

Expression of Interest : Stanton Drew Play Area

CAT Expression of Interest

March 2025

Stanton Drew Play Area C.A.T. Application - *STAGE 2*

This document is an expression of interest from Stanton Drew Parish Council regarding a Community Asset Transfer of the Stanton Drew Parish Play Area from Bath and North East Somerset Council to Stanton Drew Parish Council.

This document is for Stage 2 of the application process as detailed in Bath and North east Somersets Community Asset Transfer Policy, March 2020.

This is an updated version of the initial expression of interest made in November 2019.

1.0 Background

Stanton Drew Civil Parish is located approximately 9 miles south of Bristol, 10 miles west of Bath, and 2 miles east of Chew Magna, on the southern side of the River Chew. It is set in gently sloping and undulating countryside. The village was listed in the Domesday Book of 1086 as Stantone, meaning, 'the stone enclosure with an oak tree', and it is most famous as the setting for the third largest collection of prehistoric standing stones in England.

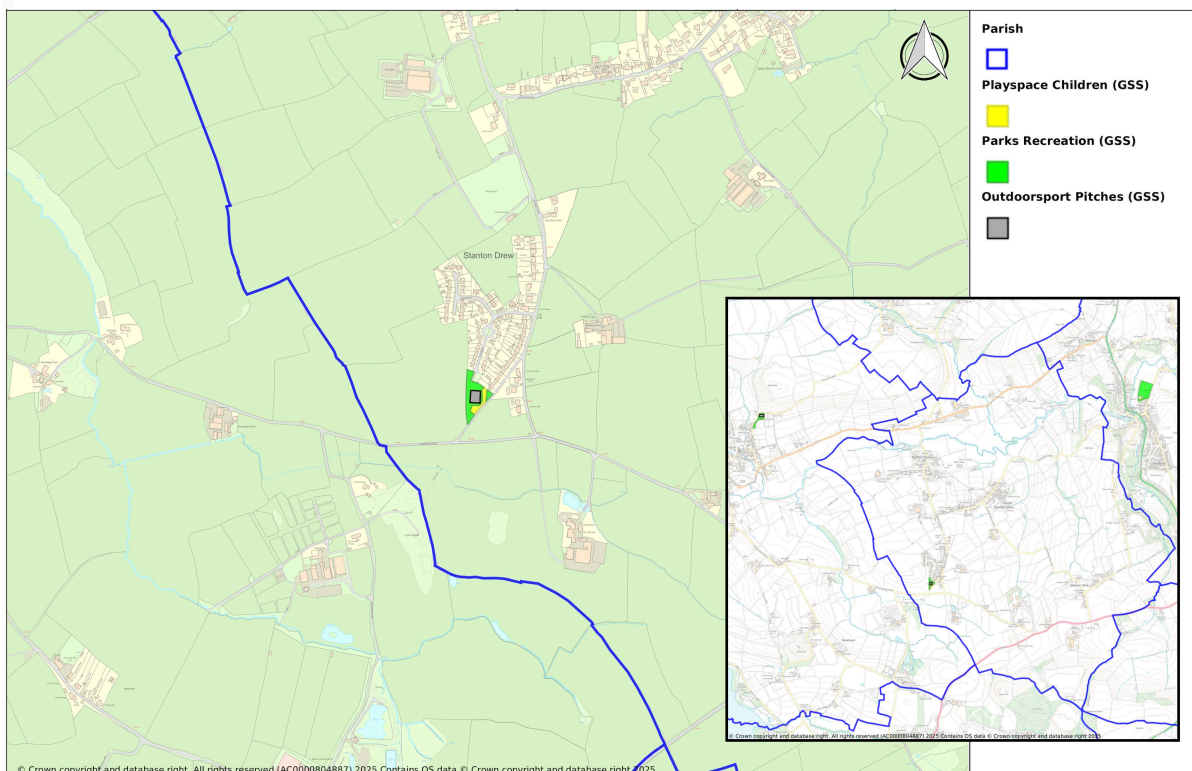
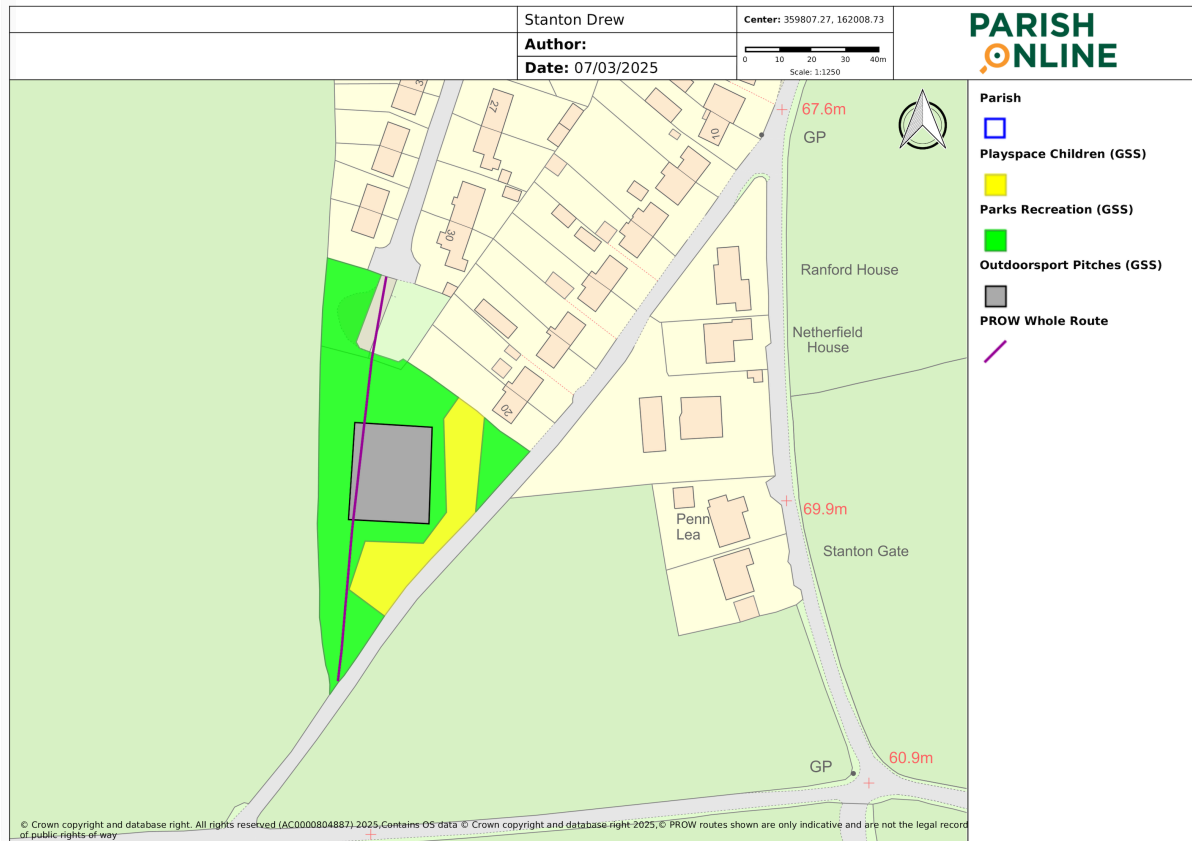
Today, the area of the Civil Parish can be understood as divisions of several areas, including "Upper Stanton", "Stanton Wick", "Bromley", "Sandy Lane", "Lower Stanton", and Tarnwell. The Play Area is located in the most densely populated part of the Parish. It is part of the land included in the building of The Crescent, The Drive, and Highfields, built at various times post WWII.



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Expression of Interest : Stanton Drew Play Area

The play area is to the west of Stanton Drew, near to the part of the Parish with the highest residential density. The field area is broadly triangular in shape with an area for parking at the top and a PROW



Expression of Interest : Stanton Drew Play Area

running through it on the west side. Over the years the Parish Council have installed a number of pieces of play equipment around the edge, leaving the central area with goal posts for ball games.

2.0 Why the asset is required by Stanton drew Parish Council

Currently Stanton Drew Parish Council pays Bath and North East Somerset Council an annual lease for the Play Area, under a “tenancy at will” which was granted in **2003** at a rent of £250pa; the tenancy can be terminated at any time.

In return, Bath and North East Somerset Council empty the bin at the entrance to the Play Area; beyond that they do no other maintenance.

Stanton Drew Parish Council pay for all maintenance of the site, including monthly grass mowing and trimming from March to November, hedge trimming, fence maintenance, tree maintenance, signage, as well as upkeep of the play equipment which includes maintenance, quarterly inspections, and insurance.

Currently much of the play equipment requires replacement. Stanton Drew Parish Council has looked at the possibility of obtaining grants towards new equipment and without a better security regarding the tenure it is impossible to get grants. The most recent enhancement to the play equipment was in early 2019, that piece is also now starting to deteriorate.

The Parish Council would like long term security of tenure to enable it to properly upgrade the equipment. It has some funds set aside and would like to use that to seek match funding from local Charities. Initial enquiries indicate that the local trusts are reluctant to support an application for equipment that is to be sited on an area that does not have a long term security of tenure. Under the current lease situation, there is no guarantee that any enhancements made to the area will be available to residents in a years time, let alone in perpetuity.

While waiting for an outcome regarding the CAT the equipment has continued to deteriorate. The Parish Council are continually repairing wood, however soon some items will be beyond repair and need complete removal. Appendix A is attached to demonstrate how poor the state of the equipment now is. We would welcome you to visit the site.

3. Aims and Objectives

Stanton Drew Parish Council would like to replace and enhance the recreation facilities at the Play Area to include equipment for young people/adults, in the interest of community health and well being especially with the current focus on trying to help young people get out and exercise more (as a rural community it really is the only nearby option for without the need for transport).

Good equipment is expensive, thus the Parish Council would seek *multi-source* funding, via grants, to help fund an enhancement. The Parish is in an area that is blessed by the existence of two supportive and active Community Funds.

The aim would be to use some PC money that has been set aside for Play Area enhancements and to seek match funding from these local community charities. Then to also seek additional funding from nationally available grants.

In order to properly enhance the Play area the Parish Council seek long term security over the site either via full asset transfer or a long term lease.

Expression of Interest : Stanton Drew Play Area

3.1 Alternatives

In reaching that decision to apply for a CAT the Parish Council considered a number of options.

- a) Save money and cease the lease of the Play Area site from Banes.

Community Gain : -ve

Cost to Parishioners : +ve

- b) Keep the status quo with the current lease, continue with maintenance of current equipment, remove as it becomes too dangerous, only replace with low value assets.

Community Gain : +/-

Cost to Parishioners : =

- c) Seek an asset transfer to Stanton Drew Parish Council and then look at enhancing the site with considerable investment, to include facilities for young people and adults.

Community Gain : +ve

Cost to Parishioners : +/-

- d) Seek funding and use the reserved funds to purchase/long term lease an alternative plot, perhaps more centrally located, and through the planning process provide a new family 'recreation' area.

Community Gain : ++ve

Cost to Parishioners : +ve

(cost potentially high and likelihood low due to green belt)

The preferred option is option (c), it has the potential to enhance the recreation facilities of the parish for less cost than (d) and leaves the Parish Council in a position to manage the ongoing costs.

4.0 Who are the beneficiaries?

The main beneficiaries of a CAT will be parishioners, whether it is by enhancing their facilities, or ensuring better use of their precept.

5.0 The support from the community and partners

Stanton Drew Parish Council already looks after the area. With secure tenure funding to help with major enhancement would be supported by local community trusts and many will help with "free" time. (This could then be match funded, e.g., funding sought via national schemes).

6.0 Demonstrate effective management and governance arrangements

At this stage it is assumed that the fact that Stanton Drew Parish Council have been managing the play area for years, and that it is in a good state of repair, is a sufficient demonstration of the above. The Parish Council is a recognised form of governance. The Parish council has a reserved fund of approximately £10,000 for Play Area equipment, and applications for additional grants could be started immediately.

7.0 Conclusion

Stanton Drew Parish Council are making an expression of interest regarding a Community Asset Transfer of the Stanton Drew Parish Play Area from Bath and North East Somerset Council to Stanton Drew Parish Council to enable them to further enhance the recreation facilities in the Play Area. Sensible enhancement of the area requires significant funding and without security of tenure it is impossible to get grants towards the costs.

Appendix A


Expression of Interest : Stanton Drew Play Area

Tunnels with slide at the back, photo from 2019....



Extracts from GB Sport and Leisure Inspection January 2025, note the sand pit is now grassed over for safely reasons.

ASSET	MANUFACTURER	SAFER SURFACING	RISK ASSESSMENT	Med
Tunnels (Double and Single)	Janes Ponds Landscaping			
FINDINGS				
<ul style="list-style-type: none">◆ The bank around the tunnels is eroding leaving exposed concrete◆ .Numerous timbers are very badly decayed and insecure especially at ground level meaning the rails around the bank are unstable◆ New timbers fitted at ground level are creating trip points at exit /entry of tunnels and could mean tunnel will not drain easily .Some new timbers do not have chamfered or smooth edges at tops.				
IMAGES (if appropriate)				
				
RECOMMENDATIONS : Replace all decayed timbers and reinstate banks .				


ASSET	MANUFACTURER	SAFER SURFACING	RISK ASSESSMENT	Med
Embankment Slide	Unknown	None visible		
FINDINGS				
<ul style="list-style-type: none">◆ Heavy soil erosion under slide with rocks and concrete exposed to side of slide .◆ Timbers to the top of slide start section are decaying and very slippery .It is noted additional timbers have been added◆ Bank eroding and slippery				
IMAGES (if appropriate)				
				
RECOMMENDATIONS : Reinststate soil to bank there is evidence (footprints) that children are using the side of slide to pull themselves up the slippery bank . Replace timber steps . Fit countersunk screws to secure slide chute start				


Expression of Interest : Stanton Drew Play Area


Slide Climber with Swing to the left and Beams to the right, photos from 2019



Extracts from GB Sport and Leisure Inspection January 2025.

ASSET	MANUFACTURER	SAFER SURFACING	RISK ASSESSMENT
Slide Climber	Playquest (possibly)	No surface visible	Low
FINDINGS			
<ul style="list-style-type: none">◆ Numerous timbers are decaying.◆ The slide chute is split at the start section and is holding water at runout◆ Components missing from frame .◆ No suitable safer surface is evident around unit .◆ It is evident that some new timbers have been but inspector is unsure if the timbers under neath have been repaired or just covered over◆ There is a roof slat missing from unit			
IMAGES			
			
RECOMMENDATIONS :			
Replace all decayed timbers . Repair or replace slide chute. Install a suitable safer surface .			

ASSET	MANUFACTURER	SAFER SURFACING	RISK ASSESSMENT	Med
Basket Group swing	Playquest	Grass matting		
FINDINGS : I no upright post is very badly decayed Unit should be removed from service as a matter of urgency				
<ul style="list-style-type: none"> Seat is a little low Incorrect fitting of swing chains and shackles could increase wear to components. Seat is not sitting level due to the incorrect chains/fittings used this could cause a small user to fall from seat Rope to seat has been damaged and repaired. .Wear to swing joints at crossbar and shackles to chains The free space of item whilst not measured appears to be inadequate between the runout of slide on the climber and the basket swing Timbers have moss and algae growing on them and timbers are splitting The frame appears to be flexing when under load and it appears to inspector incorrect bolts have been fitted to crossbar . 				
IMAGES: 				
RECOMMENDATIONS : Remove seat and chain from unit as a matter of urgency to prevent further use and possible collapse .				
Refer to annual inspection report regarding the free space between the slide and swing . Note this unit was designed to conform to EN1176-1998 standards we are now on EN 1176 -2017 standards ,				






ASSET	MANUFACTURER	SAFER SURFACING	RISK ASSESSMENT	Low
Timber Balance Beams x4	Unknown			
FINDINGS <ul style="list-style-type: none"> Timbers are badly decayed at ends leaving sharp splintering timber 				
IMAGES (if appropriate) 				
RECOMMENDATIONS : Replace all decayed timbers or remove items from area				

Expression of Interest : Stanton Drew Play Area

Goal Posts, photo from September 2019



Extracts from GB Sport and Leisure Inspection January 2025.

ASSET	MANUFACTURER	SAFER SURFACING	RISK ASSESSMENT	Med
2 no Football goals	Harrods			
FINDINGS				
<ul style="list-style-type: none">◆ Crossbars are badly bent . There is heavy corrosion evident at crossbar joints to both goals this has been painted over but the corrosion is still evident . And goal has corroded to leave a hole at ground level◆ Silicone has been applied around corroded areas				
IMAGES (if appropriate)				
    				
RECOMMENDATIONS : As previously reported due to overall condition of goals it is recommended the goals are replaced or removed from site.				