Consultation Meeting between Alvington Parish Council and Two Rivers Housing held 12th July 2017.

The following is a summary of the key points raised during the above meeting between Alvington Parish Council and Shazia Shiek, Two Rivers Housing Manager for the Alvington area.

The purpose of this meeting.

* Residents on Garlands Road have asked for a play area.
* There is currently a patch of ground set aside for this: this informal consultation is to see if it can be better utilised.
* Do local groups want to take ownership of this project?

Background.

* Children currently play ball games near the garages, despite signage which says no ball games.
* The garage area is not a suitable or safe place for play, some have asbestos roofs and some vandalism has taken place.
* There have been complaints of noise and nuisance from residents which have had to be investigated, creating unease.

Suggested Way Forward.

* The children are provided with a safe play area to use instead.
* Two Rivers position: they may be able to make the current ground set aside for a play area a bit more child friendly but they are unable to provide a fully equipped and well maintained play area, they simply do not have the funding available.
* Two Rivers are also unable to meet the ongoing cost of insurance required.
* Two Rivers: could sign ownership of the land over to another group: either on an owned or long lease basis: **BUT** would need to know who would be involved eg. The Parish Council? A formal Tenants Group? (if a tenants group, would need to be properly set up and registered: however, Two Rivers **DO** have Officers available who can advise about setting up such a group and accessing possible funding streams.)

Further Points To Consider.

* The area of land in question is not very big and will probably only be suitable for younger children.
* Current Maintenance: the land is part of a reduced maintenance programme, Two Rivers simply cut the grass 4 times a year.
* The area in question is currently grass only but the perimeter is not securely fenced: would Two Rivers secure safely before signing over? Two Rivers would be happy to look at the current fence and see if they are able to assist which will depend on costs involved.(The next field leads straight onto the A48.) **Shazia will request a costing for improving the fence and removing bramble from the area.**
* One suggestion: isn’t the area near the garages a bit safer? The residents currently maintain the grass so it is kept short, the designated area is a bit tucked away. Who would be responsible for ongoing safety reports, ROSPA inspections, Insurance? Are there standards of maintenance on the deeds? Unless the residents take this project on will Two Rivers continue to neglect these points? Answer**: Shazia will take these points and try to establish answers for a future meeting.**
* If the land was handed back to the Community would Service Charges reduce for Tenants?
* If in 5 years time the current young children have outgrown the facilities: would any Tenants Group then lose interest and disband?
* If the Clanna Lane housing proposal goes through: a play area will also be provided as part of that development.
* All agree that a play area is needed on the NE side of the A48: whoever takes responsibility needs to be clear about how the various ongoing costs will be met.
* The Parish Council is happy to support but is not in a position to offer financial assistance at this time.
* Mains Drainage in the area: storm and sewerage drains run across the proposed area and are not far below the surface, a potential hazard if installing equipment in the future.
* Play equipment: metal lasts longer than wood but the set -up costs are more. Any equipment will need ongoing maintenance which is not always easy.
* If parents in the area form a group this could be handed on to friends with younger children as the current children grow up, probably better than the Parish Council having full responsibility, good if group remains community based.
* The current drainage system suffers with water running off the garages which are collapsing and has contributed to flooding properties. **Shazia: the future of the garages is currently under review, repairs over £100 are no longer being done. Some are used for storage but most are not in a condition to be let due to repairs needed and asbestos in the roof which may need to be removed: she will try to obtain more information before the next meeting.**
* Next Parish Council Meeting: **Wednesday 6th September 7.30pm: Shazia to attend if at all possible.**