

Future Parks

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Which assets could be included in a Parks Trust and why?

Consider the pros and cons of including different asset types in the Parks Trust. Think about it *from the point of view of those running a new Trust* - what would work best for the future of green space in the city? Some of the pros and cons of including various types of green spaces are listed below.

Asset	Description	Pros	Cons
Park	A site which provides for formal and informal leisure opportunities containing facilities and features such as gardens, woodlands, sports pitches, playgrounds.	<p>Closest to popular understanding of 'a park'.</p> <p>Together, they create a varied landscape portfolio.</p> <p>Space for healthy recreation is potential hook for investment.</p> <p>Water catchment areas are potential hook for investment.</p> <p>Where relevant, impact of trees in flood risk reduction, carbon storage and land stabilisation is potential hook for investment.</p> <p>Can be useful as way of ensuring repeat visits e.g. woodlands and gardens have seasonal interest or additional attraction e.g. contemporary art, sculpture and trails.</p> <p>Ability to generate capital or revenue through change of use.</p> <p>Good space to engage with stakeholder groups.</p> <p>Space for healthy recreation is potential hook for investment.</p> <p>Likely to pay for itself.</p>	<p>Some parks may cost more money to run than they make.</p> <p>Some parks may be covered by restrictive covenants.</p>
Gardens	A site which is predominantly valued for its landscape, horticultural features and flower gardens.		<p>Generally higher maintenance (unless low maintenance design) so creates more operations costs but opportunity to create income streams such as entrance fees or bring in grants as well as engage volunteers.</p>
Open space	Open mown grass or meadow areas, possibly with paths, seating and water features, but no other facilities.		<p>Might not be an obvious 'park' and might be small therefore increasing relative maintenance costs.</p>
Woodland	Land areas covered by trees and woodland flora providing opportunities for informal and formal leisure opportunities.		<p>Might require specific management skills which may not be in-house.</p>
Moorland/heathland	Upland sites usually dominated by heather and other ericaceous plants, along with slow growing grasses, rushes and sedges.		<p>Not an obvious 'park' and may be a distance from the core of parks in the city. May require special management which might not be available in-house.</p>
Public realm	Urban hard landscaping, generally in open spaces.		<p>Unlikely that public realm can be transferred to the new Trust, so only maintenance could be contracted out to Trust, and Trust could not guarantee winning contract.</p> <p>Distraction from core business leading to opportunity cost.</p>
Incidental greenspace	Small areas of greenspace owned by LA and/or housing associations and managed through contract by LA.		<p>Might not be an obvious 'park' and might be small therefore increasing relative maintenance costs.</p> <p>May not be possible to transfer to the new Trust, depending on ownership.</p>
Allotments	Allotment plots and leisure gardens which are tenanted and are used by the tenant for the production of fruit and vegetables for their use.		<p>Statutory service - only maintenance could be contracted out to Trust, and Trust could not guarantee winning contract.</p>

Asset	Description	Pros	Cons
Golf courses	Golf courses with ancillary facilities.	Income generation through play/membership.	Contractual obligations which may be onerous for the Trust.
Sports sites	Quality ranked sports pitches with ancillary facilities.	Income generation through leases and car parking and potential to generate secondary spend e.g. cafes or concessions nearby. Good space to engage with stakeholder groups. Space for healthy recreation is potential hook for funders.	Contractual obligations which may be onerous for the Trust.
Playing fields	Average quality sports pitches without significant ancillary facilities.	Good space to engage with stakeholder groups. Space for healthy recreation is potential hook for funders. Likely to pay for itself.	Like to already be very low cost, therefore may be difficult for new Trust to make cost savings. Lots of stakeholders.
Playgrounds	Standalone fixed equipment children's playgrounds, not within a Park and without significant additional Open Space.	Good space to engage with stakeholder groups. Space for healthy recreation is potential hook for investment. Potential to generate secondary spend e.g. cafes and concessions nearby.	Maintenance costs and potential issue of anti-social behaviour. Could provide a distraction from core purpose.
Closed cemeteries	Disused burial grounds now managed as open space for public leisure purposes.	Often used as space of relaxation - like a public park.	May not fit with rest of green space portfolio. Could generate unease among relatives of those buried in cemeteries.
Active cemeteries	Active burial grounds and associated burial/bereavement services.	Income generation through bereavement services and potential to grow through social enterprise. Often used as space of relaxation - like a public parks. Usually run by private company so public used to non-LA management.	May not fit with rest of green space portfolio. Could generate unease among relatives of those buried in cemeteries.
Highways & Localised Services	Verges and roadside greenspace.	Can contribute to environmental benefits.	Doesn't look like 'a park'. Distraction from core purpose.
Car parks	Car parks within parks	Income generation through pay and display. Opportunity to engage the public through signage and branding. Also provides fundraising opportunities and can be used for market research to test who visits.	Expensive to create if need more. Maintenance costs can be high especially if those the Trust inherits are poor quality/condition and this can lead to complaints.
Depots	Depot for maintenance vehicles and parks equipment.	Provides Trust with maintenance logistics/infrastructure.	Cost of maintenance.

Asset	Description	Pros	Cons
Landfill	Landfill sites either active or filled.	Potential for post-landfill uses. Restoration could create new habitats and access.	Doesn't look like 'a park'. Potential liabilities could be significant. No clear benefit to Trust.