1. Vision
A three year project to improve Denehurst Park by increasing the range of visitor attractions with new and improved facilities and creative landscaping. Split landscape between the high quality formal gardens landscape by Denehurst House and accessible countryside/community growing set in attractive parkland setting. Enable all day visits through provision of a café and toilets. Attain Green Flag Award as independent proof of improvements made.

2. Site Masterplan
The plan below shows the location of main existing and proposed new facilities and features. This has been arrived at through a process of consultation with the local community in general, Friends of Denehurst Park, young people, Youth Services, Community Safety etc.

3. Background Information
- A cemetery extension has been built on part of Denehurst Park to meet the demand for additional burial space in the Township. RBC agreed a sum of £372,950 for improvements to Denehurst Park, based on costs that would have been incurred if the Council had been purchased additional cemetery land.
- Denehurst House is a key feature of the park. It is in need of renovation. It will be an asset to the park as a café.
- The park is currently not well used, mainly because of unwelcoming entry points, poor quality grounds maintenance and a lack of customer facilities (no toilet, café etc).
4 Consultation Results

- General Park consultation Dec 2013 and ongoing consultation with Friends group:
  - 14 people requested nature and wildlife e.g. wildflower meadows
  - 7 wanted improved play facilities
  - 6 wanted a café & toilets in Denehurst House
  - 6 wanted better security / the park to feel safer
  - 5 wanted gardens to be restored
  - 5 wanted community gardening / food growing
  - 5 wanted youth facilities e.g. skate area

- Young people consultation 2015 key findings:
  - Keep the current location of play area and improve it greatly
  - Create a new tots play area and make it more innovative
  - Include natural play using felled trees, earth mounds etc
  - Create a path network to encourage people to use the open field area
  - There is definite demand for a skate facility

The only contentious issue is the location of proposed skate facility:

- The Friends group would like it in the core of the park with other play facilities but end users prefer park periphery location where it would feel safer.
- End users and Police / Community Safety prefer the park periphery option so that it is less hidden from view and therefore less likely to attract youths at night.
- EM Services are concerned about both potential locations: proximity to the cemetery and Passmonds Nursing home (potential noise impact), visual impact on the cemetery / entrance to cemetery, proximity to the quiet gardens area and to historic importance Denehurst House with potential for vandalism to the property.

Because no location in the park is satisfactory to all parties, alternative locations have been investigated. Ings Lane recreation ground is just 500m from Denehurst Park. S106 funding from Ings Lane development will generate £60-70,000 for open space improvements. It is a better location for a skate park as not in close proximity to a cemetery, nursing home, quiet gardens etc and is open to surveillance by Police. The s106 funding is more than sufficient to build a skate facility. The skate facility proposal has therefore been removed from Denehurst Park masterplan and EM Services will pursue its location at Ings Lane Recreation Ground.

5 Denehurst House

- Estates, Strategic Housing and external partner Groundwork Trust have developed a project proposal to renovate Denehurst House using external grant (£120k) and AMG loans (£180K) with the majority of the house as social let flats and retaining most of the grounds floor for café / community use. A Report will be sent by Estates / Strategic Housing to Informal Cabinet for consideration.
- Two on-site gardeners will be accommodated in the basement of Denehurst House (subject to above report) and will replace the existing maintenance arrangements of a mobile team. This will address concerns of park users about poor quality of grounds maintenance in the park and increase staff presence to help deter vandalism

6 Project Delivery

- £372,950 Is not a sufficient amount to deliver all the community aspirations
- A project manager post will be created, funded from the £372,950. This has been agreed with the Friends. Their role will be to increase the funds available for the project by supporting the Friends to obtain external grants and sponsorship. They will also develop & deliver discrete projects identified in the masterplan
- This is a 3 Year project from formal adoption of scheme, expected by end 2015
- 2 on-site gardeners based at Denehurst House to improve quality of site maintenance
7 Project Element Estimates Costs

Capital Costs (Estimate based on costs for previous similar projects)

<table>
<thead>
<tr>
<th>Element Title</th>
<th>Description</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Toddler Play</td>
<td>New toddlers play area, fenced</td>
<td>£60 – 80k</td>
</tr>
<tr>
<td>Older kids Play</td>
<td>Upgrade existing older kids play</td>
<td>£40 – 60k</td>
</tr>
<tr>
<td>Nature Play</td>
<td>Earth mounds, trees with climbing nets etc in play area and elsewhere in park</td>
<td>£30 – 50k</td>
</tr>
<tr>
<td>Public toilets</td>
<td>Creation new public toilet, including disability toilet, location to be decided</td>
<td>£30 – 40k</td>
</tr>
<tr>
<td>Café</td>
<td>Ground floor Denehurst House for café usage</td>
<td>£30 – 40k</td>
</tr>
<tr>
<td>Gardeners mess</td>
<td>For on-site gardeners in basement Denehurst Hse</td>
<td>£15 – 15k</td>
</tr>
<tr>
<td>Formal gardens restoration</td>
<td>Restoration of fountain, repairs to retaining wall sunken garden, restoration landscape planting</td>
<td>£30 – 40k</td>
</tr>
<tr>
<td>Ex tree nursery re-landscaping</td>
<td>Creation of well-maintained light canopy woodland with carpet of wildflowers</td>
<td>£10k</td>
</tr>
<tr>
<td>3 picnic areas</td>
<td>3 Picnic areas to be located different locations across the site</td>
<td>£30 – 40k</td>
</tr>
<tr>
<td>Community growing scheme</td>
<td>Community orchard, fruit growing areas</td>
<td>£5 - 10k</td>
</tr>
<tr>
<td>Wildlife</td>
<td>Creation of wildflower meadows and planting features on open area and pond</td>
<td>£15 - 20k</td>
</tr>
<tr>
<td>Path network</td>
<td>Formalise new entry point near football ground in tarmac. Crush &amp; run paths &amp; bridges round field</td>
<td>£30 – 40k</td>
</tr>
<tr>
<td>Drainage</td>
<td>Land drainage scheme to take water away from where it is not wanted</td>
<td>£20 – 30k</td>
</tr>
<tr>
<td>General landscaping</td>
<td>General landscaping e.g. tree &amp; shrub removals and new areas of planting</td>
<td>£30 – 40k</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>Bins, benches, notice boards, signage etc</td>
<td>£15 – 20k</td>
</tr>
<tr>
<td>Existing paths resurfacing</td>
<td>Resurfacing existing paths around the park</td>
<td>£10 – 30k</td>
</tr>
<tr>
<td>Landscape wroks management</td>
<td>Wood sculptures, art installations etc</td>
<td>£20k</td>
</tr>
<tr>
<td></td>
<td>Fees assume charged at average rate 10%</td>
<td>£50 – 80k</td>
</tr>
</tbody>
</table>

Total Capital Cost Estimate £465 - 665k

Revenue Implications
- Staff costs to deliver the project at up to 3 years of scale 6 post plus on costs = £95k
- Increased revenue costs for inspecting and repairs to additional facilities and features to be balanced by income from events run by the Friends group and catering concessions.

8 Imminent Decisions / Actions Required
- Confirmation of Cabinet approval for Denehurst House proposal from Estates / Strategic Housing that enables go ahead for café and gardeners mess
- Report to Rochdale Township Action and Resources Committee for masterplan to be formally adopted
- Filling Project Manager post (to be advertised to staff at risk / internally)
- Commencement of spend on projects after approvals (above) obtained