

A review of the condition and continued provision of Mid Devon's play areas

Cabinet Member Cllr Clive Eginton
Responsible Officer Head of Environmental Services

Reason for Report: To inform Members of the current condition of the Council's play areas and to advise on a consultation process to be held with town and parish councils over future provision.

RECOMMENDATION(S):

1. To note the current condition of Mid Devon's play areas at Annex 1
2. To recommend to Cabinet that officers consult with town and parish councils over future provision, especially those areas shown at Annex 2 which may be over provided
3. That a further report be brought back to this PDG following the consultation exercise.

Relationship to Corporate Plan: Community well-being will be enhanced when residents have the confidence to use well maintained play areas.

Financial Implications:

1. Our current portfolio of play areas requires a revenue budget of £274,000.
2. The potential means of reducing the cost to the Council, in line with government grant reductions, is to reduce the number of areas provided and maintained directly by the District Council.

Legal Implications: Sites acquired for play areas may have a variety of conditions attached to the land transfer.

Risk Assessment: There is a potential cost of litigation should the Council be found negligent with regards to maintenance of its play areas. For this reason, the Council must have an inspection and maintenance regime for its play areas.

1.0 Introduction

1.1 Mid Devon currently has 106 play areas which include 2 paddling pools, 3 in-line skating sites and a BMX track.

1.2 A play area maintenance budget report was brought to this PDG on 17 January 2012 which outlined the potential shortfall in the budget. As a result of that report, the following increases to the play area maintenance budget were agreed:

| | |
|-----------------|---------|
| Year 2012-2013 | £20,000 |
| Year 2013 -2014 | £20,000 |
| Year 2014-2015 | £10,000 |

1.3 The increase in budget has been used to paint play equipment and to repair safety surfacing.

1.4 Due to budget restrictions the play areas are currently maintained in “managed decline”, this means that when a piece of equipment is removed from a site for safety reasons it is not automatically replaced. This has resulted in reduced play value for some sites and others where there is no equipment on site.

2.0 **Current condition of play areas**

2.1 As a result of the temporary increase in the maintenance budget, all of the equipment that required painting has been completed and a start has been made on safety surface repairs.

2.2 The remaining £10,000 allocated for this financial year will be spent on safety surface repair in the autumn.

2.3 Annual condition surveys of play areas are carried out during November and December, therefore the information in this report has been taken from the December 2013 Refurbishment Survey.

2.4 The survey has been updated for sites where safety surfacing repairs have taken place since December 2013 and reflects the installation of new equipment at Cotteylands play area and Bolham Road Skate Park. There are currently a total of 51 play areas that have both satisfactory equipment and safety surfacing. See Annex 1.

2.5 The play equipment condition in summary:

- 73 sites with play equipment in satisfactory condition
- 20 sites that requires some refurbishment within 2 years
- 6 sites that requires some refurbishment within 1 year
- 2 sites that requires equipment to be replaced
- 5 sites with no equipment

2.6 The play area surfacing condition in summary:

- 62 sites with surfacing in satisfactory condition
- 26 sites that shall require some refurbishment within 2 years
- 13 sites that shall require some refurbishment within 1 year
- 1 site that shall require replacement within 1 year
- 4 sites with no surfacing

3.0 **The potential closing and disposal of play areas**

3.1 A review of current play area provision has shown that there are 26 play areas that could be regarded as over provision. In the Council’s Open Space and Play area Strategy, currently being updated, it states:

- **Play space children, in urban areas** there should be a quantity standard of 0.06 Hectares per 1,000 population and an access standard of 480 metres or 10 minutes walking time.
 - **Play space youth, in urban areas** there should be a quantity standard of 0.02 hectares per 1,000 population and an access standard of 720 metres or 15 minutes walking time.
 - **Play space children and youth in rural parishes** there should be a quantity standard of 0.05 hectares per 1,000 population and an access standard of 600metres or 12-12 minutes walking time.
- 3.2 Of the sites identified in Annex 2, many have equipment and safety surfacing in good condition. Before reaching any decisions or formulating any recommendations, it will be important to consult with town and parish councils on their views.
- 3.3 A consultation will be held over the coming months so that local views can be sought to better inform this Policy Development Group on the future long term provision of play areas.

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Circulation of the Report: Cllr Eginton, Management Team

Play Areas Refurbishment Summary December 2013

| Site | Town Village | Site Name | Equipment | Surface | Fencing |
|------|-----------------|--|-----------|---------|---------|
| 101 | Bampton | Shillingford | 1.0 | 3.2 | 2.0 |
| 301 | Bow | Godfrey Gardens | 4.0 | 4.0 | 3.0 |
| 302 | Bow | St. Martins Close | 4.0 | 4.0 | 3.0 |
| 303 | Bow | Village Hall | 4.0 | 4.0 | 3.0 |
| 304 | Bow | Iter Park | 4.0 | 4.0 | 3.0 |
| 401 | Bradninch | Townlands | 4.0 | 4.0 | 3.0 |
| 402 | Bradninch | Barnes Close | 4.0 | 2.0 | 3.0 |
| 601 | Burlescombe | Brays Close | 4.0 | 4.0 | 3.0 |
| 602 | Westleigh | Westleigh | 4.0 | 3.7 | 3.0 |
| 1101 | Cheriton Bishop | Glebelands | 3.7 | 3.9 | 3.0 |
| 1701 | Coleford | Coleford | 3.6 | 2.0 | 1.0 |
| 1801 | Crediton | Greenaway | 0.0 | 0.0 | 0.0 |
| 1802 | Crediton | Beech Park | 4.0 | 2.0 | 3.0 |
| 1803 | Crediton | Newcombes Meadow | 2.7 | 3.0 | 3.0 |
| 1804 | Crediton | Barnfield | 4.0 | 4.0 | 3.0 |
| 1805 | Crediton | Tuckers Meadow | 4.0 | 3.5 | 3.0 |
| 1806 | Crediton | Lords Meadow | 3.2 | 3.8 | 3.0 |
| 1807 | Crediton | Walnut Drive | 4.0 | 3.0 | 3.0 |
| 1808 | Crediton | Spinningpath Gardens | 0.0 | 0.0 | 0.0 |
| 1809 | Crediton | Queen Elizabeth Drive (1) | 3.0 | 2.0 | 3.0 |
| 1810 | Crediton | Beacon Park | 4.0 | 4.0 | 3.0 |
| 1811 | Crediton | Lords Meadow "In Line Skating" | 4.0 | 3.0 | 2.0 |
| 1812 | Crediton | Fulda Crescent - <i>not equiped</i> | 0.0 | 4.0 | 3.0 |
| 1813 | Crediton | Queen Elizabeth Drive (2) - <i>not equiped</i> | 0.0 | 0.0 | 0.0 |
| 1814 | Crediton | Cromwells Meadow | 4.0 | 4.0 | 3.0 |
| 1815 | Crediton | Monks Close | 4.0 | 4.0 | 3.0 |
| 1816 | Crediton | Kirton Rise | 4.0 | 4.0 | 3.0 |
| 1901 | Copplestone | Sunnymead | 3.3 | 3.0 | 3.0 |
| 1902 | Copplestone | Fernworthy Park | 4.0 | 4.0 | 3.0 |
| 2101 | Cullompton | Knightswood | 4.0 | 4.0 | 3.0 |
| 2102 | Cullompton | Rivermead | 4.0 | 2.0 | 3.0 |
| 2103 | Cullompton | Ash drive | 4.0 | 4.0 | 3.0 |
| 2104 | Cullompton | Conifer Close - <i>no fencing</i> | 4.0 | 4.0 | 0.0 |
| 2105 | Cullompton | Linden Road | 4.0 | 4.0 | 3.0 |
| 2106 | Cullompton | Headweir Road | 4.0 | 4.0 | 3.0 |
| 2107 | Cullompton | Ploudal Road | 4.0 | 3.8 | 3.0 |
| 2108 | Cullompton | Stoneyford | 4.0 | 4.0 | 3.0 |
| 2109 | Cullompton | Tufty Park | 2.8 | 2.3 | 3.0 |
| 2110 | Cullompton | Bockland Close | 4.0 | 4.0 | 3.0 |
| 2111 | Cullompton | Meadow Lane " In Line Skating" | 4.0 | 4.0 | 3.0 |
| 2112 | Cullompton | Clover Drive | 4.0 | 4.0 | 3.0 |
| 2113 | Cullompton | Spindlebury | 4.0 | 3.7 | 3.0 |
| 2114 | Cullompton | Siskin Chase | 3.0 | 4.0 | 3.0 |
| 2115 | Cullompton | Starlings Roost | 4.0 | 4.0 | 3.0 |
| 2116 | Cullompton | Water Meadow | 3.0 | 2.0 | 3.0 |
| 2117 | Cullompton | Haymans Close | 4.0 | 4.0 | 3.0 |
| 2118 | Cullompton | Haymans Green | 4.0 | 4.0 | 3.0 |

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| Site | Town Village | Site Name | Equipment | Surface | Fencing |
|------|------------------|---------------------------|-----------|---------|---------|
| 2119 | Cullompton | Chaffinch Drive | 4.0 | 4.0 | 3.0 |
| 2120 | Cullompton | Dove Close | 4.0 | 3.0 | 3.0 |
| 2121 | Cullompton | Crossparks | 4.0 | 4.0 | 3.0 |
| 2122 | Cullompton | Bullfinch Close | 4.0 | 2.0 | 3.0 |
| 2123 | Cullompton | Linear Park | 4.0 | 4.0 | 3.0 |
| 2124 | Cullompton | Saxon Way | 4.0 | 4.0 | 3.0 |
| 2125 | Cullompton | Windsor Close | 4.0 | 4.0 | 3.0 |
| 2126 | Cullompton | Hanover Gardens | 4.0 | 4.0 | 3.0 |
| 2601 | Hemyock | Hollingarh Way | 4.0 | 4.0 | 3.0 |
| 2602 | Hemyock | Logan Way | 4.0 | 4.0 | 3.0 |
| 2603 | Hemyock | Millhayes | 4.0 | 4.0 | 3.0 |
| 2901 | Holcombe Rogus | Holcombe Rogus | 4.0 | 4.0 | 3.0 |
| 3301 | Lapford | Church Close | 2.5 | 2.0 | 3.0 |
| 3501 | Morchard Bishop | Greenaway | 4.0 | 3.0 | 2.0 |
| 4101 | Puddington | Puddington | 2.9 | 3.3 | 2.0 |
| 4201 | Sampford Peverll | Cornlands | 4.0 | 4.0 | 3.0 |
| 4301 | New Buildings | New Buildings | 4.0 | 3.0 | 3.0 |
| 4302 | Sandford | Town Barton | 4.0 | 4.0 | 2.0 |
| 4501 | Ellerhayes | Ellerhayes | 4.0 | 4.0 | 3.0 |
| 5201 | Tiverton | Trickey Close | 3.8 | 3.5 | 3.0 |
| 5202 | Tiverton | Palmerston Park | 4.0 | 3.7 | 2.0 |
| 5203 | Tiverton | Amory Park | 3.8 | 1.6 | 3.0 |
| 5204 | Tiverton | Colesmead | 4.0 | 3.5 | 3.0 |
| 5205 | Tiverton | Cotteylands | 4.0 | 4.0 | 3.0 |
| 5206 | Tiverton | Queensway - Closed | 0.0 | 0.0 | |
| 5207 | Tiverton | Peoples Park - No fencing | 4.0 | 4.0 | 0.0 |
| 5208 | Tiverton | Westexe Recreation | 3.7 | 4.0 | 3.0 |
| 5209 | Tiverton | Wilcombe | 3.5 | 3.7 | 1.0 |
| 5210 | Tiverton | Lowman Priory | 4.0 | 3.3 | 2.0 |
| 5211 | Tiverton | Marguerite | 4.0 | 4.0 | 3.0 |
| 5212 | Tiverton | Hawthorn Road | 4.0 | 4.0 | 3.0 |
| 5213 | Tiverton | Halsbury Road | 1.0 | 4.0 | 3.0 |
| 5214 | Tiverton | Ashley Rise | 3.3 | 4.0 | 3.0 |
| 5215 | Tiverton | Cudmore Park | 4.0 | 2.0 | 1.0 |
| 5216 | Tiverton | Starkey Close | 4.0 | 3.7 | 3.0 |
| 5217 | Tiverton | Orchard Leigh | 2.8 | 4.0 | 2.0 |
| 5218 | Tiverton | Banksia Close | 3.8 | 3.0 | 3.0 |
| 5220 | Tiverton | Everett Place (1) | 4.0 | 3.5 | 3.0 |
| 5221 | Tiverton | Everett Place (2) | 3.6 | 4.0 | 3.0 |
| 5222 | Tiverton | Bolham Rd In Line Skating | 4.0 | 4.0 | 3.0 |
| 5224 | Tiverton | Waylands | 4.0 | 3.2 | 3.0 |
| 5225 | Tiverton | Spencer Drive | 3.0 | 4.0 | 3.0 |
| 5226 | Tiverton | Popham Close | 4.0 | 4.0 | 3.0 |
| 5227 | Tiverton | Marley Close | 4.0 | 4.0 | 3.0 |
| 5228 | Tiverton | Amory Park BMX | 3.0 | 2.0 | 3.0 |
| 5301 | Uffculme | Pippins Field | 4.0 | 3.0 | 3.0 |
| 5302 | Uffculme | Pathfields | 2.3 | 2.5 | 3.0 |

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|------|--------------|--------------------|-----------|---------|---------|
| 5303 | Uffculme | Culm Valley Way | 4.0 | 4.0 | 3.0 |
| 5801 | Wembworthy | Wembworthy | 3.7 | 4.0 | 1.0 |
| 5901 | Willand | South View | 4.0 | 4.0 | 3.0 |
| 5902 | Willand | The Orchards | 4.0 | 4.0 | 3.0 |
| 5904 | Willand | Harpitt Close | 4.0 | 4.0 | 3.0 |
| 5905 | Willand | Gables Lea | 3.7 | 4.0 | 3.0 |
| 5906 | Willand | Chestnut Drive | 3.3 | 4.0 | 3.0 |
| 5907 | Willand | Victoria Close | 4.0 | 3.7 | 2.0 |
| 5908 | Willand | Worcester Crescent | 4.0 | 4.0 | 3.0 |
| 5909 | Willand | Mallow Court | 4.0 | 4.0 | 3.0 |
| 5910 | Willand | Buttercup Road | 4.0 | 4.0 | 3.0 |
| 6201 | Yeoford | Yeo View | 3.2 | 2.7 | 3.0 |

Play areas identified for detailed consideration and consultation

| Parish | Play area | ion Score Dec 2013 | | Reason for consideration |
|-------------|-------------------------|--------------------|---------|--|
| | | Equipment | Surface | |
| Bow | Godfrey Gardens | 4 | 4 | possible over provision; there is currently only one piece of equipment on site. |
| | St Martin's Close | 4 | 4 | possible over provision; there is currently only one piece of equipment on site. |
| Copplestone | Fernworthy Park | 4 | 4 | possible over provision |
| Crediton | Beech Park | 4 | 2 | possible over provision |
| | Spinning Path Gardens | N/A | N/A | possible over provision; there has been no equipment on this site for two years |
| | Fulda crescent | N/A | 4 | possible over provision; this site has never been equipped. |
| | Greenway | N/A | N/A | possible over provision; there has been no equipment on this site for four years |
| | Queen Elisabeth Drive 2 | N/A | N/A | possible over provision; this site has never been equipped. |
| Cullompton | Headweir Road | 4 | 4 | possible over provision; poor equipment, large oak suffering from compaction. |
| | Ash Drive | 4 | 4 | possible over provision. |
| | Conifer Close | 4 | 4 | possible over provision. |
| | Tufty Park | 2.8 | 2.3 | possible over provision; wooden equipment deteriorating. |
| | <i>Clover Drive</i> | 4 | 4 | possible over provision; retain three sites from the six sites listed. |
| Hemyock | <i>Spindlebury</i> | 4 | 3.7 | |
| | <i>Siskin Chase</i> | 3 | 4 | |
| | <i>Starlings Roost</i> | 4 | 4 | |
| | <i>Chaffinch Drive</i> | 4 | 4 | |
| | <i>Dove Close</i> | 4 | 3 | |
| Lapford | Hollingarth way | 4 | 4 | possible over provision; there is currently only one piece of equipment on site. |
| Tiverton | Church Close | 2.5 | 2 | possible over provision; Parish site adjacent, consultation with parish ongoing. |
| | Priory Road | 4 | 3.3 | possible over provision. |
| | Coles Mead | 4 | 3.5 | possible over provision. |
| | Trickey Close | 3.8 | 3.5 | possible over provision. |

Play areas identified for detailed consideration and consultation

| | | | | |
|----------|-----------------|-----|-----|--|
| Tiverton | Hawthorn Road | 4 | 4 | |
| | Halsbury Road | 1 | 1 | possible over provision; site closed no equipment. |
| Uffculme | Pathfields | 2.3 | 2.5 | possible over provision. |
| | Worcester Close | 4 | 4 | possible over provision. |
| Willand | Mallow Court | 4 | 4 | possible over provision. |
| | Chestnut Drive | 3.3 | 4 | possible over provision. |