



Green Ayre Improvement Programme

Report of Chief Officer - Environment & Place

PURPOSE OF REPORT				
To seek approval from the Cabinet Member with responsibility for the Public Realm to tender a contract for refurbishment and extension to Green Ayre Skate Park.				
Key Decision	<input checked="" type="checkbox"/>	Non-Key Decision	<input type="checkbox"/>	Referral from Cabinet Member
Date of notice of forthcoming key decision		29 th May 2025		
This report is public				

RECOMMENDATIONS

- (1) To commence procurement of a Design and Build contract for the refurbishment and extension to Green Ayre Skate Park, Lancaster
- (2) Upon the successful completion of the procurement process to delegate the awards of contract to the Chief Executive in consultation with the Portfolio Holder and s151 Officer approval.

1.0 Introduction

- 1.1 The Council currently manages and maintains over 100 play areas and facilities across its green space.
- 1.2 The Public Realm department work with over 35 constituted volunteer groups which assist the authority in managing, maintaining and drawing down of externally funding in order to improve and develop its green space.
- 1.3 The existing Green Ayre Skate Park, originally constructed in 2003, is well-utilised but has become outdated. Identified issues include poor drainage, limited lighting, insufficient space for beginners, and overall deterioration of the facility.
- 1.4 The Council has been working closely with a number of stakeholders, including the community, County Council, Ward Councillors and other internal services to look at improvements which can be made to the Green Ayre skate park and surround green space since November 2023.

- 1.5 Community consultation has provided qualitative evidence demonstrating both strong current usage and substantial local support for an improved and expanded facility.
- 1.6 The City Council plan to go out to tender for a partner organisation / specialist skateboard company to be appointed to Design and Build, extend and refurbish a skate park facility in consultation with us through the process. Any award of contract will only be made once funding has been secured. This project is funding dependent and LCC will also require the winning supplier to assist with planning permission and design and construction of the skatepark.
- 1.7 Inspections for the Skate Park will be added to the Royal Society for the Prevention of Accidents (ROSPA) checklist along with the existing Skate Park and any maintenance needs identified through these inspections will be the responsibility of the council.

2.0 Proposal Details

- 2.1 In accordance with the Council's procurement regulations, the opportunity will be advertised via the CHEST procurement portal. The invitation to tender will seek submissions from qualified skate park design-and-build contractors to deliver a comprehensive refurbishment and extension of the existing facility.
- 2.2 The project will be entirely externally funded, with the majority of funding anticipated to come from grants, alongside contributions from crowdfunding and donations. Additionally, there is the potential for Section 106 funding from local housing developments to be secured in the future.
- 2.3 As this is a bespoke project, it is difficult to confirm exact costs at this stage. Formal quotations will be obtained during the procurement phase. However, initial discussions with several specialist skate park providers suggest that the total cost is likely to fall within the range of £250,000 to £500,000, depending on the final design and scope.

3.0 Details of Consultation

- 3.1 The proposal has been developed in consultation with the Public Realm Manager, Finance and Procurement.

4.0 Insurance and Liability Considerations

- 4.1 From an insurance and public liability perspective, the current condition of the existing skate park presents a higher risk of injury and associated claims. Without investment in improvements or a full redevelopment, the likelihood of incidents—and consequent exposure to liability—remains elevated.
- 4.2 Enhancing or replacing the facility would mitigate these risks by providing a safer, purpose-built environment that meets modern safety standards and design guidelines.

5.0 Options and Options Analysis (including risk assessment)

	Option 1: Proceed with a formal tender process for the refurbishment and extension of Green Ayre Skate Park	Option 2: Not to refurbish and extend the Skate Park
Advantages	Enhances the existing facility with inclusive features, including beginner-friendly areas and elements for adaptive use (e.g. wheelchair accessibility). Positions the park as a regional attraction, encouraging increased use and visitor engagement. Promotes physical activity, social cohesion, and may help to reduce antisocial behaviour by providing a positive outlet for energy and creativity.	Funding would not need to be raised. There would be less impact on the wider community.
Disadvantages	As the project is funding dependant this could not go ahead without sufficient funding in place.	Continued deterioration of the facility, potentially leading to safety concerns and eventual closure. Missed opportunity to meet identified community needs and improve local amenities.
Risks	Failure to secure a supplier	N/A

6.0 Officer Preferred Option (and comments)

- 6.1 Officers preferred option is Option 1 to proceed with the procurement process. This approach aligns with both the strategic priorities of the Council and the expressed needs of the local community, enabling development of a modern, safe, and inclusive Skate Park.

7.0 Conclusion

- 7.1 To address the limitations of the current Green Ayre Skate Park and respond to community feedback, it is proposed that Lancaster City Council commences a formal tender process to appoint a suitable contractor. This will allow the Council to obtain a robust design, apply for planning permission, and pursue funding opportunities. The refurbishment project also includes the development of a climbing wall on one side of the skate ramp, to be constructed from recycled flood defence materials. Funding for the climbing wall element has already been secured via Section 106 (S106) contributions.

Recommendations:

- That approval is granted to initiate the procurement process for the refurbishment and extension of the Green Ayre Skate Park.
- That authority to award the contract is delegated to the Chief Executive, subject to the successful outcome of the tendering process and confirmation of funding.

RELATIONSHIP TO POLICY FRAMEWORK

Aligns with the council's priority policy – Quality Public Spaces, keeping our districts parks and open spaces clean, well maintained and safe.

CONCLUSION OF IMPACT ASSESSMENT

(including Health & Safety, Equality & Diversity, Human Rights, Community Safety, HR, Sustainability and Rural Proofing)

The absence of essential improvement works poses a significant risk to the continued operation of the park, as ongoing deterioration may result in failure to meet required Health and Safety Standards. This could ultimately lead to park closure, depriving the community—particularly young people—of a valuable recreational and social resource.

Furthermore, the park, including its skate facilities, contributes meaningfully to community safety by offering a constructive and creative outlet for youth. The presence of such amenities has been shown to reduce anti-social behaviour by fostering engagement, promoting physical activity, and strengthening social cohesion. Continued investment is therefore not only a matter of compliance but also of long-term community wellbeing.

LEGAL IMPLICATIONS

Legal Services will be able to advise on the appropriate form of contract for the tender and to deal with any post award formalities in relation to the same. Where external legal advice is identified as being necessary, this will be sought as and when required.

FINANCIAL IMPLICATIONS

This project will be raised through external grants and not public money and will only commence once sufficient funding is secured.

OTHER RESOURCE IMPLICATIONS**Human Resources:**

No resource implications identified at this time

Information Services:

No resource implications identified at this time

Property:

No resource implications identified at this time

Open Spaces:

No resource implications identified at this time

SECTION 151 OFFICER'S COMMENTS

The Section 151 Officer has been consulted and has no further comments to add

MONITORING OFFICER'S COMMENTS

The Contract Procedure Rules require member delegated authority to the Chief Executive to commence procurements of this size.

BACKGROUND PAPERS

[Click here and type list of background papers. NOTE: ALL listed background papers MUST be sent to Democratic Services for publication on the Council's website.]

Contact Officer: Will Griffith

Telephone: 01524 582841

E-mail: wgriffith@lancaster.gov.uk

Ref: [Click here and type Ref, if applicable]