

Community Conversations Bemerton Heath Pump Track



Background

What is Community Conversations?

Our work with partners

The Bemerton Bright Ideas Panel





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Concept - what is a “pump track”?

A pump track is a purpose-built track for cycling. It has a circuit of rollers, banked turns (“berms”) and other features designed to be ridden completely by riders “pumping” (using up and down body movements) through the features to generate momentum, instead of needing to pedal or push their bikes.

The concrete or asphalt surface means they can also be used for skateboarding and are more accessible to wheelchairs and adapted bicycles.

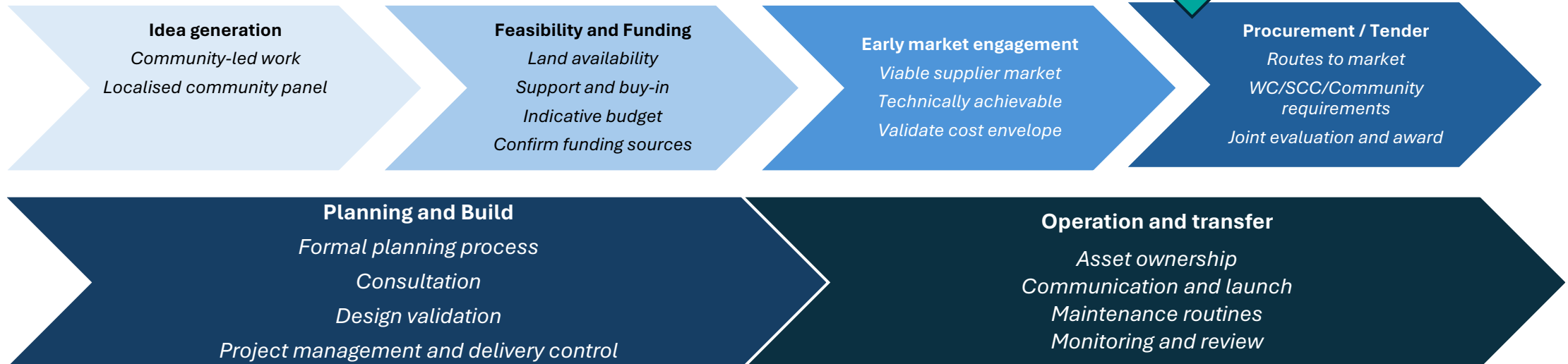
Pump tracks are relatively simple to use and cost-effective to construct, and can cater to a wide variety of rider skill levels.



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Anticipated process and current progress:





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Key Project Considerations:

Wiltshire Council and Salisbury City Council officers have been working in close collaboration to ensure that all relevant aspects of the proposed installation of a pump track are considered and, where required, effectively addressed or mitigated:

- **Technical** – Land ownership/usage/suitability, location and proximity to housing/recreational space/amenities/utilities, build requirements including access and existing rights of way.
- **Financial** – asset ownership, operating costs, maintenance requirements, warranty coverage, liabilities coverage.
- **Environmental** – Biodiversity net gain considerations, accessibility, parking, groundskeeping, Anti-social behaviour, noise, potential lighting provision.
- **Consultation** – Local resident views and community engagement, accessibility requirements, process for reporting damage/resident concerns.
- **Planning** – Permissions and limitations, mitigation requirements, lighting, surface treatment, drainage.
- **State of the Market** – Procurement strategy, viable supply chain, budget sufficiency.



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Key findings from early market engagement exercise:

Pump Track Lifecycle, Warranties and Maintenance:

- Four suppliers attended our Early Market Engagement event at Bemerton Heath on Monday 9th September.
- Each supplier offered the following information regarding the lifecycle, warranties and maintenance of pump tracks:

Warranties:

- As pump tracks are relatively new, it is difficult to offer a proven estimated life, however, asphalt surfacing on pump tracks have a minimum lifespan of 15-20 years; the suppliers advised that they have pump tracks that are c.15 years old, of which all are viable assets.
- The materials used (in particular the asphalt surface) form a proven durable product; accordingly, suppliers offer surface warranties of at least 5-7 years, with some advising that it is not unusual for there to be a 10-year surface warranty agreed, together with a standard construction contractual term of a 12-month defect period from completion that enables any snags that emerge during the first year of operation to be rectified by the supplier.
- Warranties are for 'normal' use, and exclude the following: vandalism, fire, adverse weather damage, and 'misuse' of the pump track i.e. motorised use by motorbikes, mopeds and scooters.



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Maintenance:

All of the suppliers advised minimal maintenance, citing the following as necessary activities; it should be noted that many of these are already currently undertaken by Salisbury City Council in the general upkeep of Bemerton Heath:

- Litter picking and keeping the track free from litter – weekly activity;
 - Sweeping the asphalt – monthly basis;
 - Grass cutting around the track, every 2 to 4 weeks during the growing seasons of April to October;
 - Removal of leaves and other organic material via leaf blowing, every 2 to 4 weeks in the winter seasons of September to March;
 - Trim and maintain any hedging that contacts the track, this is predominantly required to maintain the full width of the track; required annually in the spring;
 - Cleaning/rodding of connecting pipes between soakaways of the drainage systems – usually required on an annual basis and recommended to be done in the spring;
 - Refreshing and topping up with soil and seeds of any heavily used areas that are becoming worn;
 - Routine inspections of the track twice per annum;
 - Periodically re-fresh the painted lines and thermoplastic markings from year 5 to year 10, subject to usage;
 - In year 10 pump tracks often require a slurry seal of which offers further c. 5-10 years use of the pump track, without significant additional costs to those mentioned above as regular/routine site maintenance;
- **Suppliers were asked to provide an indicative prediction of the expected ten-year maintenance budget requirement, including any proposed line painting and slurry-seal resurfacing. Accepting that the exact scale of the track is unknown ahead of tender responses, suppliers have advised that a budget of £10k over the ten-year period would be sufficient.**



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Tender requirements:

In recognition of the need to understand all the impacts regarding the lifecycle, warranties and maintenance of our pump track, the following expectations will be set in the tendering process:

- The tender will include detailed requirements in this area which will carry a significant weighting;
- In brief, tenderers will be required to provide details of their full materials and workmanship warranty. That is in addition to any warranties required by law and included in product and manufacturer warranty.
- Tenderers will also be required to provide explicit details on: -
 - What isn't included in the warranty;
 - What is included in the warranty;
 - What activities/interventions would invalidate the warranty;
 - Length of the warranty;
 - Estimated costs for an extended warranty.
- In addition to the above, tenderers will be required to provide details of the required maintenance schedules, including any costs.
- The identified terms and conditions for this procurement will be the NEC4 short contract as this includes key terms and conditions regarding design and build projects of this nature.
- All of the above will continue to include and involve Salisbury City Council officers to ensure they are content with the requirements and final terms and conditions etc.



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Request and recommendation to Salisbury City Council

- The procurement and build of this asset will be funded by Wiltshire Council through internal funding allocated to Community Conversations and use of the UK Shared Prosperity Fund.
- The land where the asset is proposed to be built is owned by Salisbury City Council (SCC), and appropriate land use/access permissions for Wiltshire Council and the successful contractor are required to undertake the build.
- SCC Councillors and officers will continue to be closely involved in the project throughout the various stages.
- Experience gathered from other similar installations and the indications from early market engagement are that warranty coverage and low levels of maintenance requirements mean the potential cost liability of asset ownership is low.
- The location of the installation is already within an area that is covered by SCC's existing groundskeeping and play equipment inspection regimes. SCC officers have indicated that the anticipated additional effort to maintain the space in and around the track itself will be minimal.
- At their meeting on 22nd July 2024, SCC's Planning Committee indicated strong support for this installation and for an early market engagement process to be completed.
- Wiltshire Council is seeking to ensure ownership and maintenance of the asset will be taken on by Salisbury City Council once the build process and appropriate sign-offs to bring the asset into operation are complete.

It is therefore requested that Councillors agree that:

Salisbury City Council confirm their commitment to take on ownership and maintenance (supported by the relevant supplier warranty) of the proposed pump track and its immediate environs, subject to appropriate, planning permission, project/build completion and its conformity to the agreed specification, to the satisfaction of both councils.