

SUBJECT:	SECTION 106 OFFSITE PLAY CONTRIBUTIONS Funding of Play Area Improvement Works
MEETING:	CABINET
DATE TO BE CONSIDERED:	6th JUNE 2018
DIVISION/WARDS AFFECTED:	LLANFOIST AND ABERGAVENNY

1. PURPOSE

To seek member approval to utilise Section 106 off-site monies allocated for off-site play area improvements in the Abergavenny area.

2. RECOMMENDATION

That a capital budget of £35,000 be created in 2018/19 to carry out upgrading and improvement works to play areas in Llanfoist and Abergavenny and that this is funded from a corresponding contribution from the Section 106 balances held by the County Council in respect of the Gavenny Gate development (Finance Code N581).

3. KEY ISSUES

- 3.1 Following inspections of some of the play areas in the Llanfoist and Abergavenny area, it has been established that a number of these areas are in need of significant improvement and upgrading to ensure that they continue to offer a safe play environment for local children.
- 3.2 Works are required to the following play areas and approval of the funding is required so that the works can be implemented in the current financial year.
 - School Lane (off Gypsy Lane), Llanfoist
 - Union Road, Abergavenny
 - Bailey Park, Abergavenny
- 3.3 If works to the above sites are not addressed quickly then the condition of the play equipment and the general safety environment will get worse and will involve greater expense to the Authority in the longer term.
- 3.4 With regard to safety surfacing on play areas, artificial turf is now the standard surfacing material used by the Council at its sites. This is also now specified as the standard for developers when they provide play areas as part of new housing developments in the county.
- 3.4 Many of the older play areas in the county were developed with the use of wet pour (rubberised tarmac) surfacing, which at the time was considered to be acceptable. However, experience over the years has shown that wet pour safety surfacing is adversely affected by weather, is more susceptible to vandalism and it deteriorates more quickly than artificial turf so this creates trip points and an uneven surface.

- 3.5 In terms of funding, the Council has received an off-site play contribution of £35,000 from the Gavenny Gate development and it is proposed to utilise this funding to carry out the works to the play areas concerned.

4. OPTIONS APPRAISAL

Unless these play areas are improved and maintained to an acceptable standard, then their condition will deteriorate and there is no alternative funding available in existing budgets to carry out works of this nature.

5. EVALUATION CRITERIA

Please see evaluation criteria set out in **Appendix A**.

6. REASONS

To ensure that the play areas in question are improved and then maintained to a good standard by utilising some contributions received by the Council from developers via this Section 106 Agreement. This will provide much needed play participation opportunities for local young children.

7. RESOURCE IMPLICATIONS

The S106 capital funding identified in this report has been received to improve play facilities in the local area, so the works proposed will not impact on existing capital or revenue budgets.

8. WELL BEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING & CORPORATE PARENTING)

See attached at **Appendix D**

9. CONSULTEES

Cabinet Members
Section 106 Working Group
Local Members
Leadership Team

10. BACKGROUND PAPERS:

Section 106 Agreement with Johnsey Estates dated 23rd May 2013
Deed of Variation with Barratt Homes dated 28th March 2014

11. AUTHOR

Nigel Leaworthy, Commercial and Operations Manager
Tel: 01633 644432 **Email:** nigelleaworthy@monmouthshire.gov.uk