ground works. These designs have been consulted on with residents.
- 2.3 Investment is also being considered in the green field at the end of Grosvenor Street. Previous consultation events have highlighted the need to retain this area for football for younger children and investigatory work has established that a small 7v7 football pitch could be developed on this site.
- 2.4 Residents will need to be consulted on the details of these improvements once designs have been drawn up. It is planned that officers will undertake a door-to-door knocking exercise to ensure residents have the opportunity to comment on the proposed works. Planned communications will also inform residents about the timescales and phasing of the housing development and wider investment works across the estate.
- 2.5 The project requires a minimum of 25% of the homes to be affordable and these have been included within the housing development proposals, alongside improvements to the MUGA and to the Grosvenor Street open space.

3.0 Progress

- 3.1 The Heath Town Masterplan has been amended and updated, and unit types and numbers have been revised to improve the financial viability of the project. The Heath Town Project Team is working with the revised masterplan to provide much needed housing and positive outcomes for the community.
- 3.2 Phase 2 of the enabling works is almost complete. The demolition contractor for the second phase has recently been appointed. DSM Demolition will be responsible for taking down the maisonettes, shopping precinct, housing office, GP surgery and disused car park and garages on Chervil Rise. This work is planned to commence in November 2017.

- 3.3 Wolverhampton Homes have been consulting with residents on their Investment Works on the retained blocks across the estate. Alongside the new housing development, this work will see the appearance of the estate transformed over the next few years, with the safety and security of blocks upgraded, external improvements to deck access blocks and 10-storey blocks. Work to improve the stair towers, lift enclosures and removal of the upper level link walkways is also included in this programme. This work is planned to start in November 2017 with Council and Wolverhampton Homes employees working together to develop a timetable and phasing programme for delivery.
- 3.4 This programme also incorporates the delivery of the MUGA improvement works, investment into the Grosvenor Street open space, and the replacement of old and defunct play facilities on the Heath Town estate. These projects have to be timetabled to fit around the wider Masterplan demolition and development works.

4.0 Evaluation of alternative options:

- 4.1 The Heath Town estate has a number of play areas which have either been closed due to health and safety reasons or are no longer used as they are old and out of date. Whilst some of these will receive investment as part of the Masterplan works, they do not provide an alternative sports venue for the estate. Nor is there an alternative location on the estate or nearby that will provide this kind of facility.
- 4.2 There is a need to provide alternative options for sport, supporting healthy life choices, and residents have identified the green field in Grosvenor Street as an option for this. This field is used by local children for informal games during the summer months, and by some organised football clubs from time to time, and is maintained by Wolverhampton Homes. However, it is not a formal pitch, does not have any markings, posts, fencing or lighting, and requires remediation works relating to water drainage. The space also has limitations in not being overlooked by housing for natural surveillance.
- 4.3 The site at Grosvenor Street has recently been appropriated from the General Fund to the Housing Revenue Account (HRA) so that it can be managed and maintained with the rest of the estate and contribute to the regeneration proposals for the wider area. It is intended to invest in this space as a grass surface for ball games, especially football. Funding for this space has been identified from a S106 contribution from the nearby Burton Crescent scheme. However, this does not provide for sports such as tennis or basketball, which require a harder surface.
- 4.4 Consultation with residents established that the MUGA is a facility well-used by residents but requires upgrading, especially the surface, which is a hard surface and has resulted in injuries from falls in the past. In addition, the current form of the MUGA, divided into three parallel courts, limits the number of sports that can be played on it, and the number of games that can happen simultaneously. It is in order to address these issues that designs have been developed for this area which provide for an upgraded surface divided into four courts, and with fencing between the courts to allow a variety of sports to be played.

5.0 Reasons for decision(s):

- 5.1 Residents have made it clear that there is a need for sport and play facilities on the Heath Town estate.
- 5.2 The proposed new housing planned through the Heath Town Masterplan will attract more families onto the estate which will result in increased demand for up-to-date sport and play facilities.
- 5.3 Investment in the MUGA will see the facility updated to provide an improved sports venue for residents, to be complemented by investment in play areas, green gym equipment, and an upgraded grass pitch on the nearby Grosvenor Street open space. This will provide the sport and play infrastructure to support the wider Masterplan ambitions for the estate.

6.0 Financial implications

- 6.1 The improvements to the MUGA, with installation of associated new play and fitness equipment, have been costed based on the design sketches provided by the Council's Public Realm Team. This work will cost £210,000.
- 6.2 This work has been accounted for within the £4.2million budget for Heath Town remodelling within the Housing capital programme approved by Cabinet on 19 July 2017
- 6.3 It is planned that the investment in the Grosvenor Street open space to improve the grass sports pitch will be funded through a S106 planning contribution arising from the Burton Crescent housing development scheme.
[JM/15092017/E]

7.0 Legal implications

- 7.1 All investment in the new MUGA and play equipment across the Heath Town estate will be subject to appointment of contractors through the Council's approved procurement processes.
[RB/1092017/H]

8.0 Equalities implications

- 8.1 The improvements proposed for the sport and play facilities on the Heath Town estate will provide a range of new and upgraded areas for play and leisure for the existing community and residents moving into the new housing planned for the estate. They will also support healthy outcomes for the community at Heath Town.

9.0 Environmental implications

- 9.1 Investment in community, sport and play facilities on the Heath Town estate, specifically making improvements to the existing MUGA and the proposal to create a small football pitch on the green field on Grosvenor Street, will create an improved public environment,

and provide much needed leisure spaces for the existing community and new residents moving into the estate.

10.0 Human resources implications

10.1 There are no Human Resource implications arising from this report.

11.0 Corporate landlord implications

11.1 There are no Corporate Landlord implications arising from this report.

12.0 Schedule of background papers

Proposed Housing Development at Burton Crescent – 7 February 2017 – Cabinet Resources Panel

Heath Town Regeneration Project – 26 April 2017 – Cabinet Report