

To Wickham Market Parish Council

Report on Maintenance for the Children's Play Area at the Village Hall

1. Background

- 1.1. The play area has an annual inspection by RoSPA Play Safety which produces a detailed report of all maintenance and safety issues graded by risk level. This report covers everything in the area including signage, fencing, gates, litter bins, seating and all the play equipment.
- 1.2. Maintenance companies ask for this report as a basis of their quotation and will provide costs for all medium risk and above. In June 2021 the September 2020 safety report was given to three companies to quote for a full maintenance programme.
- 1.3. Unfortunately this practice allows maintenance companies to offer different solutions which makes comparison difficult. However, below is an attempt to disaggregate the quotes highlight broadly what is being offered. A more detailed analysis can be found in annex 1

Analysis of play area maintenance quotes received in 2021

Company	Eastern Play Services Ashbocking Cost Comments	Playquip Alresford, Essex Cost Comments	Kompan Milton Keynes Cost Comments
<i>Cleaning (Done for £250)</i>	420.00		991.67
Replace Galaxy do-nut joints		5,419.00	
Other Play Equipment repair			
Kompan Parts	1,276.60		2,820.00
other parts & labour	1,418.00		2,006.20
Total Parts & Labour	2,694.60	6,752.00	4,826.20
Bonded Rubber Mulch including laying	area m ²		area m ²
Total Bonded Mulch	8,772.50 144.40	13,147.50 155.80	
Cost per M²	60.75		84.39
Rubber Grass matting			
Total Rubber Grass Mat	2,225.00 102.00		
Cost per M²	21.81		
Overall Total (ex wash)	13,692.10	25,318.50	4,826.20

2. The Safety Inspection Report

- 2.1. This report identifies every item in the play area with an associated safety risk. Generally low risk items would need little or no remedial action. Key things to note:
 - The Multiplay Galaxy unit has several recommendations for replacing and maintaining parts. However, the report does not suggest replacing all the joints, which are the black balls with a deteriorating surface.
 - There are several references to ground erosion and mat lifting causing a trip hazard
 - There are a number of maintenance tasks that can be rectified in house

3. Options

- 3.1. There are a number of broad management decisions to be made:
 - 3.1.1. **Replace or repair:** For example replace rocker bug springs or repaint them, replace play lorry front panel or repair it.
 - 3.1.2. **Contract out or repair inhouse:** Richard is capable of a number of smaller repairs

- 3.1.3. **Anticipate future maintenance or keep strictly to the report:** A good example is the ball joints on the Multiplay Galaxy
- 3.1.4. **Type and area of ground covering:** Bonded surface is more expensive than rubber grass mats but may last longer
- 3.1.5. **Do nothing:** Not a serious option as safety is paramount, but this has been the action for the last few years

4. Bonded Rubber Mulch Information

- 4.1. This is a springy, child-safe surfaces, playgrounds, MUGA, tracks. BRM is a safe, continuous, seamless rubber surface which is hard wearing and can be laid over almost any type of existing ground without the need for foundations.
- 4.2. Made with recycling solid rubber that otherwise would go to landfill. A blended shred, which is coloured and gives a natural looking surface, soft and flexible, long lasting and safe.
- 4.3. The end product is a porous, fall height friendly surface, ideal for playgrounds
- 4.4. An example supplier can be found at <https://www.bondedsurfacing.co.uk/>

5. Estimated overall costs

- 5.1. Depending on the choices made, total costs could be;
 - 5.1.1. Equipment £3k - £12k
 - 5.1.2. Surfacing £10k - £15k

6. Funding

- 6.1. Wickham Market Parish Council currently have £14k in reserve for the Children's play area and a total bank balance of £125k. There are sufficient funds available to do a quality job.
- 6.2. There are still sources of funding available including ESC Sports grant and play pot. Other sources will also be investigated

7. Requoting

- 7.1. Three revised quotes will be requested for each disaggregated maintenance activity

8. Recommendation

- 8.1. Functional and stress parts such as springs, shackles and protruding sharp metal should be replaced, facias and minor damage should be repaired where possible
- 8.2. Contract out for specialist work such as equipment maintenance and surfacing work but consider using different suppliers if appropriate or economic. (A good example being cleaning which went to a specialist cleaning company). Manage as much in house as possible
- 8.3. Future maintenance: Really a decision on spending £5k on dismantling the Galaxy and replacing all joints and hand holds or not. Interestingly, Kompan did not quote for this.
- 8.4. Bonded surface is 3 – 4 times the cost of rubber mats, Given the state of the rubber mats, the recommendation is to instal bonded surface at an estimated cost of £13k - £15k
- 8.5. Gates, hedges and other ancillary work to be managed using separate suppliers if this cannot be managed in house

Annex 1

Analysis of play area maintenance quotes received in 2021

Company	Eastern Play Services Ashbocking		Playquip Alresford, Essex		Kompan Milton Keynes	
	Cost	Comments	Cost	Comments	Cost	Comments
<i>Cleaning (Done for £250)</i>	420.00				991.67	
Replace Galaxy do-nut joints			5,419.00			
Other Play Equipment repair						
Galaxy spinners x2			485	1 new top		
swings		new chains, flat seats & shackles new caps	72	end caps	32.00	End Caps
Aerial Runway						
Rocker seesaw			285	treat/paint springs	582.00	Replace Springs (Blazer)
Spring bugs x2		new foot step	93	tighten & add drain holes	199.00	Replace Springs (Racer)
Carousel Bowl		file smooth	35	file smooth	172.00	Replace Bowl
Toddler Multiplay		tighten & fit cap	77.00	tighten & fit cap	560.00	Replace steps
					421.00	Replace Platform
Play truck		Front & Wheels	286.00	repair front	854.00	Replace Front & Back pannels
Supernova Carousel						
Kompan Parts	1,276.60				2,820.00	
Other parts & labour	1,418.00				2,006.20	
Total Parts & Labour	2,694.60		6,752.00		4,826.20	
Bonded Rubber Mulch including laying		area m ²		area m ²		
Remove grass mats & fill voids						
Galaxy			2,175.00	29.00		
Spinners x2	1,210.00	19.40	1,200.00	8.00		
Swings	2,904.00	48.00	1,725.00	11.50		
Aerial Runway	2,299.00	38.00	3,150.00	42.00		
Rocker seesaw			900.00	12.00		
Spring bugs x2			480.00	6.40		
Carousel Bowl	605.00	10.00	337.50	4.50		
Toddler Multiplay			750.00	10.00		
Play truck			960.00	12.80		
Supernova Carousel	1,754.50	29.00	1,470.00	19.60		
Total Bonded Mulch	8,772.50	144.40	13,147.50	155.80		
Cost per M²		60.75		84.39		
Rubber Grass matting						
Galaxy	1,320.00	66.00				
Rocker seesaw	300	15.00				
Spring bugs x2	120	6.00				
Play truck	485	15.00				
Total Rubber Grass Mat	2,225.00	102.00				
Cost per M²		21.81				
Overall Total (ex wash)	13,692.10		25,318.50		4,826.20	