

**Urgent Item brought forward by the Chair in order that the Committee's public realm programme can be progressed without delay**

**Sutton South, Cheam and Belmont Local Committee  
17 September 2009**

**Report of the Locality Lead Officer**

**Public Realm Projects update**

**Ward location:** Sutton South, Cheam and Belmont      **Report author:** Ian Kershaw, Locality Lead Officer. 020 8649 0684

**Area Served:** Cheam, Sutton South and Belmont      **Lead Councillor:** Ruth Dombey

**Summary**

This report sets out the latest position on public realm projects in the area and S106 funding for particular schemes.

**Recommendations**

The Committee is asked to

- a) Note the position of the various projects identified for each ward and agree any revisions
- b) Agree to increase the £5,000 allocated to tree replacement in Cheam Park by £5,000 to £10,000 and that the scope of the allocation be extended to cover shrubs and trees in Cheam Park and street tree replacement in Sutton South, Cheam and Belmont.
- c) Agree to remove its 2009/10 allocation of £40,000 for the Cheam Park BMX track and consider reserving funding from its 2010/11 allocation;
- d) Ask the Executive to consider appropriate locations for a BMX track in the Borough;
- e) Agree to allocate £5,000 public realm funding for a feasibility study of the Cheam Park Stable Block;
- f) Agree to allocate £28,000 public realm funding for works to the interior of the Cheam Lodge.

**1. Background**

- 1.1 The Committee on 11 June received an update on public realm projects.

**2. Issues**

**Street trees**

As street tree pruning programmes are carried out through the area a number of dead or unsafe trees are being removed. This is proving to be more than the tree replacement budget can bear. The Committee has previously agreed that £5,000 be allocated from Public realm funding for tree replacement in Cheam Park. I recommend that the Committee agree to increase this allocation by £5,000 to

£10,000 and that the scope of the allocation be extended to cover shrubs and trees in Cheam Park and street tree replacement in Sutton South, Cheam and Belmont.

### **Cheam Park – BMX track**

At the last meeting I informed the Committee of advice received to date in respect of planning requirements for the proposed track. The site is in that part of the park which is designated as a conservation area. This presents potential barriers to the project. Advice from English Heritage as to the archaeological interest in the park has not yet been received. We would be unable to build a track this financial year as work would need to commence by October. Given the nature of planning advice received to date, delays to additional advice and the seasonal nature of track building I recommend the Committee unallocate £40,000 for the BMX track from this year's capital allocation. I also recommend that the Committee ask The Executive to consider alternative sites in the Borough for a BMX track. The Committee may consider whether it wishes to earmark funding from its 2010/11 allocation for a track either at the Cheam site or another suitable site in the Borough.

### **Cheam Stable Block**

Further to the June meeting officers, members, friends of Cheam Park and interested residents inspected the Stable Blocks. Expert assessment had previously identified that works in the region of £150,000 would be needed to make the building weather tight. It was clear at the site visit that further work would be required to make interiors fit for purpose. The group at the site agreed that it would be difficult to take forward further suggestions for the Stables without an expert assessment of the marketable potential of the Stables. This should include recommendations of possible use and cost of work required to bring them into such use. Having consulted the Council's asset management team I recommend that the Committee agree that a sum of £5,000 be allocated from public realm for a feasibility study of the potential market for the Stable Block and work that would be required to bring it to market.

### **Cheam Lodge**

The Committee has long been concerned that a viable use be found for The Lodge in order to ensure it does not fall once more into disrepair. Parks management together with Sutton Housing Partnership have now identified a potential suitable let for The Lodge. A sum £28,000 would be needed to bring the interior into a suitable condition to let. Although the works are to the interior of the building I believe this is appropriate use of Public Realm funding. A lack of use is the underlying reason why the building fell into disrepair in the first instance. I recommend that the Committee agree to allocate this from Public Realm.

### **Sutton Court Estate Ball Court**

The Committee agreed to allocate public realm funding to improve the ball court at Sutton Court estate on 9 October 2008. I visited the site with the Sutton Housing partnership neighbourhood manager and agreed outline detail of works to be undertaken. The Neighbourhood Manager then sought quotes for the work. Quotes were provided and a revised allocation was agreed by the Committee on 11 June 2009. The Neighbourhood Manager then issued consultation letters on the proposals to residents. Minor amendments were consequently made to the

proposals. A problem has also been identified with the rots of a specific tree. Sutton Housing Partnership are checking how works might be managed and whether a tree preservation order is in place. Residents and neighbours will be written to and advised when work will begin.

**3. Financial implications**

- 3.1 The 2008/09 and 2009/10 Capital Estimates contain a total of £2m for the Public Realm project which has been allocated to the Local Committees on the basis of population.
- 3.2 The South Sutton, Cheam and Belmont Local Committee has been allocated £315,000 from the Public Realm Project Fund. A further £35,000 S106 funding was available for works in Cheam Park. Projects totalling £322,540 have already been agreed leaving a balance of £27,460 for future projects. Proposals in this report would add £2,000 to the 2009/10 public realm allocation giving a balance of £29,460 available for future projects. Capital allocations can be rolled forward into subsequent financial years. A further capital allocation of £111,000 will be available to this Committee from 2010/11 for financial years 2010/11 and 2011/12.

**4. Contribution to core values and corporate goals**

- 4.1 The public realm projects are under pinned by the Council's vision of building a community in which all can take part and all can take pride. Delivery of public realm improvements is one of the Council's; corporate objectives and is informed by working in partnership with and being driven by the local community

**5. Equality and Diversity impact assessment**

- 5.1 Public realm projects are required to be of benefit to all and improve public space that is accessible to all. The public realm projects being carried forward in this report have been subject of extensive consultation and supplemented by meetings with specific stakeholder and user groups.

**6. Background papers**

None

## Appendix

## Sutton South Cheam and Belmont Local Committee 11 June 2009 Public Realm Update

## Works agreed

Ward	Project	Estimated cost (£)	Funding Stream	Progress
Belmont	Shanklin Estate new benches x 3	1,500	Public Realm	Complete
Belmont	Shanklin Estate new playground	50,000	Public Realm	Complete
Belmont	Overton Park extend playground	50,000	Public Realm	Pending consultation
Belmont	Belmont Park benches, picnic table and basketball court	7,000	Public Realm	To be advised
Cheam	Cheam Park demolish Ewell Road toilets	13,000	Public Realm	Complete
Cheam	Cheam park replace perimeter fencing tennis courts	8,000	S106	Complete
Cheam	Cheam Park resurface tennis courts	19,700	S106	Complete
Cheam	Cheam Park resurface paths around pavillion and proper steps	3,655	S106	Complete
Cheam	Cheam Park resurface path to playground	2,495	S106	Complete
Sutton South	Warren Park improvements	22,400	Public Realm	Complete
Cheam	Cheam Park rebuild rose garden wall	9,000	Public Realm	Complete
Cheam	Cheam Park tree planting	5,000	Public Realm	Autumn 2009
Cheam	Cheam Park BMX track and fencing	40,000	Public Realm	Pending English Heritage advice
Cheam	Cheam Park resurface main car park and white line	22,300	Public Realm	Complete
Cheam	Cheam Park resurface disabled parking area	3,300	Public Realm	Complete
Cheam	Cheam Park resurface turning area to main car park	1,540	Public Realm	Complete
Cheam	Repair planters at Upper Mulgrave Road/Sandy Lane and The Broadway/High Street	1,000	Public Realm	Complete
Cheam	Cheam war memorial metal rail fence and replace dead planting	30,000	Public Realm	Pending consultation

Cheam	Cheam Park Surface track by The Lodge	7,500	Public Realm	Complete
Sutton South	Improve nature area next to Devonshire School	5150	Public Realm	Complete
Sutton South	Improve Sutton Court Estate Ball Court	20,000	Public Realm	Pending tree enquiries
	<b>Total Public Realm</b>	<b>288,690</b>		
	<b>Total S106</b>	<b>33,850</b>		
<b>Funding Available</b>				
	<b>Public Realm</b>	<b>315,000</b>		
	<b>S106 Funding</b>	<b>35,000</b>		<b>For Cheam Park</b>
	<b>Total</b>	<b>350,000</b>		
	<b>Less</b>			
	<b>Works Agreed</b>	<b>-322,540</b>		
	<b>Balance of Funding Available</b>	<b>27,460</b>		

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