

# Business Case for Physical Assets

<b>Project name</b>	Manzil Way Gardens Refurbishment				
<b>Project Code</b>					
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<b>Owner Name</b>	Chris Bell				
<b>Release</b>		<b>Version</b>	01	<b>Date</b>	15/04/19

## 1. Summary

2. There is a sum of £70k in the capital programme allocated to Skate Parks (of which £17k has been spent, see paragraph 3), the remaining balance has member support to be used on a new scheme at Manzil Way Gardens, East Oxford to improve the facilities and help tackle on-going antisocial behaviour, which includes street drinking, drug dealing and drug use. This virement requires Development Board approval (Section 151 Officer)
3. Due to potential safeguarding risks posed by the antisocial behaviour in the immediate vicinity of the play area the then portfolio holder for Leisure and Parks Linda Smith instructed that £20k of this budget be used immediately to enhance this facility and its setting. Positive urban design principles were employed to reduce clutter and open up sightlines to increase natural supervision within the enclosure and surrounding plot. The play area was extended to accommodate additional equipment and new street furniture was installed.
4. However, the Portfolio holder stipulated that a consultation must first take place before any wider changes to the gardens were made to ensure they meet public/user need (this work would be funded by the remaining £50k). The consultation was carried out in Dec 18/Jan 19, and appeared to provide a fairly coherent view that people did not want to see the gardens over-developed, but enhanced as an open, flexible green space to provide a meeting place, and focal point for the Cowley Rd carnival and other community events and activities. As part of this, tackling antisocial behaviour was regarded as the top priority.
5. Enhancement of the gardens can contribute by tackling any perception of the 'broken window effect' and increasing legitimate use. Along with increasing opportunities for play and social interaction, this would also contribute to the aims of the Community Impact Zone which seeks to drive wide-ranging positive change for this area of the city.
6. A sum of £50,000 remains in the capital programme to undertake the work required.

## 7. Assets

What is the asset classification?

Asset classification	YES
• Operational	
• Investment	
• Community Asset	YES

If we are changing the classification of the Asset, describe the change

Not applicable

## 8. Recommendations

*Describe which option is recommended and the reasons why. Describe, in summary, the capital and revenue costs of this work*

9. It is recommended that positive urban design principles are used to enhance the gardens without compromising use as an open, flexible green space as set out in Option 2.

A capital budget of £50,000 has previously been allocated to undertake the work required. The works will be completed by Oxford Direct Services.

## 10. Options

*Copy the table for each option to be included in the business case outlining business benefits and outcomes.*

### **Option 1 Summary - Do Nothing (other than replacing damaged street furniture)**

- Undertake no further work once the enhancement of the play area and its setting is complete and damaged benches have been replaced.

### **Costs**

*There would be additional cost £3,000 above the £20,000 already spent to remove and replace the damaged benches, leaving £47,000 of the original budget remaining.*

### **Risks and mitigations**

The impetus to enhance the gardens came from Members and there is a political expectation this work will be completed. Direct Comms by Members (including media), and by holding the consultation, there is now also a raised public expectation this work will be completed. Not completing the enhancement of the gardens would impact on

relations and OCC's reputation in the short term, and also in the longer term as a result of deteriorating state of the gardens and on-going anti-social behaviour.

The remaining benches along the path on the health centre of the gardens are in a poor, buckled condition, posing a risk of injury. They therefore need replacing regardless.

**Option 2 Summary – The following work is proposed:**

- Resurface the current unsightly path surface throughout both sides of the gardens
- Remove the remaining old benches along the path and install a new arrangement of seating on the plot without compromising the flexibility of the space for events
- Remove the old metal screen goal end/basketball hoop and replace with a standard basketball practice hoop (retaining the all-weather surface)
- Remove the unsightly poster stand, and the round curbing along the frontage of both sides of the gardens to help reduce the sense of clutter
- Plant a hedge along in front of the railings at the back of the plot to help 'green up' this area of the gardens (with the additional benefit of providing vital urban habitat for wildlife)
- Create a low maintenance but attractive planting scheme (which will also need to be drought tolerant) and plant additional trees
- Tie in to any landscaping created in connection with the installation of electronic fuelling bays for taxis shortly to be installed on the side of the gardens to ensure this area forms part of the wider scheme
- Ensure the lighting is working and adequate

**Costs**

*All of the remaining £50k budget would be required to undertake the work.*

**Risks and mitigations**

Undertaking the public consultation has informed the recommended changes/improvements to the gardens to ensure they meet customer need. However, there may still be some unmet expectation of what can be achieved for this budget due to the high-cost of basic infrastructure improvements needed for things like paths and lighting. An additional stage of consultation will therefore be undertaken to explain the detailed proposals to park users and the local community prior to commencement of the work.

## Qualifying comments

<p>How have you ensured the recommended option is politically acceptable?</p> <p><i>This is a Members' led project. Cllr Linda Smith had £70k of capital funds originally allocated for a potential skate park transferred for improvements to Manzil Way Gardens in 2018. The project is also supported by both local ward councillors. Consultation has revealed the local community's strong desire to see improvements to help tackle on-going ASB.</i></p>
<p>What were the outcomes from discussions with Human resources?</p> <p>Not applicable</p>
<p>What were the outcomes from discussions with Financial Services?</p> <p><i>They reviewed and approved the proposal.</i></p>
<p>What were the outcomes from discussions with ICT?</p> <p>Not applicable</p>
<p>What were the outcomes from discussions with Environmental Sustainability?</p> <p><i>The proposed work includes planting of additional trees and a hedge at the site. In addition to this phase of improvement works we are working with Environmental Sustainability on a project to install fast electric fuelling bays for Taxis and additional bike racks at the site.</i></p>
<p>What were the outcomes from discussions with Procurement?</p> <p><i>Work to be completed in-house by ODS Parks</i></p>
<p>What were the outcomes from discussions with Legal Services?</p> <p><i>Not applicable</i></p>
<p>What were the outcomes from discussions with Property Services?</p> <p><i>As this is effectively an in-house project they did not feel their input was required.</i></p>
<p>What were the outcomes from discussions with Planning?</p> <p><i>Recommendations were provided on urban design best practice which have informed the proposed work.</i></p>
<p>What were the outcomes from discussions regarding CDM?</p> <p><i>CDM Pre-Construction information will be defined between Community Services and Direct Services as part of the contract to undertake the work.</i></p>

## 11. High Level Milestones

*List the high level milestones and critical dates for the project.*

<b>Milestone</b>	<b>Start</b>	<b>Finish</b>
Instruction to commence	May 19	
Delivery Lead Time (8 weeks)	June 19	
Project Completion		Sept 19

**Detailed work and communications plans should be attached as appendices**

## 12. Approvals

*Describe who will manage the project or who will be the client manager responsible and who will have CDM responsibilities*

<b>Board/Group</b>	<b>Name of Approver</b>	<b>Date</b>
Development Board		
CMT		

## 13. Next Steps

*Please indicate what are the next steps in taking this work forward*

On the basis we are within the quotation validity period, an order is to be placed to purchase the works to be carried out

# Requirements for Business Case Approval

## Specification for Manzil Way Phase 2 work and Quotes provided by DS Parks

Work required to both sides of the gardens	Quote
Resurface the current unsightly path surface	<b>£24,928.33</b>
Remove and dispose of the rounded curbing along the frontage and make good the ground	<b>£2288.71</b>
Work required to health centre side of the gardens	Quote
Remove the three remaining old benches (buckled) along the path (and dispose of) and make good the ground	<b>£571</b>
Remove the basketball hoop/goal end (retaining the all-weather surface) – consider where this could be re-located to and provide a cost for relocating	<b>£1531</b>
Install a stand-alone basketball hoop (TZU107) at one end of the all-weather surface	<b>£1823.60</b>
Remove the unsightly poster stand and relocate or dispose of as appropriate	<b>£250</b>
Plant a hedge along in front of the railings at the back of the plot to help 'green up' this area of the gardens (needs eventually to be maintained at no more than 3 feet in height to avoid creating a hidden space for ASB behind.  55m of mixed hedge row: <ul style="list-style-type: none"> <li>• Taxus baccata 4per lin m = 220</li> <li>• Fagus sylvatica 5per lin m = 275</li> <li>• Watering for first three years</li> </ul>	<b>£10'590.65</b>
Plant three additional trees (in agreed locations) and water for first three years.	<b>£1980</b>
Create a low maintenance but attractive planting scheme (which will also need to be drought tolerant)	
As part of the above, grind out the stump in the corner by the toilets	<b>£250</b>
Remove litter bin close to frontage of the plot and relocated other litter bin on edge Manzil Way side (currently at an angle) to the corner of the plot (nearest junction of Manzil Way/Cowley Rd)	<b>£450</b>
Install a new arrangement of seating without compromising the flexibility of the space and chose benches designed to minimise antisocial behaviour	<b>£4500</b>
<b>Grand Total</b>	<b>£49,163.29</b>



# Ward Map

