

## 5. Facilities Managers Report 19.03.2024

**Mayors Parlour & Members Room** – The Facilities Manager met with Chris Munson of Studio Winter on 1 March 2024 to go through the practicalities of re-tendering this contract over the next few weeks.

**Data cabling** – The Facilities Manager and RFO are putting together a revised cost schedule to be presented to Event Services (SW) Ltd.

**Guildhall** – The issue with the faulty beam detector appears to have been resolved and this has been reported to the Council's insurers. The damaged glass pane in the rooflight of the clock tower has been replaced. The annual service of the town clock by Cumbria Clocks has been bought forward in order for the engineer to provide some training to the Facilities Team. There has been some interest in the short-term let of Unit 2. The architects have now submitted a pre-application to Cornwall Council for the refurbishment of the Guildhall and are awaiting feedback which will take approx. 5 to 8 weeks.

**Flagpoles** – the old flagpoles have been removed and new flagpoles installed.

**Commemorative Tree Planting** – 5 Prunus 'Pink Perfection' were planted on 24 February at Thorn Park in memory of the young people recently lost and a memorial plaque was dedicated by the Mayor's Chaplain, Captain Teresa Conway.

**Commemorative benches** – The family of the later Mayor Cllr. Owen Sivell have asked for the commemorative plaque on the bench in Plymouth Road to be removed, cleaned, and replaced on a bench on the Parade. The Facilities Manager has attended a meeting with the Neighbourhood Policing Team and the person responsible for damaging at the bench outside Hillfort Primary School.

**The Fountain** – still awaiting repairs to the pump. The Facilities Manager is putting together a schedule of work for the repairs to the stonework and repointing.

**Christmas Lights** – the Facilities Manager and RFO are working with the contractors on improving power supplies and fixings for the Christmas lights display throughout the town.

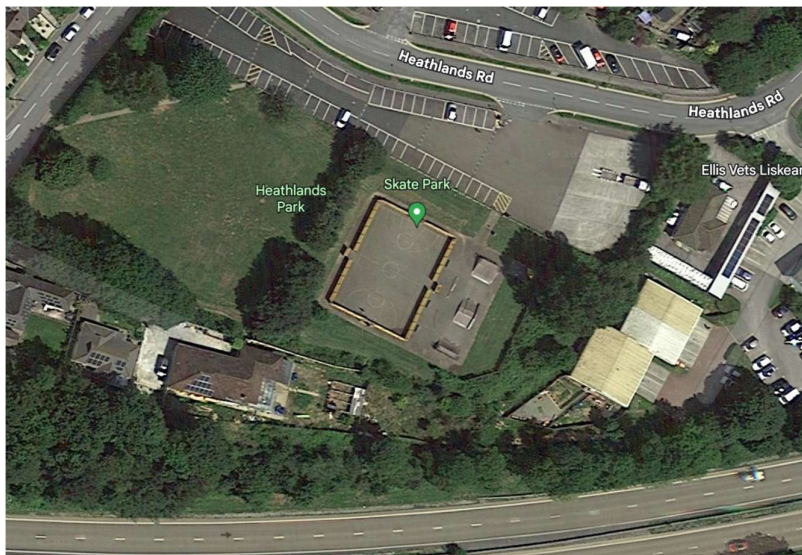
**Fees & Charges Review, booking forms and T&Cs** – The new schedule of charges together with an updated and simplified booking form will be sent to all hirers and posted on the Town Council's website together with the Terms and Conditions of hire by end March.

**Castle Park** – The Facilities Manager attended a volunteer session along with the Urban Green Shoots team on 29 February at Castle Park.

**Audio equipment** – an audit of the Council's audio equipment has been completed. Unfortunately, we have some damaged and missing equipment that requires replacement (repairs have been undertaken where possible) to bring the Public Hall's audio system back to full functionality for meetings, conferences, production, and live music. To upgrade the existing audio system to a fully digital system, replace microphones, mixing desk, speakers and associated cables, monitors, etc would cost IRO £8.800.00 + VAT.

**Skatepark** – an initial site meeting was held with skatepark designers, Maverick on 23 February 2024 with the Facilities Manager and Cllr. Goldsworthy. Maverick have put together a brief site report, summarised below:

The current skatepark is located within Heathlands Park. There is a large carpark to the North and the busy A38 to the South. The existing skatepark shares the recreation space with a MUGA which may be moved to another park in town. This would free up the space and enable a fresh approach to design. As discussed, the plan is to remove the existing, outdated facility and replace it with a modern spray concrete park. A new wheeled sports space could work well within the proposed site.



Access into the facility is off Heathlands Road and into a large car park. There is a short sloping footpath straight onto site. Access for construction is ideal.

Maverick can undertake a utility search to determine the position and type of services in the ground because these can affect the planning permission process and the design of the facility.

Maverick would also recommend undertaking a topographical survey, this is important because it provides a scale plan of the proposed area along with levels information, so a future design can be tied into the landscape and drained effectively. There are a number of drainage options on this site, these can be explored in more detail as the design develops.

A new spray concrete facility could work well in the existing site. The facility can be designed to connect with the grass landscape surroundings with any excess tarmac removed, so that there is no need for handrails. Handrails are a maintenance issue and can become bent out of shape and rusty over time.



The above photo was taken at the Bodmin Wheeled Sports facility in Cornwall. Please click on the link below for more information. <https://www.maverickskateparks.co.uk/bodmin>

The 'Fields in Trust' guidelines generally recommend that wheeled sports areas should be at least 30m from the boundary of properties. In this instance the skatepark is already in existence and very close to the busy A38 which generates high levels of noise from passing traffic. It might be sensible to explore the idea of installing a line of acoustic fencing with plants as part of a new development. A new facility could also be designed to minimise noise levels. As discussed, the plan is to create a new facility within the recreation ground to replace the old, outdated, and noisy structure. Spray concrete is the quietest way to deliver wheeled sports due to the density of the material.

The proposed space is owned by the Cornwall Council and leased to the Town Council. A Certificate of Lawful Development might be possible for this project as opposed to full planning consent.

The proposed site is set within a well-used and safe recreation area with clear sight lines. A modern spray concrete skatepark would help to further reduce any anti-social behaviour because it will attract older riders (due to the style of construction). Spray concrete facilities tend to become community spaces for all age groups, riding disciplines and levels of ability. If the MUGA is moved to a different site, there is no potential conflict of activities within this space.

Working with the local community to design a purpose-built spray concrete skatepark will enable riders to be involved in the process and take ownership of the project. Spray concrete skateparks will encourage a wide age group of riders into the space and the older users in particular will self-police the site and ensure the facility is looked after. This is not the same for more conventional ramp parks. Below is a link to the Dorchester video created by the BBC. It shows how good quality skateparks can help to reduce anti-social behaviour <https://www.youtube.com/watch?v=BZlkjWEtaU8>

Maverick would recommend removing the existing, tired youth shelter and replacing it with an open plan community seating area.

Finally, the site is close to the centre of Town and local amenities with ample opportunity for parking.





Concrete has a number of advantages over other skatepark services: Concrete allows for a seamless riding with no fixtures and fittings, this is not the case for modular ramp structures; concrete enables riders to generate more speed because it is solid and dense and built properly, allows for an ultra-smooth finish; concrete has virtually zero maintenance costs over its lifetime unlike modular ramps structures that will require thousands of pounds of investment and resurfacing; Concrete will not rot and is a more suitable material to use given the climate in the UK; concrete is proven to be the quietest way to provide a wheeled sports facility; concrete enables the designer to create completely bespoke facilities that can be tailored exactly to the local riding community's needs. It can be finished into shapes that cannot be replicated in wood or skatelite; a concrete design will not require handrails which will also require maintenance programmes and costs to be factored in throughout the park's life; concrete can be blended with the existing topography, enabling a better, more aesthetically pleasing fit with the landscape; according to RoSPA concrete has significant safety benefits of modular ramp structures; a concrete has a 40 Year + lifetime whereas modular ramp structures require constant ongoing maintenance and generally fail after 10 years.

The next step is to arrange a site visit to Millbrook to see the skatepark under development and meet parish council reps and other key stakeholders.

We are proposing an up-front tender process whereby a preferred contractor is appointed at the start of the design and consultation process and can help identify sources of funding and assist with planning consent. The estimated budget is £300k + VAT.