

A Meeting of the
ESTATES COMMITTEE
Will be held at the
CPCC Community Hub, Springfield Boulevard, Springfield
on
Tuesday 8 September 2026 at 6.30pm

AGENDA

Committee Members:

Cllr L Adura

Cllr B Barton

Cllr O Cole

Cllr V Dixon

Cllr R Golding (Chair)

Cllr B Greenwood

Cllr J Howard

Cllr D Kendrick

Cllr B Macharia

Cllr D Pafford

Cllr M Petchey

MEETING PROTOCOL

In order to facilitate the smooth running of meetings, members are asked to respect the following protocol:

- If a member arrives once the meeting has started, they will enter as quietly as possible and take a seat within the public area until invited forward by the Chair. This is to avoid disruption during the discussion of agenda items.
- All those present are asked to turn their mobile devices off or place into silent mode.
- Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is permitted. A person may not orally report or comment about a meeting as it takes place if they are present at the meeting of a community council or its committees but otherwise may:
 - a) Film, photograph or make an audio recording of a meeting;
 - b) use any other means for enabling persons not present to see or hear proceedings at a meeting of CPCC as it takes place or later.
 - c) Report or comment on the proceedings in writing during or after a meeting or orally report or comment after the meeting.

The Chair may stop the meeting and ask the person to leave the meeting if they feel there has been a breach of the above protocol.

IN CASE OF EMERGENCY

In the event of a fire use the nearest exit to evacuate the building.

Proceed to the designated fire assembly point which is located on the patio area adjacent to the pedestrian entrance and await instructions from emergency personnel.

AGENDA

- 1. To Receive:**
Apologies for Absence
- 2. Declarations of Interest**
Under the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, made under s30 (3) of the Localism Act, members must declare any disclosable pecuniary interest which they may have in any of the items under consideration at this meeting, and any additional interests not previously declared.
- 3. Minutes of the Meeting held on 14 July 2026** **Page 5**
Committee is invited to approve the minutes of the meeting held on 14 July 2026, previously circulated and therefore taken as read.
- 4. Public Involvement – Deputations, Petitions and Questions**
Members of the public may make representations in respect of the business on the agenda.
- 5. Community Hub – Working Group Update**
Committee is invited to note that the external planters and secure cycle storage for the terrace area have now been installed and will be brought into use in the coming weeks. Committee is also invited to note that investigations are underway to identify a suitable pump and drainage solution for removing any water that might periodically accumulate in the Community Hub basement area. The findings will be reported to a future meeting.
- 6. Woolstone Allotment Footpath Resurfacing, Appointment of Contractor – Report E01/27** **Page 9**
Following agreement on the preferred long-term resurfacing option for the main footpath at Woolstone Allotment, Committee is invited to consider a report on contractor quotations and recommend a preferred contractor to Council. The report also considers whether the works should be extended to include the third-party land between the allotment gates and the adjacent car park, an area of approximately 20 square metres.
- 7. Kernow Crescent Play Park Refurbishment**
 - i. Confirmation of Preferred Design and Appointment of Contractor – Report E02/27** **Page 11**
Committee is invited to consider a report setting out design options and quotations for replacing the Pirate Ship at the Play Park, and to recommend to Council a preferred contractor to install the chosen design.

ii. External Funding Applications

Committee is invited to note that an application has been made to the 2027/28 MKCC Community Infrastructure Fund to support the replacement of the Pirate Ship and the refurbishment of the Play Park (maximum award £20,0000). Funding determination date, February 2027.

Committee is invited to note that an application has been made to the FCC Community Foundation to support the replacement of the Pirate Ship and the refurbishment of the Play Park (amount applied for £78,815). Funding determination date, December 2026.

If both applications are successful, it may be possible to expand the scope of the refurbishment project.

8. Draft Sustainability Plan

Page 13

Committee is asked to review the CPCC Draft Sustainability Plan, noting points which will directly relate to the work of this committee and suggest any actions that can be taken forward to the next meeting of the Sustainability Committee.

9. Woolstone Sports Ground, Temporary Trial Use by Gallacticos FC

Committee is invited to note that a service level agreement has been signed with Gallacticos FC for their temporary trial use of Woolstone Sports Ground. Committee to receive a report on the effectiveness of the trial at its conclusion.

10. Fishermead Sports Ground Working Group Review, including Future Direction Options.

Committee is invited to note that no objection was made by members of the Fishermead Sports Ground Working Group to their project being returned to and progressed by the Committee. The project will feature at a future meeting, and the review will be widened to include Oldbrook Green and Woolstone Sports Ground alongside Fishermead.

11. Date of Next Meeting

Tuesday 10 November 2026 at 6.30pm

BY ORDER OF THE COUNCIL

Dominic Warner

D Warner

Clerk to Council

1 September 2026



CPCC Community Hub
Springfield Boulevard
Springfield
Milton Keynes
MK6 3JS
Tel: No. 01908 608559
clerk@campbell-park.gov.uk

**Minutes of the meeting of the Estates Committee
held on Tuesday 14 July 2026 at 6.30pm
at the
CPCC Community Hub, Springfield Boulevard, Springfield**

This meeting was open to the public

Members Present

Cllr L Adura (18.37)
Cllr B Barton
Cllr O Cole
Cllr R Golding

Cllr B Greenwood
Cllr B Macharia
Cllr D Pafford

In Attendance

P Sullivan, Deputy Clerk

01/26

Apologies for Absence

Cllr J Howard – personal commitment
Cllr D Kendrick – MKCC commitment
Cllr M Petchey – MKCC commitment

02/26

Declarations of Interest

None

03/26

Appointment of Vice Chairperson

Committee resolved to not elect a Vice Chair, and would instead elect another member to Chair committee meetings as necessary.

04/26

Appointment of Lead Members

Committee resolved to appoint Cllr Howard as Lead Member for Community Centres (including the Community Hub) to May 2027, role to include acting as a point of liaison with officers in relation to the centres, and where appropriate with users. Carrying out periodic inspections/site visits with officers.

Committee resolved to appoint Cllr Golding as Lead Member for the allotments and landscape service to May 2027, role to include acting as a point of liaison with officers in relation to the services, and where appropriate with users and residents. Carrying out periodic inspections/site visits with officers.

- 05/26 Minutes of the Meeting held on 12 May 2026**
The minutes of the meeting, having been previously circulated were approved as a correct record and signed by the Chair.
- 06/26 Public Involvement – Deputations, Petitions and Questions**
None
- 07/26 Annual Allotment Plot Rent Review – 2027/28**
Committee resolved to recommend to Council that allotment rent levels for 2027/28 be increased to 56.0 pence per square metre (2026/27 levels 55.0 pence per square metre).
- 08/26 Community Hub – Working Group Update**
Committee received a verbal report from the Working Group on their progression of the Community Hub project, including the procurement of external planters (£2799 ex vat) and secure cycle storage (£4350 ex vat) for the terrace area. The secure cycle storage units will be for CPCC use as per the original design specifications and will ensure that building users have more cycle bays available in the existing cycle shelter.
- 09/26 Community Hub, Local Authority Building Control Award Nomination**
Committee noted that the Council Community Hub in Springfield has been nominated for a Local Authority Building Control Award in the Public/Community Building category.
- 10/26 Council Notice Board Replacement Programme**
Committee noted that a replacement has been ordered for the Council notice board in Woolstone. The replacement has been sourced from the manufacturer of the Community Hub notice board to ensure continuity of appearance and styling. The cost of the new notice board is £1,251 plus delivery and VAT, lead time 6-8 weeks.
- 11/26 Community Centre and Allotment Signage Replacement**
Committee noted that new signage has been ordered to replace the existing signs at the Oldbrook Centre, the Springfield Centre and at the two Council allotment sites. The signage has been sourced from the provider used for the Community Hub to ensure continuity of appearance and styling. The cost of the signage including installation is £2,355 plus VAT, lead time 4 weeks.
- 12/26 Woolstone Allotment Footpath Resurfacing**
Committee received a verbal report from the Clerk detailing specifications for the resurfacing of the footpath, including both medium and long-term options.

Committee agreed that its preference is the long-term option of new construction as per the indicative specifications presented at the meeting.

- 13/26 Kernow Crescent Play Park Annual Inspection Report**
Committee received and noted the independent annual Inspection report of Kernow Crescent play area as carried out by Seagrave Inspection Services Ltd. It further agreed to any necessary actions detailed in the report.
- 14/26 MKCC Community Infrastructure Fund 2027/28** (Council minute 225/25)
Council previously agreed that the 2027/28 application to the fund be made in relation to Fishermead Pirate Park. Application deadline date is 31 August 2026 (maximum application £20,000).
- Further to the annual inspection report of the play equipment at the Pirate Park, Committee considered the Officer recommendation that the existing wooden Pirate Ship that was installed in 2009 be replaced with an alternative manufactured in steel. The alternative piece of equipment would retain the appearance of a Pirate Ship but would be lower maintenance and have a longer life span. Committee further considered the Officer recommendation that any funding awarded be supplemented by the £50,000 currently earmarked in the play area maintenance reserve.
- Committee agreed with the Officer recommendation to replace the wooden Pirate Ship with an alternative manufactured in steel and further agreed that earmarked funds be allocated to supplement any awarded funding.
- Committee further agreed with the Chair's suggestion that the figurehead on the bow of the original pirate ship be retained and placed in a suitable location.
- 15/26 Woolstone Sports Ground, Temporary Trial Use by Gallacticos FC**
Committee received a verbal report from the Clerk on the progression of this matter with Gallacticos FC.
- 16/26 Fishermead Sports Ground, Request to Site Storage Container**
Committee considered a request to site a (second) storage container at Fishermead Sports Ground alongside the current one used by Gallacticos FC. The storage container would be used and operated by the Gender Pedal Gap Group with the aim to help more women to cycle.
- Committee agreed to the request to site a storage container with full responsibility, including insurance remaining the responsibility of the Gender Pedal Gap Group.
- 17/26 Renault Kangoo Van**
Committee noted that the new vehicle had been delivered and is now in use. Appropriate signage for it is being sourced by the provider previously used for the

Community Hub to ensure continuity of appearance and styling. Cost to be advised at the next meeting.

18/26

Date of Next Meeting

Tuesday 8 September 2026 at 6.30pm

REPORT TO: Estates Committee
DATE: 8th September 2026
REPORT ON: Replacement of the footpath at Woolstone allotment site
REPORT BY: Estates Manager
REPORT NO: E01/27

Introduction

The purpose of this report is to advise members on the tendering process for the replacement of the tarmac footpath on Woolstone allotment site, and for them to decide which supplier to award the business to.

The Process

We approached several specialist contractors about the job, of the three who responded, two have quoted, the third (supplier C below) stated that due to the size of the job, they would more than likely sub-contract the work to supplier A in any case, so it wouldn't be worth them getting involved. Both suppliers that have quoted did so based on their recommended spec, which is detailed below the pricing information. The suppliers have been anonymized to remove any potential conflict of interest.

The Quotes

	total price (Ex. Vat)
Supplier A	£10,568.00
Supplier B	£11,021.88
Supplier C	declined to quote

Both the suppliers that have quoted attended the site and gave their recommendations as to the spec of the work. Supplier A's quote is to break out the existing tarmac, install new timber edging to form the perimeter, regrade and compact the existing sub-base, lay 50mm of AC20 base course and 20mm of AC6 surface course.

Supplier B has quoted to break out the existing tarmac, install new timber edging to form the perimeter, regrade and compact the existing sub-base, lay 50mm of AC14 base course and seal with bituminous grit.

These are obviously not like for like quotes in terms of the new surface. Both will of course give us the desired outcome in terms of levelling the path, and giving us a new, durable surface for years to come.

The Recommendation

Having looked at the specs in detail, the recommendation is to go with supplier A. I believe that this will be a more durable footpath, given the extra thickness and density of the new surface and therefore represents better value for money.

Extra Section

Our owned area on this site extends as far as the gate, and the quotes received reflect this. Given the fact that both quotes have come under the earmarked budget for this work, we will look to engage the chosen contractor to attend to the surface outside the gate too, extending a further 3 metres to the kerb line on the edge of the car park. This will make the job look more complete and eliminate some trip hazards outside the gate for our tenants. I will try to engage the Parks Trust on this small section so they are aware of and can approve this plan. The map below shows the quoted section in red, and the additional section in blue.



REPORT TO: Estates Committee
DATE: 8th September 2026
REPORT ON: Replacement of the Pirate Ship at Pirate Park, Fishermead
REPORT BY: Deputy Clerk
REPORT NO: E02/27

Introduction

The purpose of this report is to advise members on the tendering process for the replacement of the Pirate Ship on the Pirate Park in Fishermead and for them to decide which supplier to award the business to.

The Process

We approached three specialist playground equipment suppliers who were all supplied with the same brief to supply and install:

A safe, modern and inclusive play facility for children of different ages and abilities.

A ship of steel construction, with HPDE panels, improving durability and reducing future maintenance costs and service disruption.

Retention of the park's distinctive pirate theme and identity, preserving a feature that is well recognised within the community.

Increased opportunities for imaginative, physical and social play.

Practical Works Required

The project will involve:

Removal and disposal of the existing wooden pirate ship structure.

Preparation and remediation of the installation area, including groundworks as required.

Supply and installation of a new steel pirate ship play structure compliant with current safety standards.

Installation of associated safety surfacing and impact area improvements where necessary.

Site inspections and safety certification prior to reopening the facility.

Landscaping and reinstatement works to ensure the play area is fully operational and visually attractive upon completion.

The Quotes

	total price (Ex. Vat)
Supplier A	£78,815.15
Supplier B	£51,334.48
Supplier C	£40,776.00

The Recommendation

Supplier C did not fulfil the brief. They propose a largely wooden structure which has spaces included that have historically encouraged anti-social behaviour. The proposal does not have as many inclusive features and lower play values overall.

Following further scrutiny of Suppliers A and B, our recommendation is that Supplier B represents best value for the Council.



SUPPLIER A



SUPPLIER B



SUPPLIER C

Draft Sustainability Plan 2026–2030

1. Vision

To support the transition to a low-carbon, resilient, and biodiverse community by reducing Council emissions, enhancing the local environment, and enabling residents to take practical climate action.

2. Strategic Objectives

- Achieve measurable carbon reduction in Council operations
- Improve biodiversity and green infrastructure
- Support a circular, low-waste local economy
- Enable community participation and behaviour change
- Build climate resilience including flooding, heat and water management
- Encourage and support sustainable transport initiatives

Community Engagement

Action	Measure	Responsibility	Target	Status
Annual engagement programme	Minimum 3 events per year	C&C Committee	From 2026	Not Started
Annual sustainability report	Report published	Full Council	Annually Produce in April & review in October	Not Started
Behaviour change campaigns	Engagement metrics	C&C Committee	Ongoing	Proposed

Energy & Carbon Reduction

Action	Measure	Responsibility	Target	Status
Carbon baseline	Baseline completed	Officers	2026	In progress
Energy reduction	5–10% reduction	Estates Committee	2030	Proposed
Renewable installations	Additional sites	Estates Committee	2030	In Progress
Decarbonisation plan	Plan adopted	Estates Committee	2027	Not Started

Buildings & Assets

Action	Measure	Responsibility	Target	Status
Energy audits	Audits completed	Estates Committee	2026–27	Not Started
Efficiency upgrades	Number completed	Estates Committee	Ongoing	Proposed
Smart monitoring	Systems installed	Estates Committee	2028	Proposed

Transport

Action	Measure	Responsibility	Target	Status
Fleet electrification	% fleet electric	Estates Committee	2030	Under Review
EV charging	Charge points	Council / MKCC	Ongoing	In Progress

Economy & Waste

Action	Measure	Responsibility	Target	Status
Reduce paper usage	% reduction	Officers	2030	In Progress
Procurement policy	Policy adopted	Finance Committee	2027	Not Started
Zero waste events	Waste metrics	Estates Committee	2028	Proposed
Circular economy	Schemes supported	C&C Committee	Ongoing	Proposed
Eliminate the purchase of single use plastics within Council buildings	Actions implemented	Officers	Ongoing	Already agreed as part of original Climate Action Plan

Food & Land / Biodiversity

Action	Measure	Responsibility	Target	Status
Increase biodiversity	Area enhanced	Estates Committee	Ongoing	In Progress
Biodiversity strategy	Strategy adopted	Estates Committee	2027	Not Started
Rewilding sites	Sites increased	Estates Committee	Ongoing	In Progress
Reduce pesticides	% reduction	Estates Committee	2030	In Progress

Food & Growing

Action	Measure	Responsibility	Target	Status
Expand allotments	Plots added	Estates Committee	2028	Not Started
Support food projects	Projects supported	Council	Ongoing	In Progress
Planning for growing	Policy applied	Council	Ongoing	Proposed

Climate Resilience

Action	Measure	Responsibility	Target	Status
Resilience plan	Plan adopted	Council	2027	Not Started
Flood engagement	Engagement outcomes	Council	2026–27	Not Started
Water management	Systems installed	Estates Committee	2030	In Progress

Governance

Action	Measure	Responsibility	Target	Status
Embed sustainability	Policy framework	Council	2027	Not Started
Neighbourhood Plan	Plan updated	Planning Committee	TBC	Under Review
Annual review	Updated plan	Council	Annually	Not Started

4. Monitoring & Reporting

Progress will be reviewed annually by Full Council. A public summary will be published each year. Actions will be updated based on performance, available resources and community feedback.