

Transfer of the 2 Play Areas

Draft Proposal to SSPC

To: Friends of Coate (Badbury Park) Residents Working Group

10 December 2025

Dear Residents,

The Coate (Badbury Park) Residents Working Group would appreciate your views on the future of the 2 play areas on Badbury Park.

Please goto Surveys in the index and vote on the proposal

Subject: Request for Meeting to Explore Transfer or Shared Management of Play Areas at Badbury Park

Dear Cllrs Neil and Lawrence,

On behalf of the Coate (Badbury Park) Residents Working Group, we are writing to seek your support in arranging a meeting with all relevant stakeholders to discuss the future management and potential transfer of the two play areas at Badbury Park.

We wish to explore viable options for transferring the play areas to South Swindon Parish Council (SSPC) in line with the provisions of the S106 Agreement, and to consider sustainable, long-term management models that ensure these facilities serve the best interests of the local community.

Given the number of organisations involved, we believe that a coordinated, multi-party meeting would provide the fairest and most transparent forum to evaluate the available options.

We would be grateful for your assistance in bringing the appropriate parties together, ideally at the Community Centre, where the Working Group can present our findings and recommendations.

We attach a copy of the Working Group Report for reference.

The Land has not been transferred to either Council or its nominee for a total consideration of One Pound (£1) which transfer the Council agrees with the Owner that it will accept the under S106 Schedule 4 Parts 1 to 3.

Part 4 - Transfers

4.1. If the owner transfers the POS and/or play areas and/or allotment land to the council or to a management body such transfers shall be a subject to and with the benefit of:

S106 Schedule 4 Part 4 – Transfer Provisions

The S106 Agreement states that the play areas, POS, and allotments may be transferred to the Council or another management body “subject to and with the benefit of the community.”

This indicates that such transfers are:

- possible,
- anticipated as part of long-term arrangements, and
- designed to secure community benefit.

Precedent – Acceptance of Allotments by SSPC

We understand that SSPC accepted the allotments at Badbury Park because:

- there was a shortfall in allotment provision within the parish, and
- the allotments are self-funding through plot rental income.

This naturally raises the question of whether a similar funding model—or alternative cost-neutral arrangement—could enable SSPC to take on the play areas.

Request for SSPC’s Position

To help progress an achievable solution, we would be grateful for SSPC’s views on the following:

1. **Adoption**
Would SSPC consider adopting the play areas under the S106 transfer provisions if a financially neutral or sustainable model could be established?
2. **If cost is the key barrier, would SSPC consider one of the following partnership models?**
3. **Service contract:** The Management Company funds SSPC to carry out maintenance (similar to existing landscaping contracts).
4. **Hybrid model:** SSPC provides inspections and compliance oversight, while routine maintenance remains with the Management Company.
5. **Phased transition:** SSPC agrees to adopt the play areas after a fixed period or following agreed preparatory work.
6. **Ring-fenced levy:** A dedicated “play area levy” within the existing management charge, earmarked for SSPC to deliver the service efficiently under existing parish structures.
7. **Public–private collaboration:** SSPC adopts the land but continues to outsource maintenance, potentially via the current managing agent.
8. **Adopt-once-rectified model:** SSPC adopts the assets once all defects are addressed, removing early financial risk.

All of these are widely used nationally to resolve similar double-charging issues on modern estates.

Why SSPC’s Involvement Matters

Parish Councils typically:

- provide expertise in play area safety and inspections,
- deliver consistent maintenance standards,
- reinvest resources locally, and
- support community access and events.

Integrating the play areas into the public realm would provide Badbury Park with the same level of local service and accountability that residents elsewhere in the parish already receive.

Request for a Joint Meeting

We respectfully ask whether SSPC would be willing to participate in a joint meeting with the Residents Working Group, the Management Company, the landowner/developer, Swindon Borough Council, Liddington Parish Council, Ward Councillors, and our MP, Heidi Alexander.

Bringing all parties together would:

- allow each organisation to clearly express its position,
- provide an opportunity to assess viable management and funding models,
- promote understanding of each party's responsibilities and constraints, and
- support the development of a fair, sustainable solution that reflects the intent of the S106 provisions and the needs of the community.

Context – Double Charging for Residents

Badbury Park residents currently face a unique and inequitable situation. Despite paying full Council Tax and the parish precept, residents must also fund the maintenance of POS, play areas, and SuDS through a private Management Company. This results in “double taxation” for services that the Parish Council delivers elsewhere within its boundary but which remain privately administered in Badbury Park due to the current ownership arrangements.

Given the complexity of the current arrangements and the ongoing financial impact on residents, we strongly believe such a transparent and collaborative discussion is both necessary and constructive.

We would welcome the opportunity to meet at your convenience and look forward to hearing your views.

On behalf of the Coate (Badbury Park) Residents Working Group