

Teignbridge District Council
Full Council
4TH January 2022
Part 1

Play Area Refurbishment, The Den, Teignmouth.

Purpose of Report

To seek approval for the capital expenditure of £280k Community Infrastructure Levy (CIL)/ S106 funding to refurbish play provision at the Den Teignmouth.

Recommendation(s)

The Committee RESOLVES to:

- I. Approve capital expenditure of £280k, to be funded from CIL and S106 contributions, for refurbishment works as outlined in this report for the play area at the Den Teignmouth.
- II. Delegate authority to the Head of Operational Services, in consultation with the Chief Finance Officer and Executive Member for Leisure, Recreation and Culture to accept the most economically advantageous tender for the works.

Financial Implications

The main financial implication is the expenditure of S106 funds as outlined in section 2.1 or the main report.

Martin Flitcroft Chief Financial Officer

Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

There are no legal implications arising out of this report. However, failure to maintain/keep in good repair the play equipment and other facilities provided by the Council for use by the Public is likely to result in reputational harm to the Council and financial claims – albeit through its insurers.

Paul Woodhead - Head of Legal Services and Monitoring Officer

Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

The proposal will mitigate the current reputational and financial risks from the play equipment which is at the end of its life.

Lorraine Montgomery Head of Operations

Lorraine.Montgomery@teignbridge.gov.uk

Environmental/ Climate Change Implications

High quality facilities on the community's doorstep reduces the need for travel for recreational activities. The procurement evaluation will promote the local economy and sustainable materials.

Lorraine.Montgomery@teignbridge.gov.uk

Report Author

Lorraine Montgomery

Head of Operational Services

Lorraine.montgomery@teignbridge.gov.uk

Executive Member

Cllr John Nutley

Portfolio Holder for Recreation, Sport and Culture

Appendices/Background Papers

Appendix A indicative Plan

1. Introduction/Background

The play area on Den open space Teignmouth seafront, has been one of the Council's prestigious award winning Green Flag sites for over 13 years. This flagship destination play area is currently one of the most popular play areas in the District drawing visitors from all over Teignbridge and the wider area. Whilst the original layout/ design of the play area is still fit for purpose, after 16 years of continuous heavy use the play area has become worn. Recent play inspections have highlighted that the existing play facilities within the Den Play Area are reaching the end of their useful life. This in turn is having a negative impact on maintenance, resources and Green Flag status.

Many of the play area's hard landscaping features such as the perimeter fencing and tarmacadam paths still remain in good condition and will not need replacing as part of the proposed refurbishment. However, all three play zones, the play equipment and the safety surfacing needs complete replacement.

The play value is to be further improved by the addition of an 'access for all' board walk along the North West boundary of the play area to add to the play areas existing three specifically designated play zones which serve the needs of toddlers, juniors and young teenagers. Set within the play zones is a central seating area and

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an interactive wet play zone. Given the scale of the play area and its proximity to the sea the play area design enables good adult supervision of all play zones and exit points.

The wet play zone along with the pump house is also in need of some refurbishment. As with the Decoy play area refurbishment, a separate specialist works contract will run side by side with the play area refurbishment.

Through the Council Strategy 'Great Places to Live and Work' and 'Out and About and Active' programmes the Council promotes the provision of well-designed high quality public open space infrastructure and facilities for the local community.

This proposed refurbishment of the play facilities at The Den is to be funded with CIL and S106 funds gained through the Planning process. As a consequence, there will be minimal (if any) impact on the public purse.

The annual parks and open spaces survey collects feedback from the users of our Parks. Information received indicates that the Den is one of the Council's most popular parks and its facilities are highly valued by locals and visitors. Responses from those visiting the park consistently suggest that being able to take children to play is one of the main reasons for visiting the resort and that there is strong support for the need to refurbish the play facilities, to reinstate increase seating opportunities and to improve the operational reliability of the water play feature.

2. Risk Management and Climate Change Impact

2.1 Financial

The proposal has the support of the Council's Capital Review Board, £280k of CIL and S106 is available and is allocated to this scheme in the capital programme. This comprises £66k S106, with the remainder being funded from CIL.

An initial costing for the replacement of zoned play equipment, wet play equipment and pump has been undertaken by the Green Spaces Team in conjunction with the Property Department. This includes a standard contingency sum to cover

unforeseen requirements. The final cost will be dependent on the outcome of the tender process and there is a risk that it may exceed the £280k estimate. There are particular concerns around inflation and supply chains at present. In this eventuality, provided that the Head of Operational Services, in conjunction with the Chief Finance Officer and Portfolio Holder for Leisure and Recreation are in Agreement, that the tender outcome should be accepted (as per Recommendation II above), and up to an additional 10% of CIL funding will be made available for the project. Any further shortfall will be dealt with by value re-engineering the works.

It is anticipated that there would be modest repairs and maintenance savings in the early years following the replacement of equipment.

2.2 Legal

The procurement process will be in accordance with the Council's Procurement Policy and within the Council's Financial Regulations.

2.3 Risks

Recent review highlighted the existing play facilities at Ashburton Road is reaching the end of its useful life and is having an increasing negative impact on maintenance budgets. There is also an increase in potential for reputational harm along with an increased risk of legal challenge and claims.

2.4 Environmental/Climate Change Impact

Provision of good quality open space and play areas within communities means that the local community do not need to travel to such facilities. The procurement criteria will select sustainably produced timber equipment and promote the local economy.

3 Alternative Options

As stated above the existing play facilities at the Den Teignmouth, are reaching the end of their useful life. The alternative option would be to do nothing and continue as is. That would result in:

- The removal each piece of equipment as it becomes unsafe which would eventually lead to the formal play area being non-existent, this

would have a negative impact on the parks popularity and the reputation of the Council.

- A total redesign of the area, not utilising the current layout and replacing hard landscape features that are still serviceable would increase the cost substantially.

4 Timing

The procurement is planned for early 2022 and installation in time for the summer.

Procurement	Jan//Feb 2021
Contract award / Mobilisation period	Feb 2022
Site work commence	March 2022
Completion/ Commissioning	Early June 2022

5.0 CONCLUSION

The play facilities at the Den Teignmouth seafront are well used and valued greatly by the community, they are now needing refurbishment/ replacement. The proposed scheme is funded (by CIL and S106), utilises the existing features that are still serviceable and allows for a refit of equipment that will provide updated exciting new facility, whilst reducing the Council's maintenance costs and enabling the area to remain a destination outdoor attraction in this popular resort area.