

Committee Report: Play Areas

Date: Sept 5th, 2024

To: Leisure & Recreation Committee

From: Andrew Briggs – Ops Manager

Subject: Play Areas

Council Priority: To provide a high standard of services & facilities. To protect and improve our environment.

1.0 Recommendation

- 1.1 To NOTE the report.
- 1.2 To ACKNOWLEDGE the Council's Duty of Care responsibilities.
- 1.3 To CONSIDER the list of outstanding remedial works (listed 3.5) and APPROVE any works raised as Medium or High Risk.

2.0 Introduction

CSNPC is responsible for maintaining 16 municipal play areas across the parish. Given their importance, it was entrusted upon the council to ensure that all these play areas are maintained to the highest possible standards of safety and accessibility, ensuring that at the very least, basic matters of safety are rectified swiftly.

This responsibility falls as a legal duty of care. As the council is obligated to take all reasonable steps to ensure that these play spaces are safe, well-maintained, and in good working order, thereby minimising the risk of injury to users and ensuring that the play areas can be enjoyed by all.

Whilst several parks await full refurbishment through utilisation of a public works loan, it is imperative that necessary repairs and maintenance continue to be carried out and not be deferred.

This report highlights numerous matters that have arisen from inspections and assessments.

3.0 Detail

3.1 Duty of Care liability:

1. **Regular Inspections:** The council should conduct regular inspections of play areas to identify any hazards or maintenance issues.
2. **Maintenance and Repairs:** If any issues are identified, such as broken equipment or unsafe surfaces, the council must take prompt action to repair or remove the hazard.
3. **Routine inspections:** The council should perform regular assessments to evaluate potential dangers and implement appropriate safety measures.

4. **Compliance with Safety Standards:** Public play areas must comply with relevant safety standards and regulations, such as those set by the Royal Society for the Prevention of Accidents (RoSPA) in the UK, or other applicable national guidelines.
5. **Signage and Warnings:** The council should provide clear signage, including warnings about potential hazards, age-appropriate use, and emergency contact information.
6. **Responding to Complaints:** The council should have a system in place to respond promptly to complaints or reports of hazards from the public.

3.2 What does the Council already do?

- 3.2.1 Weekly Inspections and reports
- 3.2.2 Annual safety inspections.
- 3.2.3 Respond to defect and remedial issues.
- 3.2.4 Conduct routine maintenance.

3.3 List of identified items approved by April 24 L&R Committee and complete:

Medlar Court, SN2 1TJ

- MPU - To repair 1 no deck board and 1 no tunnel.
- Repair wall board.
- Fit 5 x half logs to adventure play.
- Replenish play bark

Edinburgh St, SN2 8DA

- Repair loose post, plus fit rubber stopper.
- Replenish play bark

Inglesham Rd, SN2 5BY

- Repair gates that do not fully close.
- Replenish play bark.

Minety, SN2 5PQ

- Bent stopper plate causing entrapment issue at the bottom, fit new rubber buffer (slam plate or gate bent)

St Marks, SN2 1BZ

- Replenish play bark.

Mannington, SN5 7YW

- Replenish play bark.

Harcourt, SN2 1DR

- Fit new rubber stopper.

Alton Close, SN2 5HG

- 2nd Broken puzzle board side panel – Repaired (Vandalised 3rd time, 22.08.24)



- Approved costs were circa £4k

3.4 August weekly Inspection sheets:

06.08.2024.pdf

3.5 List of OS remedials requiring attention rectification:

- Alton Close wet poor flooring failure – in progress.
- Section of fence missing at Wilcox Close
- Damaged zip wire seat at Medlar Ct
- Damage swing chains at Mannington
- Loose rocker at Harcourt Rd (raised to IDV as previous recent installation)
- Adjust 2 x gates at Medlar Ct (neither gate self closes)
- Repair 1 x gate at Alton close that does not fully close.
- Repair 1 x gate at Mannington that is closing too slowly
- Churchward - 2 x gates, 1 not completely closing and one with a snapped spring which needs repairing. Fit 1 x spring assisted gate spring and make repairs and adjustments.
- St Marks - gate 1 opens into fence and not fully closing, and gate 2 has a snapped spring that needs repairing. Fit new closing spring and spring assisted gate spring.

4.0 Available Budget

5.1 The Council set aside £27,550.00 for loan repayments within the 24/25 budget.

5.2 Current attributed spend:

Date	Item / Job	Quote / Cost	Final Price	Comments	Running Balance
					£7,412.89
Jul-24	Replace damaged play panel @ Alton Close		£1,093.31		
Jun-24	Medlar Court		£2,150.10		
Aug-24	Play Bark Order		£483.33		
Aug-24	Alton Close Flooring Repair		£3,536.15		
Aug-24	Play Bark Order		£150.00		