



PART B:	RECOMMENDATIONS TO COUNCIL
REPORT TO:	POLICY AND RESOURCES COMMITTEE
DATE:	9 FEBRUARY 2023
REPORT OF THE:	PROGRAMME DIRECTOR FOR PLACE AND RESOURCES PHILLIP SPURR
TITLE OF REPORT:	REALLOCATION OF RESIDUAL GRANT FUNDING BY PICKERING TOWN COMMUNITY INTEREST COMPANY FROM NEWBRIDGE PARK TO THE COMMUNITY PARK, PICKERING
WARDS AFFECTED:	PICKERING

EXECUTIVE SUMMARY

1.0 PURPOSE OF REPORT

- 1.1 This report is to ask Policy and Resources Committee to approve the reallocation of existing Pickering Town Community Interest Company (PTCIC) grant funding of £61,750 from Newbridge Park activity identified in the PTCIC's business plan to the Pickering Community Park to support development of a pump track as a community facility for the people of Pickering and the wider Ryedale area.

2.0 RECOMMENDATION(S)

- 2.1 Policy and Resources Committee recommends to Full Council that:

- (i) The existing grant funds made available to PTCIC for Newbridge Park activity, totalling £61,750 of the £175,000 previously awarded, be made available to PTCIC to fund a new pump track, associated signage and marketing and promotion of the facility at the Pickering Community Park
- (ii) The grant be drawn from the existing £175,000 previously allocated in capital reserves for community use in Pickering.

3.0 REASON FOR RECOMMENDATION(S)

- 3.1 A grant of £175,000 was awarded by Policy and Resources Committee on 17 March 2022 to PTCIC to be used to develop Pickering as a regional capital of cycling.
- 3.2 The works agreed at Policy and Resources included the acquisition of a lease of the land named Newbridge Park, development of a pump track and maintenance of the site for cycling, walking and wider recreational activities. However, after lengthy discussions with the landowner, the Duchy of Lancaster, over the use and aspirations

for the land, an agreement unfortunately has not been reached. Therefore, the PTCIC have identified a new piece of land at the Community Park, owned by Pickering Town Council, to support development of a pump track for use by Mountain bikes, BMX bikes, Skateboards, Micro scooters & Rollerblades, providing a multi-use facility.

- 3.3 PTCIC now wish to reallocate a proportion of the funding previously awarded to support their business plan towards the development of a pump track which sits outside the scope of the original grant agreement. This work includes land development, installation of the pump track, associated signage and promotion and marketing of the facility. Officers agree that this work adds value to the existing facility owned by Pickering Town Council and sits within the scope of the overall ambition to develop Pickering as a regional centre for cycling.

4.0 SIGNIFICANT RISKS

- 4.1 If this request is not agreed, there is a risk that the funding previously allocated will not be used for the purposes of the business plan and therefore not obtain the maximum benefit from the funding.

5.0 POLICY CONTEXT AND CONSULTATION

- 5.1 From April 2021, Pickering Town CIC members have met regularly with support from the Tourism & Development Officer to explore the current provision and opportunities that development of activity to support the outdoors sector would provide to Pickering and the wider Ryedale District with the facilities being accessible to all. The PTCIC membership consists of one Ryedale District Councillor, one Pickering Town Councillor, four private sector business representatives and an Operations Manager.
- 5.2 This recommendation is made as a result of negotiation between Officers, PTCIC and Pickering Town Council.
- 5.3 Council has a responsibility to ensure value for money and effective and efficient use of public funds.

6.0 REPORT DETAILS

- 6.1 To date the PTCIC have as a result of the grant funding appointed an Operations Manager to kickstart activity, developed a new brand and visitor website for the town – www.visitpickering.co.uk, and scoped a series of actions around developing Pickering as a cycling centre for North Yorkshire. These include feasibility for additional cycling infrastructure in the town centre and key attractions, working with local schools on active travel initiatives and supporting the development of e-bike charging. These activities were originally identified and costed in the PTCIC's business plan and is where residual funding will be allocated.
- 6.2 A further key objective of the PTCIC's business plan was to acquire the lease of Newbridge Park, an area of land to the rear of Pickering Castle which is owned by the Duchy of Lancaster. This has been a very successful off-road cycling area for the local community particularly for young people and is an excellent facility for Pickering.
- 6.3 On receipt of the grant the PTCIC entered into discussions with the Duchy of Lancaster Estate on the transfer of the lease from Newbridge Park Ltd over a 10-year term, in order to ensure that this community facility can be maintained and restored as well as improved.

- 6.4 Following extensive negotiations between PTCIC and the Duchy of Lancaster Estate for a new lease of Newbridge Park, the parties have unfortunately been unable to agree terms which are acceptable to the business interests of both parties. There are a number of stumbling blocks for which a resolution cannot be found. These include:
- the Duchy requiring PTCIC to lease twice as much land as is required, including land adjacent to a busy main road which would need special forestry attention to be safe for vehicles and pedestrians.
 - the Duchy requiring PTCIC to pay a not insignificant annual rental for the lease and also to take on the management of the forestry area. This area already shows significant forestry management issues with some damaged trees and significant ash dieback in the area which will require considerable expense to manage over the coming years.
- 6.5 As Newbridge Park provides a great cycling opportunity for young people in and around Pickering this is clearly a disappointment however the PTCIC board have considered this and wish to look at other opportunities to provide an activity for young people in the community and kickstart 'Capital of Cycling' activity.
- 6.6 Given Pickering Town Council's ("PTC") wish to develop the Community Park, which is adjacent land to the Newbridge Park area, PTCIC have been discussing ideas with PTC to see what additional facilities may be appreciated by the younger community.

PTC considered the provision of a skate park at the Community Park and in late 2022 consulted citizens of Pickering on development of such a facility. 337 people (74% of those who responded) were in favour of a skate park being installed in the Community Park, and of these 38% (175 people) indicated that they would use a skate park. The questionnaire gave different options for what people would use a skate park for and the majority votes were for using a BMX or scooter. Feedback from this exercise was discussed at a meeting of PTC on 23 January 2023 and it was minuted that:

"The council resolved that it will not take this project forward, but it will be open and proactive towards any approach made to the council by an organisation or voluntary group who have a reasonable proposal to develop a project to install a skate park in the town."

As a result of this decision the board of PTCIC believe that an alternative option for the Community Park would be a pump track and it would provide an improved multi-use facility and of a greater benefit to the younger people in the community. Accordingly PTCIC are requesting if the monies allocated by RDC in relation to Newbridge Park amounting to £61,750 can be reallocated to the development of this pump track.

- 6.7 A pump track is a circuit of rollers, banked turns and features designed to be ridden completely by riders "pumping" - generating momentum by up and down body movements, instead of pedalling or pushing. It was originally designed for the mountain bike and BMX scene, and now, due to concrete constructions, is also used by skateboard, and accessible to wheelchairs. Pump tracks are relatively simple to use and more cost efficient to construct and cater to a wide variety of rider skill levels.



Image 2 – proposed format and location of the pump track at Pickering Community Park

6.8 At a board meeting of Pickering Town Community Interest Company held on 11th November 2022 it was minuted that:

“As an alternative project it was generally agreed that the support of a 'pump track' in the Community Park would better fit our budget and provide a project of more use to the younger community and visitors to the town which could be delivered in a shorter period of time.”

The following proposal was submitted to Pickering Town Council for their agenda on 19 December 2022;

1. PTCIC would like to take the development of a 'pump track' as their project and will seek to secure transfer of funding from the Newbridge Park project to this.
2. CIL funding support be requested from PTC.
3. When the project is delivered, the 'pump track' management and maintenance be handed to PTC.

6.9 At the meeting of Pickering Town Council on 19 December 2022, Councillors resolved that:

“the town council accepts the proposal from the Pickering Town Community Interest Company to install a pump track at the Community Park on the understanding that the council agrees the final design and on the understanding that there is no cost to the council for the construction work. The council will take ownership of the pump track when it is complete”

6.10 The following expenditure headings previously allocated to PTCIC for activity at Newbridge Park are requested to be reallocated to the pump track development project at the Pickering Community Park. If approved the following activity allocated towards

Newbridge Park will be cancelled and funding repurposed for the development of a larger purpose-built pump track at Community Park.

Section 1 - Management of mature trees in the area	£10,000
Section 2 - Improving the cycling tracks and the addition of a pump track	£22,750
Section 3 - Lease costs for 10 years to Duchy of Lancaster	£5,000
Section 4 - Insurance costs for 10 years re Liability insurance for the area	£7,000
Section 5 - Land acquisition to improve access between NP and the Community Park	£8,000
Section 6 - New signage	£2,500
Section 7 - Bike maintenance station and tools for bikes	£1,500
Section 8 - PR & website	£5,000
Sub Total	£61,750

Table 1 - areas of activity at Newbridge Park originally identified for funding

Indicative quotes to date suggest a similar type of development as shown in Image 2 will cost £60,000 for track construction with a further sum of £1750 required for promotion and marketing. Therefore the full allocation originally earmarked to Newbridge Park activity will be required for this revised project. The size of the pump track will be of significantly larger size than the one originally proposed for Newbridge Park, which had a limited plot of land for such development. Once built, it will be formally signed over to Pickering Town Council, with insurance and maintenance costs covered by the Town Council.

6.11 The benefits from this project include:

- This new facility will help communities and boost the wellbeing of people who live, work and visit Pickering and people who use the park as a recreational facility.
- The use of pump tracks help children develop social skills, communication skills, hazard perception skills and life skills.
- Exercise for all age of users improves mental and physical health and wellbeing.
- Communication skills for users are developed by using the facility. Speaking, etiquette, respect and listening are key skills which can be developed through using pump tracks.

6.12 Officers agree that the proposed works would have a positive impact on the Community Park and as a community asset for Pickering. Additional recreational facilities would support work by Pickering Town Council to reduce incidents of antisocial behaviour in the town.

7.0 IMPLICATIONS

7.1 The following implications have been identified:

a) Financial

Although the grant of up to £175,000 has previously been allocated, the re-

allocation of the grant should be highlighted for the purposes of the legal agreement in place.

b) Legal

A legal agreement is in place following the original grant award. Legal Services can be briefed to provide a Deed of Variation supplemental to the original agreement to be signed by all parties as required.

c) Other (Equalities, Staffing, Planning, Health & Safety, Environmental and Climate Change, Crime & Disorder)

Limited staff resource would be required from RDC's perspective with the exception of minimal involvement from Legal to revise the terms of the original agreement.

The works proposed would have a positive impact on the community facilities in the town, subject to obtaining planning permission for the development of the facility.

There are no other implications.

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Background Papers:

Appendix 1 – Pickering Town CIC report for Policy and Resources Committee, 17 March 2022