

Agenda Item	4.b
Report No	N/21/19

HIGHLAND COUNCIL

Committee: Nairnshire Committee

Date: 27 November 2019

Report Title: Nairn Links Development Plan – Phase 1 Splash Pad Update

Report By: Executive Chief Officer Infrastructure and Environment and Acting Head of Policy

1 Purpose/Executive Summary

- 1.1 This report provides an update on the proposals to redevelop the current paddling pool area of the Nairn Links into a Splash Pad facility. The report introduces a business plan for the Splash Pad development and seeks agreement to commit £100,000 from the Nairn Common Good towards the development

2 Recommendations

2.1 Members are asked to:

- Note the update on the Splash Pad development, including the business plan.
- Agree to commit £100,000 from the Nairn Common Good Fund towards phase 1 of the Nairn Links Development Plan.
- Agree that the ongoing maintenance for the Splash Pad is met from the Common Good Fund.

3. Implications

- 3.1 Resource –The resource implications for the phase 1 Links Development are set out in the report, including the ongoing commitment and maintenance.

- 3.2 Legal – none.
- 3.3 Community (Equality, Poverty and Rural) – The choice of project for phase 1 of the Links Development has been based on extensive consultation by the Council and by Team Hamish. Replacing the existing paddling pool with a splash pad was amongst the most popular options for development. A screening for impact has been undertaken on the phase 1 Links Development. This has found that the splash pad should improve access to the facility for those with mobility difficulties and also attract a wider range of use from across the age groups. Improving a free-to-use community facility will overall increase access and use to people in Nairn and the wider community.
- 3.4 Risk – Ongoing maintenance requirements are outlined in the report and the business plan. The equipment is guaranteed for 25 years and is therefore likely to require to be replaced at some point following this period. To mitigate the risk to the Common Good Fund, consideration must be given as to the potential for income generation from Nairn Common Good assets to support ongoing maintenance and sustainability of other projects coming forward.
- 3.5 Gaelic and Climate Change – none.

4. Nairn Links Development - Phase 1 Business Plan

- 4.1 The Links Development Plan was agreed by this committee in June 2019. As reported to the August committee, a Project Team and Steering Group have been developing a phase 1 project plan for the Links. It was agreed that this would focus initially on the redevelopment of the paddling pool site. The redevelopment of the paddling pool site with a splash pad activity area was found to be the most popular with the public through the development plan consultation.
- 4.2 The cost of the equipment and installation is £210,000 and Members agreed in principle in August to allocate £100,000 from Common Good Funds towards the project. This was subject to the remaining funding being identified and a business plan being produced. The business plan is outlined at appendix 1.
- 4.3 All funds for equipment and installation are now in place. The remaining funds of £110,000 have been contributed from Team Hamish. The remaining £25,000 of internal project management costs will be met by the Council in addition to the £15,000 already committed from the Nairn Common Good Fund.
- 4.4 A preferred supplier has been identified and, subject to approval at committee, procurement of the new facility can proceed immediately. It is anticipated that, depending upon contractor availability, works would commence in the new year with intention for the facility to be available for operation from Spring 2020.
- 4.5 As noted at the August Committee, there will be ongoing maintenance costs associated with the project. These can be identified as follows:

Daily Operational Costs

- The Splash Pad facility will require a daily check to ensure effective operation. The current daily operational costs of the paddling pool are based on lifeguarding and operational monitoring. This is set out in a management agreement with Highlife Highland which also includes the operation of the Crazy Golf and the Putting Green. The current total cost is £6,172 annually and will be subject to review along with HLH. However, the costs are anticipated to reduce given the lack of supervision or lifeguarding requirement for the Splash Pad facility.

Annual costs

- £1,200 annual jet washing of rubber surface. This compares with current annual maintenance costs of around £500 and annual repairs of between £750 and £1000.
- £9,500 – for the preferred supplier to provide an annual maintenance check and end of season removal and storage costs. To reduce these costs, it is proposed to train Council staff to undertake this work. A verbal update on estimated costs will be provided at committee.

Replacement costs

- £10,450 rubber matting replacement every 3-5 years. Budget £2,613 annually over 4 years.

In total, the additional costs of running and maintaining the Splash Pad, above those currently needed for the paddling pool, are anticipated to be around £2,063. A further sum will also be required to undertake the end of season removal and storage.

- 4.6 The above replacement costs are based on the manufacturer's guarantees. The lifetime of the equipment is guaranteed at 25 years although may extend beyond this period. Based upon current costs and without inflation, total replacement would be a total of £210,000. Consideration must be given how to ensure sustainability of the facility and potential replacement. Moving forward as part of the Links Development, consideration must be given as to the potential for income generation from Nairn Common Good assets to support ongoing maintenance and sustainability of the projects coming forward.

Designations: Executive Chief Officer Infrastructure and Environment
and Acting Head of Policy

Date: 15 November 2019

Author: Alison Clark, Acting Head of Policy
Malcolm MacLeod

Appendix 1: Nairn Links Development – Phase 1 Splash Pad

Nairn Links Development – Phase 1 Splash Pad

Business Case – November 2019

BACKGROUND INFORMATION:

Summary of opportunity, including why this initiative is justified

The Nairn Links is an asset of the Nairn Common Good Fund (NCGF) and is held on the account of the NCGF. It is managed by Highland Council on behalf of the fund. The management and development of the NCGF is one of the strategic priorities for the Nairn Committee. In 2017, a consultant looking at the development of the Links on behalf of the NCGF, highlighted the need to have a framework to support proposed development of the area moving forward.

The Nairn Links Development Plan was adopted by the Nairn Committee in June 2019. The purpose of the Plan was to provide a decision-making framework for the future development of the Links area in Nairn. The plan, and proposals contained within it, were the result of extensive community consultation within the town on what people wished to see develop across the Links area. This aligned and complemented the work undertaken by local community group Team Hamish. Formed in 2017, the aim of Team Hamish was to develop the Nairn Links area into a special place for all ages and abilities to enjoy.

One of the key areas identified within the Nairn Links Development Plan and through the work of Team Hamish was to develop the current paddling pool area of the Nairn Links. The proposal to replace the existing paddling pool with a high-quality water play feature was one of the most popular proposals from the community consultation. This was agreed as an area of initial focus at the Nairn Committee in June and then August 2019.

Objectives

What are the aims/objectives of the opportunity; What is the vision, and what will this look like (e.g. key features of what it is, high level design, organisation and people, technology)

The key objectives are as follows:

- To deliver a Splashpad on the footprint of the existing paddling pool. The Splashpad shall include a range of above ground play structures and flush in-ground sprays, programmed to provide an exciting display and deliver a variety of water play experiences for all ages. The splashpad is to use a 'flow through' water system. The splashpad is to be finished with EPDM safety surfacing. Splashpad dimensions approximately: 20m x 13m (195 sqm)

- An improved community facility – interactive play feature, it will be available for longer throughout the year for all-weather play.
- Improved access for all abilities
- Reduced maintenance and running costs as no requirement for supervision when open.
- No standing water therefore eliminating potential hazards and no lifeguards required.
- Design from external company with strong track record in design and delivery of similar facilities

Benefits

What are the anticipated benefits, including Financial, External/Internal Customer Satisfaction, Performance Improvements, delivery of Local/National Outcomes etc

- Will improve customer satisfaction - A new modern facility – splash pads are more likely to attract a wider range and age of users.
- Will improve performance - Facility will be available for longer periods and to a wider range of people. Current facility subject to closure as a result of vandalism and mixed weather.
- Current facility has required significant repair work in recent years and has been assessed as being at the end of its operational life. As the age of the facility increases, repair work is also likely to increase.
- Improve access to interactive outdoor play – a key priority of the Council.

Dis-Benefits

Potential dis-benefits, including Financial, External/Internal Customer Satisfaction, Performance Improvements, delivery of Local/National Outcomes etc

- Equipment has a 25-year guarantee. Will require replacement at some point following that period. Income generation options will need to be explored as mitigation to support replaced following this period.

Stakeholders

Which Services, Teams, Organisations (e.g. Community Planning Partners and other Councils) are potentially impacted by and interested in the opportunity

Key stakeholders are:

- The Nairn Community
- Nairn BID
- Team Hamish/NICE
- High Life Highland

Work Plan

What are the overall indicative milestones and timescales

Should approval be given at the Nairnshire Committee on 27 November 2019, it is proposed procurement proceeds immediately. Dependent upon contractor availability, work would be anticipated to begin in the new year, with the facility operational from spring 2020.

Budget & Resources (Costs)

What are the resources & budget required. Source of funding.

Build Costs:

- £210,000 for splash pad and fitting
 - £110,000 Team Hamish
 - £100,000 Common Good Funds

Project Costs:

- £40,000 Project Costs
 - £15,000 Common Good Development Costs
 - £25,000 Internal project costs to be met by the Council.

Maintenance Plan:

- Annual Costs
 - £1,200 annual jet washing of rubber surface
 - £9,500 (External Supplier) - End of season removal and storage and annual maintenance plan. Propose to reduce costs by providing internally – cost to be determined.
 - £6,172 (estimate) daily check of equipment – based on current costs which also include operation of Crazy Golf and Putting Green.
- Replacement Costs
 - £10,450 rubber matting replacement every 3-5 years. Budget £2,613 annually over 4 years
 - £210,000 full replacement – based on current costs without inflation after 25 year period

Current Cost of Paddling Pool to the Common Good

- £7,922 annually (annual variation depending upon maintenance required)

Additional Annual Costs of Splash Pad to Common Good

- £2,063 + the additional costs for end of season removal and storage.
 - Based on annual maintenance, matting replacement and continuation of arrangement with HLH for daily monitoring

Risks/Issues/Barriers to Change

What are the main risks in terms of delivery and benefits realisation; What can be done to mitigate against these risks

Maintenance programme:

- The annual maintenance and replacement cost are outlined above.