

Item No. N/a	Classification: Open	Date: 25 September 2018	Decision maker: Deputy Leader and Cabinet Member for Culture, Leisure, Equalities and Communities
Report title:		The introduction of room hire charges for newly built Play Room at Peckham Rye Park	
Ward(s) or groups affected:		All residents and non-residents seeking to hire a room in Peckham Rye Park	
From:		Fiona Dean, Director of Leisure	

RECOMMENDATIONS

1. That the deputy leader and cabinet member for culture, leisure, equalities and communities gives retrospective approval for the introduction of the room hire charges for the new Peckham Rye Play Room that have been in effect since 3 June 2018. These charges are set out below.
2. The following new charges will apply for the hire of Peckham Rye Park Play Room until 31 March 2019.

Off – Peak (Mon – Fri, 9am – 5pm)	£30.00	Per hour
Peak (Mon – Fri, 5pm – 9pm; Saturday / Sunday all day)	£60.00	Per hour
Legacy Stakeholder Discounted Rate (Mon-Fri, 9am – 9pm; Saturday / Sunday all day)	£16.00	Per hour

BACKGROUND INFORMATION

3. On 31 July 2018 the Leader of the council agreed to vary the executive scheme of delegation for the purpose of delegating the decision sought in paragraphs 1 and 2 to the deputy leader and cabinet member for culture, leisure, equalities and communities.
4. The parks and leisure service hires out rooms at several parks buildings around the borough. Charges for room hire are set annually and approved by cabinet as part of the fees and charges for parks and leisure. Since the 2018-19 fees and charges were approved, construction has completed on the new Peckham Rye Park Play Room
5. The play room is located in a new permanent building that also houses changing room and toilet facilities. The development was completed as part of phase 1 implementation of Revitalise Peckham Rye, a project to provide purpose built facilities at Peckham Rye Park alongside the installation of a new playground in phase 2.
6. The new play room was delivered in response to local demand for a community space that would support the continued provision of children’s centre activities in the park. The aspiration is for the room to become a base for parent and child groups and

stay and play activities that will promote greater enjoyment of open spaces.

7. Prior to this development, a temporary building (former one o'clock club) was used as a play room under the direct management of Ivydale School who had a historic 'tenancy at will' agreement with the council's children and adults service

'Legacy' Stakeholders

8. Room hire at the one o'clock club was arranged through Ivydale School and the building became the base for some local community groups.
9. The one o'clock club building was demolished in March 2018 to facilitate construction of the new playground. The new play room and changing room building, now directly managed by the council, opened in June 2018.
10. Since then the groups displaced by demolition of the one o'clock club have been offered priority space in the new building. The following groups were affected:
 - Ivydale Children's Centre
 - We are Family
 - Scouts Association
 - Brazilian Language School.
11. Whilst the new building is directly managed by the council, Ivydale Children's Centre as a former tenant delivering council funded services, are considered a 'legacy tenant' and will not be charged for use of the room in the first year up to 31 March 2019. The council is setting up a licence that permits the group to have exclusive use of specified storage space at the play room.
12. The council has agreed to honour the booking arrangements in place for the remaining 'legacy' stakeholders for the first year until 31 March 2019. These groups are able to continue their operations from the new play room building on the same days and times as before. This extends to applying the same hire charge as previously agreed with Ivydale for their long term booking.
13. It was possible to align the room rates charged by Ivydale with the council's approved 2018-19 fees for the off-peak use of Burgess Park Community Centre (see paragraph 21).

Occasional / Ad hoc room hire

14. In order to meet the immediate demand from local residents and groups to hire the new space on an ad hoc basis (e.g for meetings, children's parties etc.) hire fees from the 2018-19 approved fees and charges schedule for similar facilities have been applied as an interim measure.
15. Benchmarking the space available at Peckham Rye Park against rooms available in park buildings borough-wide resulted in the recommendation to use the rate applied at Francis Peak Building which was considered the closest comparable facility due its capacity, location, transport links and resources (see paragraph 21).

Summary of Room Hire Charges up to 31 March 2019

16.

User group	Rate	Reason
Ivydale Children Centre	Free	Former tenant delivering council funded services in support of corporate strategic priorities.
We Are Family	Free	Family Adoption Service – limited use. Events held no more than 3 days per month. To honour previous booking arrangements,
Scouts Association	£16 per hr.	To honour previous booking arrangements with Ivydale.
Brazilian Language Group	£16 per hr.	To honour previous booking arrangements with Ivydale
All Other Room Hire	£30 per hr.	Off Peak (Mon- Fri, 9am-5pm)
	£60 per hr.	Peak (Mon – Fri, 5pm – 9pm, Sat/ Sun all day)

KEY ISSUES FOR CONSIDERATION

17. Play room spaces are a key resource for the local community and enhance access to and enjoyment of our open spaces. They provide the perfect setting for children - centred, family activities. Parks play rooms also offer excellent value for money as compared to other local meeting spaces, often attracting long term customers who regularly use them for services ranging from exercise classes, childcare to church meetings.
18. The Peckham Rye Park play room provides local people and community groups with the opportunity to hire a well run, fully accessible space with modern facilities. Because the building is council managed, groups such as Ivydale are able to focus their attention on service provision without the added responsibility of the maintenance and upkeep of a building.
19. Comparable rooms in other park buildings apply peak and off peaks rates designed to reflect the demand for these spaces and promote their use during weekdays.
20. The table below is taken from the 2018-19 fees and charges schedule and shows the approved charges for rooms at Francis Peak, Belair Park and Burgess Park.

Location	Description	Hire Cost per Hour
Dulwich Park and Belair Park	Francis Peek Centre/Belair Recreation Hall Hire - off - peak -Weekdays 9am - 5pm (Hourly charge) 60 mins	30.00
Dulwich Park and Belair Park	Francis Peek Centre/Belair Recreation Hall Hire - peak - Evenings and Weekends until Park Closing (Hourly charge) - 60 mins	60.00
Burgess Park Community Sports Centre	Room Hire - Weekdays 9am - 5pm (Hourly charge) - 60 mins	16.00

Policy implications

21. The provision of new play rooms supports the council's Fairer Future Promise 5 to: "help parents to balance work and family life, including investment in our children's centres to deliver more quality affordable childcare and open two new community nurseries".
22. The Peckham Rye Park Play room will be the new home for Ivydale Children's Centre to continue its provision of child care services for local parents. The room is also a venue for family adoption meetings and thereby serves to support important local services that promote family life.
23. Ensuring that the space is available to hire at an affordable rate facilitates better access to parks, increases park visitor numbers and enhances the customer experience of parks and open spaces.
24. Access to good quality and well run local meeting places supports small business, the voluntary and community sector and local economies.

Community impact statement

25. The community will benefit as the number of modern, affordable meeting spaces in the borough has increased. The play room will provide a base for a range of educational, health, arts, childcare and family activities.

Financial implications

26. Responsibility for managing the play room now falls to the council. This means increased revenue costs and added pressure on parks & leisure revenue budgets for 2018-19.
27. Charging for room hire is needed to offset these financial costs and ensure that the building remains financially sustainable.
28. Due to the increased management cost of the new facilities at Peckham Rye Park and modest income targets for the first year, a deficit is forecast for 2018-19.
29. The additional costs of operating the new facilities at Peckham Rye Park are estimated at £30k per annum against the projected income of £24k from the fees and charges proposed in this report.
30. The projected deficit of £6k will be contained within the overall revenue budget for the directorate and will be monitored during the year.
31. Fees will continue to be reviewed annually to ensure they remain in line with neighbouring boroughs and market rates.
32. This recommendation does not require any additional staffing resource.

Consultation

33. Consultation with local ward councilors has been undertaken prior to approval of this report.
34. Once approved, notifications will be sent to key stakeholders and the new charges will be publicised through appropriate channels.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

35. This report is requesting the deputy leader and cabinet member for culture, leisure, equalities and communities to give retrospective approval for the introduction of the room hire charges for the new Peckham Rye Play Room that have been in effect since 3 June 2018.
36. The director of law and democracy notes the Leader has varied the constitution to delegate this decision to the deputy leader and cabinet member for culture, leisure, equalities and communities.
37. The deputy leader and cabinet member for culture, leisure, equalities and communities' attention is drawn to the EQIA appended to the report.
38. The PSED in section 149 of the Equality Act 2010 provides that a public authority must, in the exercise of its functions, have due regard to the need:
 - (a) to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the act;
 - (b) to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and
 - (c) to foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
39. The decision maker will need to have due regard to the PSED and should note that:
 - whether a decision-maker has had 'due regard' is a question of substance, not form or box ticking.
 - The duty must be fulfilled before and at the time a particular policy is being considered and not afterwards.
 - In considering the impact, the authority must assess the risk and extent of any adverse impact and the ways in which such risk may be eliminated. A duty of enquiry may be necessary.
 - while there needs to be proper and conscientious focus on the statutory criteria, ultimately it is for the decision-maker to decide what weight should be given to the equality implications in the light of all relevant factors.
 - A sense of proportionality and reality is required.

Strategic Director of Finance and Governance (EL18/017)

40. This report is requesting the deputy leader and cabinet member for culture, leisure, equalities and communities to give retrospective approval for the introduction of the room hire charges for the new Peckham Rye Play Room that have been in effect since 3 June 2018, as detailed in paragraph 2.
41. The financial implication section reflects the estimated costs and the projected income from the proposed charges and the strategic director of finance and governance notes that the small deficit projected will be contained within existing departmental revenue budgets.
42. Staffing and any other costs connected with this report to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
File and background papers	3 rd Floor, 160 Tooley Street	Deborah McKenzie 020 7525 0870

APPENDICES

No	Title
Appendix 1	Equality and Health Impact Assessment (EQHIA)

AUDIT TRAIL

Lead Officer	Fiona Dean, Director of Leisure	
Report Author	Deborah McKenzie, Policy and Programme Manager	
Version	Final	
Dated	25 September 2018	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	Yes
Date final report sent to Constitutional Team	25 September 2018	