

You are requested to attend a meeting of the Tenant Services Management Board to be held in The John Meikle Room, The Deane House, Belvedere Road, Taunton on 20 June 2011 at 18:00.

Agenda

- 1 Apologies.
- 2 Minutes of the meeting of the Tenant Services Management Board held on 17 May 2011 (attached).
- 3 Public Question Time.
- 4 Declaration of Interests
To receive declarations of personal or prejudicial interests, in accordance with the Code of Conduct.
- 5 Response to Questions asked at the Annual General Meeting on 18th April 2011 (attached)
Reporting Officer: James Barrah
- 6 Fire Places - Verbal Report of the Property Manager
Reporting Officer: Tim Haynes
- 7 Summary of Play Provision in Taunton Deane - Report of the Community Development Lead (attached)
Reporting Officer: Scott Weetch
- 8 Asset Management Strategy - Verbal Report of the Community Services Manager
Reporting Officer: James Barrah
- 9 Housing Revenue Account Reform Project - Verbal Report of the Community Services Manager
Reporting Officer: James Barrah
- 10 Status Survey - Report of the Housing Services Lead (attached)
Reporting Officer: Stephen Boland
- 11 Tenant Participation Advisory Service Annual Conference - Verbal Report of the Tenant Empowerment Manager

Reporting Officer: Martin Price

12 Date of July Board Meeting - Verbal Report of the Tenant Empowerment
Manager

Reporting Officer: Martin Price

Tonya Meers
Legal and Democratic Services Manager

15 August 2011

Members of the public are welcome to attend the meeting and listen to the discussions.

There is time set aside at the beginning of most meetings to allow the public to ask questions.

Speaking under “Public Question Time” is limited to 4 minutes per person in an overall period of 15 minutes. The Committee Administrator will keep a close watch on the time and the Chairman will be responsible for ensuring the time permitted does not overrun. The speaker will be allowed to address the Committee once only and will not be allowed to participate further in any debate.

If a member of the public wishes to address the Committee on any matter appearing on the agenda, the Chairman will normally permit this to occur when that item is reached and before the Councillors or Tenant Services Management Board Members begin to debate the item.

This is more usual at meetings of the Council’s Planning Committee and details of the “rules” which apply at these meetings can be found in the leaflet “Having Your Say on Planning Applications”. A copy can be obtained free of charge from the Planning Reception Desk at The Deane House or by contacting the telephone number or e-mail address below.

If an item on the agenda is contentious, with a large number of people attending the meeting, a representative should be nominated to present the views of a group.

These arrangements do not apply to exempt (confidential) items on the agenda where any members of the press or public present will be asked to leave the Committee Room.

Full Council, Executive, Committees and Task and Finish Review agendas, reports and minutes are available on our website: www.tauntondeane.gov.uk



Lift access to the John Meikle Room and the other Committee Rooms on the first floor of The Deane House, is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available off the landing directly outside the Committee Rooms.



An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter.

For further information about the meeting, please contact Democratic Services on 01823 356382 or email d.durham@tauntondeane.gov.uk

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Tenant Services Management Board Members:-

- Mr D Etherington (Chairman)
- Mr M Edwards (Vice-Chairman)
- Councillor R Bowrah, BEM
- Councillor S Brooks
- Mrs E Drage
- Mr D Galpin
- Mrs J Hegarty
- Mr K Hellier
- Mrs P Marshall

Minutes of the meeting of the Tenant Services Management Board held on Tuesday 17 May 2011 at 6pm in the John Meikle Room, the Deane House, Belvedere Road, Taunton.

Present: Mr Edwards (Vice-Chairman) (In the Chair)
Councillor Bowrah, Mrs Drage, Mr Galpin, Mr Hellier, Mrs Marshall and Mr Watkin

Officers: James Barraah (Community Services Manager), Stephen Boland (Housing Services Lead), Steven Clarke (Estate Officer), Norah Day (Housing Estate Manager), Stuart Hall (Senior Technical Officer), Helen Mockridge (Administrative Officer), Martin Price (Tenant Empowerment Manager), Rosie Reed (Tenant Services Development Officer) and Phil Webb (Housing Manager – Property Services)

Others: Councillor Mrs Adkins

(The meeting commenced at 6.10pm)

9. Apology

Apology: Mr Etherington (Chairman)

10. Minutes

The minutes of the meetings of the Tenant Services Management Board held on 15 March 2011 and 18 April 2011 were taken as read and were signed.

11. Declaration of Interests

The following members declared a personal interest as a Council house tenant:

- Mrs Drage
- Mr Edwards
- Mr Galpin
- Mr Hellier
- Mrs Marshall
- Mr Watkin

12. Disabled Adaptations

The Senior Technical Officer gave an overview of the scheme to the Board members and the criteria for grant eligibility. The Housing Act 1996 set out what Councils could and could not do. Any adaptations undertaken had to

fulfil a need. Adaptations had to be necessary, appropriate, reasonable and practical. All referrals came from the tenant's occupational therapist. The maximum grant in England was £30,000. Referrals received for work costing under £2000 were automatic as they were not means tested.

The Board asked about the length of time it took from the award of the Grant until completion of the works. Many cases were for people with terminal illnesses and these were classed as priorities. Applications were scored by an Occupational Therapist.

The Board asked how people made a referral to an Occupational Therapist and it was explained this was through Care Direct, a One Stop Shop and the GP services.

It was explained that the Grant was made up from the Housing Revenue Account. The budget was £200,000 for those adaptations under £2000 and £300,000 for those over £2000.

Resolved that more detailed figures be brought to a future meeting.

13. Housing Revenue Account Reform Project

Considered report previously circulated regarding the Project Outline, this showed how the Housing Revenue Account would be run in the future. The Negative Subsidy system was changing. The Community Services Manager explained that the Project Group was convened to lead Taunton Deane Borough Council's response to the Government's reform of the Housing Revenue Account arrangements, which included plans to radically change Council Housing Finance. Taunton Deane Borough Council would need to procure lending to cover the debt repayment plan over a number of years. Eventually Taunton Deane Borough Council would be free of debt and self financing, with total control over its finances. Change would be effective from 1 April 2012.

Details were submitted of the three broad phases which would collectively deliver the associated outcomes by April 2012.

Reported a summary of the Project Work Packages and the requirements of the Workstream Leads.

The work packages were detailed as follows:

Treasury Management – when obtaining a loan, the Council would take advice with regard to yield and risks and would consider the wider financial market.

Data Checking – constant updating of records was required to enable the Government to decide how much National Debt would be taken on.

Financial Controls/Accountancy Changes – this was a significant responsibility. Processes needed to be at a certain level to enable risks to be managed appropriately. The Council had to evidence that it could make any repayments.

Affordable Housing – the Council had to act more like a business. Assets would have to be reviewed, with regard to benefits and potential for income, to enable the debt to be paid more quickly. However, this would have to balance against any wider community benefit and the impacts of any decisions would have to be considered.

Policies/Best Practice – the Council had to ensure that operating policies were in place and were fit for purpose to adequately address any changes.

Income Management – a better policy had to be put in place for future income streams, including a clear policy to develop rents. Potential income would have to be profiled. It would take 22 years to pay off the debt and maximum income streams had to be ensured. It was in the Council's interest to get a high level of arrears paid and turn around times for void properties would need to continue to improve.

Business Plan – the HRA Business Plan was being renewed.

Stakeholder Engagement – the needs and views of the stakeholder groups, which included staff and tenants would be considered.

Assets – there would be an Asset Management Plan.

Baselining/Benchmarking – the Council would need to be a top performer as it would be compared to other organisations.

The Governance and Responsibilities were detailed to ensure accountability of the project and its outcomes. The Board would receive regular updates on the progress of the project.

The Project Sponsor is Shirlene Adam and external consultants would be Recruited to assist in developing the HRA Business Plan.

Councillor Bowrah requested updates on a quarterly basis, on voids, debt management progress and the disposable Housing Stock. He was informed that a report would go to Corporate Scrutiny in early July regarding voids and the Board would also be updated at that time.

Resolved that the report and presentation be noted.

14. Housing Revenue Account Business Plan 2012 - 2042

The Business Plan would detail tenants', officers and Councillors' aspirations and engagement would take place between now and November.

A direction would be set as to how to achieve the Council's objectives for the Housing Service over the next 30 years. Proposals from consultants had been received and selection would take place in the near future.

Further information would be reported to the Board.

15. Anti Social Behaviour Service Standard and Policy

Considered report previously circulated, concerning the revised Anti Social Behaviour policy and new Hate Policy for the Council.

The report outlined what tenants in council properties could expect from landlord services on managing anti social behaviour together with specific details of the service.

How the Council would deal with anti social behaviour caused by its tenants or their visitors was reported. The Policy would be reviewed on a regular basis to reflect changes in legislation and people's behaviour and would link into the new Hate Policy which had been drafted.

Resolved that the Anti Social Behaviour Service Standard and Policy be approved.

16. Tenant's Open Day

The Tenant Empowerment Manager reported the feedback received from tenants following the Tenants' Open Day held at Somerset County Cricket Ground on 18 April 2011.

The feedback included the different ways tenants would like to be involved in the housing service delivery, details of the most popular stands visited and suggestions from tenants to improve any future events.

Over 100 tenants attended. The feedback received had been very positive.

Resolved that

(1) the Tenant Services Empowerment Manager's report be noted; and

(2) the Tenants' Open Day become an annual event.

17. Leisure Facilities for Younger People

Kevin Hellier asked about Leisure Facilities for Children. The Community Services Manager explained that there were a range of play facilities. External Funding had been received to develop and upgrade sites. The Council had no Capital money available for additional provision at the present time, although funds were available for residents' groups to provide facilities in their area. Councillor Bowrah suggested that the Portfolio Holder Councillor Herbert be invited to the next meeting to explain the plans envisaged for the future.

The Tenant's Forum had £14,500 of grants approved which had funded 7 or 8 projects. The Budget for Youth Initiative Projects had increased to £18,000 for use across the Borough.

Resolved that the Community Development Officer be invited to bring a summary report to the next Board meeting and that the Portfolio Holder

Councillor Mrs Herbert also be invited to attend to report the Council's future plans.

18. Tenant Participation and Advisory Service Annual Conference

The Tenant Empowerment Manager circulated a leaflet regarding the Tenant Participation and Advisory Service Annual Conference.

Resolved that three members of the Tenant Services Management Board attend the conference with possibly one member of staff

19. Dates of Future Meetings

Considered report previously circulated, regarding the dates and times of future meetings.

Resolved that the dates of future meetings be accepted and noted with the exception that the meeting on 12 July 2011 which would be rearranged.

(The meeting ended at 7.40pm)

Declaration of Interests

Tenant Services Management Board

Taunton Deane Borough Council Housing Tenants – Councillor Brooks,
Mrs Drage, Mr Edwards, Mr Etherington, Mr Galpin, Mrs Hegarty, Mr Hellier,
Mrs Marshall and Mr Watkin

Member of Somerset County Council – Councillor S Brooks

Tenant Services Management Board – AGM, Public Question Time.

Councillor Morrell raised three issues with board members. It was requested that a review occur with regard the general fund and the cost of director charges.

It was also requested that the Tenant Services Management Board review the current level of vandalism to properties and consider where savings could be made.

Councillor Morrell also suggested that the board consider the disposal of land to registered social landlords.

Mr Barrah advised that Councillor Morrell's questions regarding the budget had already been received at a previous meeting and were currently being looked into.

Councillor Brooks advised that a breakdown of the cost of directors would be useful.

Response to Public Question Time

Request for a review with regard to the General Fund and the cost of Director charges.

At budget setting for the 2011/12 financial year, additional charges were allocated to the HRA that related to the costs of Strategic Directors. On review of the recharges it was discovered that insufficient charges had been made to the HRA for the time that Directors spend on housing matters, consequently this adjustment was undertaken. This change was subsequently agreed by the Executive and the Council's Section 151 Financial Officer and is consistent with the HRA ring fence. It is legitimate for all appropriate costs for all tiers of the authority to be accurately reflected in the charges attributed to the HRA.

In addition, concern was raised in relation to the perceived high cost of the Tenant Empowerment Team. It should be noted that this team's costs do not just relate to Tenant Empowerment, although the budgets do include provision for training etc of tenant representatives. The team also has responsibility for service improvement across the whole service, for example Officers are currently working on significant improvement projects concerning debt and void management. These are key transactional activities for the HRA of increasing importance as we move to self financing.

Request that the Tenant Services Management Board review the current level of vandalism to properties and consider where savings could be made.

Under the current tenancy conditions officers are not able to routinely visit properties to inspect conditions for wilful damage or neglect. If, however, officers attend for other reasons they will raise any concerns in this regard at the time. If tenants request repairs and the work is something that is attributable to the actions of the tenant, the work is recharged to the tenant who will have to pay appropriate costs of such repairs.

Suggestion that the Board consider the disposal of land to registered social landlords.

Each disposal for housing development is subject to member decision, and generally considered to be appropriate in order to progress the Council's key priority of affordable housing. Historically we tend to sell land to RSLs for £1 as the value of

the land itself is “our” contribution towards the deal and the provision of more housing. As we move to self financing, a balance will need to be struck between the benefits of any HRA assets in terms of enabling more affordable housing, and the impact on the HRA finances in terms of the decision being a prudent business decision. To assist in this process officers intend to bring forward a draft policy for consideration by members and the Tenant Services Management Board, that will provide a framework for such decisions in future.

Tenant Services Management Board – 20th June 2011

Tenant Heating Installations

Report of Tim Haynes – Property Manager

Executive Summary

This report has been produced to propose a new policy for tenants on their installation and use of log burners / open fires / solid fuel appliances within Council properties.

It outlines the risks associated with the use of these facilities.

It provides two options for consideration, with details of specific elements

1. Purpose of the report

To provide the Tenant Services Management Board (TSMB) with the necessary information on which to determine a new policy

2. Background information

Following a number of harsh winters and the increase in the cost of fuel by utility and oil companies, it has been found that an increasing number of tenants are wishing to use log burners, solid fuel appliances or open fires. Housing Property Services are concerned about the risks associated with this use, in particular, health and safety implications.

3. Current Position

Housing Property Services, under their landlord obligations and the Decent Homes guidance, are responsible for providing a 'reasonable degree of thermal comfort' in their properties.

The Decent Homes revised definition requires a dwelling to have both efficient heating; and effective insulation. Efficient heating is defined as any gas or oil programmable central heating; or

- Electric storage heaters; or
- Warm air systems; or
- Underfloor systems; or
- Programmable LPG/solid fuel central heating; or
- Similarly efficient heating systems which are developed in the future.

Because of the differences in efficiency between gas/oil heating systems and the other heating systems listed, the level of insulation that is appropriate also differs:

- For dwellings with gas/oil programmable heating, cavity wall insulation (if there are cavity walls that can be insulated effectively) or at least 50mm loft insulation (if there is loft space) is an effective package of insulation; and
- For dwellings heated by electric storage heaters/LPG/programmable solid fuel central heating a higher specification of insulation is required: at least 200mm of loft insulation (if there is a loft) and cavity wall insulation (if there are cavity walls that can be insulated effectively).

Historically, tenants have always been given a choice over whether they would like partial, full or no heating at all. As with all aspects of Decent Homes, if a tenant refuses improvement works, this is not counted as a failure against the standard. However, when a property becomes vacant, or if a tenant changes their mind, then the work must be implemented. Our records indicate that at present there are 21 properties that have no heating arrangements. However, we have found that even in properties that have central heating installed, the tenant is also using an open fire (94 properties) or a log burner (29 properties), in most cases, without our prior knowledge or permission.

A full breakdown of these installations is shown in appendix A

This matter has previously been discussed at wider Housing Managers meetings and minutes of the meeting held on 22nd October 2008 confirm that the Housing Portfolio Holder at that time had agreed that we should say 'no' to the requests for open fires, as we could not guarantee the safety of tenants. In addition, this has been discussed with the current Housing Portfolio Holder and also the Tenant Services Management Board at their meeting on 15th March 2011.

4. Aim of the standard

To reduce the risk of injury or death to tenants and to minimise the risk of damage to Council-owned properties. It is important to mention, that not only does this apply those living in the property where the appliances are installed, but also to adjoining properties.

In addition to the strict controls over the installation and servicing of gas appliances, similar controls are in place for solid fuel and wood fuel heating under the Building Regulations. In particular, that any work or maintenance is carried out using a competent person registered with the Heating Equipment Testing and Approval Scheme (HETAS).

In particular, this will include servicing and sweeping of flues at prescribed intervals.

Whilst this should be carried out by the installer or owner of the equipment, a duty of care is placed on the Council, as the landlord, to ensure that the property is safe.

There is also concern over the storage of fuel and the risk of fire, particularly where wood is intended to be used.

Aside from the risk of fire, there is a fear that improperly installed or un-serviced installations may lead to carbon monoxide (CO) poisoning. Carbon monoxide is a tasteless, odourless gas which is the product of incomplete combustion of any fossil fuel and is, therefore, present when you burn coal, smokeless coal or wood. This is a serious and preventable form of poisoning and each year there are around 50 deaths from accidental CO poisoning in England and Wales (ONS Statistics) and in excess of 200 non-fatal cases.

5. Option evaluation

The recommendation of Officers is that tenants should not be allowed to install and use open fires, log burners or solid fuel appliances in Council properties. It is considered that the risks associated with allowing the use of these appliances, outweighs the benefits of using them. The following points should also be considered:-

1. The risk of fire
2. The risk of carbon monoxide poisoning.
3. The burning of incorrect fuels. In our experience tenants do not always burn the correct fuel.
4. There is an argument that electric, LPG and oil appliances are expensive to run, however, in the current climate, all fuel sources are becoming more expensive.
5. These appliances, when fitted correctly can be expensive to install and maintain. For example, the full installation of a log burner can be in the region of £1500 - £1800. the savings compared to the cost of installation are negligible and the payback period is many years.
6. These appliances will only be heating the one room and the other heating arrangements will also be required.
7. If the Council has taken the time, trouble and expense of installing heating, regardless of the heat source, should the tenant be allowed to refuse to use it and install their own?

6. Financial implications

It is proposed that any costs arising from the implementation of this standard will be met by those wishing to utilise it.

Typical costs of a full heating installation are £6000.00 for oil and £3500.00 to £4500.00 for mains gas, depending on whether there is already a supply to the property. The cost of this work is covered by the HRA Capital budget.

7. Implementation

We are currently in the process of writing to all tenants that have no heating, open fires or solid fuel appliances, with a view to carrying out a survey and offering them the opportunity to have full heating installed.

If option 1 is accepted, during the next month we will write to all tenants that would be in breach of the policy. Those tenants that can provide the necessary formal certification will be allowed to retain the appliances until they vacate the

property, at which time the appliances will be removed. Those tenants that cannot provide the necessary paperwork will be dealt-with on an individual basis.

8. Diversity

Some tenants may need specific help to fully access the standard, where required, Officers will visit vulnerable tenants to explain the standard and then identify any specific needs. Referrals for ongoing support may be made at this stage. Additionally, information may be required in different formats:

- Large font
- Audio visual
- Different languages
- Website page
- Welcome pack for new tenants

9. Outcomes

The outcomes that can be expected from the implementation of this standard are:-

- Clear guidance for tenants.
- Compliance with landlords' obligations.
- Reduced risk of fire in the home.
- Reduced risk of carbon monoxide poisoning.

10. Recommendations

That the Tenant Services Management Board approves the proposal as set out in appendix B, option 1.

11. Contact Officer

Tim Haynes, Property Manager on 01823 356366 ext 2130
t.haynes@tauntondeane.gov.uk

98 properties with an open fire, but also have other heating arrangements in the form of:-

15no – solid fuel

5no – oil

36no – mains gas

2no – LPG

36no – electric

29 properties with a log burner, but also have other heating arrangements in the form of:-

11no – solid fuel

4no – oil

11no – mains gas

1no – LPG

1no – electric

Option 1

That the use of open fires, log burners or solid fuel appliances should not be allowed in Council properties except where they are the only source of heating and have been installed and maintained by the Council.

(Solid fuel appliances will take priority and over-ride the need for either of the other two).

That work will be carried out during the void period to ensure that a property does not become non-decent, by removing any log burners, bricking-up any open fire places and installing full heating. Where there is a safe, functional, solid fuel appliance this will be replaced with the tenant in-situ in order to ensure that the void period is not unnecessarily extended.

To carry out the installation of full heating in the following priority:-

- To those properties that currently do not have any form of heating.
- To those properties that have an open fire
- To those properties that have solid fuel appliances
- To those properties with electric heating, commencing with those that are hardest to heat ie. 4-bedroomed properties (13no) and then progressing to 3-bedroomed properties (112no).

Option 2

That the use of open fires, log burners or solid fuel appliances is only permitted in those properties where mains gas is not available to the street and the property has no renewable technology heating, such as air source, installed. However, the installation of such appliances would only be approved upon a written application from the tenant and written acceptance of the following conditions:-

- 1- That the tenant accepts the full cost of any work associated with the installation, the making good of any building fabric or decorations that may become damaged or altered by that installation and the cost of ongoing maintenance and servicing to all parts of the installation.
- 2- That all work will be carried out by a HETAS accredited engineer with copies of the installation certificate being provided to the Council upon completion.
- 3- Evidence of full contents insurance.
- 4- The installation of a mains-wired carbon monoxide detector adjacent to the appliance. Fitted by an approved electrician, with a copy of the installation certificate being provided to the Council.
- 5- That the storage of all fuel material will be in a building, separate and not attached to the main residential property.
- 6- That the tenant removes all appliances should they vacate the property, ensuring that any damage to the building fabric or decoration is made good. If this does not happen, the Council will carry out the necessary work and re-charge the tenant.
- 7- Payment of a one-off administration fee in the sum of £35 + VAT to cover the cost of officer time associated with the above and in copying and sending out relevant guidance information.
- 8- Payment of an annual sum to cover the cost of sweeping the chimney / flue twice a year. This amount will be determined in March of each year and will become payable on 1st April. Installations completed during the year will be charged pro-rata, depending on the date of installation. The annual sum will include sweeping the chimney / flue, an administration charge of 15%, + VAT.
- 9- That the tenant will allow, subject to reasonable notice, an inspection of the installation and access for sweeping.
- 10- Failure to comply with any of the above may result in the Council taking action to enter the property for the purpose of isolating and making safe any tenant installation.

It is proposed that this option should not be allowed in any circumstances where the property is a flat, maisonette or bed-sit due to the increased problems and risk associated with any installation and storage of fuel material. This condition will also apply to leaseholders.

That work will be carried out during the void period to ensure that a property does not become non-decent, by removing any log burners, bricking-up any open fire places and installing full heating. Where there is a safe, functional, solid fuel appliance this will be replaced with the tenant in-situ in order to ensure that the void period is not unnecessarily extended.

To carry out the installation of full heating in the following priority:-

- To those properties that currently do not have any form of heating.
- To those properties that have an open fire
- To those properties that have solid fuel appliances
- To those properties with electric heating, commencing with those that are hardest to heat ie. 4-bedroomed properties (13no) and then progressing to 3-bedroomed properties (112no).

Taunton Deane Borough Council

Tenant Services Management Board – 20 June 2011

Title of Report – Summary of play provision in Taunton Deane

Report of the Community Development Lead

(This matter is the responsibility of Executive Councillor Adkins)

1. Executive Summary

This report outlines the recent 'once in a generation' refurbishment of play areas in Taunton Deane and outlines where other play provision can be found.

2. Background

The Tenant Services Management Board has requested information relating to play areas in Taunton Deane. In the last three years as part of the national Playbuilder funding project, Taunton Deane has seen significant investment in new play areas. This has been ameliorated by attracting funding from other sources such as developer contributions which mean that the majority of these improvements have come at no direct cost to the local tax payer.

3. (Full details of the Report)

In the past three years there has been significant new investment in play areas to a level unprecedented in a generation as all of the 1970s and 1980s play equipment at our 'destination parks' was coming to the end of its life. The fact that equipment was coming to the end of its life was recognised by the previous Government who introduced Playbuilder funding to regenerate local play areas. In addition to this, money has been attracted to areas such as Hamilton Park for a skate park and new pavilion.

Investment in new play areas has included Howard Road in Wellington; Higher Holway in Taunton; Oake; French Weir in Taunton; Cotford St Luke; Taunton Green; Vivary Park; and Greenway Recreation ground in Taunton. Some of these have involved working with the Parish Council, some with the community associations and others with residents groups.

To give an idea of the level of investment involved, Taunton Green was revamped at a cost of nearly £150,000. Some of this was funded through the Aiming High scheme which meant that the play area has become fully accessible and is used by Selworthy School amongst others. Some funding came from the Playbuilder scheme and some from developer contribution.

The skate park at Hamilton cost £170,000, much of which was raised by a local group.

In addition to this, each new development over a certain size has to provide either a Local Equipped Area for Play (LEAP) or a Neighbourhood Equipped Area for Play (NEAP). A LEAP consists of at least five pieces of equipment and a NEAP at least eight. This is determined by the size of the development. We can ask for a contribution for elsewhere if we wish but it has to be local to the scheme being delivered. This gives us some flexibility in delivery.

All of the open space and amenity land in Taunton Deane is set out at Appendix A, including the type and size of the land and location.

Into the future, there will be a new play area and multi-use games area adjacent ASDA in Taunton at a cost of over £400,000, largely funded by Viridor. Wellington Park will also see some investment if the right project can be agreed.

4. Finance Comments

Not applicable.

5. Legal Comments

Not applicable.

6. Links to Corporate Aims (Please refer to the current edition of the Corporate Strategy)

This links to the corporate objective of regeneration.

7. Environmental Implications

None

8. Community Safety Implications (if appropriate, such as measures to combat anti-social behaviour)

The provision of play space helps to combat anti-social behaviour

9. Equalities Impact

Applied in the formation of projects

10. Risk Management

Applied in the formation of projects and ongoing review of safety

11. Partnership Implications (if any)

None

12. Recommendations

None

Contact: Scott Weetch
01823 356317
s.weetch@tauntondeane.gov.uk

Appendix A

Open space type	NAME	STREET NAME	VILLAGE/TO WN	AREA (HA)	DISTRICT WARD	PARISH
Amenity Green Space	Greenway	Greenway	Bishops Lydeard	0.1907	Bishops Lydeard & Cothelstone	Bishops Lydeard
Amenity Green Space	Comeytrove Rise	Comeyrowe Rise	Comeytrove	0.0993	Comeytrove	Comeytrove
Amenity Green Space	Deane Drive	Deane Drive	Comeytrove	0.0117	Comeytrove	Comeytrove
Amenity Green Space	Horts Road	Horts Road	Comeytrove	0.1437	Comeytrove	Comeytrove
Amenity Green Space	Queens Way	Queensway	Comeytrove	0.1248	Comeytrove	Comeytrove
Amenity Green Space	Long's Field 1	Long's Field	North Curry	0.0949	North Curry & Stoke St Gregory	North Curry
Amenity Green Space	Long's Field 2	Long's Field	North Curry	0.0986	North Curry & Stoke St Gregory	North Curry
Amenity Green Space	Town Close 1	Town Close	North Curry	0.0448	North Curry & Stoke St Gregory	North Curry
Amenity Green Space	Town Close 2	Town Close	North Curry	0.0376	North Curry & Stoke St Gregory	North Curry
Amenity Green Space	Town Close 3	Town Close	North Curry	0.0124	North Curry & Stoke St Gregory	North Curry
Amenity Green Space	Town Close 4	Town Close	North Curry	0.0107	North Curry & Stoke St Gregory	North Curry
Amenity Green Space	Triangle Grass, Lower Nynehead		Nynehead	0.0251	Bradford on Tone	Nynehead
Amenity Green Space	Nynehead Court Gardens		Nynehead	2.6820	Bradford on Tone	Nynehead
Amenity Green Space	Andrew Allen Road Open Space	Andrew Allen Road	Rockwell Green	0.0813	Rockwell Green	Wellington
Amenity Green	Hankridge Open Ground	Heron Gate	Taunton	0.3464	Halcon	N/A

Space						
Amenity Green Space	Sycamore Close Housing Open Space	Sycamore Close	Taunton	0.9663	Blackbrook & Holway	N/A
Amenity Green Space	Somerset Avenue West Open Ground	Somerset Avenue	Taunton	0.4568	Comeytrove	Comeytrove
Amenity Green Space	Somerset Avenue East Open Ground	Somerset Avenue	Taunton	0.2576	Comeytrove	Comeytrove
Amenity Green Space	Peile Drive Open Ground West	Peile Drive	Taunton	0.2066	Fairwater	N/A
Amenity Green Space	Peile Drive Open Ground - North	Peile Drive	Taunton	0.0885	Fairwater	N/A
Amenity Green Space	Peile Drive Open Ground	Peile Drive	Taunton	0.1717	Fairwater	N/A
Amenity Green Space	Maidenbrook Open Space	Waterleaze	Taunton	1.0505	West Monkton	Cheddon Fitzpaine
Amenity Green Space	Laxton Road Housing Open Space	Laxton Road	Taunton	0.5702	Halcon	N/A
Amenity Green Space	Irvine Close	Irvine Close	Taunton	0.1046	Staplegrove	Staplegrove
Amenity Green Space	Hudson Way - opposite the park	Hudson Way	Taunton	0.1146	Staplegrove	Staplegrove
Amenity Green Space	Clarence Street Open Space	Clarence Street	Taunton	0.1905	Fairwater	N/A
Amenity Green Space	Chestnut Drive Housing Open Space	Chestnut Drive	Taunton	0.5321	Blackbrook & Holway	N/A
Amenity Green Space	Blackdown Road Open Ground	Blackdown Road	Taunton	0.1557	Lyngford	N/A
Amenity Green Space	Bindon Road	Bindon Road	Taunton	0.1074	Staplegrove	Staplegrove
Amenity Green Space	Frieze Hill Community Orchard	Staplegrove Road	Taunton	1.8790	Fairwater	N/A
Amenity Green Space	Cox Road Open Space	Cox Road	Wellington	0.2504	Rockwell Green	Wellington
Amenity Green Space	Priory Housing Open Space	Priory	Wellington	0.2390	Wellington East	Wellington
Amenity Green	Lillebonne Close Housing Open	Lillerowe Close	Wellington	0.4918	Wellington East	Wellington

Space	Space					
Amenity Green Space	Howard Road Housing Open Space	Howard Road	Wellington	0.5817	Wellington North	Wellington
Amenity Green Space	Hoyles Road Playing Field	Hoyles Road	Wellington	0.5459	Wellington East	Wellington
Amenity Green Space	Immenstadt Drive Open Space	Immenstact Drive	Wellington	0.3059	Rockwell Green	Wellington
Amenity Green Space	Sports Centre Open Space	Corams Lane	Wellington	0.8222	Wellington North	Wellington
Amenity Green Space	Walkers Gate Open Space	Walkers Gate	Wellington	0.1182	Rockwell Green	Wellington
Outdoor Sports Facilities	Bishops Lydeard Primary School Grounds	Mount Street	Bishops Lydeard	1.1352	Bishops Lydeard & Cothelstone	Bishops Lydeard
Outdoor Sports Facilities	Bishops Lydeard Football Club Additional Ground		Bishops Lydeard	1.4080	Bishops Lydeard & Cothelstone	Bishops Lydeard
Outdoor Sports Facilities	Burrowbridge Primary School Grounds		Burrowbridge	0.1095	Stoke St Gregory	Burrowbridge
Outdoor Sports Facilities	Churchstanton Cricket Club		Churchinford	1.2700	Blackdown	Churchstanton
Outdoor Sports Facilities	Churchstanton Primary School Grounds		Churchstanton	0.3056	Blackdown	Churchstanton
Outdoor Sports Facilities	Cotford St Luke Primary School		Cotford St Luke	0.9424	Bishops Lydeard	Bishops Lydeard
Outdoor Sports Facilities	Creech St Michael Primary School Grounds	Hyde Lane	Creech St Michael	1.3937	Ruishton & Creech	Creech St Michael
Outdoor Sports Facilities	Fitzhead Cricket Club		Fitzhead	1.0620		
Outdoor Sports Facilities	Nynehead Cricket Club	Ham Lane	Ham	1.5410	Monument	West Buckland
Outdoor Sports Facilities	Hatch Beauchamp Primary School Grounds		Hatch Beauchamp	0.1349	Neroche	Hatch Beauchamp
Outdoor Sports Facilities	Kingston St Mary Primary School Grounds		Kingston St Mary	0.7132	Staplegrove	Kingston St Mary
Outdoor Sports Facilities	Knapp Cricket Club	Knapp Hill	Knapp	1.5560	North Curry & Durston	North Curry
Outdoor Sports	Langford Budville C of E Primary		Langford	0.1116	Bradford on Tone	Langford

Facilities	School Grounds		Budville			Budville
Outdoor Sports Facilities	Lydeard St Lawrence School Playing Field		Lydeard St Lawrence	0.3461	Milverton & North Deane	Lydeard St Lawrence
Outdoor Sports Facilities	Lydeard St Lawrence Community School Grounds		Lydeard St Lawrence	0.0883	Milverton & North Deane	Lydeard St Lawrence
Outdoor Sports Facilities	Milverton Community Primary School Grounds		Milverton	1.5507	Milverton & North Deane	Milverton
Outdoor Sports Facilities	Milverton Recreation Ground		Milverton	2.4530		
Outdoor Sports Facilities	Heathfield School Grounds	School Road	Monkton Heathfield	4.8207	West Monkton	West Monkton
Outdoor Sports Facilities	North Curry C of E VC Primary School Grounds	Greenway	North Curry	0.6590	North Curry & Durston	North Curry
Outdoor Sports Facilities	Norton Fitzwarren School Grounds	Blackdown Road	Norton Fitzwarren	1.1106	Norton Fitzwarren	Norton Fitzwarren
Outdoor Sports Facilities	Nynehead School Playing Field		Nynehead	0.2495	Bradford on Tone	Nynehead
Outdoor Sports Facilities	Nynehead C of E Primary School Grounds		Nynehead	0.2008	Bradford on Tone	Nynehead
Outdoor Sports Facilities	Oake & Bradford Primary School		Oake	0.0762	Bradford on Tone	Oake
Outdoor Sports Facilities	Orchard Portman Cricket Club		Orchard Portman	1.5360	Neroche	
Outdoor Sports Facilities	Rockwell Green Primary School Grounds	Brooklands Road	Rockwell Green	1.0261	Rockwell Green	Wellington
Outdoor Sports Facilities	Cheddon Fitzpaine School Playing Field		Rowford	0.3533	Staplegrove	Cheddon Fitzpaine
Outdoor Sports Facilities	Cheddon Fitzpaine Primary School		Rowford	0.2071	Staplegrove	Cheddon Fitzpaine
Outdoor Sports Facilities	Ruishton C of E Primary School Grounds	Newlands Road	Ruishton	0.8507	Ruishton & Creech	Ruishton
Outdoor Sports Facilities	Sampford Arundel Community Primary School Grounds		Sampford Arundel	0.0652	Monument	Sampford Arundel
Outdoor Sports Facilities	Staplegrove Sports Club	Corkscrew Lane	Staplegrove	1.8864	Staplegrove	Staplegrove
Outdoor Sports	Staplegrove School Grounds	Hudson Way	Staplegrove	0.9199	Staplegrove	Staplegrove

Facilities						
Outdoor Sports Facilities	Stawley Primary School Grounds	Appley Cross	Stawley	0.4319	Wiveliscombe & West Deane	Ashbrittle
Outdoor Sports Facilities	Appley Pavilion Cricket Ground	Appley Cross	Stawley	1.5530		Ashbrittle
Outdoor Sports Facilities	Stoke St Gregory C of E Primary School Grounds		Stoke St Gregory	0.4728	Stoke St Gregory	Stoke St Gregory
Outdoor Sports Facilities	Wyvern Sports Club	Mountfields Road	Taunton	2.5230	Killams & Mountfields	N/A
Outdoor Sports Facilities	Taunton Vale Hockey Club	Gypsey Lane	Taunton	7.9733	Staplegrove	Staplegrove
Outdoor Sports Facilities	Taunton Vale Cricket Club	Gypsey Lane	Taunton	1.5174	Manor & Wilton	N/A
Outdoor Sports Facilities	Taunton Deane Bowling Club	Blackbrook Way	Taunton	0.1802	Blackbrook & Holway	N/A
Outdoor Sports Facilities	Taunton Bowling Club	Vivary Park	Taunton	0.1648	Manor & Wilton	N/A
Outdoor Sports Facilities	Queen's College Playing Fields	Trull Road	Taunton	8.7490	Comeytrove	Comeytrove
Outdoor Sports Facilities	Castle School and SCAT Grounds	Wellington Road	Taunton	11.3822	Manor & Wilton	N/A
Outdoor Sports Facilities	Blackbrook Outdoor Tennis Courts	Blackbrook Way	Taunton	0.3411	Blackbrook & Holway	N/A
Outdoor Sports Facilities	The Elms Tennis Club	Linden Grove	Taunton	0.7051	Fairwater	N/A
Outdoor Sports Facilities	Civil Service Sports Ground	Trull Road	Taunton	3.3576	Comeytrove	Comeytrove
Outdoor Sports Facilities	Vivary Golf Course	Vivary Park	Taunton	19.8500	Manor & Wilton	N/A
Outdoor Sports Facilities	Wellsprings School Grounds	Crowcombe Road	Taunton	1.5760	Pyrland & Rowbarton	N/A
Outdoor Sports Facilities	The St Augustine of Canterbury School Grounds	Lyngford Road	Taunton	4.9373	Lyngford	N/A
Outdoor Sports Facilities	The Priory School Grounds	Pickeridge Crescent	Taunton	1.5153	Lyngford	N/A
Outdoor Sports	Taunton Town Football Ground	Lisieux Way	Taunton	0.8161	Halcon	N/A

Facilities						
Outdoor Sports Facilities	Taunton School Upper Playing Fields	Greenway Road	Taunton	10.6811	Staplegrave	N/A
Outdoor Sports Facilities	Taunton School Playing Fields	Staplegrave Road	Taunton	8.6045	Staplegrave	N/A
Outdoor Sports Facilities	St George's RC Primary School Grounds	The Mount	Taunton	0.9416	Manor & Wilton	N/A
Outdoor Sports Facilities	Somerset County Cricket Ground	Priory Bridge Road	Taunton	1.5580	Eastgate	N/A
Outdoor Sports Facilities	Selworthy School Grounds	Selworthy Road	Taunton	0.7353	Pyrland & Rowbarton	N/A
Outdoor Sports Facilities	Richard Huish Playing Field	South Road	Taunton	2.1659	Killams & Mountfields	N/A
Outdoor Sports Facilities	Queens College Junior School Grounds	Trull Road	Taunton	1.1419	Comeytrove	Comeytrove
Outdoor Sports Facilities	Priorswood Primary School Grounds	Wedlands	Taunton	1.1481	Lyngford	N/A
Outdoor Sports Facilities	Pitminster School Grounds	Blagdon Hill	Taunton	0.1608	Blackdown	Pitminster
Outdoor Sports Facilities	Parkfield School Grounds	Parkfield Road	Taunton	0.8517	Manor & Wilton	N/A
Outdoor Sports Facilities	North Town Primary School Grounds	Staplegrave Road	Taunton	0.5193	Fairwater	N/A
Outdoor Sports Facilities	Lyngford Park School Grounds	Bircham Road	Taunton	1.9659	Pyrland & Rowbarton	N/A
Outdoor Sports Facilities	Ladymead School Grounds	Cheddon Road	Taunton	4.5409	Pyrland & Rowbarton	N/A
Outdoor Sports Facilities	Kings College Playing Fields	South Road	Taunton	15.8332	Killams & Mountfields	N/A
Outdoor Sports Facilities	Kings College (Covent Site) Grounds	South Road	Taunton	4.7629	Eastgate	N/A
Outdoor Sports Facilities	Holy Trintiy School Playing Field	Holway Avenue	Taunton	0.8264	Eastgate	N/A
Outdoor Sports Facilities	Holy Trinity Primary School Grounds	South Street	Taunton	1.0258	Eastgate	N/A
Outdoor Sports	Holway Park Primary School Grounds	Shakespeare Avenue	Taunton	1.5816	Blackbrook & Holway	N/A

Facilities						
Outdoor Sports Facilities	Halcon Primary School Grounds	Outer Circle	Taunton	0.4128	Halcon	N/A
Outdoor Sports Facilities	Blackbrook Primary School Grounds	Ashbourne Crescent	Taunton	1.0313	Blackbrook & Holway	N/A
Outdoor Sports Facilities	Bishops Henderson School Grounds	Henderson Close	Taunton	1.5790	Comeytrove	Comeytrove
Outdoor Sports Facilities	Bishop Fox School Grounds	Bishops Fox Drive	Taunton	10.2700	Killams & Mountfields	N/A
Outdoor Sports Facilities	Archbishop Cranmer Primary School Grounds	Cranmer Road	Taunton	1.2194	Eastgate	N/A
Outdoor Sports Facilities	Thurlbear C of E Primary School Grounds		Thurlbear	0.6248	Neroche	Orchard Portman
Outdoor Sports Facilities	Trull School Grounds	Church Road	Trull	0.4635	Trull	Trull
Outdoor Sports Facilities	Cannonsgrove	Honiton Road	Trull	7.2400	Trull	Trull
Outdoor Sports Facilities	Trull Tennis Club	Sweethay Lane	Trull	0.3466	Trull	Trull
Outdoor Sports Facilities	Trull Cricket Club	Dipford Road	Trull	1.3220	Trull	Trull
Outdoor Sports Facilities	Court Fields Community School Grounds	Mantle Street	Wellington	7.6244	Rockwell Green	Wellington
Outdoor Sports Facilities	Wellington School Playing Field	South Street	Wellington	5.6370	Rockwell Green	Wellington
Outdoor Sports Facilities	Wellington School Grounds	South Street	Wellington	2.2331	Wellington East	Wellington
Outdoor Sports Facilities	Wellington School Dark Lane Playing Field	Dark Lane	Wellington	1.5119	Rockwell Green	Wellington
Outdoor Sports Facilities	Wellington Junior School Grounds	South Street	Wellington	0.4295	Wellington East	Wellington
Outdoor Sports Facilities	Wellesley Park School Grounds	Wellesley Park	Wellington	2.1996	Rockwell Green	Wellington
Outdoor Sports Facilities	St John's Primary School Playing Field	Gay Close	Wellington	0.3532	Wellington East	Wellington
Outdoor Sports	St John's Primary School Grounds	Priory	Wellington	0.1753	Wellington East	Wellington

Facilities						
Outdoor Sports Facilities	Beech Grove Primary School Playing Field (unused)	Beech Grove	Wellington	1.7389	Wellington North	Wellington
Outdoor Sports Facilities	Beech Grove Primary School Grounds	Brooklands Road	Wellington	0.5700	Wellington North	Wellington
Outdoor Sports Facilities	West Buckland Community Primary School		West Buckland	0.3637	Monument	West Buckland
Outdoor Sports Facilities	Hill View Football Ground		West Bagborough	0.8719	Bishops Lydeard	
Outdoor Sports Facilities	West Bagborough Cricket Ground		West Bagborough	1.3050	Bishops Lydeard	
Outdoor Sports Facilities	Kingsmead Community School Grounds		Wiveliscombe	3.9503	Wiveliscombe & West Deane	Wiveliscombe
Outdoor Sports Facilities	Wiveliscombe Primary School Playing Field	North Street	Wiveliscombe	0.9006	Wiveliscombe & West Deane	Wiveliscombe
Outdoor Sports Facilities	Wiveliscombe Primary School Grounds	North Street	Wiveliscombe	0.2352	Wiveliscombe & West Deane	Wiveliscombe
Parks and Recreation Grounds	Ashbrittle Village Green		Ashbrittle	0.1020	Wiveliscombe & West Deane	
Parks and Recreation Grounds	Taunton Rugby Club	Hyde Lane	Bathpool	4.9163	West Monkton	West Monkton
Parks and Recreation Grounds	St Quintin Park Play Area	St Quintin Park	Bathpool	0.0701	West Monkton	West Monkton
Parks and Recreation Grounds	Acacia Gardens Open Space	Acacia Gardens	Bathpool	0.2024	West Monkton	West Monkton
Parks and Recreation Grounds	St Quintin Park Public Open Space	St Quintin Park	Bathpool	0.1373	West Monkton	West Monkton
Parks and Recreation Grounds	Bishops Hull Parish Council	Jarmyns	Bishops Hull	2.5833	Bishops Hull	Bishops Hull
Parks and Recreation Grounds	Gillards Open Space	Waterfield Drive	Bishops Hull	1.2881	Bishops Hull	Bishops Hull
Parks and Recreation Grounds	Bishops Lydeard Recreation Ground	Hither Mead	Bishops Lydeard	1.4038	Bishops Lydeard & Cothelstone	Bishops Lydeard
Parks and Recreation Grounds	Bishops Lydeard Playing Field	High Street	Bishops Lydeard	0.6473	Bishops Lydeard & Cothelstone	Bishops Lydeard
Parks and Recreation Grounds	Bishops Lydeard Football Club	Cothelstone Road	Bishops	0.9072	Bishops Lydeard & Cothelstone	Bishops

Recreation Grounds			Lydeard		Cothelstone	Lydeard
Parks and Recreation Grounds	Bishops Lydeard Cricket Club	Watts Lane	Bishops Lydeard	2.1008	Bishops Lydeard & Cothelstone	Bishops Lydeard
Parks and Recreation Grounds	Darby Way Playing Field	Darby Way	Bishops Lydeard	0.1981	Bishops Lydeard & Cothelstone	Bishops Lydeard
Parks and Recreation Grounds	Bishops Lydeard Recreation Ground	Hither Mead	Bishops Lydeard	0.0969	Bishops Lydeard & Cothelstone	Bishops Lydeard
Parks and Recreation Grounds	Bradford on Tone War Memorial		Bradford on Tone	0.0034	Bradford on Tone	Bradford on Tone
Parks and Recreation Grounds	Burrowbridge Open Space	New Road	Burrowbridge	0.0207	Stoke St Gregory	Burrowbridge
Parks and Recreation Grounds	Norman Gardens, Combe Florey		Combe Florey	0.0100	Milverton & West Deane	Combe Florey
Parks and Recreation Grounds	Gill Crescent Open Space	Gill Crescent	Comeytrowe	0.3830	Comeytrowe	Comeytrowe
Parks and Recreation Grounds	Galmington Open Space	Comeytrowe Road	Comeytrowe	0.5597	Comeytrowe	Comeytrowe
Parks and Recreation Grounds	Comeytrowe Open Space	Pope Close	Comeytrowe	1.7560	Comeytrowe	Comeytrowe
Parks and Recreation Grounds	Newbarn Park Road Open Space	Newbarn Park Road	Comeytrowe	0.1499	Comeytrowe	Comeytrowe
Parks and Recreation Grounds	Galmington Open Space	Queensway	Comeytrowe	1.5206	Comeytrowe	Comeytrowe
Parks and Recreation Grounds	Comeytrowe Parish Open Space	College Way	Comeytrowe	1.8574	Comeytrowe	Comeytrowe
Parks and Recreation Grounds	Claremont Drive Open Space	Claremont Drive	Comeytrowe	1.0629	Comeytrowe	Comeytrowe
Parks and Recreation Grounds	Parkfield Walk	Galmington Road	Comeytrowe	0.8762	Comeytrowe	Comeytrowe
Parks and Recreation Grounds	Queen's Acre Recreation Ground		Corfe	0.4065	Neroche	Corfe
Parks and Recreation Grounds	Creech St Michael Recreation Ground		Creech St Michael	2.5361	Ruishton & Creech	Creech St Michael
Parks and Recreation Grounds	Halse Village Green		Halse	0.0025	Milverton & West Deane	Halse
Parks and Recreation Grounds	Hatch Beauchamp Recreation Ground		Hatch	1.3090	Neroche	Hatch

Recreation Grounds			Beauchamp			Beauchamp
Parks and Recreation Grounds	Hillfarrance Green		Hillfarrance	0.0422	Bradford on Tone	Oake
Parks and Recreation Grounds	Hillfarrance Green		Hillfarrance	0.0462	Bradford on Tone	Oake
Parks and Recreation Grounds	Hillfarrance Green		Hillfarrance	0.0025	Bradford on Tone	Oake
Parks and Recreation Grounds	Hillfarrance Green		Hillfarrance	0.0044	Bradford on Tone	Oake
Parks and Recreation Grounds	Sawyer's Leigh Playing Field	Sawyer's Leigh	Kingston St Mary	0.0906	Staplegrove	Kingston St Mary
Parks and Recreation Grounds	Kingston St Mary Recreation Ground		Kingston St Mary	0.8404	Staplegrove	Kingston St Mary
Parks and Recreation Grounds	Kingston St Mary Village Green		Kingston St Mary	0.0122	Staplegrove	Kingston St Mary
Parks and Recreation Grounds	Langford Budville Recreation Ground		Langford Budville	0.9586	Bradford on Tone	Langford Budville
Parks and Recreation Grounds	Lydeard St Lawrence Cricket Club		Lydeard St Lawrence	0.9256	Milverton & North Deane	Lydeard St Lawrence
Parks and Recreation Grounds	Milverton Recreation Ground	Butts Way	Milverton	2.3330	Milverton & North Deane	Milverton
Parks and Recreation Grounds	Milverton Viewing Area	Colesmore	Milverton	0.0173	Milverton & North Deane	Milverton
Parks and Recreation Grounds	Jubilee Gardens Milverton Parish Council	Fore Street	Milverton	0.0425	Milverton & North Deane	Milverton
Parks and Recreation Grounds	Creedwell Orchard Play Area	Creedwell Orchard	Milverton	0.0465	Milverton & North Deane	Milverton
Parks and Recreation Grounds	West Monkton Cricket Club		Monkton Heathfield	1.3358	West Monkton	West Monkton
Parks and Recreation Grounds	Farriers Green Playing Field	Farriers Green	Monkton Heathfield	1.0221	West Monkton	West Monkton
Parks and Recreation Grounds	Farriers Green Open Space South	Farriers Green	Monkton Heathfield	1.3361	West Monkton	West Monkton
Parks and Recreation Grounds	Farriers Green Open Space North	Farriers Green	Monkton Heathfield	0.2168	West Monkton	West Monkton
Parks and Recreation Grounds	West Monkton Parish Council	School Road	Monkton	0.5630	West Monkton	West Monkton

Recreation Grounds			Heathfield			
Parks and Recreation Grounds	North Curry Reacreation Ground	Greenway	North Curry	1.2570	North Curry & Durston	North Curry
Parks and Recreation Grounds	Queen Square North Curry	Queen Square	North Curry	0.0306	North Curry & Durston	North Curry
Parks and Recreation Grounds	Church Road, North Curry	Church Road	North Curry	0.0703	North Curry & Durston	North Curry
Parks and Recreation Grounds	Norton Fitzwarren Parish Council Playing Field	Stembridge Way	Norton Fitzwarren	1.6510	Norton Fitzwarren	Norton Fitzwarren
Parks and Recreation Grounds	Norton Fitzwarren Parish Council	Dabinett Close	Norton Fitzwarren	0.1801	Norton Fitzwarren	Norton Fitzwarren
Parks and Recreation Grounds	Norton Camp	Pen Elm	Norton Fitzwarren	6.6513	Norton Fitzwarren	Norton Fitzwarren
Parks and Recreation Grounds	Blackdown View Playing Field	Blackdown View	Norton Fitzwarren	0.0135	Norton Fitzwarren	Norton Fitzwarren
Parks and Recreation Grounds	Nynehead Recreation Ground		Nynehead	0.5936	Bradford on Tone	Nynehead
Parks and Recreation Grounds	Oake Recreation Ground	Saxon Close	Oake	1.1588	Bradford on Tone	Oake
Parks and Recreation Grounds	Oake Triangle		Oake	0.0262	Bradford on Tone	Oake
Parks and Recreation Grounds	Otterford Leisure Project		Otterford	0.6500	Blackdown	Otterford
Parks and Recreation Grounds	Pitminster Recreation Ground		Pitminster	1.6855	Blackdown	Pitminster
Parks and Recreation Grounds	Pitminster Village Green		Pitminster	0.0984	Blackdown	Pitminster
Parks and Recreation Grounds	Dobree Park Playing Field	Dobree Park	Rockwell Green	0.9397	Rockwell Green	Wellington
Parks and Recreation Grounds	Ruishton Recreation Ground		Ruishton	0.8646	Ruishton & Creech	Ruishton
Parks and Recreation Grounds	Sampford Arundel Village Green	Breach Hill	Sampford Arundel	0.2724	Monument	Sampford Arundel
Parks and Recreation Grounds	Staplegrove Parish Council Play Ground	Manor Road	Staplegrove	0.3451	Staplegrove	Staplegrove
Parks and Recreation Grounds	Staplegrove - Hudson Way Park	Hudson Way	Staplegrove	1.6315	Staplegrove	Staplegrove

Recreation Grounds						
Parks and Recreation Grounds	Showell Park Open Space	Showell Park	Staplegrave	0.1641	Staplegrave	Staplegrave
Parks and Recreation Grounds	The Grove - Staplegrave Parish Council	Manor Road	Staplegrave	0.6067	Staplegrave	Staplegrave
Parks and Recreation Grounds	The Grove - Staplegrave Parish Council	Manor Road	Staplegrave	0.3199	Staplegrave	Staplegrave
Parks and Recreation Grounds	Nash Green Open Space	Nash Green	Staplegrave	1.2566	Staplegrave	Staplegrave
Parks and Recreation Grounds	Appley Pavilion Cricket Ground		Stawley	1.2591	Wiveliscombe & West Deane	Stawley
Parks and Recreation Grounds	Stoke St Gregory Recreation Ground		Stoke St Gregory	2.6829	Stoke St Gregory	Stoke St Gregory
Parks and Recreation Grounds	Stoke St Mary Play Ground		Stoke St Mary	0.0826	Neroche	Stoke St Mary
Parks and Recreation Grounds	Victoria Park	Victoria Gate	Taunton	4.9441	Eastgate	N/A
Parks and Recreation Grounds	Taunton Green	Cheddon Road	Taunton	3.8400	Pyrland & Rowbarton	N/A
Parks and Recreation Grounds	Hamilton Gault Playing Field	Hamilton Road	Taunton	4.8700	Halcon	N/A
Parks and Recreation Grounds	French Weir	Clarence Street	Taunton	2.3387	Fairwater	N/A
Parks and Recreation Grounds	Stoney Furlong	Stoney Furlong	Taunton	0.6719	West Monkton	Cheddon Fitzpaine
Parks and Recreation Grounds	St David's Close - south	St David's Close	Taunton	0.0181	Pyrland & Rowbarton	N/A
Parks and Recreation Grounds	St David's Close - north	St David's Close	Taunton	0.0496	Pyrland & Rowbarton	N/A
Parks and Recreation Grounds	Priorswood Playing Fields	Cleeve Road	Taunton	4.4200	Lyngford	N/A
Parks and Recreation Grounds	Maidenbrook Large Playing Field	Waterleaze	Taunton	1.2900	West Monkton	Cheddon Fitzpaine
Parks and Recreation Grounds	Lyngford Park	Eastwick Road	Taunton	2.7960	Lyngford	N/A
Parks and Recreation Grounds	Kirke Grove Open Space	Kirke Grove	Taunton	0.0596	Pyrland & Rowbarton	N/A

Recreation Grounds						
Parks and Recreation Grounds	Kingsway Open Space	Kingsway	Taunton	0.5535	Killams & Mountfields	N/A
Parks and Recreation Grounds	Killams Avenue Open Space	Killams Avenue	Taunton	0.7398	Killams & Mountfields	N/A
Parks and Recreation Grounds	Killams Avenue Open Space	Killams Avenue	Taunton	0.8228	Killams & Mountfields	N/A
Parks and Recreation Grounds	Holway Open Space	Chestnut Drive	Taunton	1.3609	Blackbrook & Holway	N/A
Parks and Recreation Grounds	Hillyfields Open Space	Hillyfields	Taunton	0.5058	Blackbrook & Holway	N/A
Parks and Recreation Grounds	Highfield Open Space	Comeytrove Lane	Taunton	0.2672	Comeytrove	Comeytrove
Parks and Recreation Grounds	Greenway Avenue Recreation Ground	Greenway Avenue	Taunton	1.4338	Fairwater	N/A
Parks and Recreation Grounds	Grafton Close Playing Area	Grafton Close	Taunton	0.0412	Pyrland & Rowbarton	N/A
Parks and Recreation Grounds	Goodland's Gardens		Taunton	0.8138	Eastgate	N/A
Parks and Recreation Grounds	Gill Crescent Open Space	Gill Crescent	Taunton	0.3830	Comeytrove	Comeytrove
Parks and Recreation Grounds	Galmington Playing Field	Belmont Road	Taunton	3.8932	Manor & Wilton	N/A
Parks and Recreation Grounds	Fouracres Close Open Space	Fouracres Close	Taunton	0.0574	Killams & Mountfields	N/A
Parks and Recreation Grounds	Eaton Crescent Play Area	Eaton Crescent	Taunton	0.3728	Lyngford	N/A
Parks and Recreation Grounds	Compton Close Play Area	Compton Close	Taunton	0.0478	Lyngford	N/A
Parks and Recreation Grounds	Chelmer Close Open Space	Chelmer Close	Taunton	0.0463	Halcon	N/A
Parks and Recreation Grounds	Celandine Mead Open Space	Celendine Mead	Taunton	1.8304	Killams & Mountfields	N/A
Parks and Recreation Grounds	Blackthorn Gardens	Blackthorne Gardens	Taunton	0.1003	Pyrland & Rowbarton	N/A
Parks and Recreation Grounds	Beadon Road Open Space	Beadon Road	Taunton	0.0429	Halcon	N/A

Recreation Grounds						
Parks and Recreation Grounds	Baldwin Road Open Space	Baldwin Road	Taunton	0.1049	Halcon	N/A
Parks and Recreation Grounds	Allington Close Open Space	Allington Close	Taunton	0.9177	Halcon	N/A
Parks and Recreation Grounds	Wilton Lands	Upper High Street	Taunton	2.3849	Manor & Wilton	N/A
Parks and Recreation Grounds	Vivary Park	Upper High Street	Taunton	4.2814	Manor & Wilton	N/A
Parks and Recreation Grounds	Wellsprings - south	Wellsprings Road	Taunton	1.4466	Pyrland & Rowbarton	N/A
Parks and Recreation Grounds	Wellsprings - north	Wellsprings Road	Taunton	2.1410	Pyrland & Rowbarton	N/A
Parks and Recreation Grounds	Weirfield Green	Weirfield Green	Taunton	0.3736	Fairwater	N/A
Parks and Recreation Grounds	Wedlands Open Space	Wedlands	Taunton	1.0292	Lyngford	N/A
Parks and Recreation Grounds	Victoria Park - Cut Off Bit	Lambrook Road	Taunton	0.4423	Halcon	N/A
Parks and Recreation Grounds	The Spinney Open Space	The Spinney	Taunton	0.4340	Manor & Wilton	N/A
Parks and Recreation Grounds	Stoke Road Open Space	Stoke Road	Taunton	0.1941	Killams & Mountfields	N/A
Parks and Recreation Grounds	Sherford Open Space	Pikes Crescent	Taunton	1.9933	Manor & Wilton	N/A
Parks and Recreation Grounds	Roughmoor - end of lane	Palmerston Road	Taunton	0.0311	Fairwater	N/A
Parks and Recreation Grounds	Roughmoor	Roughmoor Cres	Taunton	0.1529	Fairwater	N/A
Parks and Recreation Grounds	Queens Drive Open Space	Queens Drive	Taunton	0.4118	Manor & Wilton	N/A
Parks and Recreation Grounds	Priory Way Open Space	Priory Way	Taunton	0.1621	Halcon	N/A
Parks and Recreation Grounds	Priory Aveune Open Space	Priory Avenue	Taunton	0.3177	Eastgate	N/A
Parks and Recreation Grounds	Parkfield Walk	Parkfield Drive	Taunton	0.7210	Manor & Wilton	N/A

Recreation Grounds						
Parks and Recreation Grounds	Newton Road Open Space	Newton Road	Taunton	0.1266	Halcon	N/A
Parks and Recreation Grounds	Nerrols Farm Pathway	Cleeve Road	Taunton	0.3864	West Monkton	Cheddon Fitzpaine
Parks and Recreation Grounds	Moorfields	Lisieux Way	Taunton	1.0380	Halcon	N/A
Parks and Recreation Grounds	Marden Grove Open Space	Marden Grove	Taunton	0.1142	Blackbrook & Holway	N/A
Parks and Recreation Grounds	Larkspur Close Open Space	Larkspur Close	Taunton	0.1374	Killams & Mountfields	N/A
Parks and Recreation Grounds	Hamilton Gault Allotments Open Space	Hamilton Road	Taunton	0.7025	Halcon	N/A
Parks and Recreation Grounds	Hale Way Open Space	Hale Way	Taunton	0.2573	West Monkton	Cheddon Fitzpaine
Parks and Recreation Grounds	Haines Park Open Space	Trull Road	Taunton	0.7004	Manor & Wilton	N/A
Parks and Recreation Grounds	Coleridge Crescent Open Space	Coleridge Crescent	Taunton	0.3380	Blackbrook & Holway	N/A
Parks and Recreation Grounds	Bradford Close Open Space	Bradford Close	Taunton	0.1504	Comeytrowe	Comeytrowe
Parks and Recreation Grounds	Blackbrook Park Avenue Open Space West	Blackbrook Way	Taunton	0.2983	Blackbrook & Holway	N/A
Parks and Recreation Grounds	Blackbrook Park Avenue Open Space East	Blackbrook Way	Taunton	0.7043	Blackbrook & Holway	N/A
Parks and Recreation Grounds	Higher Holway	Haydon Lane	Taunton	7.0090	Blackbrook & Holway	N/A
Parks and Recreation Grounds	Blackbrook Open Space	Deane Gate Avenue	Taunton	3.2506	Blackbrook & Holway	N/A
Parks and Recreation Grounds	Blackbrook Open Space North	Blackbrook Way	Taunton	7.1276	Blackbrook & Holway	N/A
Parks and Recreation Grounds	Trull - King George V Playing Field	Church Road	Trull	1.5053	Trull	Trull
Parks and Recreation Grounds	Trull Green		Trull	0.1452	Trull	Trull
Parks and Recreation Grounds	Wellington Rugby Club	Corams Lane	Wellington	1.5817	Wellington North	Wellington

Recreation Grounds						
Parks and Recreation Grounds	Wellington Playing Field	Court Drive	Wellington	3.8127	Rockwell Green	Wellington
Parks and Recreation Grounds	Wellington Playing Field	Beech Grove	Wellington	2.1083	Wellington North	Wellington
Parks and Recreation Grounds	Wellington Recreation Ground	Beech Grove	Wellington	1.9900	Wellington North	Wellington
Parks and Recreation Grounds	Wardleworth Way Playing Field	Wardleworth Way	Wellington	0.1423	Wellington North	Wellington
Parks and Recreation Grounds	Walkers Gate Playing Field	Walkers Gate	Wellington	0.2484	Rockwell Green	Wellington
Parks and Recreation Grounds	Rope Walk Open Space	Rope Walk	Wellington	0.1492	Rockwell Green	Wellington
Parks and Recreation Grounds	Roly Poly Green	Alexandra Road	Wellington	0.5037	Wellington North	Wellington
Parks and Recreation Grounds	Burrough Way Open Space	Burrough Way	Wellington	0.0401	Rockwell Green	Wellington
Parks and Recreation Grounds	Wellington Park	Beech Grove	Wellington	1.7550	Wellington North	Wellington
Parks and Recreation Grounds	Oakfield Park Public Park	Oakfield Park	Wellington	0.0665	Wellington East	Wellington
Parks and Recreation Grounds	Greenway Road (Wellington) Open Space	Greenway Road	Wellington	0.6211	Rockwell Green	Wellington
Parks and Recreation Grounds	Ford Street pubic open space		Wellington Without	0.0155	Monument	Wellington Without
Parks and Recreation Grounds	West Bagborough Recreation Ground	New Road	West Bagborough	0.0968	Milverton and North Deane	West Bagbrough
Parks and Recreation Grounds	West Buckland Recreation Ground	Silver Street	West Buckland	1.2071	Monument	West Buckland
Parks and Recreation Grounds	Cobb Castle Ham Playing Field - no equipment	Cobb Castle	West Buckland	0.0311	West Buckland	West Buckland
Parks and Recreation Grounds	West Buckland War Memorial		West Buckland	0.0100	Monument	West Buckland
Parks and Recreation Grounds	Wiveliscombe Recreation Ground	West Road	Wiveliscombe	2.9560	Wiveliscombe & West Deane	Wiveliscombe
Parks and	Plain Pond	Plain Pond	Wiveliscombe	0.0693	Wiveliscombe & West	Wiveliscombe

Recreation Grounds					Deane	
Parks and Recreation Grounds	Lion d'Angers Playing Field	Lion d'Angers	Wiveliscombe	0.2362	Wiveliscombe & West Deane	Wiveliscombe
Parks and Recreation Grounds	Wiveliscombe Rugby Ground - 2nd 11		Wiveliscombe	1.1691	Wiveliscombe & West Deane	Wiveliscombe
Parks and Recreation Grounds	Nordans Meadow Playing Field	Nordans Meadow	Wiveliscombe	0.7471	Wiveliscombe & West Deane	Wiveliscombe
Parks and Recreation Grounds	Jubilee Gardens	West Street	Wiveliscombe	0.0807	Wiveliscombe & West Deane	Wiveliscombe
Play Areas	St Quintin Park Play Area	St Quintin Park	Bathpool	0.0088	West Monkton	West Monkton
Play Areas	Acacia Gardens Play Area	Acacia Gardens	Bathpool	0.0138	West Monkton	West Monkton
Play Areas	Bishops Hull Play Area	Bishops Hull Hill	Bishops Hull	0.0342	Bishops Hull	Bishops Hull
Play Areas	Bishops Lydeard Play Area	Mount Street	Bishops Lydeard	0.1002	Bishops Lydeard & Cothelstone	Bishops Lydeard
Play Areas	Westridge Way Play Ground	Westridge Way	Bishops Lydeard	0.2304	Bishops Lydeard & Cothelstone	Bishops Lydeard
Play Areas	Churchstanton Parish Play Area		Churchinford	0.2127	Blackdown	Churchstanton
Play Areas	Comeytrove Play Area	Comeytrove Road	Comeytrove	0.0139	Comeytrove	Comeytrove
Play Areas	Comeytrove Open Space Play Area	College Way	Comeytrove	0.0151	Comeytrove	Comeytrove
Play Areas	Needhams Patch Play Area	Needhams Patch	Cotford St Luke	0.0439	Bishops Lydeard & Cothelstone	Bishops Lydeard
Play Areas	North Villas Play Area	North Villas	Cotford St Luke	0.0508	Bishops Lydeard & Cothelstone	Bishops Lydeard
Play Areas	Burge Crescent Play Area	Burge Crescent	Cotford St Luke	0.0210	Bishops Lydeard & Cothelstone	Bishops Lydeard
Play Areas	Creech St Michael Play Area	Hyde Lane	Creech St Michael	0.0391	Ruishton & Creech	Creech St Michael
Play Areas	Fitzhead U 5's Play Area		Fitzhead	0.0823	Milverton & North Deane	Fitzhead
Play Areas	Hatch Beauchamp Recreation Ground P A		Hatch Beauchamp	0.0533	Neroche	Hatch Beauchamp
Play Areas	Kingston St Mary Play Area		Kingston St Mary	0.0394	Staplegrove	Kingston St Mary
Play Areas	Lydeard St Lawrence Play Area		Lydeard St Lawrence	0.0769	Milverton & North Deane	Lydeard St Lawrence
Play Areas	Milverton Recreation Ground	Butts Way	Milverton	0.0667	Milverton & North Deane	Milverton

Play Areas	Farriers Green Play Area	Farriers Green	Monkton Heathfield	0.0350	West Monkton	West Monkton
Play Areas	Mead Way Play Area	Mead Way	Monkton Heathfield	0.0271	West Monkton	West Monkton
Play Areas	North Curry Recreation Ground Play Area	Greenway	North Curry	0.1961	North Curry & Durston	North Curry
Play Areas	Nynehead Recreation Ground Play Area		Nynehead	0.0149	Bradford on Tone	Nynehead
Play Areas	Saxon Close U 5's Play Area	Saxon Close	Oake	0.0307	Bradford on Tone	Oake
Play Areas	Pitminster Play Area		Pitminster	0.0440	Blackdown	Pitminster
Play Areas	Walkers Gate Play Area	Walkers Gate	Rockwell Green	0.0381	Rockwell Green	Wellington
Play Areas	Rope Walk Play Area	Rope Walk	Rockwell Green	0.0437	Rockwell Green	Wellington
Play Areas	Burrough Way Play Area	Burrough Way	Rockwell Green	0.1177	Rockwell Green	Wellington
Play Areas	Ashford Road Play Area	Ashford Road	Rockwell Green	0.1838	Rockwell Green	Wellington
Play Areas	Ruishton Play Area		Ruishton	0.1065	Ruishton & Creech	Ruishton
Play Areas	Staplegrove Play Area	Manor Road	Staplegrove	0.0049	Staplegrove	Staplegrove
Play Areas	Stoke St Gregory Play Area		Stoke St Gregory	0.0587	Stoke St Gregory	Stoke St Gregory
Play Areas	Victoria Park Under 5's Play Area	Victoria Gate	Taunton	0.0711	Eastgate	N/A
Play Areas	Victoria Park Play Area	Victoria Gate	Taunton	0.2432	Eastgate	N/A
Play Areas	Taunton Green Play Area	Cheddon Road	Taunton	0.1928	Pyrland & Rowbarton	N/A
Play Areas	Priorswood Play Area	Cleeve Road	Taunton	0.2140	Lyngford	N/A
Play Areas	Hamilton Gault Under 5's Play Area	Hamilton Road	Taunton	0.0798	Halcon	N/A
Play Areas	Hamilton Gault Play Area	Hamilton Road	Taunton	0.0545	Halcon	N/A
Play Areas	Wordsworth Drive Play Area	Wordsworth Drive	Taunton	0.0450	Blackbrook & Holway	N/A
Play Areas	Trevor Smith Place Play Area	Trevor Smith Place	Taunton	0.0197	Taunton Eastgate	N/A
Play Areas	The Shoulders Play Area	The Shoulders	Taunton	0.1255	West Monkton	Cheddon Fitzpaine
Play Areas	Thames Drive Play Area	Thames Drive	Taunton	0.0014	Halcon	N/A
Play Areas	Thames Drive Play Area	Thames Drive	Taunton	0.0023	Halcon	N/A

Play Areas	Summerlease Crescent Play Area	Summerlease Crescent	Taunton	0.0202	West Monkton	Cheddon Fitzpaine
Play Areas	Summerlease Crescent no 2 Play Area	Summerlease Crescent	Taunton	0.0139	West Monkton	Cheddon Fitzpaine
Play Areas	Stoney Furlong Play Area	Stoney Furlong	Taunton	0.1562	West Monkton	Cheddon Fitzpaine
Play Areas	Standfast Place Play Area	Standfast Place	Taunton	0.0174	West Monkton	Cheddon Fitzpaine
Play Areas	St David's Close Play Area	St David's Close	Taunton	0.0121	Pyrland & Rowbarton	N/A
Play Areas	St David's Close Play Area	St David's Close	Taunton	0.0058	Pyrland & Rowbarton	N/A
Play Areas	Severn Drive Play Area	Severn Drive	Taunton	0.0351	Halcon	N/A
Play Areas	Severn Drive U 5's Play Area	Severn Drive	Taunton	0.0365	Halcon	N/A
Play Areas	Hawthorn Play Area	Rowan Drive	Taunton	0.0717	Blackbrook & Holway	N/A
Play Areas	Redlake Drive Play Area	Redlake Drive	Taunton	0.0192	Blackbrook & Holway	N/A
Play Areas	Peile Drive Play Area	Peile Drive	Taunton	0.0344	Fairwater	N/A
Play Areas	Nash Green Play Area	Nash Green	Taunton	0.0377	Staplegrove	Staplegrove
Play Areas	Massingham Park Play Area	Massingham Park	Taunton		Lyngford	N/A
Play Areas	Maidenbrook Play Area	Waterleaze	Taunton	0.0462	West Monkton	Cheddon Fitzpaine
Play Areas	Lyngford Park Play Area	Eastwick Road	Taunton	0.0346	Lyngford	N/A
Play Areas	Kingsway Play Area	Kingsway	Taunton	0.0284	Killams and Mountfields	N/A
Play Areas	Kennet Grove Play Area	Kennet Grove	Taunton	0.0156	Halcon	N/A
Play Areas	Hudson Way Play Area	Hudson Way	Taunton	0.0411	Staplegrove	Staplegrove
Play Areas	Holway Play Area	Broughton Close	Taunton	0.0434	Blackbrook & Holway	N/A
Play Areas	Hillyfields Play Area	Hillfields	Taunton	0.0202	Blackbrook & Holway	N/A
Play Areas	Greenway Recreation Ground Play Area	Greenway Avenue	Taunton	0.0511	Fairwater	N/A
Play Areas	Gill Crescent Play Area	Gill Crescent	Taunton	0.0078	Comeytrowe	Comeytrowe
Play Areas	Geoffrey Farrant Walk Play Area	Geoffrey Farrant Walk	Taunton	0.0100	Eastgate	Taunton
Play Areas	Galmington Play Area	Belmont Road	Taunton	0.0416	Comeytrowe	Comeytrowe
Play Areas	French Weir under 5 play area	Clarence Street	Taunton	0.0333	Fairwater	N/A
Play Areas	French Weir Play Area	Clarence Street	Taunton	0.0329	Fairwater	N/A
Play Areas	Eaton Crescent Play Area	Eaton Crescent	Taunton	0.0911	Lyngford	N/A

Play Areas	Denning Close Play Area	Denning Close	Taunton	0.0149	Comeytrowe	Comeytrowe
Play Areas	Compton Close Play Area	Compton Close	Taunton	0.0096	Lyngford	N/A
Play Areas	Colman Road Play Area	Colman Road	Taunton	0.0213	Comeytrowe	Comeytrowe
Play Areas	Celendine Mead Play Area	Celendine Mead	Taunton	0.0717	Killams and Mountfields	N/A
Play Areas	Cashford Gate Play Area	Cashford Gate	Taunton	0.0161	West Monkton	Cheddon Fitzpaine
Play Areas	Bramley Road Play Area	Bramley Road	Taunton	0.0125	Halcon	N/A
Play Areas	Blackthorne Gardens Kickabout Area	Blackthorne Gardens	Taunton	0.0372	Pyrland & Rowbarton	N/A
Play Areas	Blackthorn Gardens Play Area	Blackthorne Gardens	Taunton	0.0053	Pyrland & Rowbarton	N/A
Play Areas	Blackbrook Play Area	Blackbrook Way	Taunton	0.0350	Blackbrook & Holway	N/A
Play Areas	Beadon Road Play Area	Beadon Road	Taunton	0.0369	Halcon	N/A
Play Areas	Barbers Mead Play Area	Barbers Mead	Taunton	0.0126	West Monkton	Cheddon Fitzpaine
Play Areas	Baldwin Road Play Area	Balwin Road	Taunton	0.0364	Halcon	N/A
Play Areas	Avill Crescent	Avill Crescent	Taunton	0.0659	Halcon	N/A
Play Areas	Amber Mead Play Area	Amber Mead	Taunton	0.0115	Blackbrook & Holway	N/A
Play Areas	Allington Close Play Area	Allington Close	Taunton	0.0102	Halcon	N/A
Play Areas	Vivary Park Under 5's Play Area	Mount Street	Taunton	0.0837	Manor & Wilton	N/A
Play Areas	Wilton Lands Play Area	Mount Street	Taunton	0.0492	Manor & Wilton	N/A
Play Areas	Trull Parish Council Play Area	Church Road	Trull	0.0672	Trull	Trull
Play Areas	Tonedale Open Space. Parish Council Land	Canal Close	Wellington	0.2427	Wellington North	Wellington
Play Areas	Recreation Ground Play Area	Courtfields Road	Wellington	0.1003	Wellington North	Wellington
Play Areas	Howard Road Play Area	Howard Road	Wellington	0.0575	Wellington North	Wellington
Play Areas	Northside Play Area	Northside	Wellington	0.0647	Wellington Rockwell Green	N/A
Play Areas	Humphreys Road Play Area	Kelway Road	Wellington	0.0248	Wellington East	Wellington
Play Areas	Gillards Close Play Area	Gillards Close	Wellington	0.0379	Rockwell Green	Wellington
Play Areas	Dobree Park Playing Field Play Area	Dobree Park	Wellington	0.0334	Wellington Rockwell Green	N/A
Play Areas	Dobree Park Play Area	Dobree Park	Wellington	0.0632	Wellington Rockwell Green	N/A
Play Areas	Chestnut Close Play Area	Chestnut Close	Wellington	0.0752	Wellington East	Wellington
Play Areas	Baker's Lane Play Area	Baker's Lane	Wellington	0.0126	Wellington East	Wellington
Play Areas	Andrew Allen Road Play Area	Andrew Allen Road	Wellington	0.0199	Rockwell Green	Wellington
Play Areas	The Paddocks Play Area	The Paddocks	Wellington	0.1317	Wellington East	Wellington

Play Areas	Weavers Reach Play Area	Weavers Reach, TonedaleWellington			Wellington North	Wellington
Play Areas	West Buckland Play Area	Silver Street	West Buckland	0.0882	Monument	West Buckland
Play Areas	Lee Park Play Area (Knightstone Housing)	Lee Park	West Buckland	0.0380	Monument	West Buckland
Play Areas	West Bagborough Play Area	New Road	West Bagborough	0.0743	Milverton and North Deane	West Bagborough
Play Areas	Nordans Meadow Play Area	Nordans Meadow	Wiveliscombe	0.0504	Wiveliscombe & West Deane	Wiveliscombe
Play Areas	Wiveliscombe Recreation Ground	West Road	Wiveliscombe	0.0875	Wiveliscombe & West Deane	
Play Areas	Lion d'Angers Under 5's Play Area	Lion d'Angers	Wiveliscombe	0.0377	Wiveliscombe & West Deane	Wiveliscombe
Semi Natural	Ash Priors Common		Ash Priors	2.8453	Milverton & North Deane	Bishops Lydeard
Semi Natural	Ash Priors Common		Ash Priors	0.8789	Milverton & North Deane	Bishops Lydeard
Semi Natural	Ash Priors Common		Ash Priors	12.4955	Milverton & North Deane	Bishops Lydeard
Semi Natural	Ash Priors Common		Ash Priors	2.6840	Milverton & North Deane	Bishops Lydeard
Semi Natural	Lydeard Hill		Bishops Lydeard	24.8386	Bishops Lydeard & Cothelstone	West Bagbrough
Semi Natural	Cothelstone Hill		Cothelstone	21.8000	Bishops Lydeard	Cothelstone
Semi Natural	The Spinney, Kingston St. Mary		Kingston St Mary	2.6830	Staplegrove	Kingston St Mary
Semi Natural	Langford Budville Common - Nature Conservancy		Langford Budville	12.3659	Bradford on Tone	Langford Budville
Semi Natural	Langford Budville Common - Nature Conservancy		Langford Budville	62.8831	Bradford on Tone	Langford Budville
Semi Natural	Langford Budville Common - Nature Conservancy		Langford Budville	2.4358	Bradford on Tone	Langford Budville
Semi Natural	Ash Bridge, Riverside Open Space		Nynehead	0.0269	Bradford on Tone	Nynehead
Semi Natural	Shutland's Copse - Private Open Space		Pitminster	1.9209	Blackdown	Pitminster

Semi Natural	Andrew Allen Road	Andrew Allen Road	Rockwell Green	0.1860	Rockwell Green	Wellington
Semi Natural	Ruishton Riverside Walk		Ruishton	4.8427	Ruishton & Creech	Ruishton
Semi Natural	Henlade Wood	Stoke Road	Stoke St Mary	1.6118	Neroche	Stoke St Mary
Semi Natural	Hankridge Open Space	Heron Gate	Taunton	6.5916	West Monkton	West Monkton
Semi Natural	Children's Wood	Tone Way	Taunton	4.7067	West Monkton	West Monkton
Semi Natural	River Tone South	Tone Way	Taunton	5.6819	West Monkton	West Monkton
Semi Natural	Creechbarrow Hill Open Space	Bridgwater Road	Taunton	2.1910	Halcon	N/A
Semi Natural	Longrun Farm	Longrun Lane	Taunton	26.8400	Bishops Hull & Taunton Manor & Wilton	Bishops Hull & Taunton
Semi Natural	Cox Road Playing Field	Cox Road	Wellington	0.6555	Rockwell Green	Wellington
Semi Natural	The Basins Open Ground	The Basins	Wellington	0.6111	Wellington North	Wellington
Semi Natural	Sports Centre Local Nature Reserve	Corams Lane	Wellington	0.5289	Wellington North	Wellington
Semi Natural	Woodland Trust - Millennium Wood		Wellington Without	9.8560	Monument	Wellington Without
Semi Natural	St Andrew's Meadow owned by the Church and used by		West Hatch	0.4511	Neroche	West Hatch
Teenagers	Bishops Lydeard MUGA	Mount Street	Bishops Lydeard	0.0471	Bishops Lydeard & Cothelstone	Bishops Lydeard
Teenagers	Comeytrove Play Area	Comeytrove Road	Comeytrove	0.0861	Comeytrove	Comeytrove
Teenagers	Cotford St Luke Skatepark		Cotford St Luke	0.0418	Bishops Lydeard & Cothelstone	Bishops Lydeard
Teenagers	Norton Fitzwarren BMX Track	Stembridge Way	Norton Fitzwarren	0.3134	Norton Fitzwarren	Norton Fitzwarren
Teenagers	Victoria Park MUGA	Victoria Gate	Taunton	0.0795	Eastgate	N/A
Teenagers	Taunton Green MUGA	Cheddon Road	Taunton	0.0542	Pyrland & Rowbarton	
Teenagers	Hamilton Gault Skateboard Park	Hamilton Road	Taunton	0.1049	Eastgate	N/A
Teenagers	Massingham Park Basketball Hoop	Massingham Park	Taunton		Lyngford	N/A
Teenagers	Lyngford Park Play Area	Eastwick Road	Taunton	0.0240	Lyngford	N/A
Teenagers	Lyngford Park Basketball Hoop	Eastwick Road	Taunton	0.0113	Lyngford	N/A
Teenagers	Hudson Way Skateboard Park	Hudson Way	Taunton	0.1247	Staplegrove	Staplegrove
Teenagers	Blackthorn Gardens MUGA	Blackthorne Gardens	Taunton	0.0534	Pyrland & Rowbarton	N/A
Teenagers	BMX Track	Creechbarrow Road	Taunton	1.5534	Halcon	N/A
Teenagers	Wellington Half Pipe	Courtfields Road	Wellington	0.0443	Wellington North	Wellington

Teenagers	Wellington Skate Park	Corams Lane	Wellington	0.0871	Wellington North	Wellington
Teenagers	Wellington BMX	Corams Lane	Wellington	0.1613	Wellington North	Wellington
Teenagers	Half pipe - Wiveliscombe Recreation Ground	West Road	Wiveliscombe	0.0104	Wiveliscombe & West Deane	Wiveliscombe
Teenagers	West Bagborough Basketball Area	New Road	West Bagborough	0.0124	Milverton and North Deane	West Bagborough

Taunton Deane Borough Council

Tenant Services Management Board – 20th June 2011

2011 STATUS SATISFACTION SURVEY RESULTS

Report of the Housing Services Lead

(This matter is the responsibility of Executive Councillor Jean Adkins)

1.0 Summary

The Tenant Services Management Board commissioned a STATUS Satisfaction Survey to be undertaken in 2011. The results of the survey have recently been published with the vast majority of tenant (90%), who took part in the survey, reporting they are happy with the overall services they receive – an improvement of 8% on the result reported in 2008.

Tenant Services Management Board members are invited to consider a proposal to complete the 'feedback loop' which will see a further report to Board Members in October 2011.

2.0 Background

As with most social housing landlords we offer a menu of opportunities for tenant involvement. Our menu of involvement is currently undergoing further development and the work involved in doing so is being informed by the work we have done, and continue to do, on profiling our tenants and listening to what they are saying about how they want to be involved.

A menu of involvement allows tenants to choose activities that suit them.

A menu of involvement also helps us to:

- Access a greater volume and variety of opinion;
- Engage people with strategic budgeting decisions; and
- Design approaches that are more inclusive and representative.

Table 1. (below) shows the some of the types of benefits for landlords, tenants, and the wider community.

Benefits to the Housing Service.	Benefits to the Housing Service and tenants, residents and Community.	Benefits to tenants, residents and community.
Public relations improved and greater understanding about services	Improved tenant and landlord relationship	Individual capacity building i.e. improve an individuals skills and employability
Managing risk i.e. reduced rent arrears, improved voids performance, reduced turnover of tenancies etc.	Better services and better performance i.e. tenants involved in the design of letters leading to fewer telephone calls etc	Community capacity building i.e.strengthen links between neighbours by them getting involved in community activities.
	Greater accountability with tenants getting involved in local democracy	

Table 1.

One of the activities on our existing menu of involvement relates to ‘surveys’ - this is where tenants are invited to give feedback on services.

Appendix 1 of this report provides an analysis of the feedback we have received from the 2011 STATUS Satisfaction Survey which the Tenant Services Management Board decided to commission at its meeting on the 13th January 2011.

In the report the levels of satisfaction with key services show the vast majority of tenants, who took part in the survey, are happy with the overall services they receive from the council (90%).

3.0 Responding to the feedback received

We have got more work to do to ensure our feedback loop is complete. This is about improving services and also about encouraging tenants to feel their contributions are worthwhile. Completing the feedback loop may also increase the likelihood of our tenants continuing to get involved in surveys.

The STATUS Satisfaction Survey was a significant undertaking and as well as publishing the results on our website and in our newsletters we are planning to put the findings to good use.

The proposal is to set up a small ‘Task and Finish’ type focus group that will look into, in detail, the findings of survey with a view to reporting back to the Tenant Services Management Board, with a conclusion and recommendations in October 2011.

4.0 Recommendations:

It is therefore recommended that the Tenant Services Management Board:

- Note the results of the 2011 STATUS Satisfaction Survey; and
- Approve the proposal outlined, in this report, which will see a further report being considered by the Tenant Services Management Board at its October 2011 meeting.

Contact: Stephen Boland - Housing Services Lead
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APPENDIX 1

Your views

2011 resident satisfaction survey results



About the survey

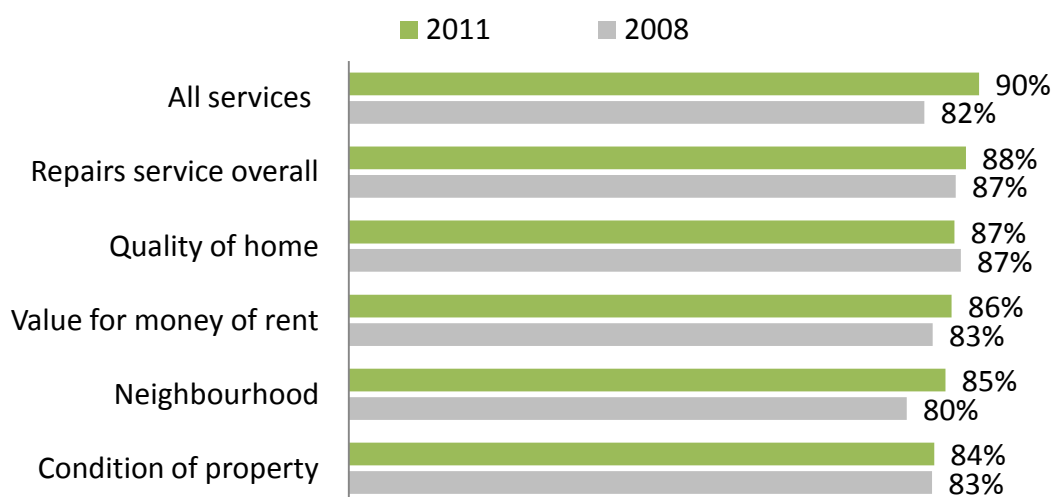
At the start of 2011 many of you took part in an important survey of tenants. The survey focused on how happy you are with the way Taunton Deane Borough Council (TDBC) delivers services and maintains your homes. The survey was anonymous and carried out by an independent market research company - the National Housing Federation (NHF)'s Feedback Service.

- The survey was sent to 1,450 tenants (general needs and sheltered) and over half of all residents took part (56%).
- This report contains key results from the survey. It also compares results with those from the last TDBC survey, the NHF's averages and a group of similar landlords.

Satisfaction with key services

- The chart below shows the levels of satisfaction with key services and how they have changed over the last three years. The vast majority of tenants are happy with the overall services they receive from TDBC (90%). Satisfaction is now 8% higher than in 2008 and just 6% of tenants are dissatisfied with overall services.

How satisfaction has changed in the last three years



90%
of tenants
are satisfied
with
services
overall

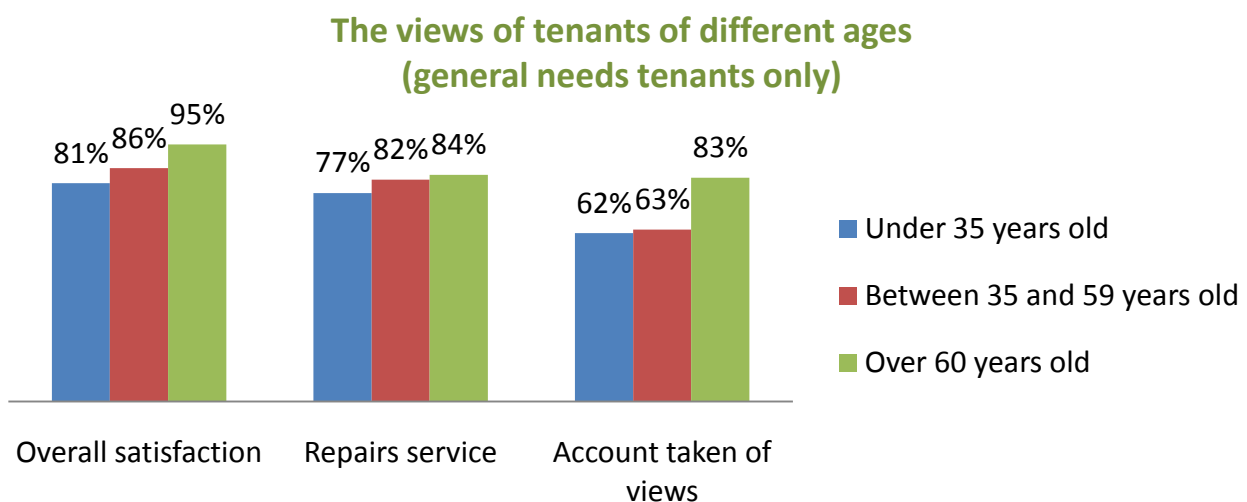
- High percentages of tenants are satisfied with the condition of their property (84%), neighbourhood (85%) value for money (86%), quality of their home (87%) and overall repairs service (88%). Satisfaction with value for money is now 3% higher than in 2008, while satisfaction with the neighbourhood has risen by 5%.

About you

The survey collected valuable household information about things such as age and ethnicity. This type of information helps TDBC to understand the needs of different groups and to plan how best to deliver services in future. The information below shows some of the information provided about tenants living in TDBC properties.

- 95% of general needs tenants are from a White British background while around 2% are from a Black and Minority Ethnic background.
- 55% of general needs households receive Housing Benefit to help pay their rent, rising to 71% in sheltered accommodation.
- A high percentage of general needs tenants (53%) and sheltered tenants (68%) have a household member with a long-term health problem or disability.
- Just 11% of general needs tenants are under 35 years of age, while 38% are between 35 and 59 years old. Just over half of general needs tenants are aged 60 or over (51%). 54% of sheltered tenants are over 75 years old including 19% who are over 85 years old.

The charts below show the effect that things like age have on how people feel about services.



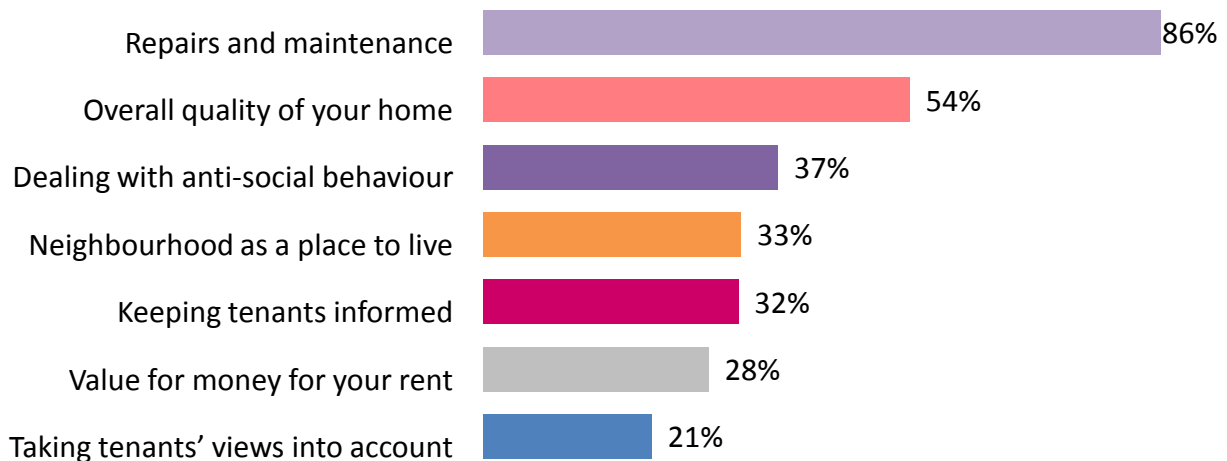
Sheltered tenants

- Sheltered tenants were on most occasions just as satisfied or slightly more satisfied with services than general needs tenants, and awarded higher ratings for the overall repairs service, quality of the home, condition of the property, being kept informed, account taken of views and the neighbourhood (4% to 8% higher).
- However with regards to customer contact, fewer sheltered tenants were satisfied with the ease of contact (3% lower) and fewer sheltered tenants found staff able to deal with their problem (4% lower).

Important services

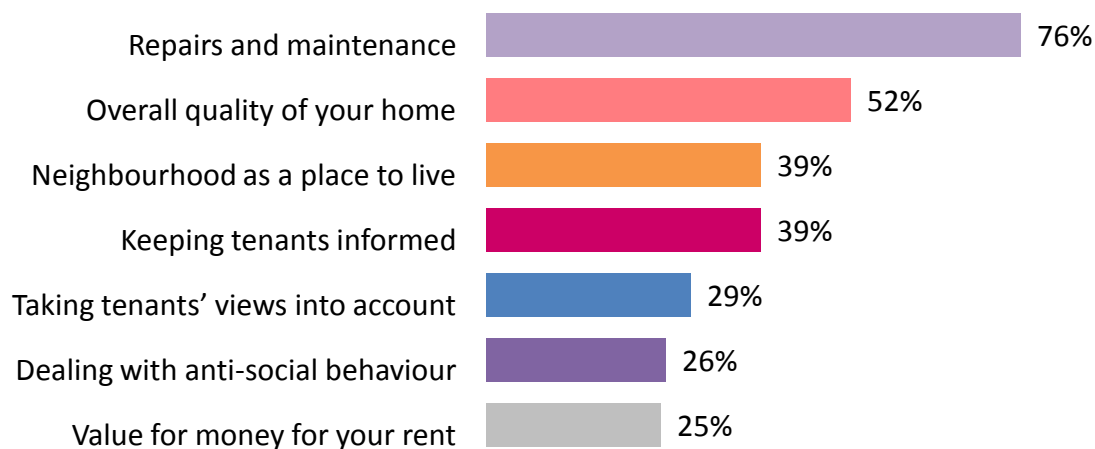
- A good repairs service is considered by general needs tenants to be the most important service provided by TDBC. The chart below also shows the importance of the quality of the home to tenants, while dealing with anti-social behaviour, the neighbourhood and keeping tenants informed are important services for around a third of general needs tenants.

The most important service areas for general needs tenants (when asked to select top three)



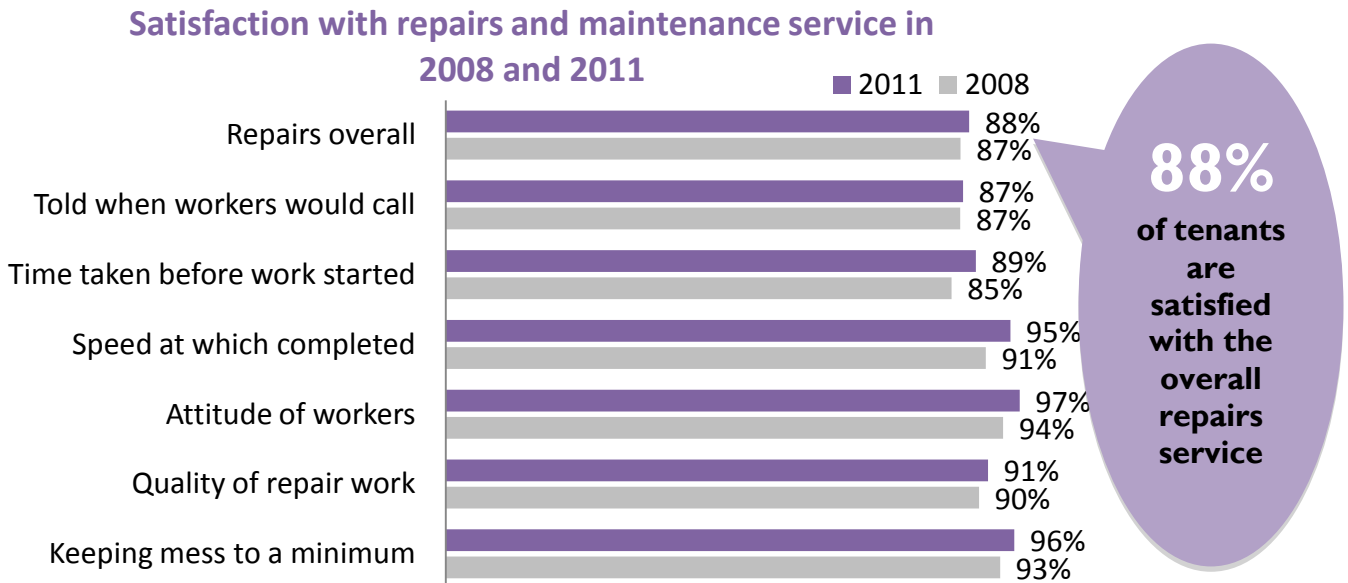
- Sheltered tenants also named the repairs service as the most important service (76%). This was followed by the quality of the home (52%), the neighbourhood (39%) and keeping tenants informed (39%), making these the top four important services for sheltered tenants.

The most important service areas for sheltered tenants (when asked to select top three)

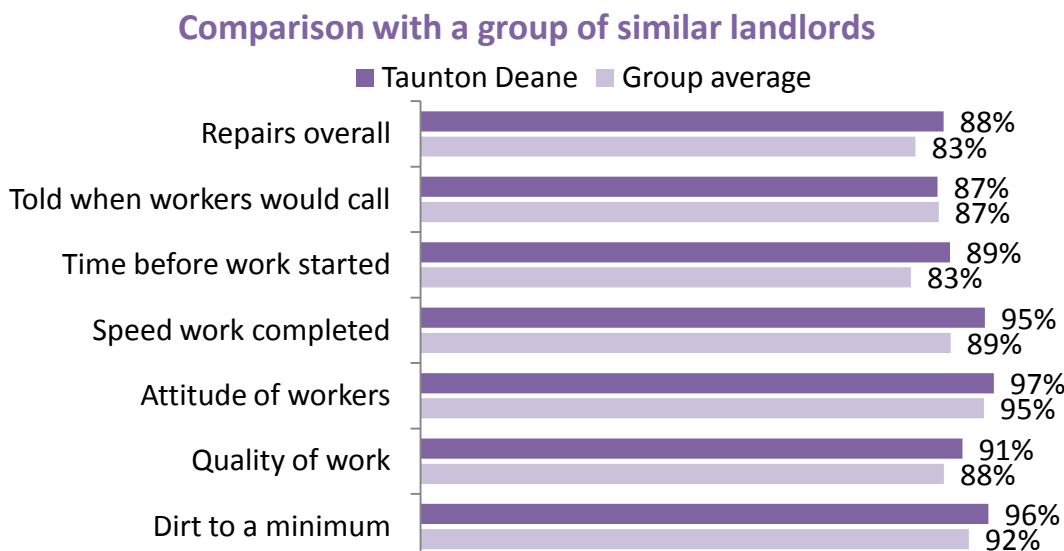


Repairs and maintenance service

- 88% of tenants are satisfied with the repairs service provided by TDBC. 62% of tenants said they had a repair carried out during the past year.
- The chart below shows there are some very high levels of satisfaction with the aspects of the repairs service provided by TDBC. Overall satisfaction with the repairs service has increased by 1% in the last three years. Satisfaction with the time before work started, speed of the workers, the attitude of the workers and their ability to minimise dirt and mess have all increased (3% to 4% higher).

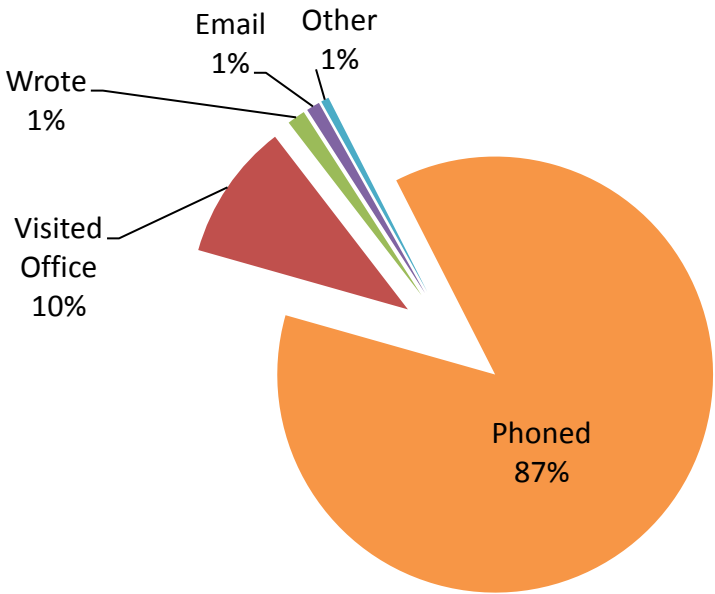


- Tenants rated the overall repairs service (88%) slightly lower than many of the individual aspects of the actual repair service (91% - 97%).
- Compared with a group of similar landlords, the ratings for the repairs service were generally higher than the averages found at other landlords (2% to 6% higher), with only one exception (information given out about the repair work - equal).



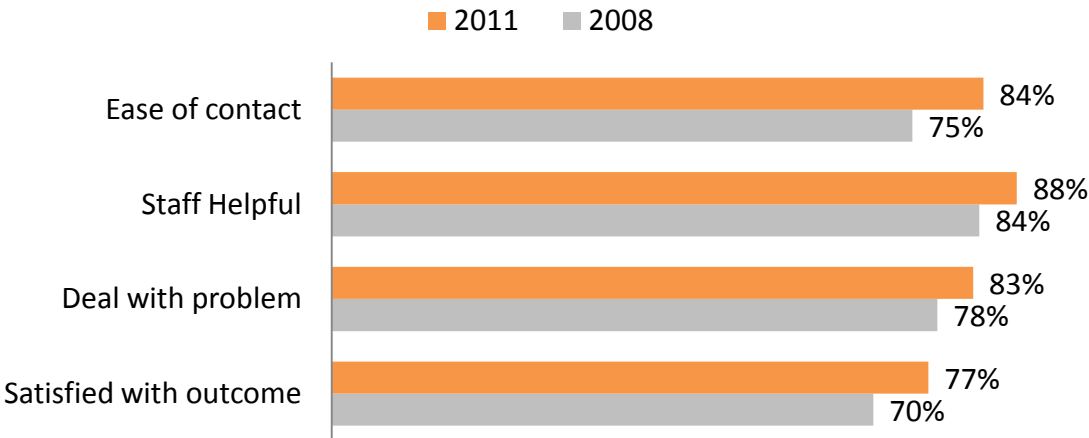
- Just over two thirds of tenants contact TDBC each year (69%).
- The majority of tenants make contact by telephone (87%). One in ten tenants visit the office (10%), while a few tenants use other methods.
- In the last year, the majority of tenants had contacted TDBC to discuss a repair (69% of enquiries), while 13% had rent or housing benefit enquiries.

How residents contact TDBC



- The chart below shows that satisfaction with the level of customer service at TDBC is relatively high, and has increased considerably over the last three years (4% to 9% higher).

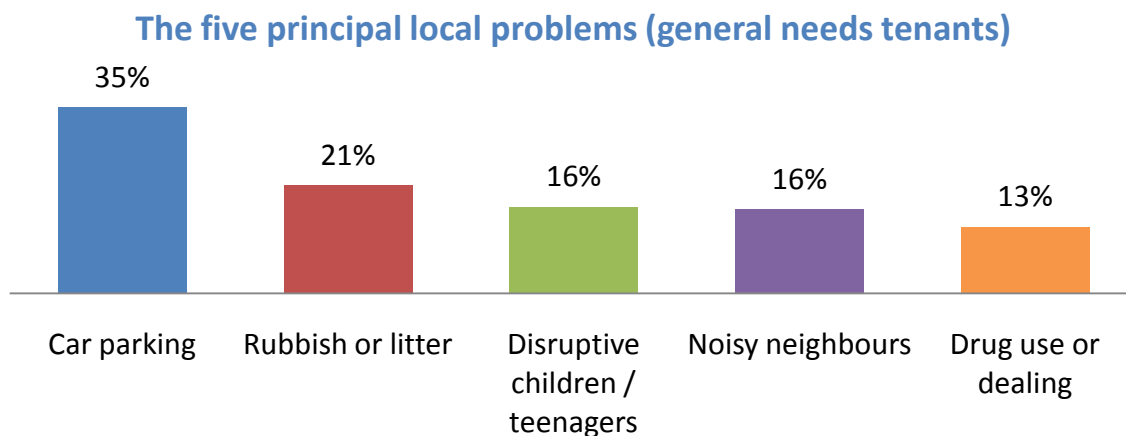
How good is customer care?



- Compared with a group of similar landlords, TDBC tenants awarded higher than average ratings for customer contact (2% to 5% higher) and the ratings were all higher than the averages found in the NHF’s database (3% to 8% higher).

Neighbourhood and community

- Tenants think highly of their neighbourhood as a place to live. 84% of general needs tenants and 92% of sheltered tenants said they are happy with their local neighbourhood and just 9% of all tenants are dissatisfied.
- The chart below shows what general needs tenants say are the five biggest local problems. Clearly car parking is the biggest local problem for tenants, with relatively few people affected by other problems. In addition to those shown in the chart below, problems with drunk and rowdy behaviour, pets and animals and noise from traffic were concerns for around one in ten tenants (9% - 11%).



- Sheltered tenants generally reported lower levels of local problems, with disruptive children or teenagers (10%), noisy neighbours (14%), rubbish or litter (16%) and car parking (28%) the top four local problems.

Anti-social behaviour (ASB)

- 11% of tenants had reported a case of ASB to TDBC in the last 12 months. This is slightly lower than the average level found in the group of similar landlords (15%).
- **Making the report** – 59% of TDBC’s tenants found it easy to contact the right person when reporting ASB, however only half of the tenants found staff helpful (52%) and fewer felt staff were able to deal with their problem (43%). The ratings were all lower than the averages of the group of similar landlords and the NHF’s averages.
- **Handling of the report** – When the individual aspects of reporting ASB are examined, TDBC’s tenants were just as satisfied compared with the group of similar landlords – with just two exceptions. Fewer tenants at TDBC were satisfied with the support provided (10% lower), while more were satisfied with the final outcome of the report (5% higher). TDBC’s ratings were generally lower than the NHF’s average ratings.

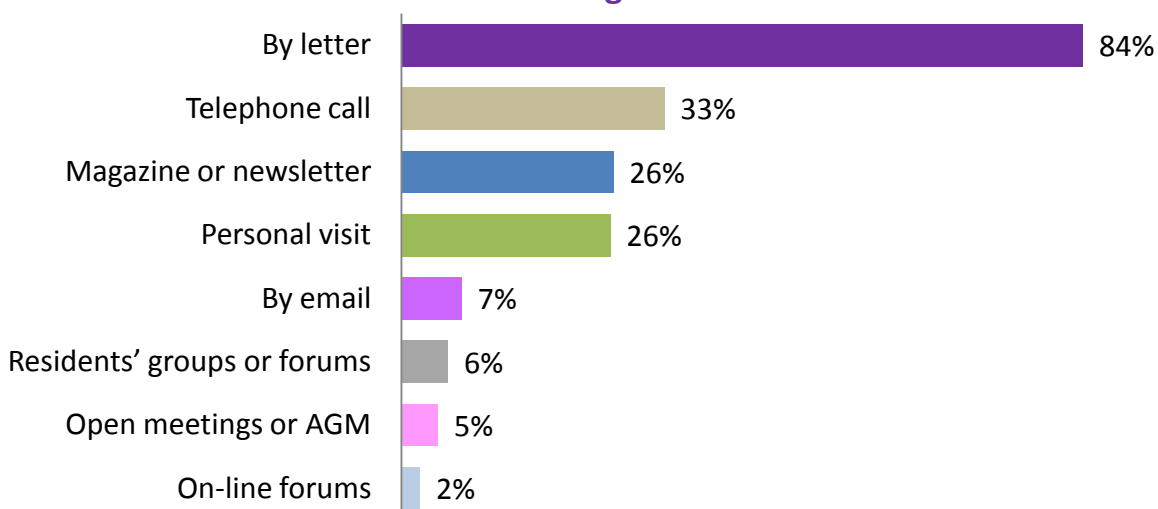
Communications and information

- In 2011 more tenants (84%) are satisfied that TDBC keeps them informed about important matters compared with 2008 (80%). TDBC's rating was close to the NHF's average (83%) – which matched the average of the group of similar landlords (83%).
- Three quarters of tenants (74%) feel that TDBC listens to their views and takes them into account compared with 2008 (70%), and few are dissatisfied (10%). TDBC's rating is slightly higher than the NHF's average (71%) and the average rating of the group of similar landlords (70%).
- Just over a third of sheltered tenants had heard of the Tenant Compact at TDBC (36%), higher than amongst general needs tenants (28%). Tenants who were aware of the Tenant Compact were generally satisfied (77%) with few dissatisfied tenants (2%).

How tenants want to be contacted by TDBC

- Many general needs tenants prefer TDBC to consult or inform them by letter (85%), while some prefer a personal visit (24%), information in a magazine article or newsletter (27%) or a telephone call (32%). 8% of general needs tenants would be happy to receive information by email.
- Sheltered tenants are generally happy to be contacted by letter (77%). While some are happy for information to be provided in a magazine or newsletter (23%) or a telephone call (34%), more sheltered tenants would like a personal visit (40%).
- The chart below shows the combined preferences for all tenants.

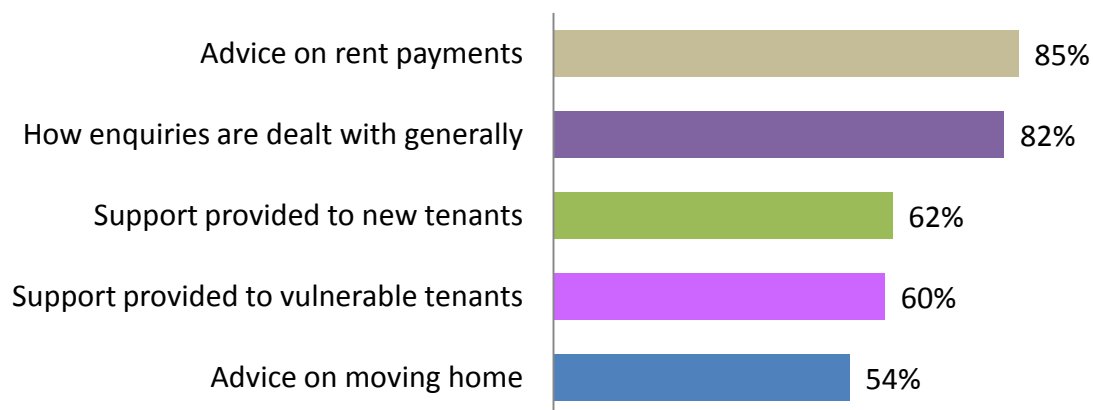
Preferred methods of communication for informing and consulting tenants



Support and advice

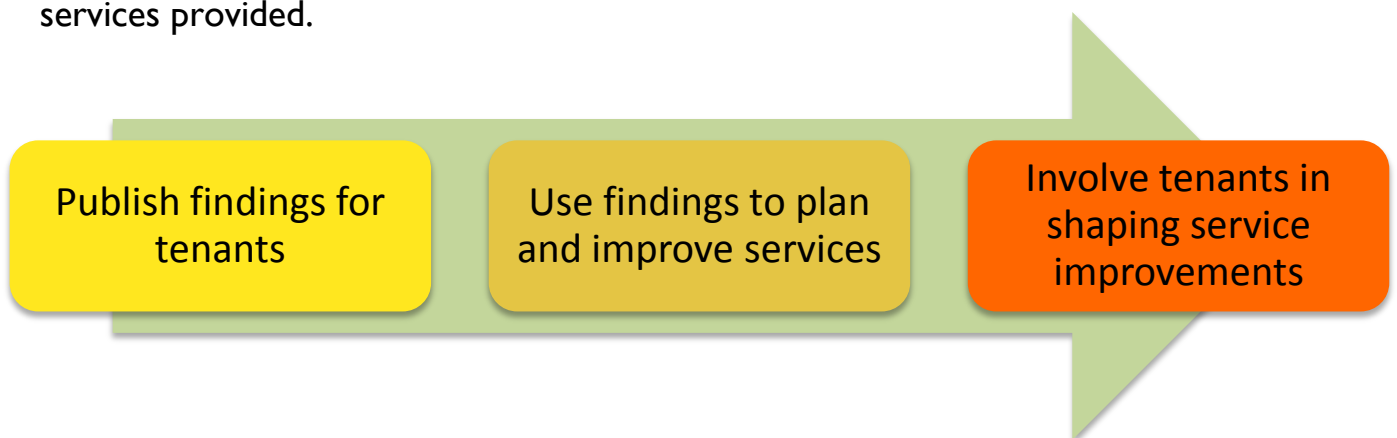
- The majority of tenants are satisfied with how TDBC deals with their enquiries (82%) and gives advice on rent payments (85%).
- Fewer tenants are satisfied with the support provided to new and vulnerable tenants (60% - 62%) and on moving home (54%), although this may be because many residents have no personal experience of those services.

Satisfaction with support and advice



You say – We do

- Carrying out this survey is just part of the work TDBC does to involve you in developing services. As well as publishing the results of the survey TDBC plans to put the findings to good use by working with tenants to further improve the services provided.



For further information or to discuss the findings in this report please contact
Tenant Empowerment Team - Tel 01823 356327 or email
tenantempowerment@tauntondeane.gov.uk

Minutes of the meeting of the Tenant Services Management Board held on Monday 20 June 2011 at 6pm in the John Meikle Room, the Deane House, Belvedere Road, Taunton.

Present: Mr Etherington (Chairman)
Mr Edwards (Vice-Chairman)
Councillors Bowrah and Brooks, Mrs Drage, Mr Galpin, Mrs Hegarty and Mr Hellier

Officers: James Barraah (Community Services Manager), Stephen Boland (Housing Services Lead), Tim Haynes (Property Manager), Helen Mockridge (Administrative Officer), Martin Price (Tenant Empowerment Manager), Rosie Reed (Tenant Services Development Officer), Tracey Vernon (Tenant Services Development Officer) and Scott Weetch (Community Development Lead)

Others: Councillors Mrs Adkins, Mrs Herbert, Prior-Sankey and A Wedderkopp,

(The meeting commenced at 6.04pm)

20. Apology

Apology: Mrs Marshall

It was reported that Mr E Watkin had resigned from the Board.

21. Minutes

The minutes of the Tenant Services Management Board held on 17th May 2011 were taken as read and were signed.

The Tenant Empowerment Manager distributed a paper regarding questions arising from the meeting on 17 May 2011.

The paper showed figures regarding details of activity, budget and expenditure of disabled adaptations for the period 1 April 2010 to 31 March 2011. It set out Right to Buy activity figures showing sold and completed applications for the period 1 April 2010 to 31 March 2011.

The Housing Services Lead updated the Board regarding the voids report which was due to go to Corporate Scrutiny in July, but had been deferred until September 2011.

22. Public Question Time

Councillor Wedderkopp asked again about tenants building on land next to their property bought under the right to buy scheme. He suggested a clawback agreement be put in place. It was reiterated that any such monies were recovered from the valuation at that time, under the Right to Buy process.

Councillor Prior-Sankey spoke about the priorities for gas central heating where there was none in a property. The Portfolio Holder and Shadow Portfolio Holder for Housing were concerned that larger properties were prioritised which could disadvantage sick tenants.

A group of tenants living in rural areas stated that if solid fuel/log burners were removed, there would be no back up heating should there be a power cut. The Council had 6000 properties therefore a clear policy was needed. It was suggested that fuel poverty be discussed at a future meeting.

23. Declaration of Interests

The following members of the Board declared a personal interest as a Council house tenant:

- Mrs Drage
- Mr Edwards
- Mr Galpin
- Mr Hellier
- Mrs Marshall

Councillor Brooks declared a personal interest as a Council house tenant.

24 Response to Questions asked at the Annual General Meeting on 18 April 2011

Details of the issues raised by Councillor Morrell at the Annual General Meeting together with the responses were submitted.

The Community Services Manager stated that Councillor Morrell had been sent a copy of the responses.

25. Fire Places

Reference Minute No 24/2011, considered report previously circulated regarding the proposed new policy for tenants on the installation and use of log burners/open fires/solid fuel appliances within Council properties.

As a result of harsh winters and increased fuel costs, an increasing number of tenants had wanted to use log burners, solid fuel appliances or open fires. Housing Property Services were concerned about the risks associated with this use and particularly the health and safety implications. The report detailed the current position of the Council, the aim of the standard and an evaluation of the options available. It was recommended that tenants should not be allowed to install and use open fires, log burners or solid fuel appliances in Council properties. It was considered that the risks of allowing

the use of these appliances outweighed the benefits. The Board was asked to consider the following:

- The risk of fire;
- The risk of carbon monoxide poisoning;
- The burning of incorrect fuels;
- In the current climate, all fuel sources were becoming more expensive;
- The appliances, when correctly fitted were expensive to install and maintain. The savings compared to the cost of installation were negligible with a payback period of many years;
- The appliances would only heat one room therefore other heating arrangements would be required;
- If the Council had taken the time, trouble and expense of installing heating, regardless of the heat source, should the tenant be allowed to refuse to use it and install their own.

It was proposed that the costs arising from the implementation of this standard would be met by those wishing to utilise it. Typical costs of a full heating installation were £6000 for oil and £3500 - £4500 for mains gas, dependant on whether there already being a supply to the property. The cost of this work was covered by the HRA Capital budget.

Tenants who had no heating, open fires or solid fuel appliances would be contacted with a view to carrying out a survey and offered a heating installation.

The Board had to consider the following:

Option 1 – that the use of open fires, log burners or solid fuel appliances should not be allowed in Council properties except where they are the only source of heating and have been installed and maintained by the Council. Solid fuel appliances would take priority and over-ride the need for the other options.

The work would be carried out during the void period. Where there was a safe, functional, solid fuel appliance, this would be replaced with the tenant in situ.

Option 2 – that the use of open fires, log burners or solid fuel appliances was only permitted in those properties where mains gas was not available to the street and the property had no renewable technology heating installed. The installation of such appliances would only be approved upon a written application from the tenant and the written acceptance of a number of conditions which were detailed. This option would not be allowed in flats, maisonettes or bed-sits due to increased problems and risk. The condition would also apply to leaseholders.

The work would be carried out during the void period. Where there was a safe, functional, solid fuel appliance, this would be replaced with the tenant in situ.

The Property Manager stated that the installation of any solid fuel appliances would be carried out by a HETAS registered accredited engineer to ensure there were no 'do it yourself' installations.

The Board asked whether renewable fuel could be used. Air source fuel pumps were being trialled by four properties and the trials had reduced costs. Fuel pumps would be used across the rest of the housing stock, where appropriate.

Resolved that Option 2 be approved

26. Summary of Play Provision in Taunton Deane

Considered report previously circulated outlining the recent 'once in a generation' refurbishment of play areas on Taunton Deane. The report outlined where other play provision could be found.

In the last three years there had been significant investment in new play areas as part of the national Playbuilder funding project. Funding from sources such as developer contributions meant there was no direct cost to local tax payers.

The report listed those areas in the Taunton Deane area which had received investment in new play areas.

The Community Development Lead informed the Board that tender documents were being put together for the new play areas at near Asda.

Members complained about some of the litter bins in parks not being emptied. The DLO would be contacted regarding this. Concern was expressed about dog excrement in sand play areas, but the DLO inspected the area weekly and had not experienced any problems. The Community Development Lead was asked to look into two areas and report back to the Board. The Pavilion in Hamilton Park and Allington Close.

Councillor Herbert had asked the DLO for costings as she was concerned that in 10 – 15 years time the life of the play areas' would be over. She wanted guarantees to be checked to enable play equipment to be replaced under guarantees.

The Wellington Skateboard Park was moving forward and the Council would try to match any funds raised.

Ways were being looked at to link the parks in Taunton Deane to the Olympics, sprint tracks were being considered.

Resolved that the report be noted.

27. Asset Management Strategy

Considered the draft dated May 2011 which had been circulated to the Board. The Community Services Manager explained that this was a sample of the main document. The 50 page full document would be provided to Board Members and discussion would take place at a future meeting. Consultants would be appointed.

28. Housing Revenue Account Reform Project

The Community Services Manager identified the link between The Asset Plan and the Housing Revenue Account Reform Project.

He spoke of the Project Brief and Project Streams. £87 million pounds of National Housing debt would become self-financing from next year.

An HRA Project Reform Project Dashboard was circulated to the Board. It would give the Board monthly updates as to how the Project was progressing and flag up any issues of concern.

A 30 year Business Plan would be produced and would address all issues and challenges. Savills had been appointed as consultants and would attend the next meeting. Sessions would also be held with elected members, a wider range of tenants and other housing providers.

29. Status Survey

Considered report previously circulated, regarding the Tenant Services Management Board commissioning of a STATUS Satisfaction Survey during 2011. The results of the survey had been published with the vast majority of tenants (90%) reporting that they were happy with the overall service they had received.

1400 Tenants had been surveyed and there had been a 56% response rate. The Survey would feed into the Business Plan and be used to improve services.

To ensure that the feedback was complete, more work needed to be carried out to improve services and encourage tenants to feel their contributions were worthwhile. It was proposed to set up a small 'Task and Finish' type focus group (led by a tenant), to look at the findings of the survey in detail and to report back to the Tenant Services Management Board in October 2011.

Resolved that:

- (1) the results of the 2011 STATUS Satisfaction Survey be noted; and
- (2) the proposal outlined in the report be approved.

30. Tenant Participation Advisory Service Annual Conference

It was agreed at the last meeting that three Board Members and one member of staff attend the Conference. Four Members had expressed an interest in going, they were Mr Hellier, Mrs Hegarty, Mr Edwards and Councillor Bowrah.

Resolved that four Board Members attend the conference

31. Date of July Board Meeting

It was agreed to hold the next meeting of the Board on 21 July 2011 at 6pm at Lodge Close, Wellington.

(The meeting ended at 8.40pm)