

REPORT TITLE: ANNUAL UPDATE ON PLAY AREA IMPROVEMENTS

14<sup>TH</sup> NOVEMBER 2018

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<sup>th</sup> 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 A new requirement has been identified in 11.6 below for the play area and skate park at King George V (KGV) Playing Fields in 2020/21. No funding has yet been identified for this scheme.
- 2.2 In order to provide a long term resourcing plan for the sustainable refurbishment of good quality play areas, the town forum seeks to include the five year plan within its medium term financial strategy and projections. A major source of funding is now the town precept in order to provide stability of funding following the community infrastructure levy replacing most of the previous S106 receipts.
- 2.3 Any updates to the existing programme require resources to be identified in order to ensure the programme remains fully funded. Funding can be sought from external sources, remaining S106 balances, the town earmarked reserve, or community infrastructure levy receipts.
- 2.3 The General Fund is responsible for the Abbey Gardens refurbishment and this formed part of the capital budget which was approved 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 11 below.

6 CONSULTATION AND COMMUNICATION

- 6.1 As specified below in Section 11 for each project.

7 ENVIRONMENTAL CONSIDERATIONS

- 7.1 None

8 EQUALITY IMPACT ASSESSEMENT

8.1 None

9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 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>	Carry out 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>		

11 SUPPORTING INFORMATION:11.1 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 (2018/19). In addition, the refurbishment of the play area at Winnall Manor Road was carried over from 2017/18.

Play Area	Work identified	Cost of Works	Funding Source
Winnall Manor Road	Complete refurbishment	£120,000	S106 funding / town reserve
Marnhull Rise	Decommission play area	£5,000	Play area budget
Gordon Avenue	Complete refurbishment	£80,000	Town reserve
Taplings Road	Complete refurbishment	£80,000	Town reserve

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

#### 11.2 Winnall Manor Road

The refurbishment of Winnall Manor Road play area was delayed due to a change in priorities, the complexities of the tendering process and the sporting activities taking place on the open space over the summer. The play area is currently under construction and due for completion by the end of October 2018.

#### 11.3 Marnhull Rise

The play area at Marnhull Rise is to be de-commissioned as a play area and converted into a general open space for the benefit of all residents. The first stage of the consultation process has been completed and discussions about the future of the site have been held with ward members. Initial design proposals are currently in production, following which there will be further discussion with ward members and engagement with local residents including discussions on increasing the budget for this site, depending on what can be achieved for the current budget of £5k. It is anticipated that work will be completed by the end of March 2019 in line with the play area programme.

#### 11.4 Gordon Avenue

Gordon Avenue is due for complete refurbishment in 2018/19. A consultation exercise with local residents and All Saints Primary School was completed in October. A design brief and tender pack is currently being produced for this location, based on the feedback received. It is anticipated that tenders will be received for Gordon Avenue by the end of December 2018, enabling the final stage of the consultation to take place in January to chose the new play area. The date of installation will depend on the winning contractor but it is possible that work on this site may not be finished within the financial year.

#### 11.5 Taplings Road

Taplings Road is due for complete refurbishment in 2018/19 and is being redesigned taking account of the changes to the access road and the improvements to the adjacent community centre. Tenders were received in October and a public engagement event and school consultation will be undertaken in November / December 2018. It is expected that installation will take place early 2019 and the works will be completed by the end of March 2019 in line with the programme.

#### 11.6 Future Years

The full programme is attached at Appendix One. There are currently no changes proposed to years 4-5 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 this 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. This will be deferred again until the future of leisure centre and North Walls Recreation Ground have been clarified.

Appendix 2 shows a forecast summary for the following five years 2021-2026. It is important to note that Appendix 2 includes £200k to refurbish the play area and skate park at King George V (KGV) Playing Fields. This work had been identified as part of the refurbishment programme but was removed when the location of the new Sports and Leisure Centre was under discussion. Now that the location for the Sports and Leisure Centre has been identified as the Garrison Ground, this refurbishment needs to be reinstated into the 5 year work programme for 2021 to 2026. However, no funding for this aspect of the programme has been identified.

From 2019 onwards, the reporting process will change. An annual report will come to the Town Forum for approval which will include updates on the projects in the refurbishment programme due for delivery in the current financial year, a 5 year rolling programme identifying the planned works for the next 5 years including proposed costings and funding options and to request expenditure approval for the projects due the following financial year.

### 12 OTHER OPTIONS CONSIDERED AND REJECTED

#### 12.1 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

WTF256 – Annual update on play area improvements

#### 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 4 – 5: 2018/19 to 2019/20**

No.	Play Area Name	Original Installation Date	Refurbishment Date	Additional work identified	Cost of works	Funding source	Programme Year
6.	Winnall Manor Road			Complete refurbishment	£120,000	Town Budget	2
8	Marnhull Rise			Decommission play area. Develop as an open space in consultation with residents	£5,000	Play area revenue budget	3
9	North Walls	1999	2006 (partial)	Review this site based on progress of leisure centre project	£150,000	Town budget	4
10	Gordon Avenue	2003		Complete refurbishment required.	£80,000	Town budget	4
11	Taplings Road	2002		Complete refurbishment required.	£80,000	Town budget	4
				<b>Total</b>	£435,000		

12	Teg Down Meads	2001	2009/10 (partial refurbishment)	Replacement of multiplay	£25,000	Town budget	5
				<b>Total</b>	£25,000		

**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
Chandler 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
KGV play area and skate park	Total Refurbishment	£200,000	2020/21	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>£930,000</b>		