

Steypning Parish Council Play Area Report

Item 4.4

Maintenance

We have recently agreed as you know to a preventative maintenance programme for our Play areas, and I believe all our facilities are now in a much better state than they were at the same point last year.

Noted below is the list of works undertaken by our maintenance contractor this financial year.

From June '20 – Undertake the following as a monthly check for all areas.

Oil and grease all gates and moving parts on equipment. Check all gate gaps, perimeter fencing for holes, instability, and broken posts. Check all play stations for wear and tear, loose bolts, worn chains and trip hazards.

Fletchers Croft Gym -

April '20 - Move chin bar to the correct height.

August '20 – Try out all stations with resistance and lubricate with GT5 light oil then complete this task monthly thereafter.

Oct '20 – Found rust on some casements -prepared and touched up with approved paint.

Fletchers Croft Play area –

April '20 – Motor play – reattach steering wheel & Tractor slide tightening up nuts and bolts.

August '20 – Tractor Frame – tighten foot grips, swings came loose on top beam-replaced nuts with nylon grippers and caps fixed. Entrance gate re-sited/drilled/fixed. 2 x Fence spurs installed.

Sept '20 – Fit another Fence spur, reattach fence to corner post, tighten swings on top beam.

Oct '20 – Replace slats in fence and gates and replace rusted bolts.

Nov'20 – Greased and oiled Roundabout to stop squeaking.

Feb '21 – Changed Cradle seat over as badly corroded nuts – needed to be cut off with grinder – new chains and nuts and washers etc.

MPF Play Area –

April '20 – Deconstruct and re-fix Bin as it had become a hazard. Re- mesh holes in fence and staple. Swing area – grind off chain links to preferred/safer length.

May '20 – Turfing and filling of Potholes and worn patches in a number of areas.

June '20 – Entrance gate – break out concrete, re install gate post in safer position. Swing areas and slide and climb, compact earth up to level, replace mats and peg plus new topsoil and seed. Re – mesh holes in fence. Re-attach and screw 4 x gravel boards. Tighten Climbing frame eye bolts. Fill holes and cracks in Wet pour play surface.

Sept'20 – Fit Fence spur

Oct '20 – Re-staple Mesh fencing and re attach gravel boards.

Chandlers Way –

April '20 – Make up bracket to support badly rusted slide support and fix in position. Cut back shrubs, scrape off moss and lichen from whole play surface area. Overhaul swings by removing links and replacing shackles. Fit and concrete fence spurs and other fencing repairs.

May '20 – Repairs to wet pour – over 30 splits sealed and finished to smooth repair. Further hedge cutting.

June '20 – Install gate behind existing posted area, and complete via new concreted in posts a separate secure area for this play park.

August '20 – Additional concrete post installed and Mesh to fencing area, plus wooden fence repairs.

Abbey Road –

April '20 – Install new posts -concreted in for fencing.

May '20 – Replace 4 x planks on side of bin and wood preserve entire bin. Replace 7 x rotted planks on the multiplay, clean remaining planks and fill holes and wood preserve and or paint. Move gate so that required gap maintained and fix spring guard. Replace 5 x fence posts. Cut hedges/foilage.

June '20 – Tarmac repairs to path.

August '20 – Replace broken fence posts and concrete in. Refit 3 more slats to multiplay. Cut back foliage. Tarmac repairs to Play surface.

October '20 – Replace 3 more fence posts and concrete in. Weave in mesh and staple. 2 more slats refixed on multiplay.

South Ash –

April '20 – Cut off swing bolts and replace with new.

August '20 – Cut back foliage and branches overhanging. Fill crack in tarmac with cold pour. Replace 1 x swing seat.

Oct '20 – Replace 5 x Fence slats and 2 x rotten gravel boards and cleats.

Inspections

The latest Horsham District Council monthly check is attached, and our contractor is aware of the list to be completed and has made a start on the outstanding items (those that he can deal with anyway)

The annual Wicksteed inspection has been booked now that they are operational once more following lock down, although we do not have a date for that as yet.

The three items we have had particular problems dealing with are the Cradle swing at the MPF which is to be replaced but there are issues finding a solution as we cannot simply replace one cradle from one manufacturer onto another manufacturer's swing frame as the fixtures and fittings do not match nor have we found a manufacturer who is willing to install in these circumstances, when the frame is wooden and old, due to health and safety concerns.

The second issue is that we need our roundabout and see saw 'clearances' at Fletchers croft revisited and seen to by the installers, but their maintenance team has been furloughed and

unavailable as far as I'm aware, so hopefully with the reopening after the pandemic we will be able to move forward with this.

Thirdly the South Ash Fence renewal has been an interesting case to uncover, as in the first instance and by the owners own admission the fence was theirs to maintain. At the beginning of March however they had reconsulted there solicitor who stated that they believed it was joint ownership having originally been SPC's – this being due to the previous owner completing the last re-build apparently with SPC's blessing so that it was considerably higher than we were due to install – this being so that those children who had climbed our multiplay frame could otherwise see into their garden. We have since pursued Land registry documents through our solicitor and on the 31st March had confirmation from the solicitor that the fence via a 'Title transfer dated 1986' gives better clarity to the situation, because as the solicitor states '[Clause 3 \(b\) indicates that the fence is a party fence and this would mean that it is repairable at joint expense](#)'.

I would ask therefore that committee reconsiders its previous position, due to incomplete knowledge at that time, and agrees for the Clerk to enter into discussions with the joint owner of the boundary to enable fence renewal via joint financing for as soon as possible.

Fence repairs to South Ash being quoted at approx. £350.

Possible New installations to consider for the future.

These are the Clerks thoughts (in brief) on the state of our SPC playgrounds.

Fletcher's Croft – A very good new facility with a huge footfall – very well used. Access gates will need to be replaced though in the next few years.

MPF – At least a new Cradle swing is a consideration, with the longer-term view that as per extended working party discussions in 2018 for near complete renewal of this playground, - we possibly need to return to this idea as a consideration.

Also, the swing adjacent the Tennis club either needs to be removed or at the very least a fence needs to be built around it, and if we were to do that then really the swing should have companion play equipment to make it a viable resource.

Chandlers Way – This area needs a complete revamp – possibly in line with the proposals put forward by former Councillor Saunders – As the slide is close to being condemned, I would suggest, and if this is removed then that would only leave the swing on its own which again becomes a pointless destination.

Abbey Road – Again the Multiplay frame and slide has not very much of a future and indeed the entire facility may need to be replaced in the next 5years.

South Ash – What this play area really needs is a couple of small equipment additions and possibly a bench and a planter screen so that it becomes a more viable destination for younger families.

Normans Way – This is still classed as a play area and if renewed correctly could still provide a valuable play resources in an area of Steyning that is very far from most other facilities – unless that is we again resume our thoughts on it being sold.