

# Kingstone and Thruxton Group Parish Council

## Statement of Requirement

### The Design, Construction and Maintenance of The Queen Elizabeth II Platinum Jubilee Park

#### **Outline Requirement**

This requirement covers the conversion of the ground owned by the Parish Council between the rear of White House Drive and Church View into a Parish amenity suitable for the recreational use of all age groups in the Parish. It is required to be accessible by all, including those infirm or using mobility devices, secure from stray animals and free from the threat of petty vandalism.

#### **Requirement Definition**

The details of the requirement are outlined at:

- Schedule 1 for the Design.
- Schedule 2 for the Construction.
- Schedule 3 for the Annual Maintenance costs.
- Schedule 4 for the contractual marking guide.

#### **Guidance**

The following guidance is provided:

- The expected opening is to be 5th June 2022. But this may be variable as delays have been incurred in proving the ownership of the subject land and,
- The final arbiter of the competition will be Hereford County Council as the funding for the work is allocated by them from the S106 funding derived from the new Lagan Homes Housing Estate.
- The Parish Council would prefer a successful bid from a business resident local to the Parish to ensure a close connection with the output and the residents of the Parish, notwithstanding the Crown Commercial Guidance.

#### **Successful Bidder**

The successful bidder will be judged on cost, capability, and strength of the design as shown at Schedule 4.

Lisa Lewis (Mrs)  
Clerk to  
The Parish Council of  
Kingstone an Thruxton Group



## Kingstone and Thruxton Group Parish Council

### Statement of Requirement – Schedule 1

#### The Design of

#### The Queen Elizabeth II Platinum Jubilee Park

##### **Outline Requirement**

The Park sits at the centre of the village in a prominent position opposite the Church. As such it should be designed as a focal point for the community with well laid out paths and seating areas. It should attract residents to it and become the meeting place of choice.

##### **Detailed Requirements**

The following specifications form the detail of the design:

- There are 2 entrances to the Park with the entrance on Church View being the primary and the secondary off the spur road on Whitehouse Drive.
  - Both entrances require fencing and gates that shut with the ability to lock if needed. If possible the design should prevent cars parking on the access areas.
  - The primary needs to have an arch or other feature with the title of the Park displayed.
  - A Plaque will be mounted on the entrance way after its formal opening.
- The footpaths need to be all weather and suitable for those who are infirm or require mobility assistance.
- The entrance ways need to be firm and the main paths should lead to a circular route around the Park, although this may not necessarily be the only paths as the design is not constrained.
- There should be a minimum of 4 seating areas fitted with durable benches with a further 2 picnic bench areas again of durable construction.
- An entertainment area of either Boule or similar should be constructed.
- There should be trees planted to provide shade and privacy to neighbouring houses. These should be ornamental and not fruit bearing.
- The waste bin from the bus stop at Church View will need to be repositioned and replaced by a new bin at the entrance to the Park.

##### **Contractors Previous Performance**

The bidders are to provide detailed references of their ability to deliver contracts of this type on time, to the standards expected and to the utmost satisfaction of the customer.

## **Restrictions on the use of the Land for the Park**

1 (17.05.1972) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land to the South East of White House Drive, Kingstone Parish.

2 The Conveyance dated 22 June 1956 referred to in the Charges Register contains the following exceptions and reservations:-

"EXCEPT AND RESERVING unto the Commissioners and their successors

(a) full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said land to deal in any manner whatsoever with any of the land belonging to the Commissioners adjoining opposite or near to the said land and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said land or any building for the time being thereon

(b) the free flow of water and soil from any adjoining land belonging to the Commissioners through any drains and watercourses now existing in the said land or substituted therefor by the Purchaser."

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 22 June 1956 referred to in the Charges Register:-

"THE Purchaser to the intent that the covenants contained in this present clause shall bind the said land into whosoever hands the same may come for the benefit of the adjoining and neighbouring lands belonging to the Commissioners and each and every part thereof hereby covenants with the Commissioners as follows:-

(a) To pay on demand to the tenant or tenants or occupier or occupiers of the said land the amount of any valuation compensation or claim which may be found to be due to him or them under any lease or agreement or tenancy of the custom of the country or otherwise and to indemnify the Commissioners against all claims on the part of the said tenants or occupiers in connection with the said land or anything arising out of or in connection with the Conveyance hereby made

(b) Not to do or permit to be done upon the said land or any part thereof or in or on any buildings at any time standing thereon anything which shall or may be or grow to be in any way a nuisance annoyance or disturbance to the Commissioners or their successors in title or assigns or their lessees under-lessees tenants or occupiers of any property in the neighbourhood

(c) Not to deposit any refuse dust or other noisome or offensive matter on any part of the said land and not to burn or manufacture thereon any ballast bricks tiles or other articles."

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Statement of Requirement – Schedule 2

The Construction of  
The Queen Elizabeth II Platinum Jubilee Park

**Outline Requirement**

The construction of the Park is to be of the highest standards of workmanship and material and will be judged against conformity to the accepted proposed design. Fixtures and fittings are to have manufacturers guarantees.

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Statement of Requirement – Schedule 3

The Maintenance of  
The Queen Elizabeth II Platinum Jubilee Park

**Requirements**

The maintenance of the Park is to be minimal other than routine grass cutting and tree pruning.

## Kingstone and Thruxton Group Parish Council

### Statement of Requirement – Schedule 4

#### The Selection of the Contractor for The Queen Elizabeth II Platinum Jubilee Park

#### **Marking Guide**

- Design. Maximum Score per assessor 10 for each question.

Are you satisfied with the design	Councillor 1	Councillor 2	Councillor 3	Councillor 4	Councillor 5
Score					
Are you satisfied with the references					
Score					
Total					

- Construction. Maximum Score per assessor 10 for each question.

Are you satisfied with the construction plan	Councillor 1	Councillor 2	Councillor 3	Councillor 4	Councillor 5
Score					
Are you satisfied with the quoted price					
Score					
Total					

- Maintenance. Maximum Score per assessor 10 for each question.

Are you satisfied with the maintenance plan	Councillor 1	Councillor 2	Councillor 3	Councillor 4	Councillor 5
Score					
Total					

**Final Total.**