

Surrey Heath Borough Council

Executive

14 February 2023

Deanside Playground Refurbishment

Portfolio Holder:	Cllr Rebecca Jennings-Evans
Strategic Director/Head of Service	Nick Steevens
Report Authors:	Nicky Sherlow
Wards Affected:	Old Dean
Key Decision:	No
Date Portfolio Holder signed off the report	11 January 2023

Summary and purpose

Executive recommends to Full Council that permission is granted to draw down £94,000 from the Section 106 reserve for this development to refurbish the playground at Deanside, Old Dean, Camberley. This project will be funded from the balance held in the Section 106 reserve and will not require a budgetary supplementary estimate from the general revenue fund. The Section 106 agreement is site specific and can only be spent on this development for the maintenance of the open spaces.

Deanside was built by Surrey Heath Housing Association (now Accent Housing) in 2003. The park and woodland areas were transferred to Surrey Heath Borough Council in circa 2008 to maintain with a maintenance budget of £200,000. The playground was installed 20 years ago and is now coming to its end of life.

With agreement from Accent Housing, £100,000 was used to help refurbish the larger playground at Wimbledon Road, Old Dean in 2019 as this was in need of replacement or removal.

There is now currently a budget of circa £94,000 within the Section 106 Agreement for this development. It is estimated that the playground build will be circa £80,000 which has been based on other similar sized playgrounds built within the Borough, however it is prudent to include a £14,000 contingency which should be added to the budget with the permission of the Section 151 Officer and the portfolio holder for Finance and Customer Services.

There is a covenant in the Section 106 agreement that any unspent money will be returned to Surrey Heath Housing Association (now Accent Housing) after a period of 20 years.

Recommendation

The Executive is advised to RECOMMEND to Full Council that

- (i) permission be granted to draw down £94,000 from the Section 106 reserve for this development to refurbish the playground at Deanside to ensure the local children can continue to play in a safe and secure space;
- (ii) these funds be added to the capital programme; and
- (iii) authority to spend the contingency budget be delegated to the Strategic Director of Finance & Customer Services in consultation with the Portfolio Holder for Finance and Customer Services.

1. Background and Supporting Information

- 1.1 The playground at Deanside is a very well used facility which includes various pieces of equipment together with a multi-use games space. This play area was built circa 20 years ago and is now in need of full replacement to ensure that this space can continue to be used by the local children for the next 20 years.
- 1.2 It is essential we preserve the playgrounds in the Borough and by utilising the Section 106 maintenance budget, this replacement will have no impact on the Council tax payers.
- 1.3 There is a covenant in the Section 106 agreement that any unspent money will be returned to Surrey Heath Housing Association (now Accent Housing) after a period of 20 years.

2. Reasons for Recommendation

- 2.1 The children and families of Old Dean Estate need quality outdoor provision for health, wellbeing and community cohesion.
- 2.2 Deanside is located within the Old Dean Estate which is a recognised area of multiple deprivation with issues around poverty, health outcomes, and disability. According to the 2019 English Index of Multiple Deprivation, income deprivation affecting children is the highest in the Borough at 24%. However, the sense of community within Old Dean is strong. Refurbishment of the playground will directly benefit children and young families, by providing new, attractive play spaces and enhancing the sense of community.

3. Proposal and Alternative Options

- 3.1 The proposal would be to grant permission to draw down the funds to carry out a full replacement of the playground, multi-use games space and associated safety surfacing at no cost to the Council or tax payers.

- 3.2 Without funding, the playground will become unsafe for use and will have to be removed.

4. Contribution to the Council's Five Year Strategy

- 4.1 **Environment** – To enhance and improve access to the borough's cherished green spaces and natural environments for the enjoyment of generations to come, balancing our commitments to housing delivery and economic growth. We are committed to tackling climate change working with communities and partners.

- 4.2 **Health and Quality of Life** – To nurture the strong sense of community across the whole borough, fostering a sense of respect and consideration. We aim to ensure everyone can access a safe quality home to meet their needs. We will take a positive approach to supporting all sectors of our community, including those who are most vulnerable. We will promote active and healthy lives for all and a rich programme of cultural and community events.

5. Resource Implication

- 5.1 The replacement of this playground can be funded from the Section 106 maintenance budget and used for the purpose it was granted for..

6. Section 151 Officer Comments:

- 6.1 This is capital expenditure (CapEx) which is funded from developer contributions (aka Section 106) currently held in an earmarked reserve. If this contribution money is not spent, the Council may be required to repay it to the developer

7. Legal and Governance Issues

- 7.1 The procurement of the refurbishment works for this playground will be under the Braintree Playground Framework. This framework complies with procurement law and is a compliant procurement process for the purposes of the Council's Contract Standing Orders.

8. Monitoring Officer Comments:

- 8.1 No issues raised.

9. Other Considerations and Impacts

Environment and Climate Change

- 9.1.1 To ensure that the Council as an organisation is resilient to the impacts of climate change and support the resilience of the Borough to the impacts of climate change for the residents to live in clean, safe and green communities.

Equalities and Human Rights

- 9.2 There is a multi-cultural population on the estate sharing the space with each other has helped many friendships develop and all children are treated as equals.

Risk Management

- 9.3 The facility will provide a safe space to engage with the local community and encourage children to play in a safe and secure playground. By replacing the playground will ensure its longevity and from falling into disrepair.

Community Engagement

- 9.4 The Council will seek designs from the playground providers and work closely with the local schools, residents and children so they can choose their preferred option.

Annexes - none

Background Papers - none