

Bath & North East Somerset Council

MEETING:	Alice Park Sub-Committee	
MEETING DATE:	24th November 2023	
TITLE:	Development of Alice Park Play Area – Suggested Approach	
WARD:	Lambridge	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
<ul style="list-style-type: none">• Alice Park Play Area Refurbishment		

1 THE ISSUE

1.1 The play area in Alice Park has been identified by The Alice Park Trust as in need of investment and a outline options appraisal was undertaken on behalf of The Alice Park Trust, by the Council's Parks Department (Appendix 1)

2 RECOMMENDATION

2.1 The Alice Park Sub-Committee to make an application through the Neighbourhood CIL process requesting funding for the following:

- RIBA Stage 1-3 Cost (Sketch Design through to Outline Planning)
- Consultations & Planning
- RIBA Stage 4 Cost (Technical Design & Specification)

2.2 Once formal proposal is produced, it would allow The Alice Park Trust to present their vision for the Park to inform future fundraising opportunities

3 BACKGROUND

3.1 Visually the current play area is unattractive as there is an expanse of tarmac where equipment has already been removed. There are only a few pieces of play kit left, which are laid out in a way that offers no opportunity for the imagination. Older children are not catered for eg climbing, social play etc and very little in the way of physical challenges such as those provided by spinning,

climbing, balancing and generally being able to develop motor and cognitive skills through play

3.2 When specifying play equipment, The Alice Park Trust Sub-Committee should take into account the following specification for all new equipment:

- All units to meet the standard of BS EN 1176 for outdoor play equipment and safer surfaces to meet BS EN 1177 (note that only wet pour and/ or play sand are recommended);
- units are to be made of a durable metal and/ or wood for structures above ground;
- the units should provide play features for children with a wide range of abilities;
- all non-moving parts are expected to have a 15+ year warranty;
- no unit or surface material will contain any materials that have been recycled from tyres or contain any chemicals that could leach out and be toxic when held or sat upon, or licked etc;
- all ramps, where provided, will join seamlessly to the surrounding surfaces/ paths with no sudden changes in level; and
- a maintenance manual with inspection regime and replacement programme for parts must be provided with approximate running costs for the first 10 years life of the play area and the expected lifetime of the components

3.3 New play equipment would need to be laid out within the play area to maximise the opportunities for a variety of physical activities (including on and off ground play) and fun areas that will stretch a child's imagination. The new equipment and playground will need to be appropriate across a range of ages (4 to 16 year olds), aim to be inclusive, attractive to all genders, and the area and equipment will need to provide for a range of accessibility needs.

3.4 Public consultations have already been held and these identified that a range of new equipment would be welcomed by the children. An analysis of the findings of the consultation has enabled the wish list to be refined, as follows:

Multi unit centre piece(s) e.g. a ship or a palace	Somersault bars	Sand seats
Play panels	Obstacle course / agility	Single Zip Wire 26m or double Zip Wire 26m
Climbing structures	In-ground trampoline	Combi swing frame with flat, cradle and basket seats
Wheelchair carousel	Wheelchair swing	

3.5 If funding was agreed through a successful Neighbourhood CIL application, RIBA Stage 1-3 would bring forward options for the redesign of the area, to allow further fundraising to be undertaken.

4 STATUTORY CONSIDERATIONS

- 4.1 The Alice Park Trust Sub-Committee, as representatives of the Alice Park Trust have no statutory duty to provide play areas but does have a legal responsibility to ensure that the public spaces that it provides are safe to use.
- 4.2 All units to meet the standard of BS EN 1176 for outdoor play equipment and safer surfaces to meet BS EN 1177. Play areas and associated play assets would need to have regular Play Safety Inspections, which could be requested and funded in line with the SLA Agreements in place with the Council.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

It is recommended with all capital projects, that a Project Manager is appointed to oversee the works from conceptive to delivery. Comparative costs from the recently completed Sydney Gardens (tender prices 2016-2019) were:

- RIBA Stage 1-3 Cost (Sketch Design through to Outline Planning): £20k
- Consultations & Planning: £10k
- RIBA Stage 4 Cost (Technical Design & Specification): £35k
- RIBA Stage 5-6 (Overseeing Construction Phase): £15k

Budget for Design/ Planning/ Consultation = £80k

- 5.1 The cost of the actual play equipment and surfacing was calculated using stock (2022) prices to arrive at indicative costs for the kit and surfacing,]. A contractor will also need to remove existing kit, set up site compound, provide welfare whilst on site; install the play equipment, landscape & carry out any planting and surfacing.
- 5.2 An application for strategic CIL was made in 2023 but unfortunately not supported due to the significant number of schemes requesting funding.
- 5.3 However, it was suggested that an application for Neighbourhood CIL could be brought forward for the next round of funding in April 2024. Funding for similar schemes has previously been agreed, although for significantly lower levels of funding. The Community Infrastructure Levy (CIL) is a planning charge introduced by the Planning Act 2008 to help local authorities in England and Wales deliver infrastructure to support development in their area.
- 5.4 What are the criteria for using the neighbourhood portion of CIL funds?
 - Projects must address the specific impacts of the new developments from which the funding has been generated.
 - Projects must provide links to the locality of the area where development has taken place.
 - Projects must receive community support. Applicants will be required to provide evidence that the needs of the community have been listened to before applications will be considered.

- Before a project is submitted for final sign off it must be proven that the project shows that it either: (i) supports the development of the relevant area by funding the provision, improvement, replacement, operation or maintenance of infrastructure or (ii) anything else that is concerned with addressing the demands that development places on the area.

5.5 A stepped bid, focussing on early stages of the project may therefore be more suitable, allowing a visualisation of the final scheme to be drafted that could be used for alternative fundraising.

- The next round of receipts from developers which is needed to fund any further applications will become available from April 2024.
- Applications for the next round (sixteen) will close on 22nd April 2024.
- Applications for consideration at the 8th June 2024 Advisory Board will be uploaded to the Councils Consultation Page from 6th to 19th of May 2024.
- Consultation Feedback will be passed to the Advisory Board to assist their recommendations.
- The Advisory Board will meet to make recommendations 8th June 2024.

5.6 In light of broad outline figures for the replacement of the play area, it is suggested that a fundraising target of £500k would be required to take the project from conception through to delivery.

6 RISK MANAGEMENT

6.1 A risk register for the project should be set up and monitored regularly by the Alice Park Trust Sub-Committee

7 EQUALITIES

An Equalities impact assessment should be undertaken by the Alice Park Trust Sub-Committee at the appropriate time and monitored throughout the project

8 CLIMATE CHANGE

8.1 The environmental impacts of the design, along with appropriate consideration of the sustainability of the source materials, construction and final built scheme would need to be carried out at the appropriate time in the project set up.

9 OTHER OPTIONS CONSIDERED

9.1 None

10 CONSULTATION

10.1 Appropriate public consultation should be undertaken by The Alice Park Trust Sub-Committee at the appropriate time.

Contact person	Chris Major
Background	None

papers	
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