

Item: 5

Community Development Fund Sub-committee: 4 February 2019.

Application Number 0/5/8/66.

Papay Community Association.

Redevelopment of Papay Community Playpark.

Report by Executive Director of Development and Infrastructure.

1. Purpose of Report

To consider an application from Papay Community Association for assistance towards redevelopment of Papay community playpark.

2. Recommendations

The Sub-committee is invited to note:

2.1.

That Papay Community Association has applied for assistance from the Community Development Fund towards redevelopment of Papay community playpark, for use by the local community and visitors to the area, at a total estimated eligible cost of £30,000.

2.2.

That Papay Community Association is contributing £5,000 of its own resources towards the project, £2,500 of which is in-kind contribution.

2.3.

That Papay Community Association has already secured match funding, amounting to £10,000 towards the project from the undernoted organisations:

- Papa Westray Community Council.
- Awards For All (National Lottery).
- Cooke Aquaculture.

2.4.

That messages of support have been received from the undernoted groups:

- Papa Westray School Parent Council.
- Papa Westray Community Council.

It is recommended:

2.5.

That a grant amounting to 50% of total eligible costs, up to a maximum sum of £15,000, to be met from the Community Development Fund, should be offered to Papay Community Association towards redevelopment of Papay community playpark, subject to the full funding package being secured to enable the project to be completed.

2.6.

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 Papay Community Association in respect of the funding, detailed at paragraph 2.5 above.

3. Background

3.1.

Papay Community Association, which was established in 1992, is a Scottish Charitable Incorporated Organisation (SC022974) made up of 12 voluntary committee members, with the main purpose of 'the advancement of education, health, heritage, culture and science. The provision of recreational facilities, and the organisation of recreational activities that improve the conditions of life for the persons for whom the facilities or activities are primarily intended'.

3.2.

The majority of the equipment at Papay Community Playpark has been 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, shows the playpark in its current state.

3.3.

The playpark is considered an important part of the community, not only providing stimulating play opportunities for the children (currently 11 children of primary-school age or under and 4 of secondary school age live in Papay) but also a focal place for parents to meet and socialise informally. The current situation means that usage of the facility is very limited due to the large amount of equipment that is not able to be utilised.

3.4.

Papay Community Association has been working closely with other community associations that have carried out similar projects to ensure they are developing a project which is achievable and sustainable. In addition, the group has been working closely with the local school and the Education, Leisure and Housing service to ensure the plans that have been developed are attractive to those who will be utilising the facility and will meet the required health and safety standards.

3.5.

Papay Community Association has successfully raised money for the project through various fundraising events. This, coupled with the additional financial pledges made from Papa Westray Community Council, Awards For All and Cooke Aquaculture, have enabled the group to progress to the stage of applying for the final funds required to deliver the project.

4. Project Proposal

4.1.

Papay Community Association wish to upgrade and develop the community park on the island. The project will improve the sustainability of the area's facilities for the years ahead through increasing the community and visitor offering.

4.2.

Works will be broken into two key stages to manage cash flow appropriately.

4.2.1.

Phase 1 will focus on "quick wins" to provide an upgraded play area in time for Summer 2019. This will include landscaping and installation of a birds-nest swing, smaller pieces of play equipment and renovation of a sheltered area of the park, introducing new interactive play equipment to this area.

4.2.2.

Phase 2 will focus on construction of the tree walkway.

4.3.

Papay Community Association is the lead organisation for the project, but will be working in partnership with Papa Westray School Parent Council through a joint project team that has been put together to deliver the project.

4.4.

Papay Community Association is aiming to create a space that the community of Papa Westray and visitors to the island can enjoy and feel safe within, incorporating natural materials as much as possible due to their lower cost and reduced maintenance requirements.

4.5.

The playpark equipment will be built and installed by skilled local tradespersons, thereby also benefiting the local economy. The exception to this is the swing which, for reasons of stress-testing requirements, will be purchased from a playpark company.

4.6.

Structural drawings and calculations for the locally made equipment will be carried out by a local design company, who will liaise with relevant Council officials to ensure that these meet necessary requirements. Volunteers from Papa Westray School Parent Council and Papay Community Association will be providing in-kind on the project through project management, landscaping, painting and labouring.

4.7.

The project costs, which have been determined by way of estimates, and proposed funding arrangements, are outlined below (inclusive of VAT as Papay Community Association is not VAT registered):

Project Details.	Cost (£).
“Off-the-shelf” Bird’s Nest Swing Equipment	3,800.
Main Feature “Tree Walkway”	12,000.
New Tower and Slide	4,200.
Other items of equipment	3,500.
Renovation of outbuilding to provide sheltered area	3,000.
New access gate, ground work and landscaping	1,300.
Professional fees – structural design	2,200.
Total.	30,000.
Project Financing.	Amount (£).
Community Development Fund (50%).	15,000.
Awards for All (National Lottery) (25%)*.	7,500.
Cooke Aquaculture (3.3%)*.	1000.
Papa Westray Community Council (5%)*.	1500.
Own Resources (16.7%)* (inclusive of 250 hours in-kind at £10/hr)	5,000.
Total.	30,000.

* Confirmed.

4.8.

The Community Development Fund is the only remaining funder to be confirmed.

4.9.

The new community park will be fully maintained and insured by Papay Community Association once the project is complete. This will include the costs of annual inspections, maintenance and insurance for 20 years. As such, the new community park will not present any additional burden to the Council, presenting a saving in

annual running costs, as the Council has previously covered public liability insurance and playpark maintenance in Papa Westray.

5. Project Appraisal

5.1.

The proposals put forward in the project plan, which accompanies the application, outlines 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.

Letters of support in relation to this project have been received from the following groups:

- Papa Westray School Parent Council.
- Papa Westray 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 the island do not have a suitable play park to enjoy.

5.4.2. Achievability

- The project team has 15 people with a wide range of skills and experience to carry through the project. This includes an experienced project manager with 35 years' experience of delivering projects, a local builder and members of his team and a person with previous experience as a playpark inspector.
- Papa Westray has a good track record in delivering major infrastructure projects that draw upon the skills and commitment of the community, including the Kelp Store renovation and the new shed for various community groups.

5.4.3. Sustainability

- Use of natural 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, with Papay Community Association maintaining the facility for a minimum of 20 years, subject to lease agreement.

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, 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

- Creation 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 strengthens bones, muscles and the brain and establishes connections between all of them.

5.4.7. Value for money

- Project cost estimates have been carefully identified through working closely with other community groups, carefully considering the costs involved in projects of a similar nature in Orkney in order to develop an accurate estimate of expected costs.
- Papay Community Association has been proactive in fundraising towards the cost of the project. This includes the organisation of a number of events throughout the year where volunteers have committed time to ensure their success.

5.4.8. Partnership funding

- Additional funding has already been secured for from Awards for All, Cooke Aquaculture and Papa Westray Community Council, demonstrating a strong effort to secure a variety of 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 themes 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 Papay Community Association 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.

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 Papay Community Playpark in its current state.

Appendix 1

Image of the current state of Papay Community Playpark.

