
SKATEPARK AT VICTORIA PARK, PEEBLES

Report by Head of Corporate Governance

PEEBLES COMMON GOOD SUB COMMITTEE

11th September 2013

1 PURPOSE AND SUMMARY

- 1.1 **This report informs the Peebles Common Good Sub Committee of the request from Peebles Youth Facilities Initiative to install a new Skate Park in Victoria Park and seeks approval for a Deed of Dedication of the ground for the works to proceed subject to the terms and conditions outlined in the report.**
- 1.2 Peebles Youth Facilities Initiative (PYFI) has been developing the idea of building a multi purpose skate, BMX and scooter facility in Peebles since 2012.
- 1.3 A site has been identified in Victoria Park as part of the currently under used football pitch.
- 1.4 A 15 year Deed of Dedication of the site at a nominal rent will allow Peebles Youth Facilities Initiative to apply for grant funding. A lease of the land is not possible because it is inalienable Common Good land.

2 RECOMMENDATIONS

- 2.1 **I recommend that Peebles Common Good Sub Committee agrees to grant a Deed of Dedication to Peebles Youth Facilities Initiative for an area of 1,058 square metres in Victoria Park to install a new Skate Park. The terms and conditions of the Deed include a term of 15 years and a nominal rent of £1 per annum.**

3 BACKGROUND & PROPOSALS

- 3.1 The Peebles Youth Facilities Initiative (PYFI) has been developing the idea of building a multi purpose skate, BMX and scooter facility in Peebles since summer 2012.
- 3.2 A site has been identified in Victoria Park where there is an under used football pitch which is not used by any of the Peebles football clubs. Part of the pitch could be used for a skate park which would still leave a practice area for football with a set of goals (see attached site plan).
- 3.3 The design of the skate park would be a concrete based permanent facility. The design would make it useable by skate boarders, BMX riders and scooter users. It will be designed by experienced skate park designers to ensure it is practical and functional (see attached design).
- 3.4 The skate park will be built by the design company. It will be built to British Standard – Facilities for users of roller sports equipment. It will have a 10 year warranty for construction defects, structural integrity and any other materials and parts.
- 3.5 Once planning permission is granted, the project will go out to tender. The estimated build cost is £130,000 although a contingency of £20,000 will be included to give a total budget of £150,000.
- 3.6 The other Peebles Parks were considered to be too isolated and/or too much used by sports clubs.
- 3.7 The temporary access for construction traffic will come down the track from Kingsmeadow Road. There are existing footpaths through Victoria Park and one from Cleland Avenue which will be used for access to the facility. PYFI propose to extend the footpath from Cleland Avenue so that it connects with the other paths through the Park. This new connection is approx 20 metres.
- 3.8 The office bearers of PYFI will sign the Deed of Dedication on behalf of PYFI. This proposed Deed of Dedication will be similar to the one offered to a play park group at Pringle Park, Selkirk earlier this year.

4 IMPLICATIONS

4.1 Financial

The funding for the project will come from Lottery and other grants as well as fund raising projects by PYFI. The grant applications shall be made in consultation with the Council's grants officers. The granting of a Deed of Dedication at a nominal rent is a financial contribution by Peebles Common Good.

Scottish Borders Council Neighbourhood Services shall continue to be responsible for litter collections in Victoria Park and PYFI shall seek an agreement with the Council Neighbourhood Services regarding ongoing safety inspections of the skate park but other annual inspections shall be the responsibility of PYFI. Signage costs for the skate park shall be the responsibility of PYFI.

4.2 Risk and Mitigations

There is a risk that the facility is not used as much as predicted and therefore becomes an unused eyesore. This is thought to be unlikely as there are no other similar facilities available in Peebles and the demand will be high.

There is a risk that the facility will become a focal point for teenagers and potential anti social behaviour. This risk will be the responsibility of PYFI to deal with any matters quickly. It will be mitigated by the formation of a community group by PYFI which will discuss issues every 3 months and liaise with the Council’s Neighbourhood Services and Police, as required. PYFI shall arrange their own Public Liability Insurance to cover any injury to their members or the public.

4.3 Equalities

There are no adverse equality implications.

4.4 Acting Sustainably

There are no effects on sustainability.

4.5 Carbon Management

There are no effects on carbon emissions.

4.6 Rural Proofing

None as there is no change of policy or strategy.

4.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made.

5 CONSULTATION

5.1 The Chief Financial Officer, Clerk to the Council, Head of Audit & Risk, Head of Strategic Policy and Head of Legal & Democratic Services have been consulted and their comments have been incorporated into the report. PYFI have informally consulted with Councillors Garvie and Bhatia, Peebles Community Council, SBC Planning officer and SBC Neighbourhood Services’s Jason Hedley.

Approved by

Head of Corporate Governance

Signature

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Author

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Background Papers: None

Previous Minute Reference: None

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. James Morison can also give information on other language translations as well as providing additional copies.

Contact us at James Morison, Estate Management, Scottish Borders Council. 01835 824000 Ext 5295.