

## **PLAYSPACE ROLLING PROGRAMME 2004/2005**

### **1 SUMMARY**

- 1.1 The purpose of this report is to provide Members with details of the Playspace Rolling Programme for 2004/05.
- 1.2 Due to the delay in implementing the 2003/04 Playspace Rolling Programme, this report is being submitted early so that the opportunity can be taken to procure both the 2003/04 and 2004/05 programmes through one tender process.

### **2 INTRODUCTION**

- 2.1 Following the consideration of the 2003/4 Playspace Rolling Programme by this Committee on the 1 July 2003, a Sub-Committee is now considering the future policy of playspace provision. The review is targeted to finish in May 2004. The Sub-Committee recommended that the Playspace Rolling Programme for 2003/04 and 2004/05 be continued in the interim. This recommendation was ratified by this Committee at the meeting on 8 January 2004 (Minute 5/04 refers).
- 2.2 A survey of all playspaces was carried out in July 2002, and has now been updated to re-prioritise the list of playspaces. A summary of this update is included as Appendix A.
- 2.3 In the mid 1980's, eight large wooden multi-play units were installed at eight different sites. These units are approaching the end of their useful life and the rolling programme is affected by the need to deal with these in particular. Sites with these units have increased health and safety risks and hence these sites have risen up the priority list. The proposal is to deal with these multi-play units in the programme in 2004/05.

### **3 PROGRAMME FOR 2003/04**

#### **3.1 High Street, Great Wakering**

Further deterioration of the multi play unit requires that this be replaced or requires more maintenance. There is also an opportunity to provide skateboarding facilities at this location, which would address the needs of the older age group. Provision of skateboarding facilities would require increased maintenance of the infant play equipment at this stage to address any outstanding issues.

Great Wakering Parish Council had contacted officers in 2002/03 regarding provision of skateboarding facilities on the Recreation Ground. However, provision of this facility would be dependent on a contribution from the Parish Council (depending on the scale of equipment) and may require a planning application. It would also be necessary for a public consultation to be undertaken for a new facility.

### **3.2 Ashingdon Road, Rochford**

This is a multi-age playspace. Some of the equipment has already had to be removed due to advanced state of deterioration. Other equipment is severely worn and there are health and safety issues that need to be addressed.

## **4 PROGRAMME FOR 2004/05**

4.1 As stated in section 2.2 eight units were installed at various sites in the mid 1980s. Doggetts, Rochford, was replaced in 1998/1999 and Hawkwell Common was replaced in 2002/03, with Great Wakering and Ashingdon planned to be replaced in 2003/04, leaving the remainder to be replaced as a matter of urgency.

4.2 The proposal is to change the programme from refurbishing individual sites to replacing the multi-play units in the remaining sites. This will ensure that these units do not reach a point where there is any danger to children using them.

4.3 The units for replacement are in the following playspaces:

- Fairview, Rayleigh.
- Grove Road, Rayleigh.
- St. John Fisher, Rayleigh.
- Althorne Way, Canewdon.

4.5 The intention is to replace all four multi-play units in 2003/04 with new units to the maximum value of the programme.

## **5 REFURBISHMENT STANDARDS**

5.1 All new equipment will now be constructed in steel, to prevent the problems that have been occurring with arson attempts on wooden equipment. All equipment is manufactured to current British and European Standards and has the relevant safety surface and appropriate safe spacing. All playspaces are fenced with galvanised hoop topped fencing and self-closing gates to keep dogs out. This fencing has been provided through revenue maintenance budgets.

## **6 PROCUREMENT PROCEDURE**

- 6.1 In 2002, as part of the procurement of playspaces, it was decided to try a different approach in seeking competitive tenders from contractors. A brief was prepared that defined the relative play value, age range, type of equipment and location. Tenderers were requested to provide a design to meet the budget that had been set. This process fits in with the Procurement Strategy produced and agreed in 2001, by reducing the risk of cost overrun, by defining the budget and optimising the use of staff resources and using the expertise of the tenderers to design the schemes.
- 6.2 The results for 2002 were very encouraging, with all manufacturers supplying very detailed, competitive schemes to the value indicated. This meant that selection of a scheme was based on the quality of proposal, rather than on cost. This approach also ensured that the very best design skills were provided to these schemes, and was in accordance with the Council's Procurement Strategy dated October 2001.
- 6.3 It is proposed that a similar approach be used for the 2003/04 and 2004/05 programmes. The cost of each individual scheme for the 2003/04 programme is set at £25,000. The total cost of the four schemes for 2004/05 set out in section 4.3 is £50,000.

## **7 CRIME AND DISORDER IMPLICATIONS**

- 7.1 The provision of play equipment can contribute to the reduction in crime and disorder issues.
- 7.2 All playspaces require an element of passive surveillance / regular passer-by etc. to improve the security of children using the playspaces.

## **8 ENVIRONMENTAL IMPLICATIONS**

- 8.1 Refurbishment of a playspace does improve the local environment of the area and contributes to the well-being of families within the area, by providing safe areas of play.
- 8.2 Encouraging children and young people into the experience of quality play areas also contributes to improved health and quality of life issues.

## **9 RESOURCE IMPLICATIONS**

- 9.1 A sum of £50,000 p.a. has been set aside in the Capital Programme for 2003/4 and 2004/5 as part of the Rolling Programme on Playspace Refurbishment. The tender limit will be set at these figures.
- 9.2 Provision of fencing and maintenance of playspaces is funded through revenue programmes and not the capital programme.

**10 LEGAL IMPLICATIONS**

- 10.1 The Council has a legal obligation when providing play facilities to ensure they are in a safe condition. This rolling programme contributes to providing safe playspaces. As a back up to the normal inspection and maintenance of playspaces, a risk assessment is carried out annually by the National Playing Fields Association (NPFA) on all playspaces.

**11 PARISH IMPLICATIONS**

- 11.1 The playspaces recommended are situated in Great Wakering, Ashingdon, Rayleigh and Canewdon.

**12 RECOMMENDATION**

- 12.1 It is proposed that the Committee **RESOLVES**
- (1) To agree that priority be given to replacement of the units in the designated play areas for the 2004/05 Rolling Programme as identified in section 4.3.
  - (2) That the Playspace Rolling Programme for 2003/04 and 2004/05 be progressed as outlined under Section 6 of this report.

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**Background Papers:**

None

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## APPENDIX A

**PLAYSPACE SITE VISIT SURVEY**  
JULY 2002 - REVISED MAY 2003

Site	Survey	Priority
	<p align="center"><b>Annual Risk Assessment by NPFA</b></p> <p align="center"><i>Majority sites fenced. Signage, general maintenance and woodchips etc. picked up by Parks Officer/Serviceteam Grounds Maintenance</i></p>	<p align="center"><b>High</b> <b>Medium</b> <b>Low</b></p>
<b>Seaview Drive</b> Gt.Wakering	Metal unit/timber structure – o.k.. No space for other equipment but could consider springy. Fairly quiet although ball games a problem – signage could be improved – no seat.	L
<b>Morrins Close</b> Gt. Wakering	Youth playspace. Basketball. Goal post for 5-a-side installed in 2002. Buffer zone in place with planting growing well. <b>Built in 2001</b>	L
<b>Glebe Close</b> Gt.Wakering	Toddler playspace. Planting along fence trimmed regularly, seat and bins – locked by residents. Built in 2001	L
<b>Conway Avenue</b> Gt. Wakering	Toddler playspace – additional springy could be provided. Seat/bin in place. Locked at night (some problems with locking times)	L
<b>High Street</b> Gt. Wakering	Kicking wall, basketball area,. <b>Multi-activity kit – section missing multi-play / damaged surface area – needs replacement. Springy ok. Rubber surface replaced 2001 damaged.</b>	H (1)
<b>Barling</b> Lt.Wakering	Generally toddler – multi-play, swings, springy. Restained/repainted in 2002. Bin/seat.	L
<b>Warwick Drive</b> Rochford	Teenage & toddler. Teenshelter, basketball. Social problems.. Additional works required to prevent football within the playspace as this is a nuisance to the neighbours.	L
<b>Doggetts</b> Rochford	All new kit in 2000/1 – good site – mixed usage – 5-11years. Some tree planting.	L
<b>Ashingdon Rd.</b> Rochford	<b>Cantilever swing removed due to rot. Multi-play needs replacement, roundabout wearing out – possible finger trap, safety issues on swing – needs general refurbishment.</b>	H (2)
<b>Rowan Way</b> Canewdon	No fence – one swing only. Playspace provided at Althorne Way Recreation Ground.	L

Site	Survey	Priority High Medium Low
<b>Althorne Way</b> Canewdon	Skateboard park. Toddler unit refurbished 2001. Woodchip replaced, aerial runway and swings. 2 new seats .	L
<b>Clements Hall</b> Hawkwell	Swings need rubber surface when refurbished. Generally toddler usage. Seats/bins. Has space for more equipment, generally good condition..	L
<b>Hawkwell Common</b> Hawkwell	Multi-play replaced Well used site Complete refurbishment 2002/03.	L
<b>Betts Wood</b> Hockley	Aerial runway – some rot starting and wear on net. Needs new fence to front.	M
<b>Hockley Woods</b> Hockley	Pathway needs improvement. Play equipment replaced in 2002/03	L
<b>Pooles Lane</b> Hullbridge	Skateboard and new 5-a-side / basketball. Playspace repainted – possible springy's / picnic tables – liaising with Parish. Well used.	L
<b>Rawreth Lane</b> Rawreth	Re-painted 2002, fencing renewed, unit retained. Possible seat/bin. Possible additional trees.	L
<b>Sweyne Park</b> Rayleigh	Fencing ok – gate spring needs adjustment. Land drainage completed. Repainted 2002, toddler, junior & senior areas and kicking wall. Access pathway needs to be in stone possibly extending to kicking wall.	L
<b>Causton Way</b> Rayleigh	Repainted meets requirements – gate locked 7pm/dusk by local resident.	L
<b>Fairview</b> Rayleigh	Basketball, repainted playspace with new fencing. Multikit/roundabout need upgrading within next 2 years. Swings need safety surface upgrading in near future. Picnic area tables/seats need replacement.	M-H (4)

Site	Survey	Priority High, Med, Low
<b>Hartford Close</b> Rayleigh	Wetpour repaired. Kit good repainted – new 3 years. Adjacent green space totally fenced.	L
<b>Boston Avenue</b> Rayleigh	Fencing needs replacement. – too low. Recently repainted, needs new safety surface in future. Possible springy and seat.	M
<b>St. John Fisher</b> Rayleigh	Repainted recently – fencing – gate post leaning and bent railing. Needs refurbishment within 5 years. Minor safety surface issues.	L
<b>Elsenham Court</b> Rayleigh	Upgraded 2001/02	L
<b>Fyfield Path</b> Rayleigh	Upgraded 2001/02	L
<b>Bedford Close</b> Rayleigh	History of social problems area fenced. Roundabout replaced in 2002.	L
<b>Grove Road</b> Rayleigh	Social problems - arson wooden units. Nuisance being monitored.. New fencing installed, 2002/3. Repainted existing equipment short term. Equipment needs upgrading but await monitoring reports and reconsider next year.	<b>M – H</b> (3)

**PROPOSED PROGRAMME WORKS IN ORDER OF PRIORITY**

GREAT WAKERING

ASHINGDON