

## Supporting Information and Impact Assessment

Service / Policy:	Geoplaypark
Executive Lead:	Councillor Robert Excell
Director / Assistant Director:	Fran Hughes

Version:		Date:		Author:	Neil Coish/Fran Hughes
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<b>Section 1: Background Information</b>	
<b>1.</b>	<p><b>What is the proposal/issue?</b></p> <p>Proposal to amend the current lease with the Community Partnership to include consent for the group to move forward with a sub-lease for a refreshment facilities in keeping with the theme of the play park and within the boundaries of the Geoplaypark, Paignton Green. The income from this lease will then fund the maintenance/equipment of the play park going forward.</p> <p>This proposal is predicated on a satisfactory business case being developed by the Community Partnership. (See exempt appendix)</p>
<b>2.</b>	<p><b>What is the current situation?</b></p> <p>There are currently very limited funds available for any replacement cost of the play equipment; the play ground has been very successful and is attracting significantly high number of footfall, resulting in the useable life expectancy of the play equipment being dramatically reduced.</p> <p>The Community Partnership has investigated opportunities to provide a sink fund via installation of a Refreshment facility utilising the rent income to create a sink fund. The historical costs of repair, replacement and maintenance of the play park for the three years of its existence are as follows:</p> <ul style="list-style-type: none"> <li>• 2012-2013 £25,039.165</li> <li>• 2013-2014 £10,892.21 (plus the part Cost of a Park warden 25k who was permanently based onsite)</li> <li>• 2014-2015 £24,289.26</li> <li>• 2015-2016 £17,000.00</li> </ul>
<b>3.</b>	<p><b>What options have been considered?</b></p> <p>1. Amend the current lease with the Community Partnership in enable a sub-Lease for a refreshment facility to cater for the play park user. This is to</p>

	<p>support the maintenance and provide a sink fund from the annual rent for the capital replacement costs of equipment and safety surfaces. The sink fund would be held by the Community partnership.(Preferred option)</p> <ol style="list-style-type: none"> <li>2. Phased removal of equipment, as repairs become not financially viable. (Authority and Community partnership may be required to repay the capital investment costs from Grant Funders. Negative public reaction for loss of valuable free play space)</li> <li>3. Amend/review the lease to transfer the asset with all liabilities to the Community partnership. (Community partnership have not proactively invested time resource (some minor reactive works) into the practicable running of a play park and expressed concerns over liability)</li> <li>4. Install a pay to enter system for the play park. (Not considered an option due to restrictions placed on by funders as part of the grant)</li> </ol>
<p><b>4.</b></p>	<p><b>How does this proposal support the ambitions and principles of the Corporate Plan 2015-19?</b></p> <ul style="list-style-type: none"> <li>• Use reducing resources to best effect. Production of business case to make the play park sustainable by reducing the authority’s financial pressure for maintenance and re-investment.</li> <li>• Reduce demand through prevention and innovation. Establish a stronger ownership of the space with permanent presence onsite to reduce the pressures on resources.</li> <li>• Integrated and joined up approach. Working with the user groups and Community partnership to have a clear understand and direction for the long-term maintenance and investment of the space.</li> </ul>
<p><b>5.</b></p>	<p><b>Who will be affected by this proposal and who do you need to consult with?</b></p> <p>Community partnerships; however they have been involved in the process and idea for making the space sustainable.</p> <p>GeoPark Project Board – The play park is essential to the visitor experience for the Geopark</p> <p>Adjacent Refreshment/café Businesses within the boundaries of Paignton Green who could consider this unfair/further competition.</p>
<p><b>6.</b></p>	<p><b>How will you propose to consult?</b></p> <p>Consultation by the Community Partnership has already been completed on the concept but the lead was to be by the Community partnership. Further consultation required to establish the open tender process and lease would be run by the Community partnership who would also hold the capital (sink) fund.</p> <p>Outline Planning application already submitted by the Community partnership and is due to be determined in March 2016.</p>

## Section 2: Implications and Impact Assessment

7.	<p><b>What are the financial and legal implications?</b></p> <p>Establishing the financial impact for the production of a lease with or without capital investment, working alongside and advising the Community partnership. A long-term lease would attract more investment to build the refreshment facility; a short-term lease could result in a high rental value but no capital investment.</p> <p>Review of Paignton green covenant to identify space for facility without the need for public referendum.</p> <p>Amendment to lease with Community Partnership to enable the sub-lease.</p>
8.	<p><b>What are the risks?</b></p> <p>Without the investment and support funds for the playground, equipment will be required to be removed and not replaced within 1 to 2 years. Some items of equipment are already beyond repair and require replacement. (Currently in dispute with playground provider under warranty, however some cost for replacement will be required to be met by existing Torbay Playground budget)</p>
9.	<p><b>Public Services Value (Social Value) Act 2012</b></p> <p>The proposal will require the amendments to the current lease Torbay Development Agency Estates Management Team would run this with Legal services.</p>
10.	<p><b>What evidence / data / research have you gathered in relation to this proposal?</b></p> <p>The recommendation has followed the wider consultation with user groups, adjacent leaseholders run by the Community partnership</p>
11.	<p><b>What are key findings from the consultation you have carried out?</b></p> <p>To protect and enhance the existing free play facility the proposal is essential to continue with this delivery of service.</p>
12.	<p><b>Amendments to Proposal / Mitigating Actions</b></p> <p>None</p>