

Teignbridge District Council
Executive
4TH January 2022
Part ii

Play Area Refurbishment, Ashburton Road, Newton Abbot.

Purpose of Report

To seek approval for the capital expenditure of £150k S106 funding to refurbish play provision at Ashburton Road, Newton Abbot.

Recommendation(s)

The Committee RESOLVES to:

- I. Approve capital expenditure of £150k, to be funded from S106 contributions, for refurbishment works as outlined in this report for the Play area at Ashburton Road, Newton Abbot.
- 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

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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

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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

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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.

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Report Author

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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 at Ashburton Road serves a wide area including Highweek, Broadlands, Bradley Valley and Hele Park. The play area equipment is reaching the end of its useful life and is having a negative impact on maintenance and puts the Council at increasing risk of legal challenge and claims. There is now the opportunity to improve provision at this location using S106 funding.

The proposed improvement plan looks at the recreational ground as a whole and where possible will address existing design issues such as the poor access, neighbourhood boundary issues, insufficient barrier controls to the ball area and proposals for additional landscaping works, allowing the site to be developed to its full potential.

The fence and gates would be updated to take on a more sympathetic shape and alignment to be in keeping with the landscape setting. The equipment provided will meet the needs of children between the ages of 1 - 12 years using a mix of formal play equipment combined with landscaped features to blend into the existing natural setting. A variety of fun and challenging play opportunities are proposed for all ages and abilities, which is an improvement on the current provision. An additional play zone is proposed to provide opportunities for older children. This comprises a more informal sport element i.e. Fenced Multi Use Games Area (MUGA).

The new design also incorporates the historic park feature, the hard surfaced loop where young children can learn to ride a bike. Hard and soft landscaping would be designed to blend formal play features and promote biodiversity. The planting will also strengthen the boundary alongside the watercourse and provide additional screening.

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 Ashburton Road will be funded by S106 monies gained through the Planning process.

Feedback from the annual parks and open spaces survey collected from the users of the Council's Parks indicates that the Ashburton Road play area is very popular and is highly valued by local residents.

2. Risk Management and Climate Change Impact

2.1 Financial

The proposal has the support of the Council's Capital Review Board, £150k of S106 is available and is allocated to this scheme in the capital programme.

An initial costing for the replacement of play equipment, and new MUGA has been undertaken by the Greenspaces team in conjunction with the Property Department, and 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 £150k estimate, particularly at this time when there are concerns regarding inflated material costs and supply chain issues. In this eventuality, the project works will be value engineered to keep the cost within the available S106 budget.

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 this location are reaching the end of their useful life. The alternative option would be to do nothing. That would result in:

- The removal of 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 quality and popularity.
- The unspent S106 monies would be reclaimed by the developer and therefore lost.

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 proposed scheme funded by S106 contributions will breathe new life into the play facilities at Ashburton Road, Newton Abbot which are well used and valued greatly by the community, thus ensuring that they will continue to be available in future years at no or little cost to the public purse.

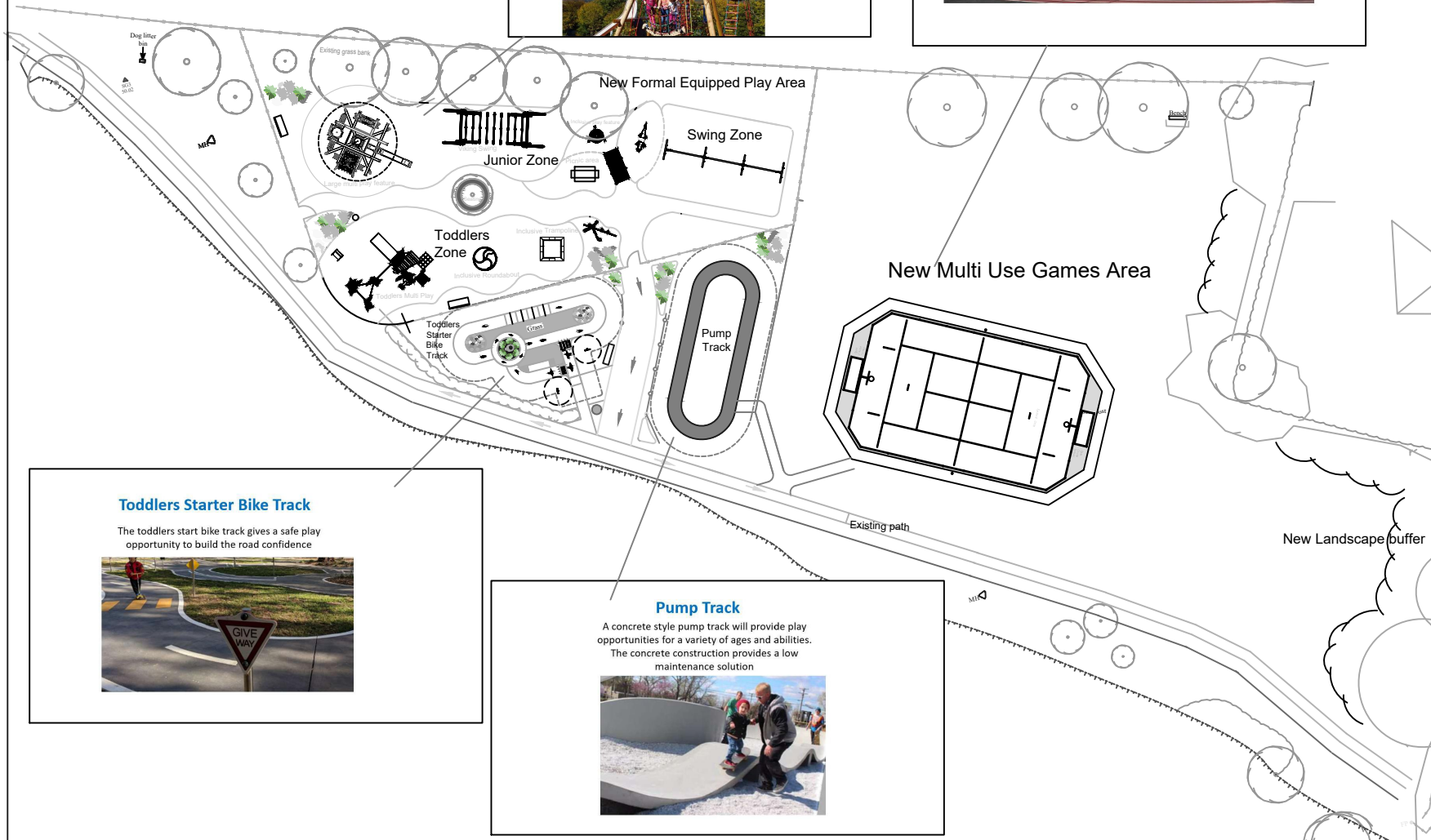
Formal Equipped Play Area

The existing formal equipped play area is at the end of its useful life. The new design will look to provide an array of play opportunities for all ages and abilities.



Multi Use Games Area

Timber style Multi use games area in keeping with landscape setting. Side barriers to prevent stray balls going into the stream which runs through the recreation ground.



Toddlers Starter Bike Track

The toddlers start bike track gives a safe play opportunity to build the road confidence



Pump Track

A concrete style pump track will provide play opportunities for a variety of ages and abilities. The concrete construction provides a low maintenance solution



REVISIONS			
Rev.	Date	By	Details

Scheme Title:
**Ashburton Road
Newton Abbot**

Dwg. Title:
**Play Area Improvement
Indicative Layout**

CAD File Ref:			
Dwg. No.	Scheme No.	Dwg. No.	Rev.
SCALE		nts	
Drawn by	Approved	Date	
DB1			