

Improving Places Select Committee

11 July 2023

Play – Procurement & Installation

Green Spaces Play Maintenance Team

- Green Spaces provides play inspection and minor maintenance through its small play team, for equipment belonging to Green Spaces, Housing Services and some Parish Councils.
- The Play Manager is also able to advise services regarding options available to them when equipment requires repairing or replacing.
- Responsible for:
 - 34 Green Spaces play areas
 - 26 Housing sites and
 - 30 Parish Council sites with which we have an SLA to carry out monthly inspections.

Maintenance costs

Parish Councils pay a fixed cost per play area for inspections, and pay for repairs by agreement or undertake them themselves.

Housing pay a fixed cost per play area for inspections, but cover the revenue cost for repairs within Housing Service budgets.

Play Inspections

All Council play area receive:

- Routine visual inspections at least monthly.
- Routine maintenance inspections quarterly.
- Annual inspection by an external inspector.

All 'faults' are risk assessed and priority for maintenance is given to the highest risk faults. The highest scored risks carried by the Council, have seen a steady reduction over the last 10 years and continue to reduce.

If a fault cannot be rectified within budget or within a reasonable timescale, often temporary or permanent removal of the faulty equipment is the only available option to ensure children's safety.

Play Team Resources

- 1 FT Play & Horticulture Manager
- 1 FT Play Maintenance Operative
- 0.8 Play Inspector (0.8 FTE)

- Annual revenue budget is: £114,484
 - Income: £19,536
 - Salaries and other fixed costs: £90,580
 - Maintenance budget for Green Spaces Play Areas: £43,440

Other Variable Funding

- One off internal capital investment 2021-23
- Section 106
- Housing Revenue Account (Housing Play Areas)
- Ward Capital
- Community Infrastructure Levy
- External Funders (eg Landfill Tax Credits)

Play Equipment Repair & Replacement

Green Spaces Play Team will undertake minor works such as replacing parts, as well as ordering small scale new and replacement works up to £10,000.

Works over £10,000 tend to be more complex in nature with regard to procurement and management (owing to Construction, Design and Management (CDM) regulations).

The Role of Landscape Design

Landscape Design have the capacity and experience to undertake medium and large scale play improvement projects.

All such improvement projects have been undertaken by Landscape Design as a standard method of delivery for many years.



Decision Making

Budget allocation for repairs is based on a risk management approach.

Ward members are made aware, where possible, before equipment is removed, and involved through Neighbourhood Co-ordinators if new capital investment in play equipment is being made.