

## **Item 12 Patmos Gardens – options paper – for Tender proposal.**

### **1 Introduction**

- 1.1 Patmos Gardens is a well-used recreational area consisting of a garden area and adjoining War Memorial.
- 1.2 The War Memorial area is laid down to paving and has several cracked slabs plus many are uneven, with potential trip hazards.
- 1.3 The garden area consists of beds laid down to shrubs and bushes and includes a meandering pathway that is edged with timber edgings.
- 1.4 The pathway consists of a Breedon type aggregate sand finish that over time has become compacted and uneven with levels dropping to reveal tree roots.
- 1.5 Timber edgings to the pathway are in poor condition with many broken away altogether, resulting in further trip hazards.
- 1.6 There are two seating areas. One has a four - seater table bench in place, the central area has nothing in place
- 1.7 Lighting although in place has not properly worked for many years, albeit we pay an unmetered supply charge

### **2 Maintaining the area**

- 2.1 We contract with a local gardener for quarterly routine weeding and grass cutting.
- 2.2 This is further supplemented by Todmorden in Bloom who plant/replant as they deem necessary.
- 2.3 Historically it is understood that Todmorden in Bloom have carried out periodic paving replacements directly around the raised element of the War Memorial and re-laid the pathway a few years ago.

### **3 Refurbishing the area**

- 3.1 The area looks tired with broken pavers and a pathway that is worn down, uneven and edging that is incomplete.
- 3.2 A civil engineer was asked to consider what may be the best options going forward in terms of both appearance and longevity in terms of the need to replace and to measure out the areas involved to enable a bill of quantities to be drawn up.
- 3.3 By ascertaining measures and levels, this can now be translated into approximate costings for a range of options for Members to consider.

### **4 Options**

#### **4.1 Engineers recommended Option 1 - Appendix 1**

- 4.1a There has been a spate of thefts taking place generally of paving slabs.

Works would consist of the following-

**4.1b War Memorial**

Take up concrete flags and grit-sand bed for disposal, re-grade and regulate existing sub base, provide and lay open-textured, bitumen macadam base course and porous, resin stone wearing course, as per the Typical Detail.

Color of porous, resin stone to be agreed with the Client. Note: No edgings are required to this area.

**4.1c Pathway**

Take up existing timber edgings for disposal and replace with new. Re-grade and regulate existing sub base, provide and lay open-textured, bitumen macadam base course and porous, resin stone wearing course, as per the Typical Detail.

Colour of porous, resin stone to be agreed with the Client.

Surface would be cambered to enable rain fall to run off into the beds as well as through porous surface and sub base.

4.1d Different colours can be used for either area

**4.2 Option 2 - Pathway as proposed - relay the paving around War Memorial**

4.2a This would maintain a similar appearance and recycle the existing pavers. There is however the risk that when lifting slabs, these may break and even more of a patchwork created as new slabs are laid.

**4.3 Option 3 - Breedon type aggregate and relay paving**

4.3a This seeks to replace like for like, the pathway and therefore likely to face potentially the same issue in terms of wear and tear in approximately five years. This may be extended however as a subbase would be put in place rather than what appears to be a top dressing over previous unstable bases.

**4.4 Option 4 Breedon type aggregate and new paving**

4.4a As option 3 comment re like for like pathway but with new paving replacement.

**5 Costing**

5. All options require the removal of existing edging and replacing with new tannalised timber edging and fixing in place through tannalised timber pegs.

5.1 All options will require the existing surfaces to be regraded to arrive at workable levels.

5.2 All works are expected to be finished within 14/21 days, weather and ground conditions permitting and assuming all work placed as one overall item.

5.3 Table of approximate costings

	War Memorial Area	Footpath	Timber Edgings	Contingency @ 10%	Total
Option 1	£3,825	£14,005	£5,850	£2,271	£24,976
Option 2	£2,530	£10,500	£5,850	£1,888	£20,768
Option 3	£2,530	£7,000	£5,850	£1,538	£16,918
Option 4	£3,550	£7,000	£5,850	£1,640	£18,040

## 6 Budget Implications

6.1 The virements proposed under Item 9 of this meeting's agenda result in a budget of £12,500 being made available.

6.2 The forecast year end general reserve figure stands at circa £89,000

6.3 There is likely to be further underspend in budgets as we approach year end.

6.4 The Community Development reserve will following virements stand at £55,000 and can be used to meet any shortfall to maintain our general reserves level at £80,000

6.5 There is an income of £2500 to be received from Todmorden in Bloom in relation to a grant they secured towards paving costs.

6.6 It should be noted that of the overall option prices, circa £5,850 is required to replace the timber edging no matter what surface is then laid to butt up to these.

6.7 No provision is made within this budget for bench/table replacement – that can be met from the budget for benches.

6.8 No provision has been made for Lighting replacement. The existing fittings will have to be tested as to whether a live feed is still in existence. If not then depending upon tender prices, the option will be to recommission or remove out of the ground and decommission the unmetered supply to prevent future unused supply payment.

## 7 Recommendation

7.1 That Members consider which option they wish to take forward .

7.2 That delegated powers be given to the Chair of Resources and Town Clerk to approve and issue the tender documents before the end of November.