

Item: 4

Community Development Fund Sub-committee: 4 February 2019.

Application Number 0/5/8/65.

Stromness Community Development Trust.

Redevelopment of South End Play Park, Stromness.

Report by Executive Director of Development and Infrastructure.

1. Purpose of Report

To consider an application from Stromness Community Development Trust for assistance towards redevelopment of South End play park in Stromness.

2. Recommendations

The Sub-committee is invited to note:

2.1.

That Stromness Community Development Trust has applied for assistance from the Community Development Fund towards redevelopment of South End play park, Stromness, for use by the local community and visitors to the area, at a total estimated eligible cost of £72,000.

2.2.

That Stromness Community Development Trust is contributing £12,000 of its own resources towards the project.

2.3.

That Stromness Community Development Trust has already secured match funding of £5,000 from Scottish Water towards the project.

2.4.

That Stromness Community Development Trust has also applied for match funding amounting to £36,000 from the Orkney LEADER Programme 2014 to 2020 towards the project.

2.5.

That a message of support has been received from Stromness Community Council.

It is recommended:

2.6.

That a grant amounting to 25% of total eligible costs, up to a maximum sum of £18,000, to be met from the Community Development Fund, should be offered to Stromness Community Development Trust towards redevelopment of South End Play Park, subject to the full funding package being secured to enable the project to be completed.

2.7.

That powers be delegated to the Executive Director of Development and Infrastructure, in consultation with the Head of Finance, to authorise advance payment of the grant, referred to at paragraph 2.6 above, on receipt of invoices, if required in order to assist cash flow requirements of Stromness Community Development Trust.

2.8.

That powers be delegated to the Executive Director of Development and Infrastructure, in consultation with the Solicitor of the Council, to conclude an Agreement, on the Council's standard terms and conditions, with Stromness Community Development Trust in respect of the funding, detailed at paragraph 2.6 above.

3. Background

3.1.

Stromness Community Development Trust, which was established in 2006, is a formally constituted group made up of 10 voluntary board members. The main purpose of the organisation is to promote the benefit of the inhabitants of the community without distinction on grounds of race, political, religious or other opinions, by associating with the local statutory authorities, voluntary organisations, and inhabitants in a common effort to advance education, and to provide, or assist in providing facilities for recreation and other leisure-time occupation.

3.2.

The majority of the equipment at South End Play Park has been taken out of service and removed by the Council as it was deemed unsafe for use due to corrosion issues and did not meet health and safety requirements. Appendix 1 attached to this report, details the few pieces of equipment which currently remain in use.

3.3.

Stromness Community Development Trust has successfully raised money for the project through various fundraising events. This, coupled with the additional financial pledge made from Scottish Water, has allowed the project to progress to the stage of applying to the Community Development Fund and Orkney LEADER Programme for the final funds required to deliver the project

4. Project Proposal

4.1.

Stromness Community Development Trust wish to upgrade and develop the community park in the south end of the town. The project will improve the sustainability of the area for years to come through the upgrading of these facilities. It will also help to increase the community and visitor offering to the area.

4.2.

Stromness Community Development Trust has carried out extensive community consultation efforts as follows:

- Feedback was sought to gauge whether the project was deemed as a priority for the Stromness community. This was demonstrated through social media feedback, as well as a community consultation event identifying key projects the community would like to see delivered in Stromness in the future.
- An architect was commissioned to create options for the area, based on meeting the aims of the Orkney Play Area Strategy.
- A follow-up consultation exercise was carried out with the local community. This included the plans being presented to pupils at Stromness Primary School, being publicly displayed at the Warehouse Buildings and posted on the Stromness Community Facebook page.

4.3.

This all led to the finalising of the proposal and the decision to proceed with the project and source funding for its delivery.

4.4.

Some of the key aspects of the redevelopment are:

- The building of a Viking ship play feature.
- The construction of a stone Broch.
- Stone and Timer monster.
- Level grass area for 'kick about' and picnic space.
- Slide and swings.

4.5.

The redevelopment of this facility, with the items outlined above, will help increase the vibrancy and community opportunities within the South End of Stromness. It will also help complement the existing facilities located within this area of the town by providing an additional attraction for both local and people outwith the surrounding area to some and enjoy.

4.6.

The playpark development has been designed by a professional with significant local experience in this field, who has also been procured to install the new equipment.

4.7.

The project costs, which have been determined by way of quotations, and proposed funding arrangements, are outlined below (inclusive of VAT as the organisation is not VAT registered):

Project Details.	Cost (£).
Site set up.	7,260.
Earthwork and land formation.	28,388.
Play and installed features.	32,182.
Planting.	1,530.
Site management and play inspector consultation.	2,640.
Total.	72,000.
Project Financing.	Amount (£).
Community Development Fund (25%).	18,000.
Orkney LEADER Programme (50%).	36,000.
Scottish Water (7%)*.	5,000.
Own Resources (18%)*.	13,000.
Total.	72,000.

* Confirmed.

4.8.

Community Development Fund and LEADER grants are the two remaining funders to be confirmed. A decision on LEADER funding is expected by 6 February 2019.

4.9.

The remaining equipment currently being used at this facility is inspected by the Council on an annual basis. This arrangement will continue once the new equipment has been installed (subject to grant approval).

4.10.

The Community Development Fund does not require a lease to be in place due to the level of grant requested. The Council will continue to maintain and insure the facility upon completion of the project. However, in order to meet the conditions of the Orkney LEADER Programme, a 6-year lease has been applied for by the applicant.

5. Project Appraisal

5.1.

The proposals put forward in the Stromness Community Development Trust development plan, which accompanies the application, outline the intention to create a public space which is welcoming and accessible to all members of the local community, as well as visitors to the area.

5.2.

A letter of support in relation to this project has been received from Stromness Community Council.

5.3.

The Community Development Fund and its predecessor, the Community Development Fund for the New Millennium, have supported a wide range of development projects at community parks, including the following:

- Birsay Community Hall towards creation of a new play park and community area.
- Burray Community Association towards creation of a trim track course, 12-hole crazy golf course and public barbecue.
- Papdale Primary School Parent Council towards creation of a new bouldering park and a multi-use games area.
- Evie and Rendall Community Park Group towards creation of a new play park and community area.

5.4.

With regards to this application, the following is an assessment and evaluation against each of the approved assessment and evaluation criteria:

5.4.1. Evidence of need

- The facility is current not fit for purpose, meaning that members of the community and visitors to that area do not have a suitable play park to enjoy.
- An in-depth community consultation has taken place, which highlights redevelopment of South End Play Park as a key project the community would like to see delivered in the future.

5.4.2. Achievability

- The board is made up of a mix of individuals with a diverse range of professional skills and experience which includes project management, accountancy, press and public relations, external funding, education and digital media.
- Stromness Community Development Trust has a good track record of delivering and co-ordinating projects, including the recent Stromness 200 celebrations in 2017.

5.4.3. Sustainability

- Use of natural and recycled materials, designed to withstand the elements better, gives confidence in the long-term sustainability of the project.
- The project will improve the sustainability of the area's facilities for the years ahead.

5.4.4. Serving the local public and having lasting benefits

- The proposals will see a new local facility created, allowing wider use by the whole community. The community consultation identified that a significant number of people were supportive of the new facilities being provided.
- The element of physical activity, creative play, leisure and social interaction will provide lasting benefits for the community and its visitors for many years to come.

5.4.5. Opportunities provided or upgraded

- The proposals seek to significantly upgrade and develop the existing community asset, which is currently in a very poor condition (see Appendix 1), through provision of new equipment designed to withstand the harsh Orkney climate and be as accessible as possible for diverse abilities and ages.

5.4.6. Enriching quality of life

- Redevelopment of the community park will have a positive impact on the quality of life and provide a safe and stimulating environment. The park will also provide new social opportunities for individuals and families in Orkney.
- Active play provides many health benefits to young people, as well as stimulating the brain and establishes connections between all of them.

5.4.7. Value for money

- Project costs have been carefully identified through completion of a competitive tendering exercise, ensuring best value for money.
- The successful contractor for the design and installation of play park equipment has demonstrated a good understanding of the project brief and is a reputable company whom the applicant has confidence in.

5.4.8. Partnership funding

- Additional funding has been applied for from the Orkney LEADER 2014 to 2020 Programme, which will potentially lever in external funding to Orkney.
- This demonstrates a strong effort to secure as much match funding prior to approaching the Community Development Fund.

6. Links to Council Plan

6.1.

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Council Plan strategic priority theme of Thriving Communities.

6.2.

The proposals in this report relate directly to Priority 5.16 facilitate the development of Orkney's Play Areas through the implementation of the Play Area Strategy of the Council Delivery Plan.

7. Links to Local Outcomes Improvement Plan

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Local Outcomes Improvement Plan priorities of Strong Communities and Living Well.

8. Financial Implications

8.1.

In July 2016, a further £1,000,000 was allocated to the Community Development Fund, with £100,000 ring-fenced for Community Councils, leaving £900,000 remaining in the new allocation.

8.2.

A total of £327,046 has been allocated from the 2016 tranche of funding to date.

8.3.

Any award to Stromness Community Development Trust in respect of this project would be met from within the Fund, referred to at section 8.1 above, of which a budget of £333,000 per annum has been agreed for the period 2016 to 2019.

8.4.

The option of accessing Community Development Fund grant as an advance payment, in order to assist cash flow, may also be required to ensure the project reaches a satisfactory conclusion. It is, therefore, recommended that powers be delegated to the Executive Director of Development and Infrastructure, in consultation with the Head of Finance, to authorise advance payment of the grant, if approved, on receipt of invoices if required in order to assist Stromness Community Development Trust with its cash flow requirements.

9. Legal Aspects

9.1.

There are no legal constraints to the recommendations in this report being implemented and the relevant powers are contained in section 20 of the Local Government in Scotland Act 2003.

9.2.

If grant assistance is to be provided by the Council, a legally-binding agreement will require to be entered into between the Council and the recipient setting out the terms on which the funding is being provided.

10. Contact Officers

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11. Appendix

Appendix 1: Photos of South End Play Park, Stromness, in its current state.

Appendix 1

Images of the current state of Southend Playpark, Stromness.



View of Southend Playpark looking South towards Stromness Golf Club.



Opposite view of Southend Playpark looking North.



Existing slide at Southend Playpark.



Leftover surfacing from previous play equipment, now overgrown.