



**Executive**  
13<sup>th</sup> February 2006

**Report from the Director of  
Environment and Culture**

For Action

Wards Affected:  
Fryent/Queensbury

**Roe Green Park – Outcome of Consultation on  
Improved Sport and Leisure Provision**

Forward Plan Ref: E&C 05/06 031

**1.0 Summary**

- 1.1 This report sets out for Members the main findings of a consultation exercise to determine potential new sports and recreation facilities for Roe Green Park. The report outlines what facilities could be provided and a timetable for their development.

**2.0 Recommendations**

Members are asked to

- 2.1 Note the feedback from the consultation exercise
- 2.2 Agree to the programme of facility development and improvements to the Park as outlined in paragraph 3.15.

**3.0 Detail**

- 3.1 In September 2005 Members received a report providing an update with progress on negotiations with Next Generation Clubs Limited for the provision of a public swimming pool with a leisure and tennis development to be built at the site of the old Kingsbury lido in Roe Green Park. The report set out the difficulties the parties were having in concluding negotiations on a proposal that would provide a publicly accessible pool for a fixed period of time.
- 3.2 At the Executive Committee Members noted the efforts made to secure a swimming pool at this site over the past eight years and how this latest attempt had not been successful. Members also stated that they were aware of local concerns about the lack of sports and recreational facilities in the area

and wanted to consult with local people and stakeholders about improved provision within the park. This report provides members with feedback from the consultation process.

3.3 Brent Parks Service used Groundwork West London to undertake the consultation. This organisation has significant experience in undertaking this type of work and are seen as independent. The consultation was undertaken between October and December 2005 and consisted of a number of different approaches to ensure they engaged with as wide a range of people as possible.

- 1500 postal questionnaires were sent out to local residents and community groups and were also available in libraries, the one Stop Shop and via other community buildings.
- An on-line questionnaire
- An open event was held in the park during a Sunday afternoon in November
- Community groups were contacted
- Specific consultation exercise with young people from local schools and the Kingsbury Young Forum.

3.4 Just over 320 completed questionnaires were returned, including 69 via the on-line process. 55% were from females and 44% from males. 51% were from white respondents, 26% from Asian respondents, 3% from African-Caribbean respondents and 20% from other groups, including 'mixed race'. The majority of respondents (35%) were aged between 45 – 64 years and 18% were aged over 65 years, whilst only 13% of respondents were aged 15 years. Given that young people are a major user of parks we wanted to ensure their input into the consultation which is why additional consultation was undertaken, specifically with young people.

3.5 Of the completed questionnaires, over 95% of people were park users and over a quarter used the park on more than five occasions each week. The most common reasons for using the park were for relaxation, sport and play areas. The top five facilities respondents to the questionnaire would like to see in the park are:

- Tennis courts
- Multi-Games area(MUGA)
- Adventure play equipment
- Exercise equipment (trim trail)
- Shelters for sitting in

3.6 Respondents were also asked about general parks improvements and the top five responses were:

- Lighting
- Seating
- Interesting landscaping/planting
- Improved play area
- Nature conservation area

Whilst many people saw providing new facilities as a positive development there were also comments about not installing or developing certain facilities as they would attract local youths who would be disruptive. However, safety within the park was a key issue for all age groups, including young people. It should be noted that there is a Parks warden situated at this site. This was picked up during the consultation with the walled Garden Members who commented on the improvement since the warden had been in post.

3.7 The Sunday afternoon open event attracted approximately 100 residents. From this consultation the top five facilities people would like to see in the park were:

- Imaginative play equipment
- Adventure play equipment
- Exercise equipment
- Football
- Tennis courts

Similarly, the top five park improvement priorities were:

- Cycle paths
- Lighting
- Better seating
- Planting
- Wildlife area

3.8 The youth consultation was conducted via three local schools: Roe Green Junior, Kingsbury Green Primary School and Kingsbury High School and via the Kingsbury Youth Forum. Of the young people involved in the consultation 47% were Asian, 28% White, 11% African-Caribbean and 20% 'mixed race'.

3.9 The schools-based consultation consisted of exercises with different aged young people where they discussed the park and then worked in small groups to consider the issue. Whilst what the young people wanted did vary slightly with age, across all three schools it appears that the young people felt that currently there wasn't enough things to do in the park and that more should be provided. The favourite facilities were

- Adventure play equipment
- Football
- 'water park'
- seats
- cricket nets

In all cases, there was concern from the young people about their safety in the park and the need for supervision and better lighting. The younger children would be happy with police/wardens patrolling the park but also wanted sports coaches at organised sessions. They also wanted better seating with shelter.

- 3.10 The members of the Youth Forum were concerned that there was nothing for young people and wanted free access to what was provided, although they didn't see the park as a place they would normally want to go to.. They wanted to be provided with alternatives to "just hanging around the street" and were keen on outreach work and sports coaching being provided at new facilities. They also wanted facilities that were open, ie not fenced and locked at night.
- 3.11 Two community groups took up the option of being interviewed as part of the consultation process; The Roe Green Walled Garden Group and Alpha Omega Christian Fellowship Football Club. The Roe Green Walled Garden Group wanted to see improved management of the park, including a better quality of landscaping, improved paths and better seating and lighting. The Alpha Omega Christian Fellowship Football Club were unsurprisingly concerned about football facilities on the site, requesting a pavilion and toilets and better storage for their goal posts.

### Summary

- 3.12 Overall, the Park is used regularly by local people of all ages and there are a range of improvements people would like to see in order to increase their enjoyment of the park. The types of improvements and new facilities preferred varied slightly by age and user group but overall there is clear support for new facilities to be introduced into the park. There was some disappointment over the decision not to replace the old pool but there was a sense of excitement that the future would bring some new facilities. Taking all the feedback into account the main improvements people would like to see are:

- Adventure Play
- Multi Games Area (MUGA)
- Tennis courts
- Exercise equipment
- Athletics track

- 3.13 It is possible to provide the above facilities within the park subject to funding being identified.

- Adventure play equipment – this could range from a couple of additional new pieces of equipment being installed in the existing play area to an entirely new adventure play ground being developed in the park. The funding for this could therefore range from between £50K to £500K. Officers will need to do further work to determine actual costs and where possible sources of funding may be available. To this end, it is recommended this work is programmed for 07/08.
- Multi games area (MUGA) – A multi games area would be relatively straight forward to install. Estimated cost is £120K, including the base works. Subject to the funding being identified this could be installed during 06/07.
- Tennis courts – The current tennis development plan for Brent does not identify Roe Green as a priority site. The plan identifies a number of existing tennis courts around the borough which need refurbishment to allow them to be usable again and this should be the

priority for tennis court development in the borough. Therefore, it is recommended that the installation of new courts at Roe Green Park is programmed for 08/09 subject to funding being identified.

- Exercise equipment – this would be relatively straightforward to install and is estimated to cost £20K. Subject to funding being identified this could be installed during 06/07.
- Athletics track – Strategically it would not make sense to develop an athletics track with full ancillary facilities at this site. However, it would be possible for Brent Parks Service to mark out a track on the grass for use during the summer period.

3.14 The old lido site is now overgrown and requires considerable landscaping to bring it back into use. If any facilities are to be located on this site it would require levelling which would significantly add to the costs. Therefore, it is recommended that the MUGA is sited adjacent to the old lido site rather than 'on it'. It is estimated that landscaping works to bring the old lido site back into use would cost £110K.

3.15 In summary, it is recommended the following facilities are developed as part of a three year programme:

06/07 – multi-games area  
Exercise equipment (trim trail)  
Landscaping to old lido site

07/08 – Adventure play facilities

08/09 – Tennis courts

3.16 Many people, including the young people, also mentioned general parks infrastructure improvements, they would like to see increase in general satisfaction with the park. To a great extent, these reflect the recommendations within the Parks Strategy. The most commonly cited improvements are better lighting, better seating, path improvements and improved landscaping.

3.17 The Alpha Omega Christian Football Club are the only club who currently play sport at the site on a regular formal basis. Clearly, if increased organised sport is to be encouraged at this site, then ancillary facilities such as changing rooms, toilets and storage is necessary. Roe Green Park is identified as a priority for this within the Brent Parks Pitch Strategy 2003-2008.

#### **4.0 Financial Implications**

4.1 There is currently no funding within the capital programme for 06/07 allocated to any of the proposed works/facilities outlined in paragraph 3.15. The estimated total costs for the works in 06/07 is £250K. This funding is subject to a decision on next years capital programme.

4.2 S106 funding of £120K has been made available for pavilion and pitch improvements at Roe Green Park. Officers in Brent Parks Service will try to

secure external funding to add to this sum to allow the development of a new pavilion to proceed.

## **5.0 Legal Implications**

5.1 The Council has a general power under section 19 of the Local Government (Miscellaneous Provisions) Act 1976 to provide such recreational facilities as it thinks fit both within and outside its area, and specific powers under the same section to provide such facilities as pitches, athletics grounds, swimming pools, tennis courts and cycle tracks. It also has a wide power to administer and maintain parks in its ownership by virtue of section 58 of the London Government Act 1963.

## **6.0 Diversity Implications**

6.1 The main body of this report has outlined the approach to the consultation and the method used to ensure as wide a representation as possible, especially by age group. Any new facilities will be accessible to all sections of the community.

## **7.0 Staffing/Accommodation Implications**

7.1 Non specific

## **8.0 Background Papers**

Roe Green Park Consultation Report 2005 – Groundwork West London

Brent Playing Pitch Strategy 2003 - 2008

Any person wishing to inspect the above papers should contact Sue Harper, Sport and Leisure, Brent House, 349 High Road, Wembley, Middlesex HA9 6BZ, Telephone: 0208 937 5038

RICHARD SAUNDERS  
Director of Environment and Culture