

REPORT TITLE: ANNUAL UPDATE ON PLAY AREA IMPROVEMENTS

15 NOVEMBER 2017

REPORT OF PORTFOLIO HOLDER: Councillor Jan Warwick, Portfolio Holder for Environment

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WARD(S): ALL TOWN WARDS

PURPOSE

To provide an update on the programme of play area improvements as agreed at Cabinet on 19 October 2016 (Report WTF237 refers).

RECOMMENDATIONS:

1. That the progress on the play area improvement programme be noted.

## IMPLICATIONS:

### 1 COUNCIL STRATEGY OUTCOME

- 1.1 The refurbishment of play areas contributes to the delivery of the Environment outcome of the Council Strategy 2017 -2020, in terms of protecting, enhancing and increasing the use of open spaces in towns and more rural areas of the District. Improving play facilities also aligns with the Health and Well Being outcome by helping to promote active communities. ..

### 2 FINANCIAL IMPLICATIONS

- 2.1 The total forecast budget requirements up until the end of 2019/20 remain at £580.5k in total, with £181.5k funded from developer / s106 open spaces contributions and £399k estimated to be funded from the Winchester Town Reserve.
- 2.2 The ongoing funding of the play area refurbishments from the Winchester Town Reserve relies on the financial strategy and ensuring sufficient reserve balances are available to deliver the schemes as they are forecast.
- 2.3 The General Fund is responsible for the Abbey Gardens refurbishment and this forms part of the proposed capital budget which will be considered by Cabinet In February 2018.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 None

### 4 WORKFORCE IMPLICATIONS

- 4.1 None

### 5 PROPERTY AND ASSET IMPLICATIONS

- 5.1 None unless stated for each project in Section 10 below.

### 6 CONSULTATION AND COMMUNICATION

- 6.1 As specified below in Section 10 for each project.

### 7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None

### 8 EQUALITY IMPACT ASSESSMENT

- 8.1 None

9 RISK MANAGEMENT

<b>Risk</b>	<b>Mitigation</b>	<b>Opportunities</b>
<i>Property Failure to properly maintain play space and facilities, and provide new facilities where, needed can lead to a decline in the use of such places to the detriment of health and well being of local communities and can create health and safety issues.</i>	A programme of improvements to play spaces in Winchester has been put place and this includes financial monitoring and management.	
<i>Community Support Lack of community support will undermine confidence in the Council's ability to listen to local views and deliver facilities communities need</i>	Carryout early engagement with communities so their views can help shape the facilities provided.	
<i>Timescales None</i>		
<i>Project capacity None</i>		
<i>Financial / VfM As property above.</i>		
<i>Legal None</i>		
<i>Innovation None</i>		
<i>Reputation As community support and property above.</i>		
<i>Other None</i>		

10 SUPPORTING INFORMATION:10.1 Background

The current programme of play area refurbishments as detailed in Cabinet paper WTF237 and agreed in October 2016 requires the following works to be completed in this financial year (2017/18).

<b>Play Area</b>	<b>Work identified</b>	<b>Cost of Works</b>	<b>Funding source</b>
Bath Place	Decommission play area. Develop as an open space in consultation with residents	£5,000	Play area budget

Winnall Manor Road	Complete Refurbishment	£120,000	S106 funding / Town Reserve
Stanmore Recreation Ground	Installation of MUGA, youth shelter and BMX track	£40,500	Open space fund (sport)

The aim of this report is to provide an update on the progress of these projects for this year.

#### 10.2 Bath Place

Initial consultation was undertaken with ward councillors and local residents and proposals drawn up for a new layout for the site. At a consultation event in September these proposals were considered and further feedback received. A final plan is now being developed and work will then be commissioned. Work at this site should be completed on budget by the end of the financial year.

#### 10.3 Winnall Manor Road

Initial consultation has been undertaken with local residents and the children of Winnall Primary School. The results of this consultation has been used to produce a quotation brief for the tender. All tender documents have been produced and the project will be issued as an open tender in line with the financial procedure rules. A Portfolio Holder Decision notice relating to the tender evaluation process is currently awaiting approval. Subject to this approval, the tender will then be advertised with a fixed budget price.

It is expected that his project will be completed within the budget and it is anticipated that it will be within the designated timeframe although this may be affected by the supplier selected further to the procurement process.

#### 10.4 Abbotts Walk

Abbotts Walk was opened in March 2017 within budget and has proved to be a very popular I facility.

#### 10.5 Stanmore Recreation Ground

The MUGA has now been installed and is in use. It has received very positive comments from the local community. The youth shelter has been ordered and will be installed before Christmas. Work is due to start on the installation of the BMX track on 20<sup>th</sup> November and is expected to last 2 weeks.

## 10.6 Future Years

The full programme is attached at Appendix One. There are currently no changes proposed to years 3-5 and it is anticipated that work can be completed in line with this programme with the exception of North Walls.

North Walls play area is in the programme for next year (2018/19). This play area is already overdue for refurbishment but its redevelopment has been delayed due to the possible relocation of the leisure centre. It is likely that this will be deferred again until the future of leisure centre has been clarified.

Appendix 2 shows a forecast summary for the following five years 2021-2026.

## 11 OTHER OPTIONS CONSIDERED AND REJECTED

### 11.1 None

#### BACKGROUND DOCUMENTS:-

##### Previous Committee Reports:-

WTF237 - update on play area refurbishment plan 2015-2020  
Winchester Town Forum. 21<sup>st</sup> September 2016, Cabinet, 19<sup>th</sup> October 2016

##### Other Background Documents:-

None

#### APPENDICES:

Appendix 1 – Refurbishment Programme 2017/18 -2020/21

Appendix 2 - Five Year Programme of Play Area Refurbishment 2021 – 2026

## Winchester Play Area Refurbishment Plan Years 3 – 5: 2017/18 to 2019/20

No.	Play Area Name	Original Installation Date	Refurbishment Date	Additional work identified	Cost of works	Funding source	Programme Year
5	Bath Place			Decommission play area. Develop as an open space in consultation with residents	£5,000	Play area budget	2
6.	Winnall Manor Road			Complete refurbishment	£120,000	Town budget	2
7	Stanmore Recreation Ground			Installation of MUGA, youth shelter and BMX track	£40,500	Open space fund (sport)	2
				<b>Total</b>	<b>£165,500</b>		
8	Marnhull Rise			Decommission play area. Develop as an open space in consultation with residents	£5,000	Play area budget	3
9	North Walls	1999	2006 (partial)	Review this site based on progress of leisure centre project	£150,000	Capital programme	3 (now delayed to 4)
10	Gordon Avenue	2003		Complete refurbishment required. Develop into youth space for Highcliffe	£80,000	Town budget	4
11	Taplings Road	2002		Complete refurbishment	£80,000	Town budget	4
				<b>Total</b>	<b>£315,000</b>		
12	Teg Down Meads	2001	2009/10 (partial refurbishment)	Replacement of multiplay unit	£25,000	Town budget	5
				<b>Total</b>	<b>£25,000</b>		

**Appendix 2****Five Year Programme of Play Area Refurbishment 2021 – 2026**

A number of play areas will require refurbishment during this period.

Site	Work required	Estimated cost	Estimated year	General Fund or Town Fund
Abbey Gardens	Total Refurbishment	£120,000	2020/21	General Fund
Arlington Place	Partial refurbishment	£20,000	2024/25	Town
Chaundler Road	Total Refurbishment	£90,000	2020/21	Town
Friary Gardens	Total Refurbishment	£40,000	2024/25	Town
Dean Park	Total Refurbishment	£120,000	2021/22	Town
Fairdown Close	Total Refurbishment	£50,000	2023/24	Town
Imber Road	Total Refurbishment	£50,000	2024/25	Town
Somers Close	Partial Refurbishment	£20,000	2022/23	Town
St Martins Close	Total Refurbishment	£60,000	2023/24	Town
Thurmond Crescent	Total Refurbishment	£60,000	2022/23	Town
Stanmore Recreation Ground	Total Refurbishment	£100,000	2022/23	Town
<b>Total</b>		<b>£730,000</b>		