

To receive a report on Latchbrook former play areas and consider any actions and associated expenditure

At the June Services Committee meeting Members agreed to:

37/23/24 TO RECEIVE A CONSULTATION ON SIX FORMER PLAY AREAS IN THE LATCHBROOK AREA AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE

It was proposed by Councillor B Samuels, seconded by Councillor Martin and **RESOLVED** to delegate the Assistant Town Clerk:

1. To respond to the correspondence in the circulated reports pack detailing the Town Council show an interest in acquiring the property at Latchbrook;
2. To state the likely use of asset would be to meet the detail within the Town Council Neighbourhood Plan LE114:

Dilapidated Play Spaces - Any children's play area where equipment has been removed due to safety or economic reasons should be preserved for future reinstatement or retained as Public Open Space. In the event of the decision being taken to abandon the use, tree planting and landscaping would be the required alternative use.

Saltash Town Councils expression of interest was submitted.

An online meeting was held on 15th August to discuss the next steps, those in attendance were - Community Link Officer, Assistant Town Clerk, Cornwall Councillor Worth, Chairman of STC and Councillor Yates Ward Member.

Below is an overview of what was discussed:

1. Saltash TC will take a report to their Services committee meeting on 24th August to determine in principle whether they are willing to sign up to the attached management agreement for the six Latchbrook play areas.
2. If the committee agrees to take on a Management Agreement, this will be taken to full council at start of September or latest early October with a view to having the agreement in place by 31st October. At the same time they will set a timetable to make a decision on full devolution of the sites – we indicated as near to six months as possible but we can live with a little longer but this timetable needs to be set at the outset.

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3. If the Town Council decides not to proceed with Devolution and terminate the Management Agreement it is understood that the sites will be offered on the open market – initially through a tender process to adjacent home owners.
4. If the Town Council decides to proceed with Devolution, the Management Agreement will stay in place until such time as the transfer of the sites completes.

Last week the Town Clerk, Assistant Service Delivery Manager, Chairman of STC and the Chairman of Services visited the six former play areas.

My professional advice to STC is to thank Cornwall Council for providing us the opportunity to consider all six areas during their release process, however, due to the work required to bring the sites back to an acceptable condition Saltash Town Council reject the offer and ask CC to consider retaining the areas as public open spaces in line with the Saltash Neighbourhood Plan, should CC wish to sell on the open market a covenant be included to exclude properties being built on the land that should remain as public open spaces.

My reasons are based on:

1. There is a significant amount of staff hours to bring all six areas to an acceptable state and associated cost (staff, machinery, fuel, waste removal, external contractors, vehicles). Access to some sites is more tricky than others (additional time). Saltash Town Council have not budgeted for the works to take place.
2. There are large trees surrounding the six areas, a majority encroach onto neighbouring properties and pathways, ownership is not clear, works to the trees would most certainly be required now and in the future at a significant cost. Saltash Town Council have not budgeted for external works to take place.
3. Neighbours are disappointed in the state the areas have been left and would most certainly be contacting the Town Council upon transfer of ownership for improvements.
4. There is a possibility of damage to neighbouring garages due to vegetation growth over many years.
5. There doesn't seem to be any Cornwall Council condition reports for the sites.
6. The six areas do not form part of Saltash Town Council devolution programme.

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Below are pictures of the six sites together with estimated staff hours and costings, based on the sites remaining as public open spaces, other usage may incur further additional hours and cost.

Highfield Play Park

<u>Initial estimated staff hours</u>	<u>Staff costs initial estimated</u>	<u>Monthly estimated staff hours</u>	<u>Staff costs monthly estimated</u>	<u>Estimated additional initial cost</u> (machinery, waste removal, fuel etc)	<u>Monthly additional cost</u> (machinery, waste removal, fuel etc)
14 hours / 2 days	£231.84	4 hours / ½ day	£66.24	£300-£500	£200

External tree contractor – unknow cost. Site specific visit required.



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Hallet Close

<u>Initial estimated staff hours</u>	<u>Staff costs initial estimated</u>	<u>Monthly staff hours</u>	<u>Staff costs monthly estimated</u>	<u>Estimated additional initial cost</u> (machinery, waste removal, fuel etc)	<u>Monthly additional cost</u> (machinery, waste removal, fuel etc)
21 hours / 3 days	£347.76	7 hours / 1 day	£115.92	£300-£500	£250

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Sycamore Road

<u>Initial estimated staff hours</u>	<u>Staff costs initial estimated</u>	<u>Monthly estimated staff hours</u>	<u>Staff costs monthly estimated</u>	<u>Estimated additional initial cost</u> (machinery, waste removal, fuel etc)	<u>Monthly additional cost</u> (machinery, waste removal, fuel etc)
14 hours / 2 days	£231.84	4 hours / ½ day	£66.24	£300-£500	£200

External tree contractor – unknow cost. Site specific visit required.



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Edward Crescent

<u>Initial estimated staff hours</u>	<u>Staff costs initial estimated</u>	<u>Monthly estimated staff hours</u>	<u>Staff costs monthly estimated</u>	<u>Estimated additional initial cost</u> (machinery, waste removal, fuel etc)	<u>Monthly additional cost</u> (machinery, waste removal, fuel etc)
28 hours / 4 days (fence works required)	£463.68	7 hours / 1 day	£115.92	£500+	£300

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Snell Drive

<u>Initial estimated staff hours</u>	<u>Staff costs initial estimated</u>	<u>Monthly estimated staff hours</u>	<u>Staff costs monthly estimated</u>	<u>Estimated additional initial cost</u> (machinery, waste removal, fuel etc)	<u>Monthly additional cost</u> (machinery, waste removal, fuel etc)
35 hours / 5 days (fence works required)	£579.60	14 hours / 2 day	£231.84	£500+	£300

External tree contractor – unknow cost. Site specific visit required.



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Cook Court

<u>Initial estimated staff hours</u>	<u>Staff costs initial estimated</u>	<u>Monthly estimated staff hours</u>	<u>Staff costs monthly estimated</u>	<u>Estimated additional initial cost</u> (machinery, waste removal, fuel etc)	<u>Monthly additional cost</u> (machinery, waste removal, fuel etc)
14 hours / 2 days	£231.84	4 hours / ½ day	£66.24	£300-£500	£200

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<u>Total initial estimated staff cost</u>	<u>Total monthly estimated staff cost</u>	<u>Total initial estimated additional cost (machinery, waste removal, fuel etc)</u>	<u>Total additional Monthly cost (machinery, waste removal, fuel etc)</u>
£2,086.56	£662.40	£3,000	£1,450

**End of Report
Town Clerk**