

**West Lothian Council
Multi Use Games Area (MUGA) Asset
Management Plan**

Updated 11 October 2010

2.0 MUGA ASSET MANAGEMENT OBJECTIVES

2.1 Vision

“Make more effective and efficient use of the councils MUGA assets”

2.2 Our Key Challenges

The key challenges to successfully deliver this vision are:

- Ensure that MUGA assets are managed effectively and demonstrate best value.
- Maintain and improve the Assets to meet service delivery needs and statutory obligations.
- Meet future demand of an increasing population where justified.

2.3 MUGA Asset Management Objectives

2.3.1 Ensure that MUGA assets are managed effectively and demonstrate best value.

- Ensure property is managed appropriately.
- Regularly monitor and report on the performance of property.
- Ensure comprehensive asset management information is collected, maintained and stored efficiently.
- Review and challenge the need for retaining MUGAs
- Consider the needs of stakeholders.

2.3.2 Maintain and improve the assets to meet service delivery needs and statutory obligations.

- Ensure our property portfolio is suitable for its current use and supports efficient and effective service delivery both now and in the future.
- Ensure properties are in an appropriate condition and maintained effectively.
- Ensure MUGAs are compliant with relevant legislation.
- Ensure MUGAs are accessible for people with disabilities.

2.3.3 Meet the future demand of an increasing population.

- Meet the future demand of an increasing population where justified.
- Consideration through the formal planning process.

3.0 MUGA ASSET MANAGEMENT ARRANGEMENTS

The purpose of this section is to clearly set out the Council's approach to the management and development of the MUGA assets.

3.1 FRAMEWORK AND RESPONSIBILITY FOR MANAGING MUGA ASSETS

- Joint responsibility of Sport & Outdoor Education and Nets & Land Services to manage the assets appropriately.
- Establishment of any new facilities to be agreed with the above Service Areas to clarify management and maintenance responsibilities
- Through Asset Management Team and/or Partnership Meetings
- By dedicated Inspection Officers.
- By implementing and reviewing policy and strategy for the effective and efficient management of the MUGA Assets.
- To ensure the MUGA asset management plan is prepared and updated as required.
- To establish the condition and fitness for purpose of all MUGAs through joint review.
- To analyse, in consultation with stakeholders, usage and appropriateness of MUGA provisions.
- To organise the collection of appropriate data.

3.2 DATA MANAGEMENT

We will ensure that MUGA asset management information is collected, maintained and stored effectively by:

- Having an up to date MUGA register

3.2.1 MUGA Register

The MUGA Register provides a record of all MUGAs on the council's openspace database together with some other basic information such as, size, surface material, access, lighting and fencing.

Responsibility for maintaining the MUGA Register rests with Sports and Outdoor Education.

3.3 REVIEW & CHALLENGE ASSET PROVISION

We will ensure that only MUGAs meet council and stakeholder objectives by:

- Regularly reviewing and challenging MUGA retention

3.3.1 MUGA Review – Site Specific Only

A site-specific MUGA Review will be carried out when any of the following conditions apply:

- There are difficulties in meeting statutory requirements.
- The usage of the property is perceived to be minimal, subject to stakeholder consultation.
- There is a potential opportunity to re-locate the services delivered from within another site, subject to stakeholder consultation.

The findings and recommendations from each Specific Site Review will be reported to the capital Planning and Asset Management Strategy Group and Local Members. If appropriate, options for future investment considered.

3.4 STAKEHOLDER CONSULTATION

We will consider the needs of stakeholders by:

- Consulting on site specific proposals

3.5 CONDITION & SUITABILITY

We will ensure MUGAs are in an appropriate condition and maintained effectively by:

- Regularly inspecting the condition of the MUGA Assets
- Ensuring planned maintenance spend is targeted at the areas of greatest need.
- Maximising the amount of planned maintenance as opposed to reactive.
- Providing a reactive maintenance service to ensure MUGAs remain open and available.
- Providing a regular MUGA inspection regime to identify defects at an early stage.

3.5.1 Condition Surveys

Condition surveys have been completed on all MUGA Assets, fencing, surfacing, lighting and kickboards to establish a baseline dated January 2009.

3.5.2 MUGA Inspection Regime

Regular MUGA inspections are carried out by Maintenance Inspectors to record and monitor the condition of the MUGA and to identify and address construction defects.

3.6 STATUTORY COMPLIANCE

We will ensure MUGAs are compliant with relevant legislation by:

- Regular Maintenance Inspections re Health & Safety

3.7 MUGA ACCESSIBILITY

We will ensure MUGAs are accessible for people with disabilities by:

- Ensuring all new MUGAs and refurbishment of existing MUGAs meet accessibility standards.

We will work on the principle of provision.

- Strive to provide facilities that are accessible, justifiable and appropriate for location and community.
- To meet standards of provision subject to 5km maximum catchment area and minimum population of 1000 potential users.

4.0 MUGA SITES LIST

Ref No.	Site	Surfacing Rubber	Lighting	Fencing	Town	Locality
1	Whitburn CC	y	y	y	Whitburn	Whitburn & Blackburn
2	Badger Court Broxburn	y	n	y	Broxburn	Broxburn & Winchburgh
3	West Calder CC	y	y	y	West Calder	Fauldhouse and Breich Valley
4	Lanthorn CC, Dedridge.	y	y	y	Livingston	Livingston South
5	Mosswood CC, Knightsridge.	y	y	y	Livingston	Livingston North
6	Sutherland Way, Knightsridge.	y	n	y	Livingston	Livingston North
7	Seafield	y	n	y	Seafield	Whitburn & Blackburn
8	Watson Park	y	y	y	Armadale	Armadale & Blackridge
9	Forestbank CC	y	y	y	Livingston	Livingston South
10	Winchburgh CC	y	y	y	Winchburgh	Broxburn & Winchburgh
11	Uphall Skate Park	y	y	y	Uphall	Broxburn & Winchburgh
12	Linlithgow Academy	y	y	y	Linlithgow	Linlithgow

13	Livingston Station CC	y	y	y	Livingston	Livingston North
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Ref No.	Site	Surfacing Wet Bound	Lighting	Fencing	Town	Locality
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14	St Anthony's PS*	y	y	y	Armadale	Armadale Blackridge
15	Blaeberryhill Park*	y	y	y	Whitburn	Whitburn & Blackburn
16	Eastfield Road Park*	y	y	n	Fauldhouse	Fauldhouse and Breich Valley

Ref No.	Site	Surfacing Synthetic Grass	Lighting	Fencing	Town	Locality
17	Blackridge PS	y	y	y	Blackridge	Armadale Blackridge
18	Nell Burn / Lenzie Ave	y	n	y	Deans	Livingston North
19	Addiewell PS	y	n	y	Addiewell	Fauldhouse and Breich Valley
20	Stoneyburn Our Lady's PS	y	n	y	Stoneyburn	Fauldhouse and Breich Valley
21	Polbeth CC	y	y	y	Polbeth	Fauldhouse and Breich Valley
22	Pumpherstons CC	y	y	y	Pumpherstons	East Livingston & East Calder
23	Whitburn KGV	y	y	y	Whitburn	Whitburn & Blackburn
24	Bankton Mains	y	y	y	Livingston	Livingston South
25	Beechwood Park	y	y	y	Stoneyburn	Fauldhouse and Breich Valley
26	Gibbshill Park	y	y	y	Greenrigg	Whitburn & Blackburn
27	Langside Gardens	Mix	n	y	Polbeth	Fauldhouse and Breich Valley
28	Clement Rise	Mix	n	Y	Livingston	Livingston South

Ref No.	Site	Tar/Concrete	Lighting	Fencing	Town	Locality
29	Livingston Village	Tar	n	y	Livingston	Livingston South
30	Whinbank	Tar	n	y	Livingston	Livingston South
31	Limefield Park	Tar	n	y	Bathgate	Bathgate
32	Larchbank	Tar	n	y	Livingston	Livingston South
33	Harrismuir PS	Tar	n	y	Livingston	Livingston South
34	Longridge PS	Tar	n	y	Longridge	Fauldhouse and Breich Valley
35	Boghall PS	Tar	y	y	Bathgate	Bathgate
36	Loganlea Park	Tar	n	y	Addiewell	Fauldhouse and Breich Valley
37	Peel PS	Tar	y	y	Livingston	Livingston North

Facilities denoted with * are larger size blaes areas, Eastfield Road Park is not an enclosed area.