

additional papers 1



Overview and Scrutiny Committee

Thu 4 Jan
2024
6.30 pm

Council Chamber
Town Hall
Redditch



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**If you have any queries on this Agenda please contact
Mat Sliwinski**

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email: Mateusz.sliwinski@bromsgroveandredditch.gov.uk**



Overview and Scrutiny

Thursday, 4th January, 2024

6.30 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:

Sid Khan (Chair)
Sharon Harvey
(Vice-Chair)
Imran Altaf
Karen Ashley
Chris Holz

Joanna Kane
Emma Marshall
Jane Spilsbury
Monica Stringfellow

6. Pre-Decision Scrutiny - Redditch Play Audit and Investment Strategy (Pages 5 - 100)

This Additional Papers contains the report and appendices for this item.

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REDDITCH BOROUGH COUNCIL**Executive Committee
2024**9th January**Report title : Redditch Borough Play Audit and Investment Strategy**

Relevant Portfolio Holder	Councillor Joanne Beecham
Portfolio Holder Consulted	Yes
Relevant Head of Service	Ruth Bamford
Report Author	Job Title: Ishrat Karimi Fini Contact email: ishrat.karimifini@bromsgroveandredditch.gov.uk Contact Tel: 01527 881204
Wards Affected	All
Ward Councillor(s) consulted	
Relevant Strategic Purpose(s)	Communities which are safe, well maintained and green Living Independent, Active and Healthy Lives The Green Thread
Key Decision / Non-Key Decision.	Non-Key Decision
If you have any questions about this report, please contact the report author in advance of the meeting.	
This report contains exempt information as defined in Paragraph(s) of Part I of Schedule 12A to the Local Government Act 1972, as amended	

1. RECOMMENDATIONS**The Executive Committee RESOLVE that:-**

- 1) The approach to improve the accessibility of equipped children's play as presented in the Redditch Play Assessment (Appendix1) is adopted**
- 2) That the approach to capital investment as presented in, The Redditch Play Audit and Investment Strategy (Appendix 2) is accepted and that officers are requested to prepare bids for capital funding, as applicable, to be considered in due course and in the context of other funding bids**

2. BACKGROUND

- 2.1 Responding to the recommendations in the Leisure and Culture Strategy for Redditch, a detailed Play Audit and Investment Strategy now been completed. This is presented as Appendix 1, The recommendations from Appendix 1 have been costed as part of the development of a Play audit and Investment Strategy and this is presented as Appendix 2.

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-
- 2.4 An accessibility assessment of existing play found that currently 91.6% of households in the Borough have access to some form of equipped children's play within a walking time of up to 10 minutes.
- 2.5 Whilst this headline figure is positive, significant gaps in accessibility were noted in some wards, particularly Crabbs Cross, Astwood Bank & Feckenham, Headless Cross & Oakenshaw, Abbey and Matchborough Wards.
- 2.6 Play areas and associated provision needs to comply with British Standards (including Playground Equipment & Surfacing – BS EN 1176 & 1177). Play areas within the borough are inspected regularly by the inhouse team providing up to date information about compliance and condition. This is supplemented by an annual external inspection of all play spaces by an accredited play inspector.
- 2.7 There are currently 42 play areas across the Borough. Of these nine have an expected lifespan of up to three years, a further five of up to 5 years, and 22 up to 10 years (assuming regular maintenance is carried out). A further six play areas are in poor condition and are nearing the end of their lifespan. The evidence provided has considered walking distance of 10-15 where other play spaces would be accessible once the 6 play areas have been removed.
- 2.8 The play audit has considered how future play provision could improve the overall accessibility of play provision, providing equality of access to play spaces across all wards whilst responding to the need to maintain quality and comply with national standards. Consideration has been given to rationalising play provision, with the removal of play spaces that are poorly located, offer low play value, are difficult and costly to maintain, or are subject to repeated vandalism and anti-social behaviour.
- 2.9 The play audit and investment strategy set out an approach that will increase the accessibility of play provision so that 96.1% (up from 91.6%) of households in the borough have access to a play space within a walking time of up to 10 minutes. The 3.9% of households that lie outside this standard would typically have access to a play space within 15 minutes walking time (the exception being a small number of households in the more rural parts of Astwood Bank and Feckenham).
- 2.10 The play audit and investment strategy propose achieving this by:
- Creation of 2 new Neighbourhood level play spaces (in Crabbs Cross and Abbey Wards)

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- Upgrading 3 play spaces from Local to Neighbourhood level provision
- Upgrading a further 7 Neighbourhood play spaces and 9 Local play spaces.
- decommissioning of 6 existing place spaces that are 'end of life' (reducing the pressure on revenue budgets)
- Investing in a further 17 play spaces, that are currently in good condition but will need upgrading within the next 10 years.

2.11 The play audit and Investment strategy includes a prioritised list of enhancements based on a set of principles that prioritise addressing deficiencies in access in the first instance, followed by investment to address deteriorating condition and quality.

2.12 The Investment proposals have been costed using recent cost data from play area improvements and ongoing repairs and maintenance in the Borough.

2.13 The table below summarises the estimated costs over a ten-year period.

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029/30 - 2033/34	Total
No. of play spaces	1	5	4	8	3	6	17	44
Cost	£137,995	£398,463	£173,649	£118,690	£118,514	£136,560	£670,000	£1,753,871
Inflation @ 5%	£0	£19,923	£17,799	£18,709	£25,540	£37,729	£319,895	£301,600
Total	£137,995	£418,386	£191,447	£137,399	£144,054	£174,290	£989,895	£2,055,471

3. OPERATIONAL ISSUES

- 3.1 There is inequality in the access to play provision across the borough and this has now been assessed in detail through analysis using computer-based mapping (GIS).
- 3.2 Play areas and associated provision needs to comply with National Standards in order to satisfy risk management procedures and to comply with the requirements of the Council's insurers.
- 3.3 Outdoor equipped play provision typically has a lifespan of 10 to 20 years. Within the next 5 years, 20 play spaces require partial or full replacement to achieve national standards.

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- 3.4 There is significant pressure on existing revenue budgets for ongoing inspections and repairs and maintenance. The recent play audit has identified the opportunity to rationalise play provision, reducing the overall play stock from 42 play spaces to 38 (removing 6 play spaces and creating 2 new sites) whilst addressing gaps in accessibility.

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2024**9th January**4. FINANCIAL IMPLICATIONS**

- 4.1 The Play Investment Strategy sets out costs for the proposed approaches over a ten-year period. This will be subject to review and to budget bids for council consideration.

The proposed capital programme, if no other funding were available and assuming a life of 20 years, would see additional revenue costs of Circa £10k in year one, rising at £20k a year until year 5 when costs would increase at £10k a year. In year 10 this would result in an ongoing £145k a year cost to finance the work. These costs are rounded as programmes and interest rates will change over time. A 5% interest rate is used for initial modelling. **It should be noted that £100k of the 20223/4 play area requirement has already been accounted for in the Tranche 1 24/5 MTFP Report.**

Year	1 £000	2 £000	3 £000	4 £000	5 £000	6 £000	7 £000	8 £000	9 £000	10 £000
Interest @5%	10	20	30	40	50	55	60	65	70	75
MRP		10	20	33	40	50	55	60	65	70
Total	10	30	50	73	90	105	115	125	135	145
Play areas Upgraded	2	3	4	9	3	6	4	5	4	4
Ongoing Upgrades	2	5	9	18	21	27	31	36	40	44
Note - Existing Maintenance Budget 65500 - at £1.5k per play area a year covers 44 play areas										

These sites will require maintenance, and this is estimated to be £1.5k per site. This will be met within the existing £65k maintenance budget.

5. LEGAL IMPLICATIONS

- 5.1 Play provision is required to achieve national safety standards for the Council to meet its risk management and insurance liabilities.

6. OTHER - IMPLICATIONS**Relevant Strategic Purpose**

- 6.1 The Council has recently adopted the Leisure and Culture Strategy for Redditch. This strategy recognises the value of equipped children's

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play in providing spaces where children can play, be active and spend time outdoors. Play provision is also an important part of safe, well maintained and green neighbourhoods.

- 6.2 The Parks and Open Spaces Strategy, forming part of the Leisure and Culture Strategy recommended that the authority carry out an audit of the value, quality and accessibility of equipped children's play across the borough.

Climate Change Implications

- 6.2 The play audit and Investment strategy seeks to address deficiencies in play provision across the borough. Allowing all households to have access to good quality play spaces within walking times of up to 10 minutes (15 minutes where this cannot be achieved). This supports the development of neighbourhoods where local facilities can be accessed on foot or through active travel.

Equalities and Diversity Implications

- 6.3 The play audit and Investment strategy proposes addressing deficiencies in the accessibility of play provision across the borough, providing children and young people, and their families, with access to play provision within walking distance of home.
- 6.4 Investment and upgrading of play spaces will allow inclusive design principles to be followed.

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- 7.1 Ongoing investment is required to keep play spaces in a condition that meets national standards and reduces the frequency and scale of insurance claims.
- 7.2 Not investing in play spaces will mean that some play areas will be decommissioned once they reach the end of their working life or become uneconomic to repair. If this is not managed in a strategic manner this will adversely affect the equality of access to play provision across the borough.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 - Redditch Play Assessment (June 2023)

Appendix 2 - Redditch Play Investment Strategy (November 2023)

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Councillor Joanne Beecham	27.11.2023
Lead Director / Head of Service	Ruth Bamford	27.11.23
Financial Services	Peter Carpenter.	27.11.23
Legal Services	Nicola Cummings Claire Felton	27.11.23.
Policy Team (if equalities implications apply)	Commitment to working with Equalities moving forward including Equality Impact Assessments	27.11.23

REDDITCH BOROUGH COUNCIL

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2024

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Climate Change Team (if climate change implications apply)	Matthew Eccles	27.11.23
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people spaces places

Redditch Play Assessment for Redditch Borough Council

20-06-23 RevA



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people spaces places

- Introduction
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- Developing the Accessibility Model
- Analysis
 - ↳ Accessibility & IMD
 - ↳ Accessibility & Health Deprivation
 - ↳ Accessibility & Population aged 12 & Under
 - ↳ Accessibility & Population of Overweight 4-5 year olds
 - ↳ Accessibility & Population of Overweight 10-11 year olds
 - ↳ Play Condition Rating
 - ↳ Retained vs Lost Provision
 - ↳ Residents Perception of Quantity

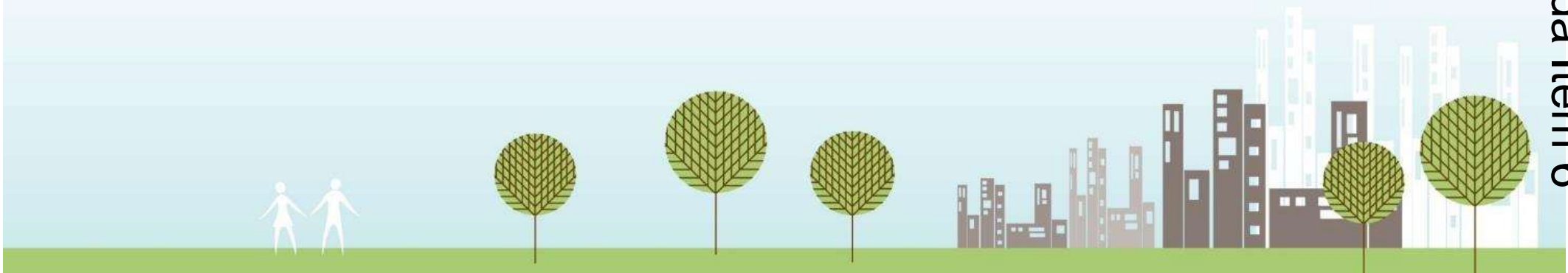


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people spaces places

- Opportunities to Address Deficiencies
 - ↳ Enhancing from Local to Neighbourhood Provision
 - ↳ Sites Allocated for Housing Developments
- Summary
- Appendix
 - ↳ Case Study: Abbeydale Park



Introduction

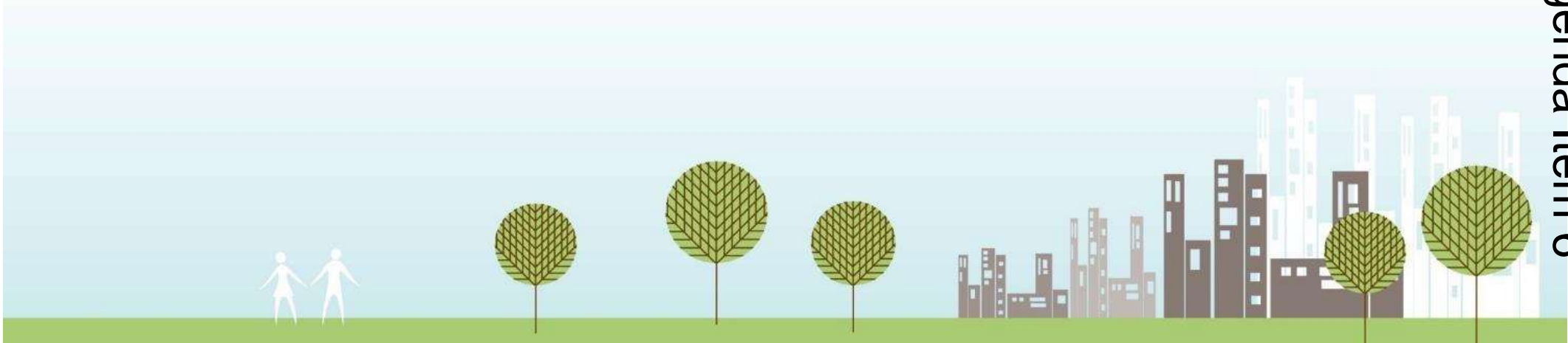


people spaces places

CFP was commissioned to carry out an assessment of the accessibility of equipped children's play provision in Redditch Borough.

This was based on earlier work as part of the Leisure and Culture Strategy and Open Space Study.

The scope of the study includes equipped children's play for infants, juniors and teenagers and to look at rationalisation and potential removal of play spaces where appropriate.



Methodology



people spaces places

The first step was establishing a full GIS dataset of Redditch Borough play sites based on updating the work carried out as part of the Leisure and Culture Strategy.

Play spaces have been plotted as polygons in GIS. Each polygon reflects a play site & has been cross referenced with RBC management and maintenance data. Parish Council provision is included.

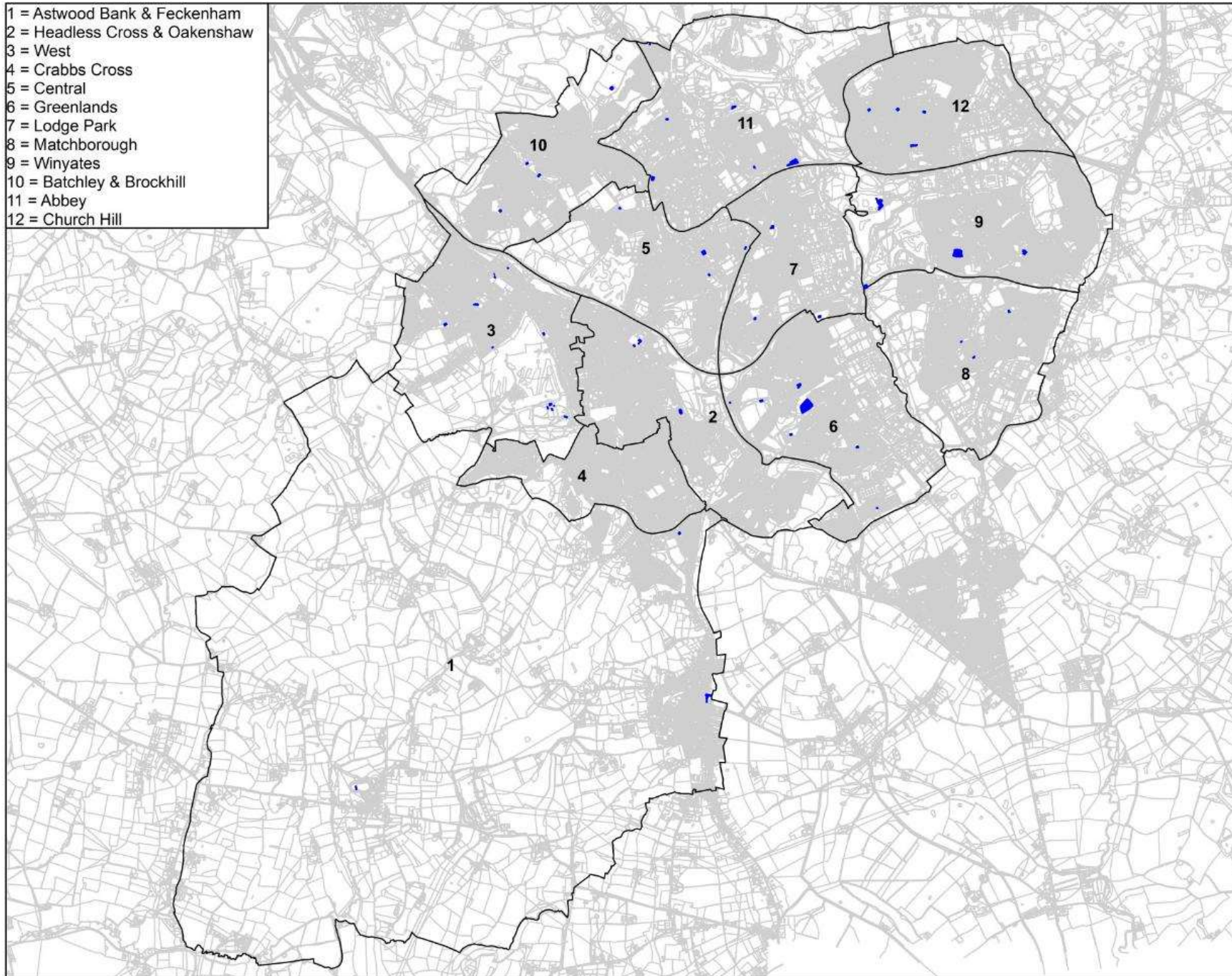
Only publicly accessible play spaces are included.

Open spaces which previously had play provision, & where this has subsequently been removed are excluded.



All Play Provision

- 1 = Astwood Bank & Feckenham
- 2 = Headless Cross & Oakenshaw
- 3 = West
- 4 = Crabbs Cross
- 5 = Central
- 6 = Greenlands
- 7 = Lodge Park
- 8 = Matchborough
- 9 = Winyates
- 10 = Batchley & Brockhill
- 11 = Abbey
- 12 = Church Hill



Redditch and Bromsgrove Play

Figure 1
All Play Provision in Redditch

Legend

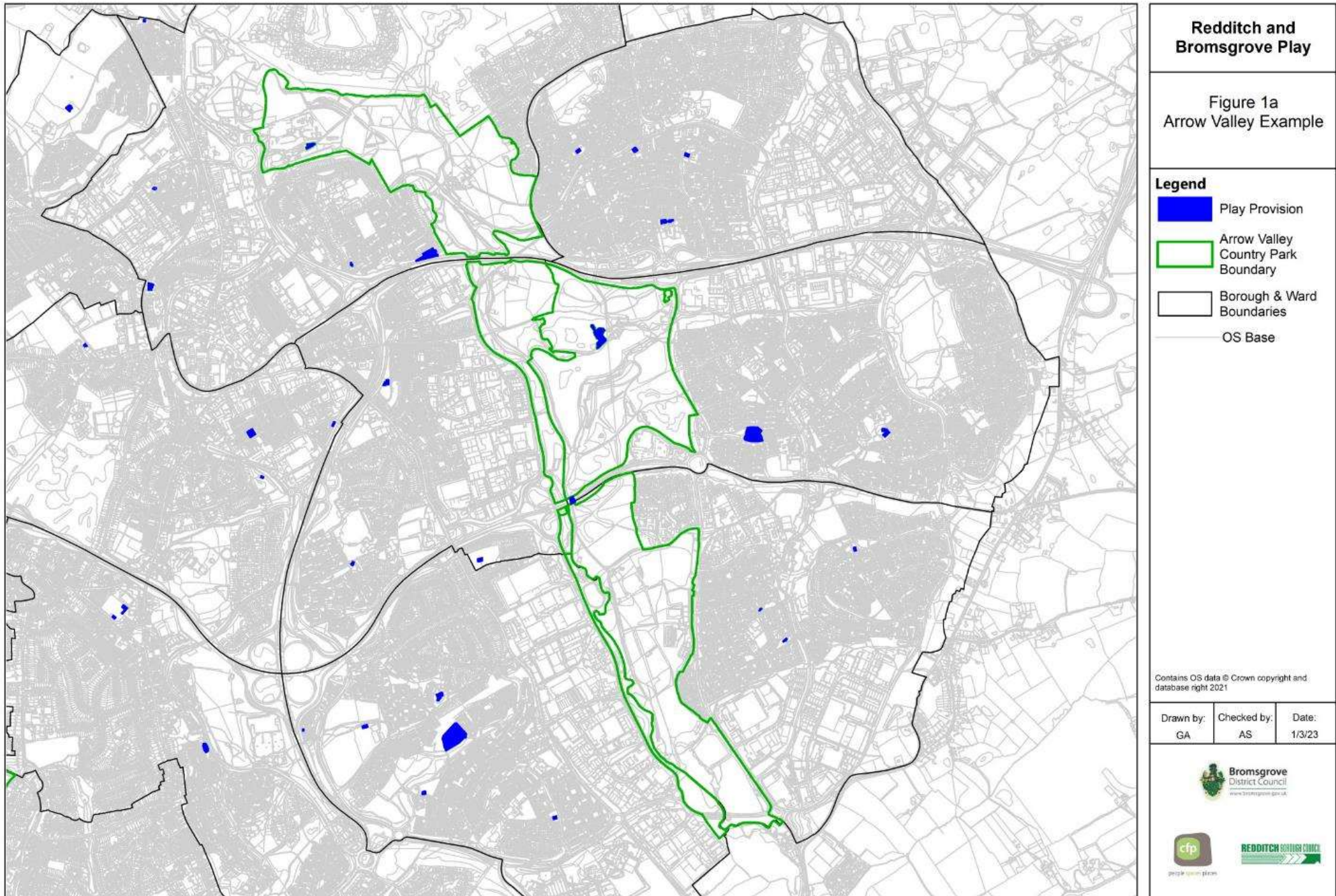
- All Play Provision
- Borough & Ward Boundaries
- OS Base

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Arrow Valley Country Park Play Provision



Residential Mapping



people spaces places

- Accessibility mapping is focused on access by residential properties across Redditch (excluding industrial, commercial & other uses)
- The data was extracted as residential point data from BLPUs Classification dataset.
- The data has been used to better understand how many residential properties have access to play provision
- Accessibility has been cross referenced with demographic health data including: IMD; Health Deprivation & Disability; Population aged 12 & Under and Child Obesity.



All Play Provision by Ward

Ward	Play Site ID	Play Site Name	Provision	Hierarchy
1 Astwood Bank & Feckenham	184	Banners Lane	Toddler and Junior	Local
	192	Astwood Bank Park Play Area	Toddler, Junior, Teenager, Adult Fitness	Neighbourhood
	193	Feckenham Playing Fields	Toddler and Junior	Neighbourhood
2 Headless Cross & Oakenshaw	173	High Trees	Junior and Teenager	Local
	189	Birchfield Road Playing Fields Ball Court	Junior and Teenager	Local
	359	Birchfield Road Playing Field Play Area	Toddler and Junior	Neighbourhood
3 West	178	Morton Stanley - Play	Toddler and Junior	Neighbourhood
	179	Yeadon Close	Toddler	Local
	180	Springvale Road	Toddler and Junior	Neighbourhood
	181	Birchfield Road ~ Rear of 417	Toddler and Junior	Local
	187	Morton Stanley - Skate and Risky Play	Junior	Neighbourhood
	188	Carlton Close	Toddler and Junior	Local
	203	Morville Street**	Toddler and Junior	Local
	350	Fleetwood Close**	Toddler and Junior	Local
4 Crabbs Cross	-	-	-	-

** Sites not managed or maintained by RBC

All Play Provision by Ward

Ward	Play Site ID	Play Site Name	Provision	Hierarchy	
5	Central	167	Terrys Playing Fields	Toddler and Junior	Local
		168	Mayfields Park	Toddler and Junior	Neighbourhood
		185	Glover Street	Toddler, Junior, Teenager	Neighbourhood
		198	Britannia Close	Toddler	Local
6	Greenlands	171	Bengrove	Toddler and Junior	Neighbourhood
		172	Hedgerows	Toddler	Local
		190	Tredington Close	Junior and Teenager	Local
		191	Throckmorton	Junior and Teenager	Local
		202	Whetstone Close**	Toddler	Local
		357	Dingleside Field	Junior	Local
		358	Greenlands Playing Field	Teenager and Adult Fitness	Local
7	Lodge Park	175	Ravensmere Field	Toddler and Junior	Local
		176	Lodge Pool Drive	Toddler and Junior	Local
		177	Sandon Close	Toddler, Junior, Teenager	Neighbourhood
8	Matchborough	199	Mil hill	Junior and Teenager	Local
		200	Eathorpe Close	Junior and Teenager	Local
		201	Matchborough Rocks	Junior and Teenager	Local

** Sites not managed or maintained by RBC

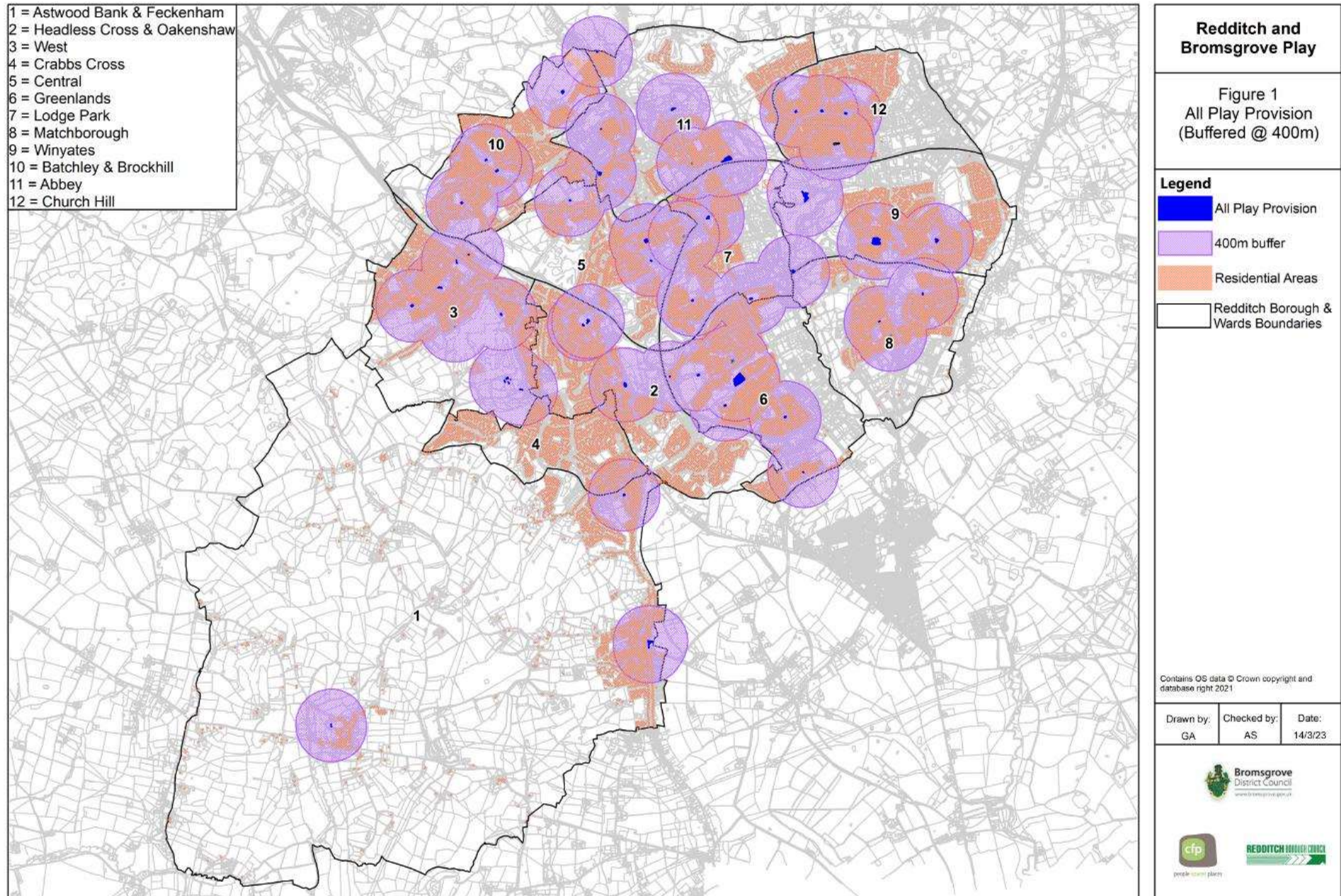
All Play Provision by Ward

Ward	Play Site ID	Play Site Name	Provision	Hierarchy
9 Winyates	182	Lowlands Lane	Toddler, Junior, Teenager	Neighbourhood
	183	Cardington Close	Toddler, Junior, Teenager	Neighbourhood
	196	Arrow Valley Countryside Centre	Toddler, Junior and Adult Fitness	Neighbourhood
	356	Arrow Valley Park - Ball Court	Junior and Teenager	Local
10 Batchley & Brockhill	164	Brockhill Park	Junior and Teenager	Local
	165	Batchley Gardens Play Area	Toddler and Junior	Neighbourhood
	166	Rowan Crescent	Toddler and Junior	Local
	204	Brockhill East**	Toddler and Junior	Neighbourhood
11 Abbey	161	Dolphin Road	Toddler and Junior	Local
	162	Dale Road	Toddler	Local
	163	Kings Oak	Toddler, Junior, Teenager	Local
	206	Weights Lane**	Unknown	Local
	194	Forge Mill Play Area**	Toddler and Junior	Neighbourhood
	360	Dixon Close	Toddler	Local
12 Church Hill	169	Northleach Close	Toddler and Junior	Local
	170	Heronfield Close	Junior and Teenager	Local
	186	Willow Trees Community Centre**	Toddler and Junior	Neighbourhood
	354	Cleeve Close	Unknown	Local

** Sites not managed or maintained by RBC

All Play Buffered at 400m

29.8% of households don't have access within 400m



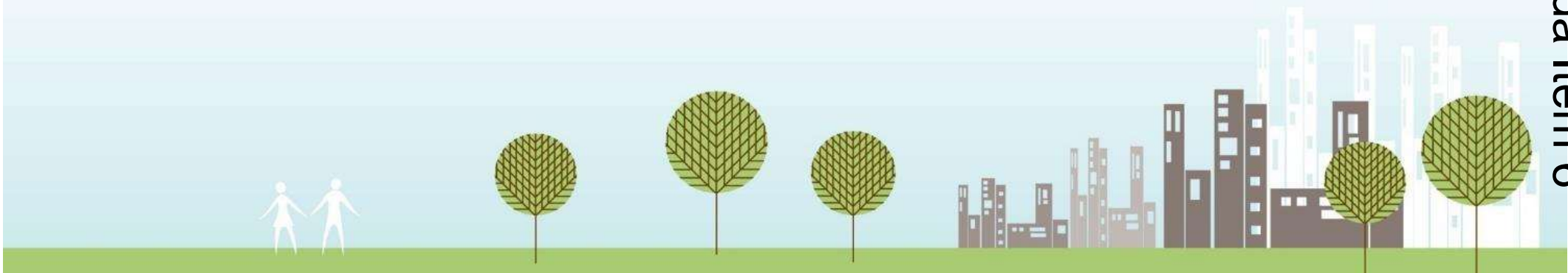
Analysis – All Play Provision



people spaces places

Households without play provision within 400m by ward.

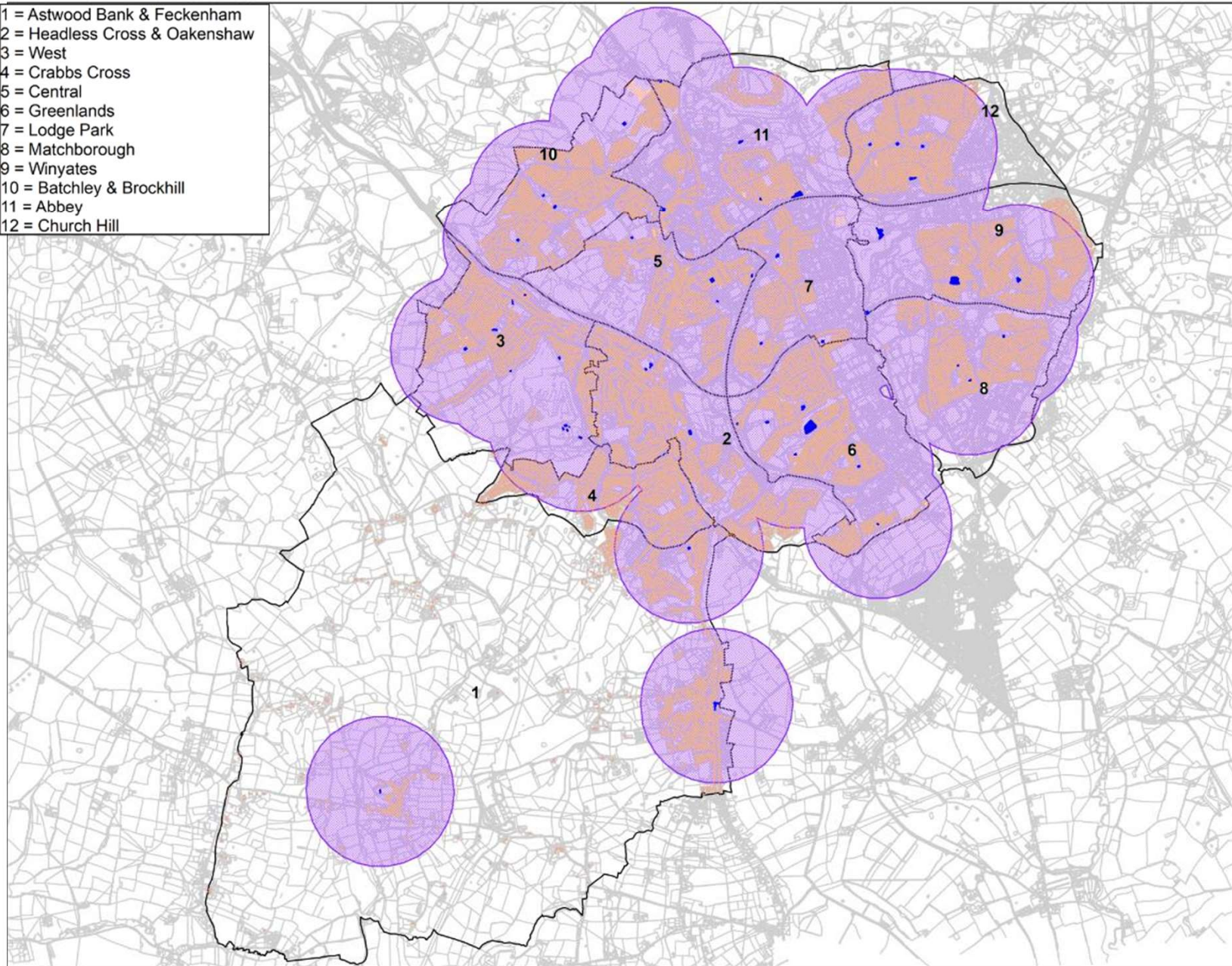
Ward	No	%
Crabbs Cross Ward	1924	76.1%
Headless Cross and Oakenshaw Ward	2058	51.6%
Astwood Bank and Feckenham Ward	1320	47.5%
Winyates Ward	1525	37.4%
Central Ward	1002	32.1%
Abbey Ward	861	26.9%
Batchley & Brockhill Ward	1076	24.6%
West Ward	489	17.9%
Matchborough Ward	551	17.7%
Church Hill Ward	756	17.6%
Lodge Park Ward	315	11.9%
Greenlands Ward	191	3.9%



All Play Buffered at 800m

2.5% of households don't have access within 800m

- 1 = Astwood Bank & Feckenham
- 2 = Headless Cross & Oakenshaw
- 3 = West
- 4 = Crabbs Cross
- 5 = Central
- 6 = Greenlands
- 7 = Lodge Park
- 8 = Matchborough
- 9 = Winyates
- 10 = Batchley & Brockhill
- 11 = Abbey
- 12 = Church Hill



Redditch and Bromsgrove Play

Figure 1b
All Play Provision
(Buffered @ 800m)

Legend

- All Play Provision
- 800m buffer
- Residential Areas
- Redditch Borough & Ward Boundaries
- OS Base

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REDDITCH BOROUGH COUNCIL
people over places

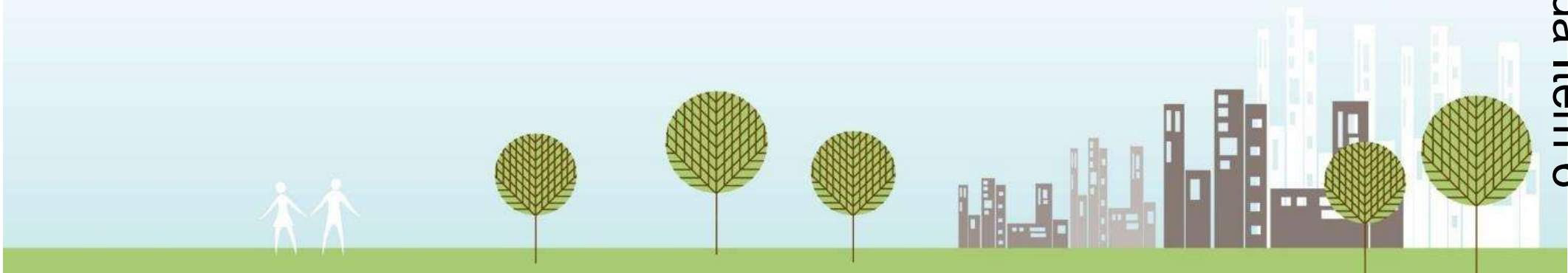
Analysis – All Play Provision



people spaces places

Households without play provision within 800m by ward.

Ward	No	%
Astwood Bank and Feckenham Ward	394	14.2%
Crabbs Cross Ward	304	12.0%
Winyates Ward	206	5.1%
Headless Cross and Oakenshaw Ward	108	2.7%
Church Hill Ward	17	0.4%
Abbey Ward	9	0.3%
Matchborough Ward	2	0.1%
Central Ward	0	0.0%
Batchley & Brockhill Ward	0	0.0%
West Ward	0	0.0%
Lodge Park Ward	0	0.0%
Greenlands Ward	0	0.0%



Hierarchy



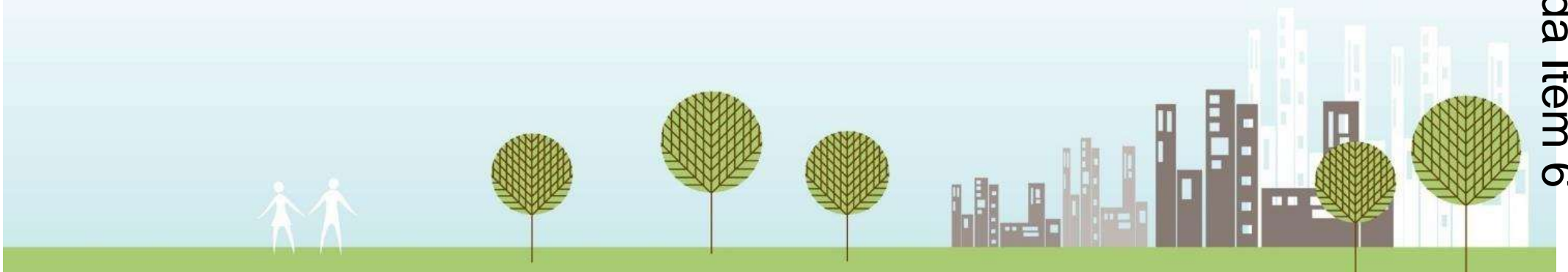
people spaces places

RBC uses a 'P' rating as a way of categorising play facilities based on size, use and type. This is used to determine inspection frequency.

Each site has been assigned a play hierarchy based on their 'p rating'.

- P3/P4 – Smaller sites and standalone ballcourts - Local
- P1/P2 – 'Main' / larger sites – Neighbourhood

This has then been reviewed and updated on a site by site basis to create a play hierarchy and access model



Hierarchy



people spaces places

- The play hierarchy has been reviewed against the Fields in Trust guidelines for outdoor space.
- 400m = 5-minute walk (Local)
- 800m = 10-minute walk (Neighbourhood)
- Locally Equipped Area for Play (LEAP) aimed at children who can go out to play independently should be within 400m.
- Neighbourhood Equipped Area for Play (NEAP) aimed at older children should be within 1000m



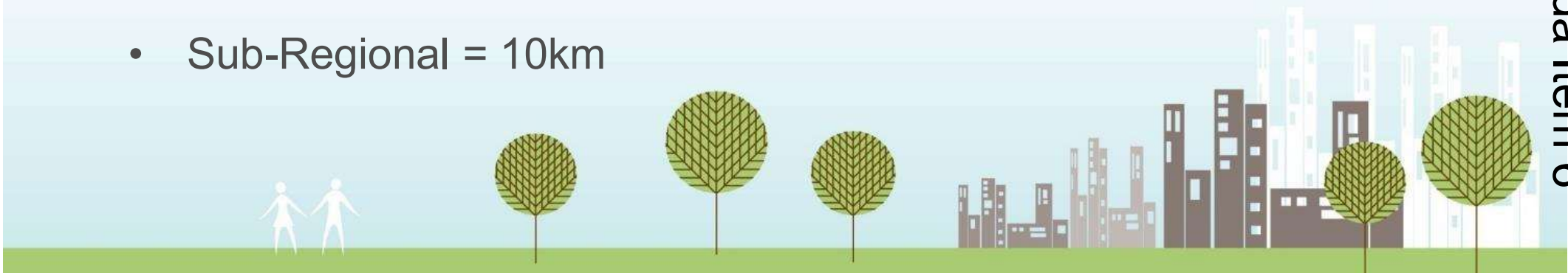
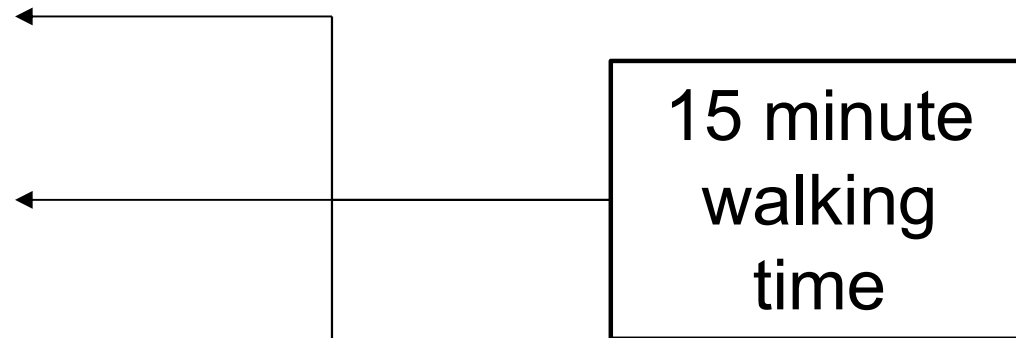
GI Standards



people spaces places

National Access to Natural Greenspace Standard

- Doorstep = 200m
- Local = 300m
- Neighbourhood = 1km
- District = 5km
- Sub-Regional = 10km



Redditch Accessibility Model

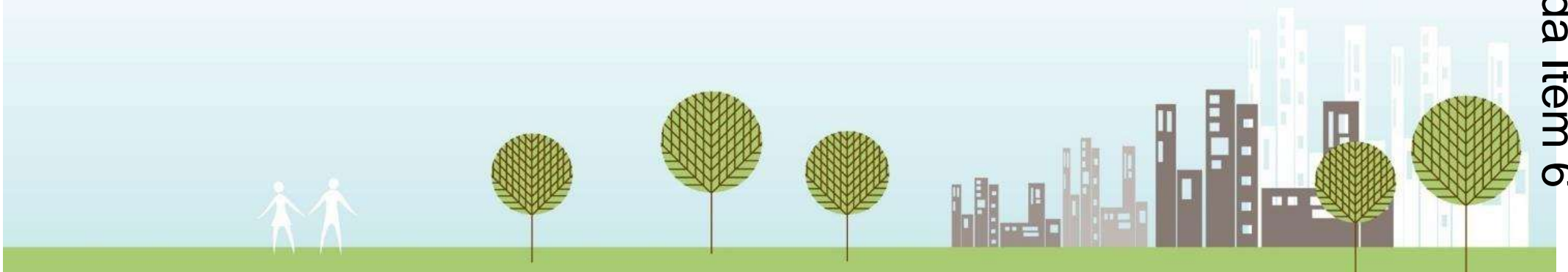


people spaces places

In the assessment that follows we have used an accessibility model for Redditch that is broadly comparable with national guidelines:

- Local Play Spaces – 400m (5 mins walking time)
- Neighbourhood Play Spaces – 800m (10 mins walking time)

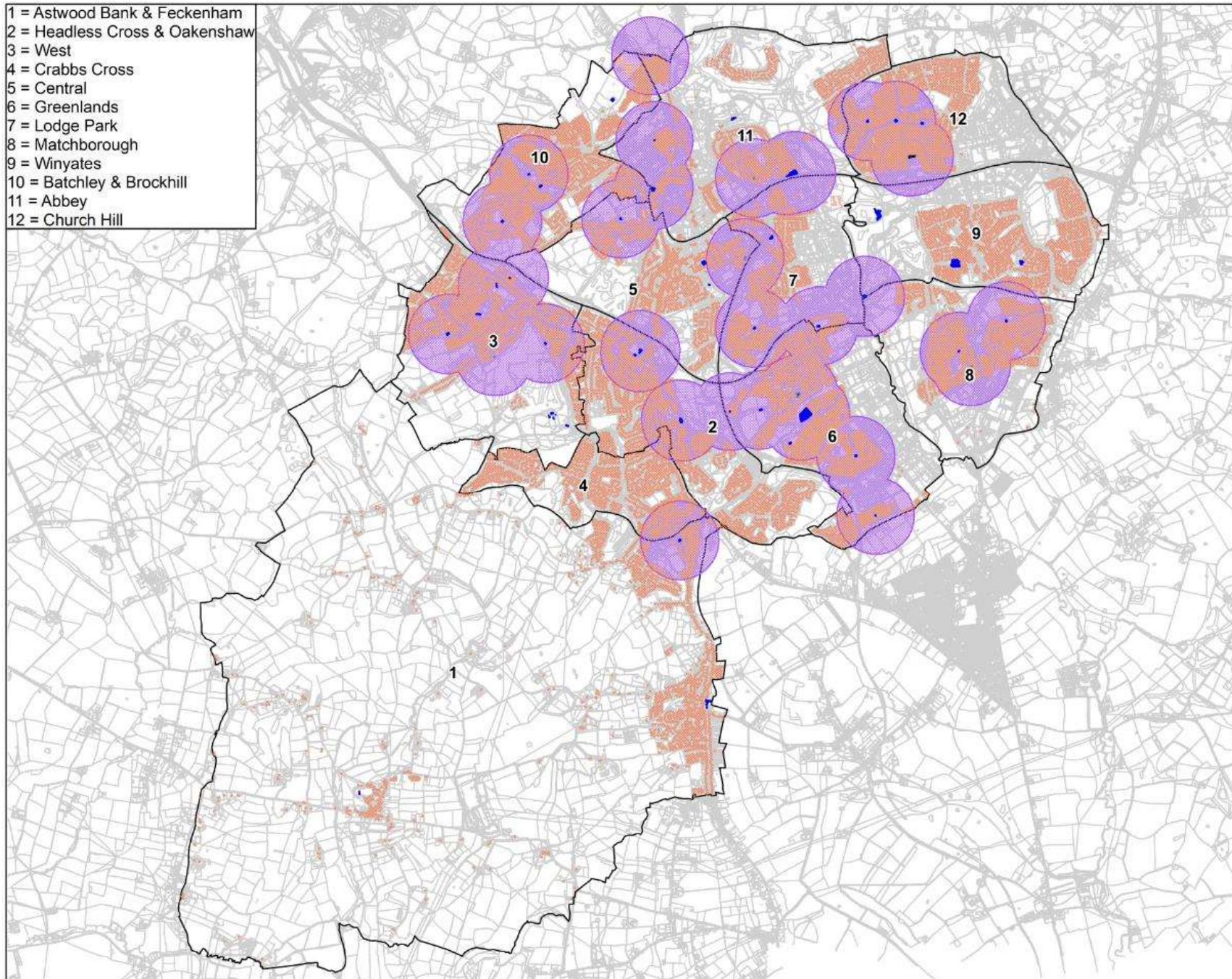
This has been applied to the subsequent accessibility analysis



Local Play Buffered at 400m

45.5% of households don't have access to local play provision within 400m

- 1 = Astwood Bank & Feckenham
- 2 = Headless Cross & Oakenshaw
- 3 = West
- 4 = Crabbs Cross
- 5 = Central
- 6 = Greenlands
- 7 = Lodge Park
- 8 = Matchborough
- 9 = Winyates
- 10 = Batchley & Brockhill
- 11 = Abbey
- 12 = Church Hill



Redditch and Bromsgrove Play

Figure 2a
Local Play Provision
(Buffered @ 400m)

Legend

- Play Provision
- 400m buffer
- Residential Areas
- Redditch Borough & Wards Boundaries
- OS Base

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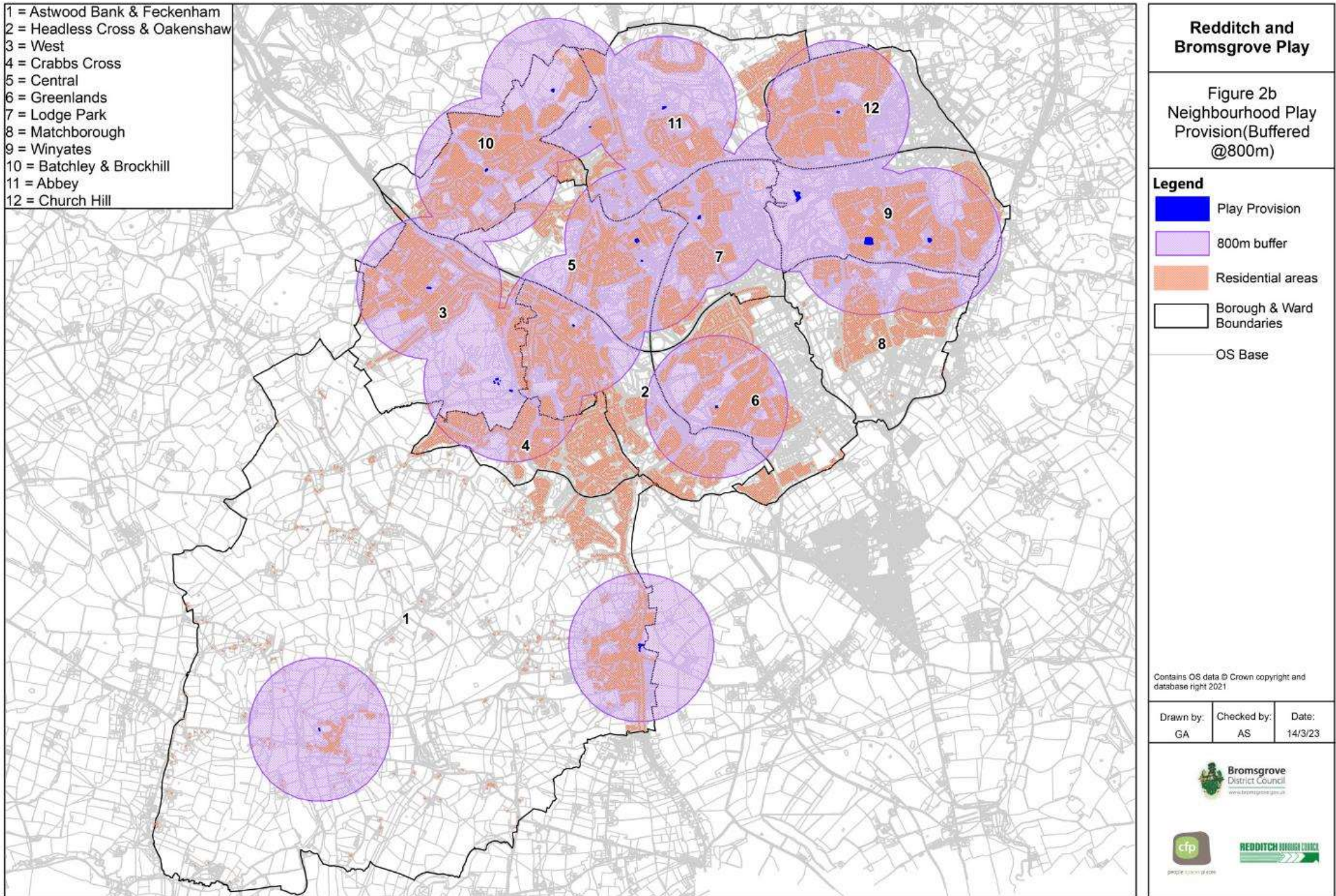
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people make places.

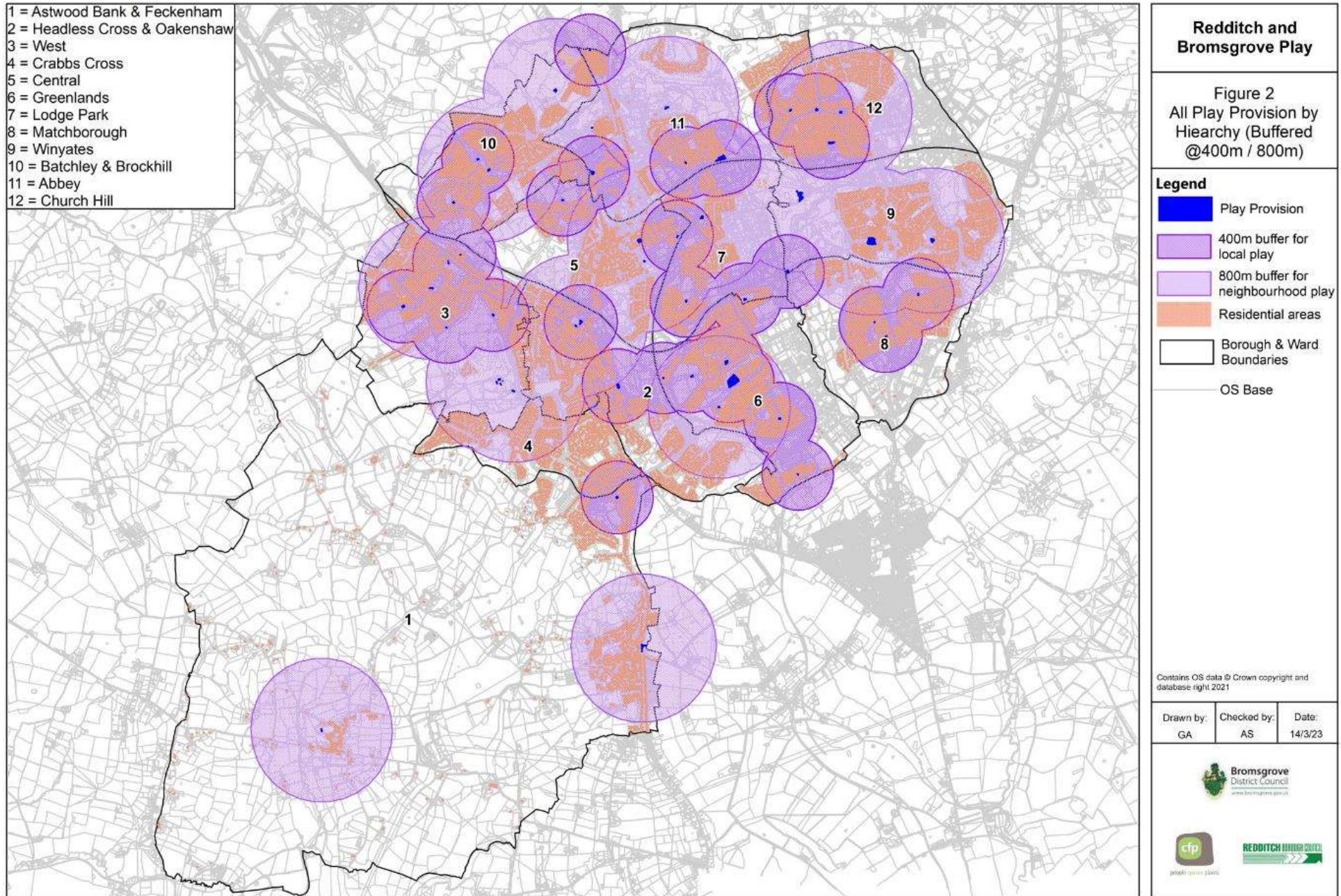
Neighbourhood Play Buffered at 800m

20.9% of households don't have access to neighbourhood play provision within 800m.



Accessibility Model

Just 8.4% of households don't have access play provision using the access model.



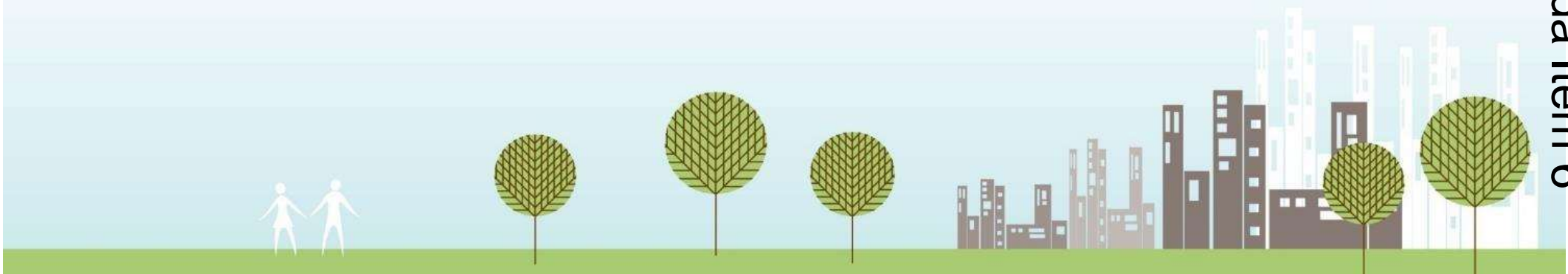
Accessibility Model Analysis



people spaces places

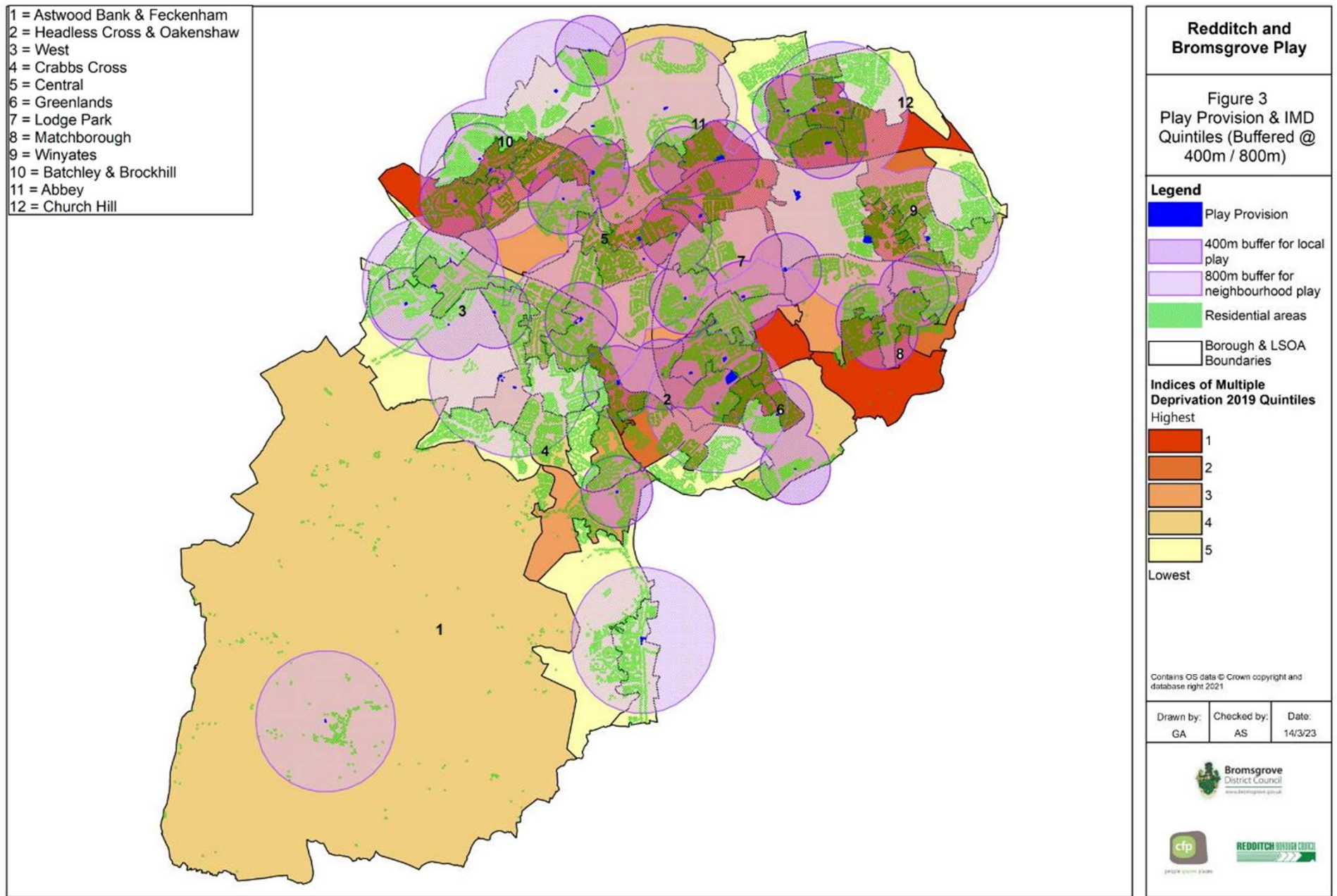
Households without access to play provision within using access model by ward:

Wards	No	%
Crabbs Cross Ward	1064	42.1%
Astwood Bank and Feckenham Ward	769	27.7%
Headless Cross and Oakenshaw Ward	548	13.7%
Abbey Ward	321	10.0%
Matchborough Ward	310	10.0%
Winyates Ward	206	5.1%
Greenlands Ward	168	3.5%
West Ward	80	2.9%
Central Ward	36	1.2%
Church Hill Ward	17	0.4%
Batchley & Brockhill Ward	1	0.0%
Lodge Park Ward	0	0.0%



Accessibility Model & IMD

1.4% of households in the top 20% most deprived don't have access.



Analysis



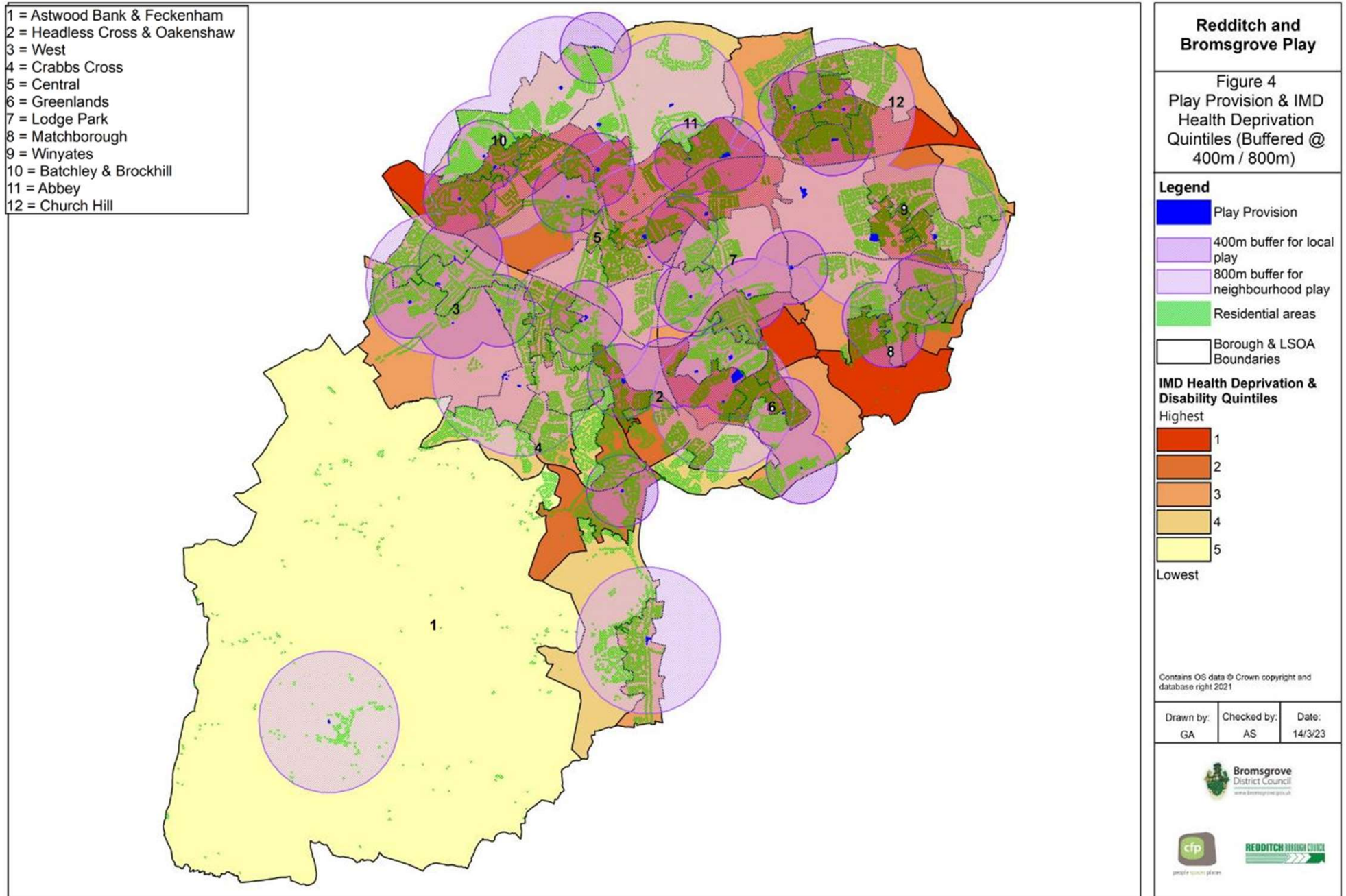
people spaces places

Households in top 20% most deprived without access to play provision using access model by ward:

Wards	No	%
Matchborough Ward	74	7.9%
Headless Cross and Oakenshaw Ward	58	7.6%
Greenlands Ward	23	1.4%
Batchley & Brockhill Ward	1	0.0%
Winyates Ward	0	0.0%
Central Ward	0	0.0%
Lodge Park Ward	0	0.0%
Church Hill Ward	0	0.0%
Abbey Ward	0	0.0%
Astwood Bank and Feckenham Ward		
Crabbs Cross Ward		
West Ward		

Accessibility Model & Health Deprivation

1.1% of households in the top 20% most health deprived don't have access.



Analysis



people spaces places

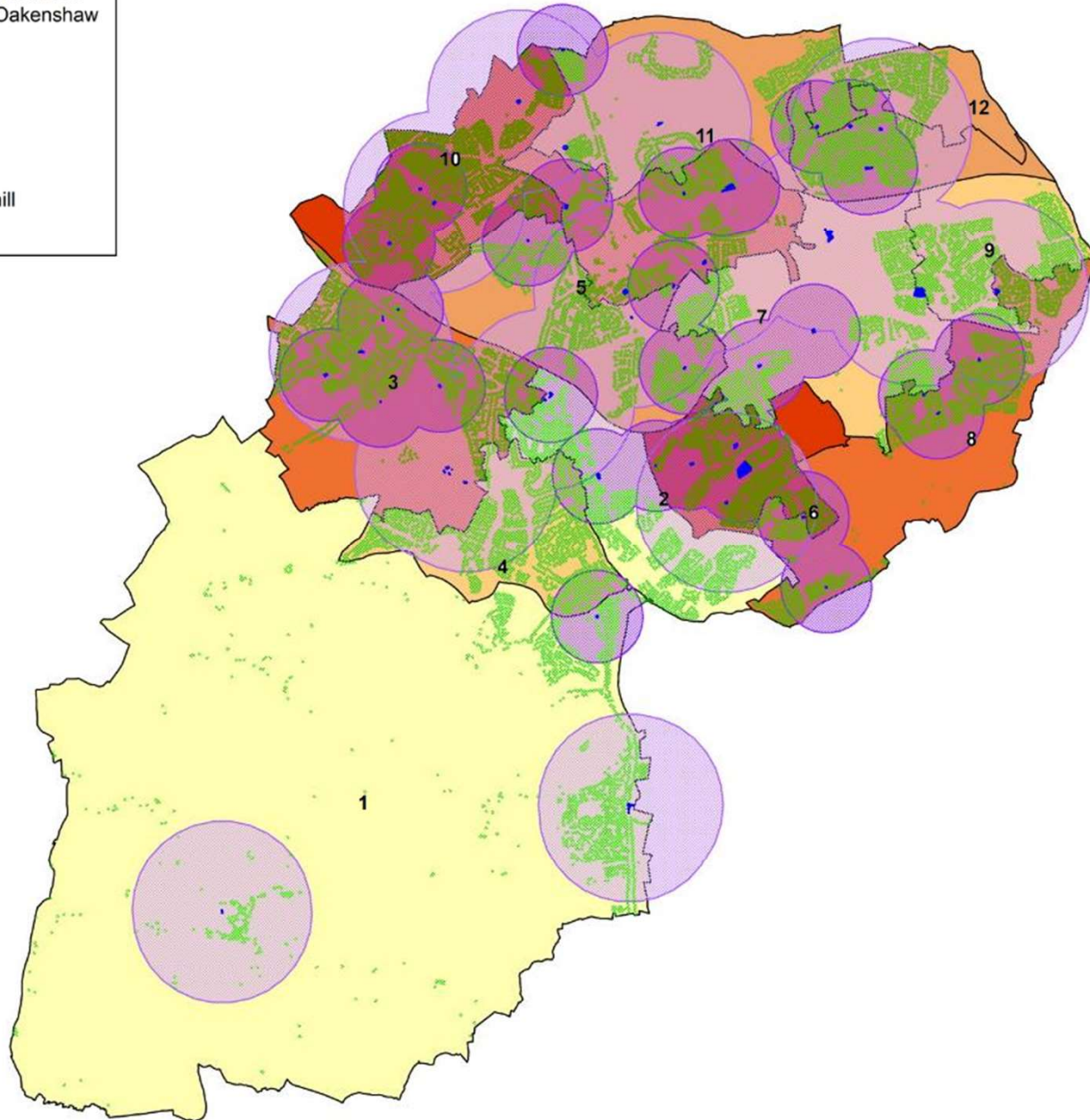
Households in top 20% most health deprived without access to play provision using access model by ward:

Wards	No	%
Matchborough Ward	74	7.9%
Headless Cross and Oakenshaw Ward	58	7.6%
Greenlands Ward	23	0.9%
Batchley & Brockhill Ward	1	0.0%
Winyates Ward	0	0.0%
Central Ward	0	0.0%
Lodge Park Ward	0	0.0%
Church Hill Ward	0	0.0%
Abbey Ward	0	0.0%
Astwood Bank and Feckenham Ward		
Crabbs Cross Ward		
West Ward		

Accessibility Model & Children Under 12

0.5% of households in the top 20% most children aged 12 & under don't have access.

- 1 = Astwood Bank & Feckenham
- 2 = Headless Cross & Oakenshaw
- 3 = West
- 4 = Crabbs Cross
- 5 = Central
- 6 = Greenlands
- 7 = Lodge Park
- 8 = Matchborough
- 9 = Winyates
- 10 = Batchley & Brockhill
- 11 = Abbey
- 12 = Church Hill



Redditch and Bromsgrove Play

Figure 5
Play Provision & Population aged 12 & under quintiles (Buffered @ 400m / 800m)

Legend

- Play Provision
- 400m buffer for local play
- 800m buffer for neighbourhood play
- Residential areas
- Borough & MSOA's Boundaries

Population Aged 12 and Under Quintiles

Highest

- 5
- 4
- 3
- 2
- 1

Lowest

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Analysis



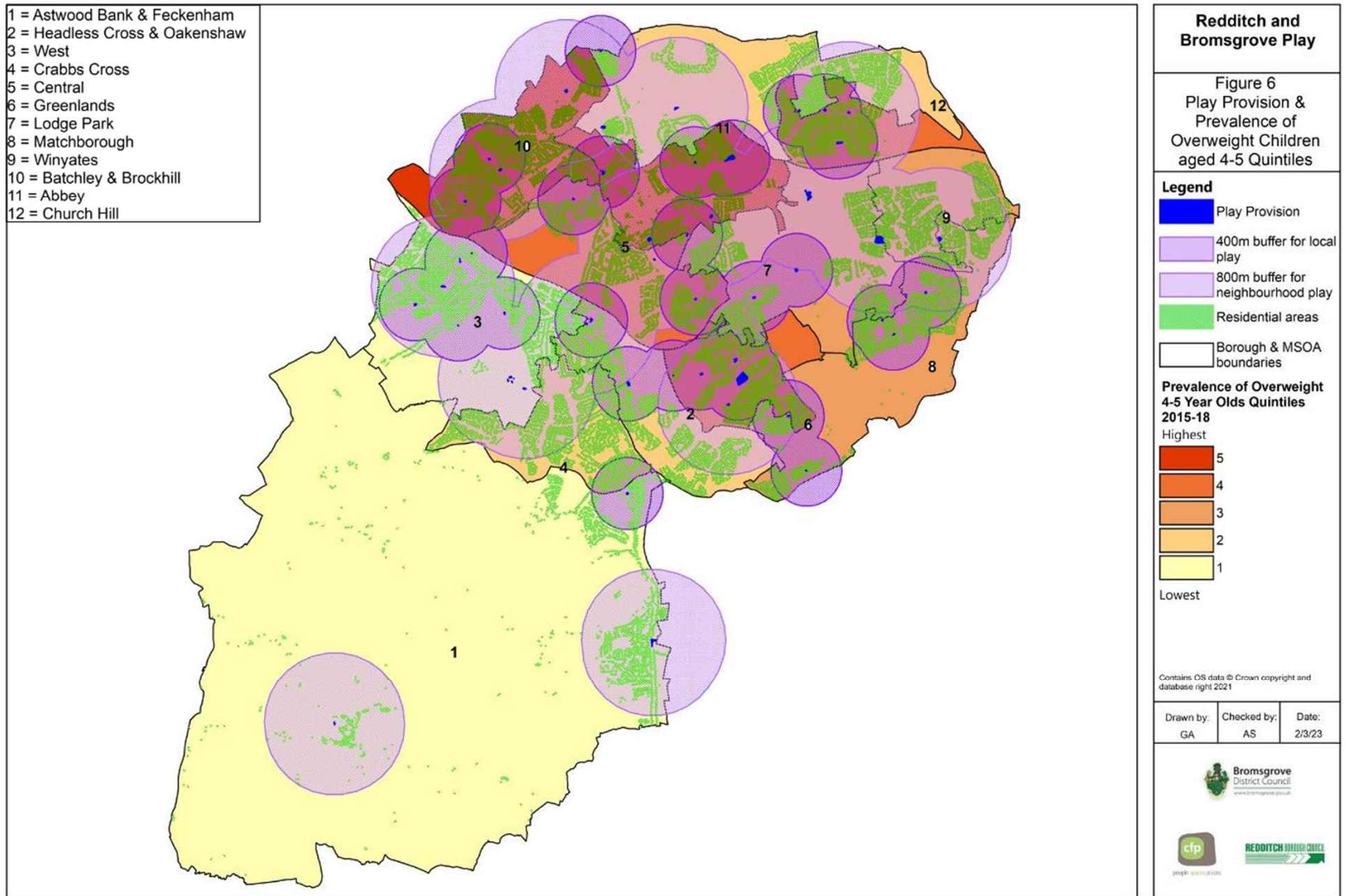
people spaces places

Households in top 20% most children aged 12 & under without access to play provision using access model by ward:

Wards	No	%
Greenlands Ward	39	1.1%
Batchley & Brockhill Ward	1	0.0%
Matchborough Ward		
Headless Cross and Oakenshaw Ward		
Winyates Ward		
Central Ward		
Lodge Park Ward		
Church Hill Ward		
Abbey Ward		
Astwood Bank and Feckenham Ward		
Crabbs Cross Ward		
West Ward		

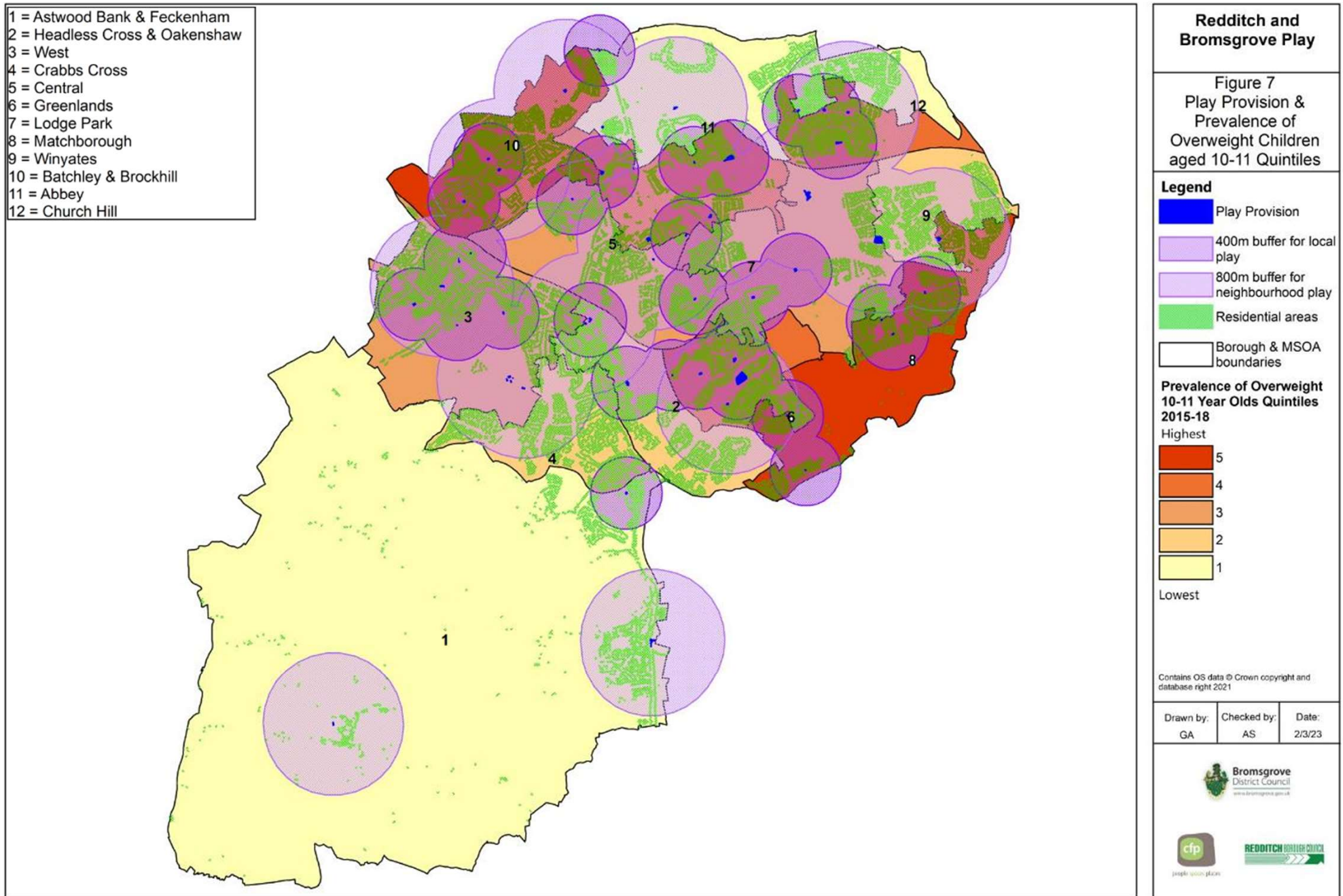
Accessibility Model & Overweight Children

0.0% of households in the top 20% most overweight 4-5 year olds don't have access.



Accessibility Model & Overweight Children

4.7% of households in the top 20% most overweight 10–11-year-olds don't have access.



Analysis



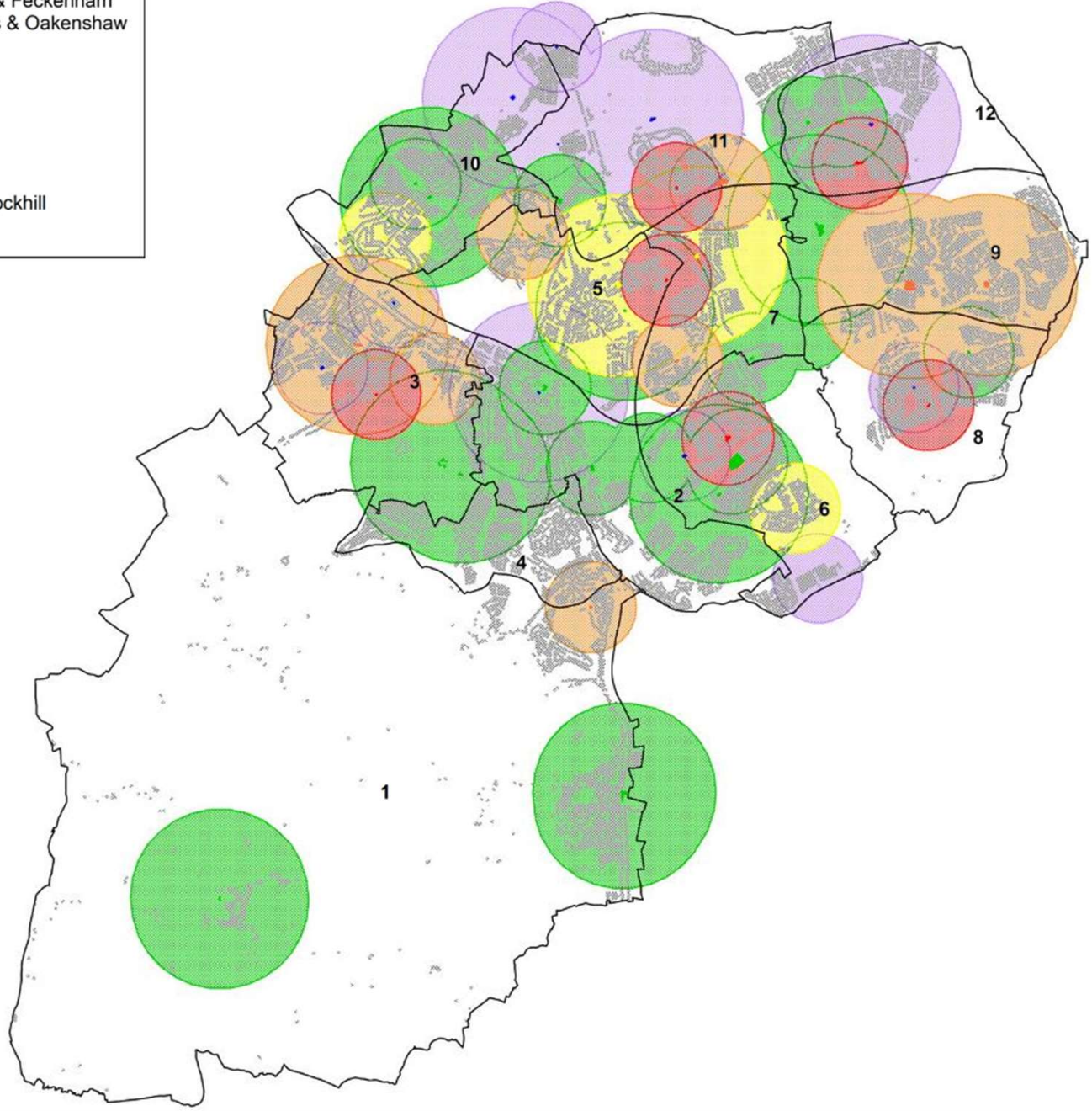
people spaces places

Households in top 20% most overweight 10-11 year olds without access to play provision using access model by ward:

Wards	No	%
Greenlands Ward	123	16.5%
Matchborough Ward	255	10.8%
Winyates Ward	4	0.7%
Batchley & Brockhill Ward	1	0.0%
Headless Cross and Oakenshaw Ward		
Central Ward		
Lodge Park Ward		
Church Hill Ward		
Abbey Ward		
Astwood Bank and Feckenham Ward		
Crabbs Cross Ward		
West Ward		

Play Condition

- 1 = Astwood Bank & Feckenham
- 2 = Headless Cross & Oakenshaw
- 3 = West
- 4 = Crabbs Cross
- 5 = Central
- 6 = Greenlands
- 7 = Lodge Park
- 8 = Matchborough
- 9 = Winyates
- 10 = Batchley & Brockhill
- 11 = Abbey
- 12 = Church Hill



Redditch and Bromsgrove Play

Figure 8
Play Provision with RBC
Rating (Buffered @
400m/800m)

- Legend**
- Good for 5 years buffer
 - Good for 3-5 years buffer
 - Good for 1-3 years buffer
 - Considered for removal buffer
 - Sites without rating buffer
 - Residential areas
 - Borough & Ward Boundaries

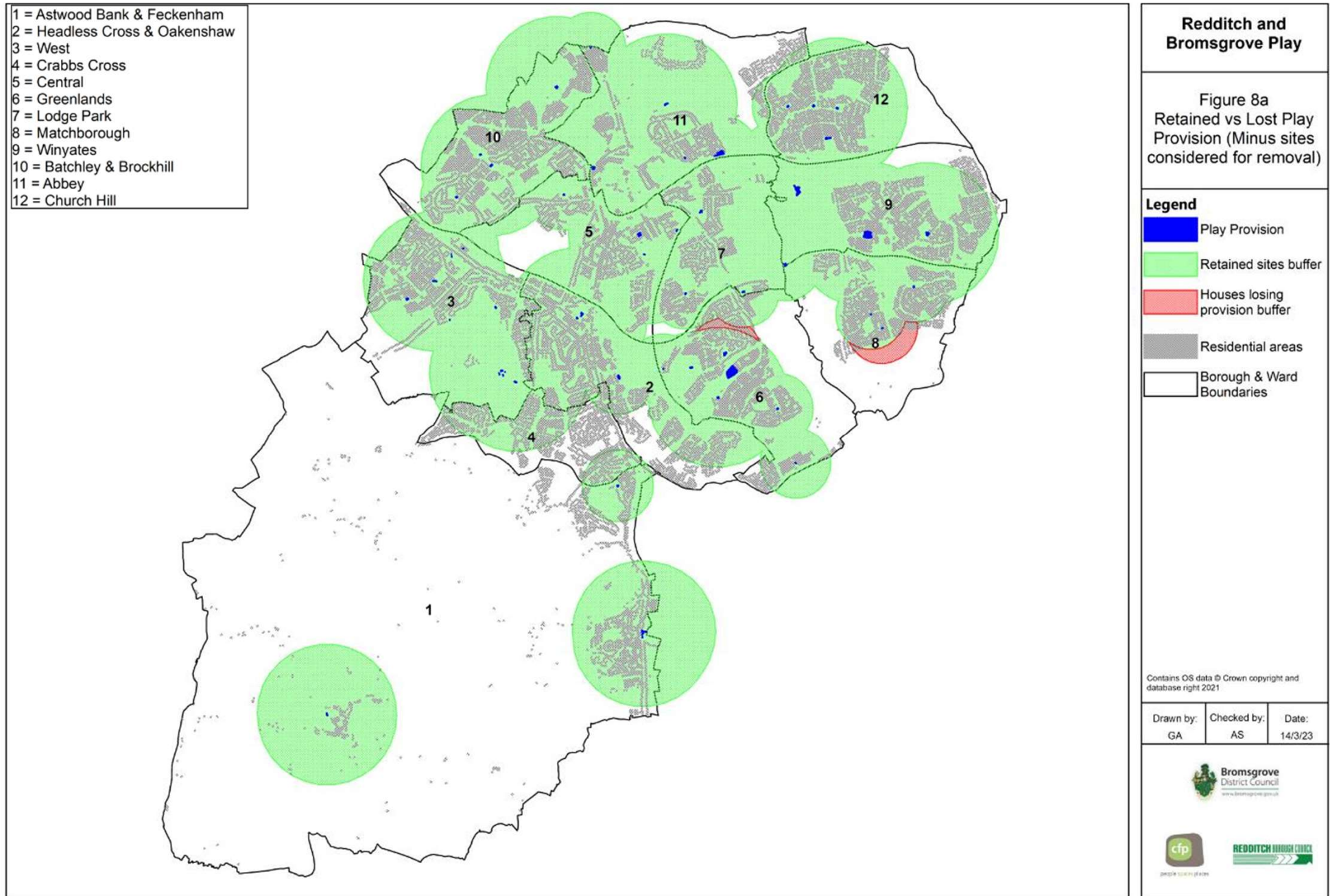
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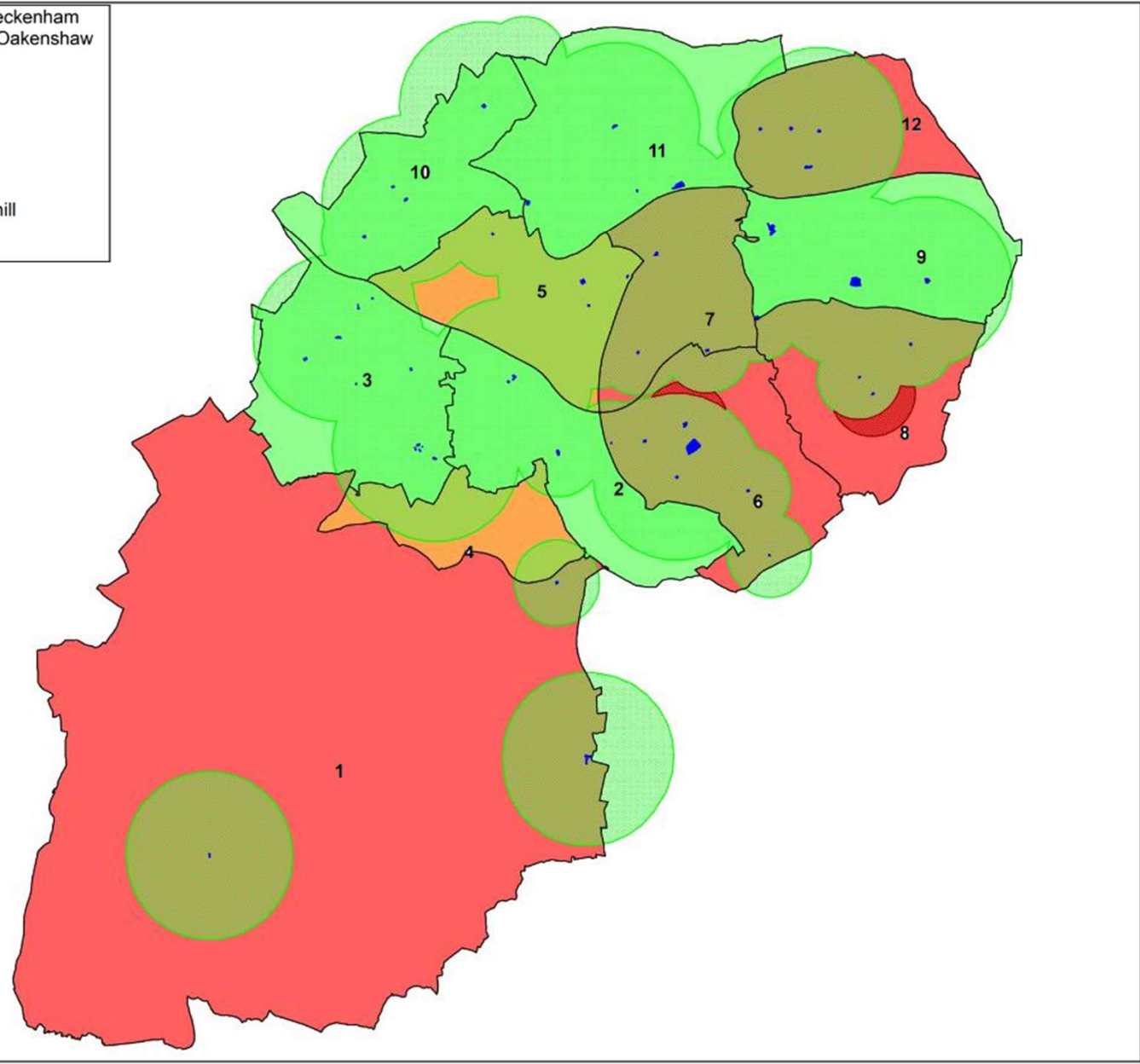
Retained vs Removed Play

249 (0.6%) households in Redditch will lose access to play provision.



Removed Play & Resident's Perception of Quantity

- 1 = Astwood Bank & Feckenham
- 2 = Headless Cross & Oakenshaw
- 3 = West
- 4 = Crabbs Cross
- 5 = Central
- 6 = Greenlands
- 7 = Lodge Park
- 8 = Matchborough
- 9 = Winyates
- 10 = Batchley & Brockhill
- 11 = Abbey
- 12 = Church Hill



Redditch and Bromsgrove Play

Figure 8b
Retained vs Lost Play Provision & Residents Perception of Quantity

Legend

- Play Provision
- Scores for 'too little' provision**
- Above average score
- Average score
- Below average score
- Retained sites buffer
- Houses losing provision buffer
- Borough & Ward Boundaries

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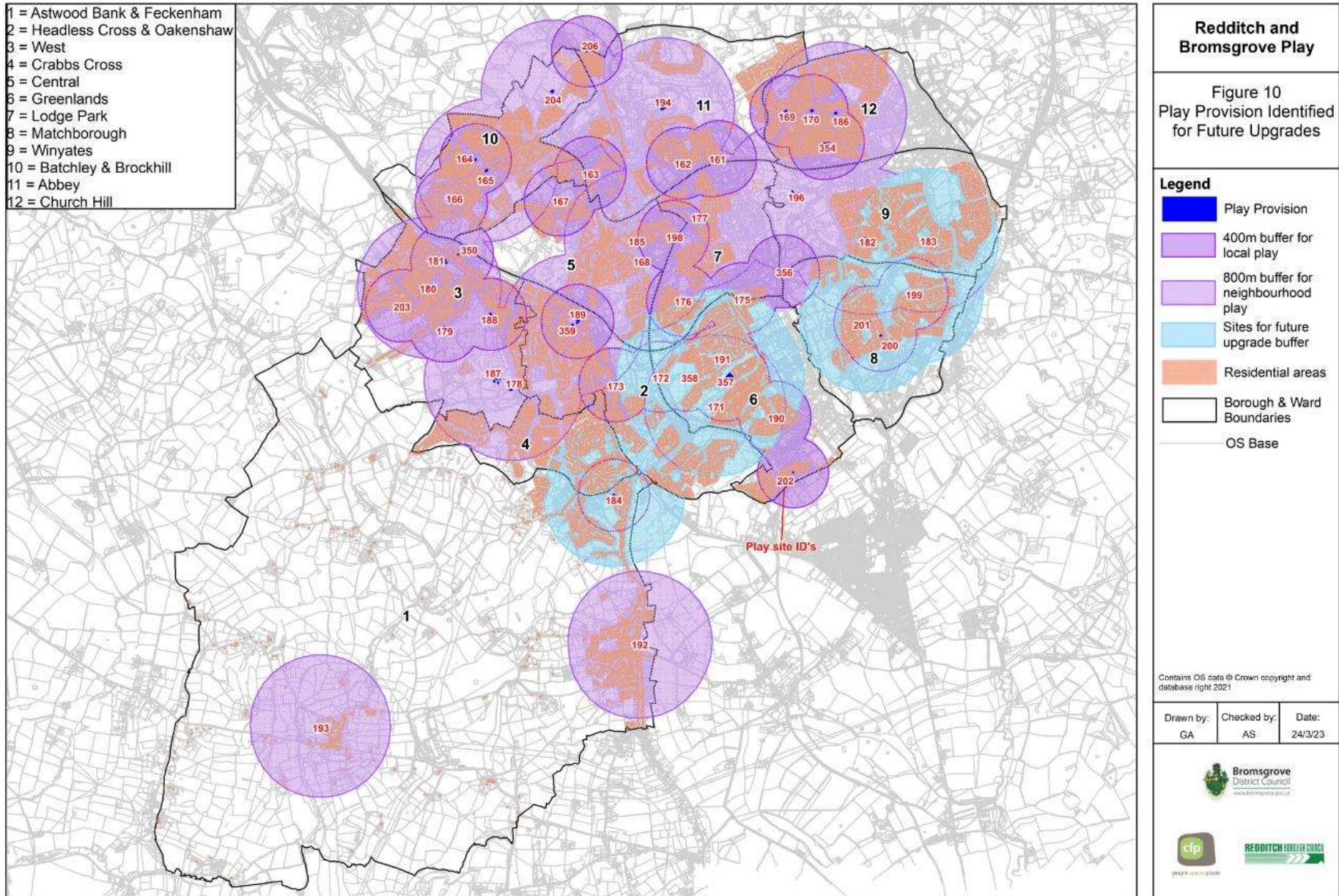
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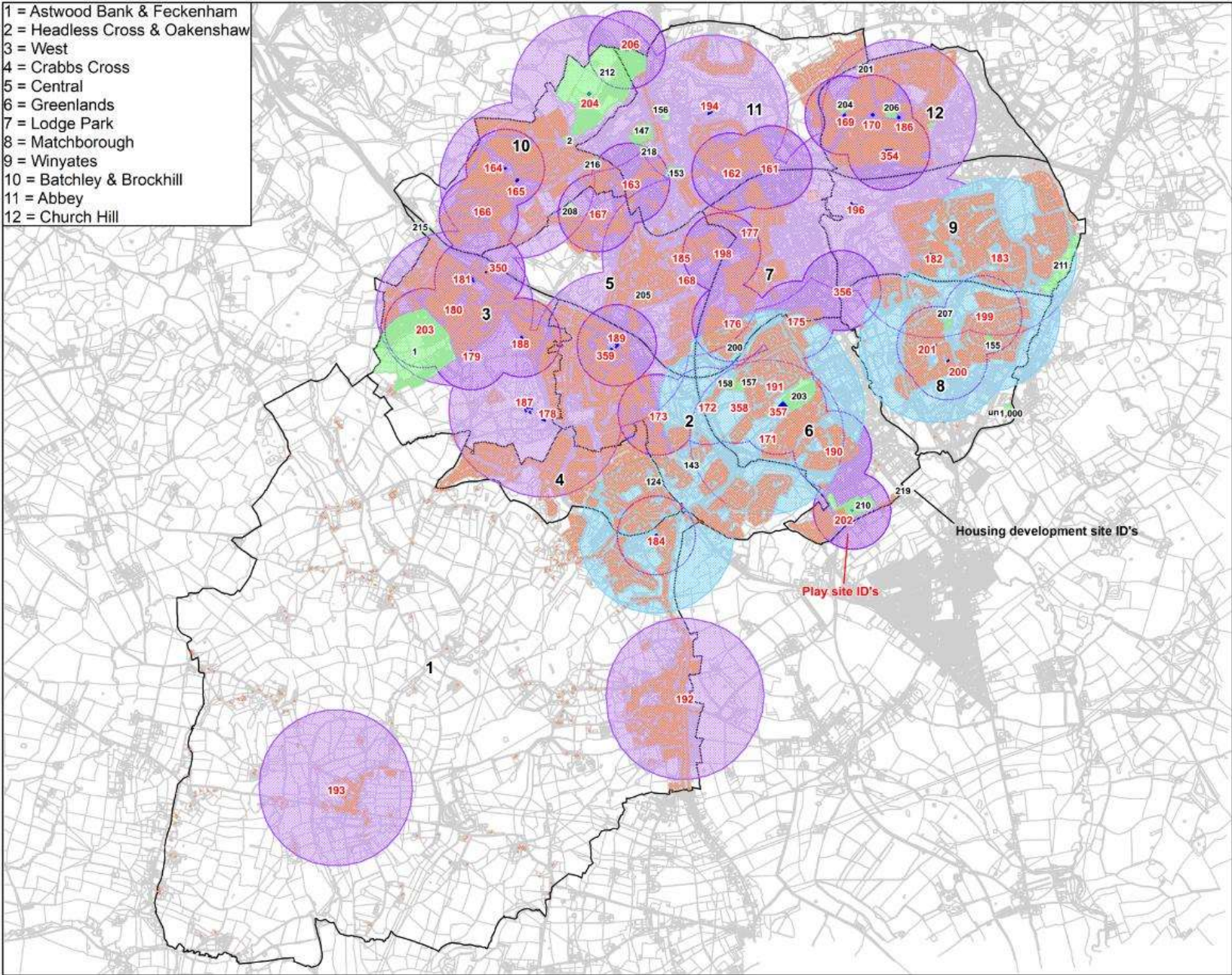

Future upgrades – enhancement of selected local sites to neighbourhood level

Reducing the number of households who don't have access to 4.3%



Opportunities for decreasing deficiencies linked to housing developments

- 1 = Astwood Bank & Feckenham
- 2 = Headless Cross & Oakenshaw
- 3 = West
- 4 = Crabbs Cross
- 5 = Central
- 6 = Greenlands
- 7 = Lodge Park
- 8 = Matchborough
- 9 = Winyates
- 10 = Batchley & Brockhill
- 11 = Abbey
- 12 = Church Hill



Redditch and Bromsgrove Play

Figure 9
Play Provision Identified for Future Upgrades & Housing Developments

Legend

- Play Provision
- 400m buffer for local play
- 800m buffer for neighbourhood play
- Sites allocated for housing developments
- Sites for future upgrade buffer
- Residential areas
- Borough & Ward Boundaries
- OS Base

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REDDITCH BOROUGH COUNCIL

Sites Allocated for Housing Developments



people spaces places

Housing development sites – where no onsite provision of play would be required. The table shows where offsite developer contributions should be directed.

Site ref	Site Name	Play Area ID	Play Area Name
2	Land at Brockhill East	204	Brockhill East
147	Windsor Road Gas Works	194	Forge Mill Play Area
218	RO Windsor Road Gas Works	194	Forge Mill Play Area
153	Prospect Hill	194	Forge Mill Play Area
156	Land at Millfields and the Fire Station	194	Forge Mill Play Area
157	Former Ipsley School playing field	358 / 191 / 172	Greenlands Playing Field* / Throckmorton* / Hedgerows
158	South of scout hut, Oakenshaw Road	358 / 191 / 172	Greenlands Playing Field* / Throckmorton* / Hedgerows
203	Former Dingleside Middle School	171 / 357 / 191	Bengrove* / Dingleside Field* / Throckmorton*
205	Mayfields Works, The Mayfields	168	Mayfields Park
206	Church Hill District Centre	186 / 170	Willow Trees Community Centre / Heronfield Close
208	Widney House, Bromsgrove Road	165	Batchley Gardens Play Area
209	Loxley Close	186	Willow Trees Community Centre
212	Brockhill East	204	Brockhill East
1	Land at Foxlydiate	180 / 203 / 179	Springvale Road / Morville Street / Yeadon Close
216	Former Hewell Road swimming baths	165	Batchley Gardens Play Area
217	Sandycroft, West Avenue	185	Glover Street
218	RO Windsor Road Gas Works	194	Forge Mill Play Area
207	Matchborough District Centre	182 / 199 / 201	Lowlands Lane / Mil Hill* / Matchborough Rocks*
211	A435 (former ADR)	183	Cardington Close*
201	The Hills, Tanhouse Lane	186 / 169 / 170	Northleach Close / Heronfield Close / Willow Trees Community Centre
204	Marlfield Farm School	186 / 169 / 170	Northleach Close / Heronfield Close / Willow Trees Community Centre
210	RO Alexandra Hospital	202	Whetstone Close
200	Land off Wirehill Drive	176	Lodge Pool Drive
155	Former Claybrook First School	199 / 200 / 201	Mil Hill* / Eathorpe Close / Matchborough Rocks*

* - play sites which will reduce deficiency if enhanced from local to neighbourhood. Hence offsite developer contributions should be directed.

Sites Allocated for Housing Developments

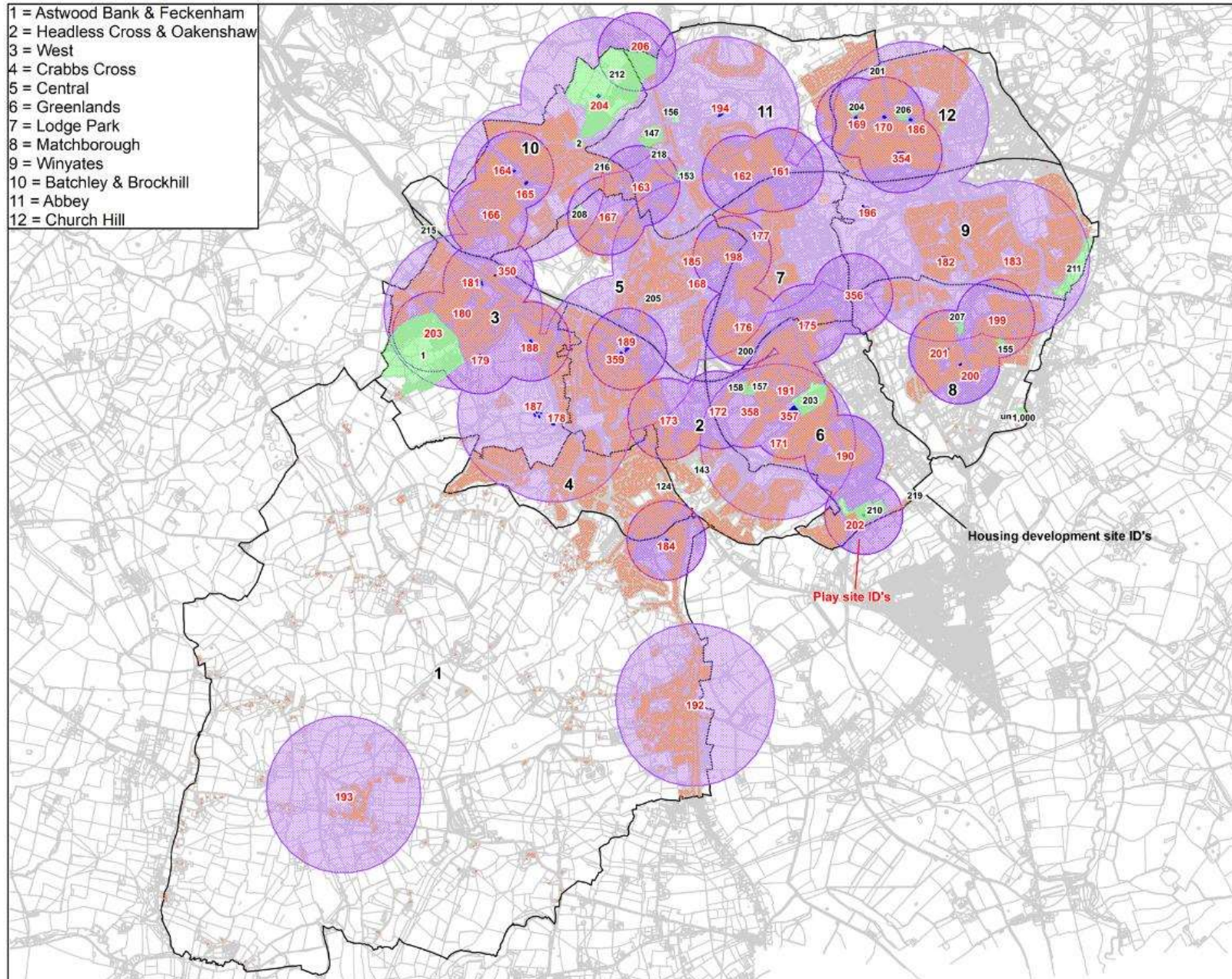


people spaces places

These housing development sites are entirely within or in close proximity to areas of deficiency to play provision. Consideration should be given to onsite provision if feasible, subject to the play facility meeting minimum standards for either local or neighbourhood provision.

Site ref	Site Name
Site 124	Brush Factory, Evesham Road
Site 201	The Hills, Tanhouse Lane
Site 211	A435 (former ADR)
Site 143	Adj. Castleditch Lane/Pheasant Lane

Opportunities for decreasing deficiencies linked to housing developments



Redditch and Bromsgrove Play

Figure 11
Current Play Provision & Housing Developments

Legend

- Play Provision
- 400m buffer for local play
- 800m buffer for neighbourhood play
- Sites allocated for housing developments
- Residential areas
- Borough & Ward Boundaries
- OS Base

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cip
people space play

REDDITCH HIGH COLLEGE

Summary – Current Accessibility



people spaces places

- The development of the accessibility model has helped to identify areas of deficiency to play provision.
- The most significant gaps are in areas to the South of Redditch Town, namely Crabbs Cross, Headless Cross & Oakenshaw and the North of Astwood Bank and Feckenham.
- The accessibility model overlayed on deprivation and demographic data has helped to identify where there are areas of deficiency to play, as well as:
 - High levels of deprivation and health deprivation.
 - Large populations of children 12 & under.
 - Large populations of overweight children.
- Matchborough Ward to the East of Redditch Town is highlighted as having slight deficiencies in areas with higher levels of deprivation and a larger population of overweight 10-11 year olds.
- Greenlands Ward is also highlighted as having slight deficiencies in areas with higher levels of deprivation, and a larger population of both children aged under 12 and overweight children aged between 10-11.

Summary – Opportunities to Address Deficiencies



people spaces places

Opportunities to upgrade from local to neighbourhood provision

The access model is based around the hierarchy of each play space. Play sites that have a greater range or higher quality provision have been classified as neighbourhood level provision and serve a wider area than local level provision. By upgrading the range of play equipment and the quality of provision the gaps in play accessibility can be reduced.

The following play sites have been identified by RBC as sites which have the potential to be upgraded from local to neighbourhood provision in the future.

- Site 358 - Greenlands Playing Field – Greenlands Ward
- Site 357- Dingleside Field - Greenlands Ward
- Site 201 - Matchborough Rocks – Matchborough Ward
- Site 199 - Mil hill - Matchborough Ward
- Site 191- Throckmorton - Greenlands Ward
- Site 184 - Banners Lane - Astwood Bank and Feckenham Ward
- Site 183 - Cardington Close - Winyates Ward
- Site 171 – Bengrove - Greenlands Ward

Summary – Opportunities to Address Deficiencies



people spaces places

- Investment in the sites should be considered if feasible, and doing so would decrease deficiencies for Crabbs Cross, Headless Cross & Oakenshaw, Greenlands and Matchborough ward.
- Banners Lane is classified as 'good for 3 years or less'. Therefore this should be prioritised for more urgent action (in the next two years) compared to the sites that are good for 5+ years.

Summary – Opportunities to Address Deficiencies



people spaces places

Opportunities through Housing Development

- Opportunities to decrease deficiencies through sites allocated for housing developments have also been considered, where funding could be used to enhance existing play or create new play provision within the development.
- Housing developments which lie within or in close proximity to areas of deficiency have been identified, namely for Crabbs Cross, Headless Cross & Oakenshaw, Winyates and Churchill Ward.
- Future play provision linked to the housing developments identified should be considered if feasible, and as long as it meets the minimum requirements for local or neighbourhood provision.

Case Study – Abbey Ward



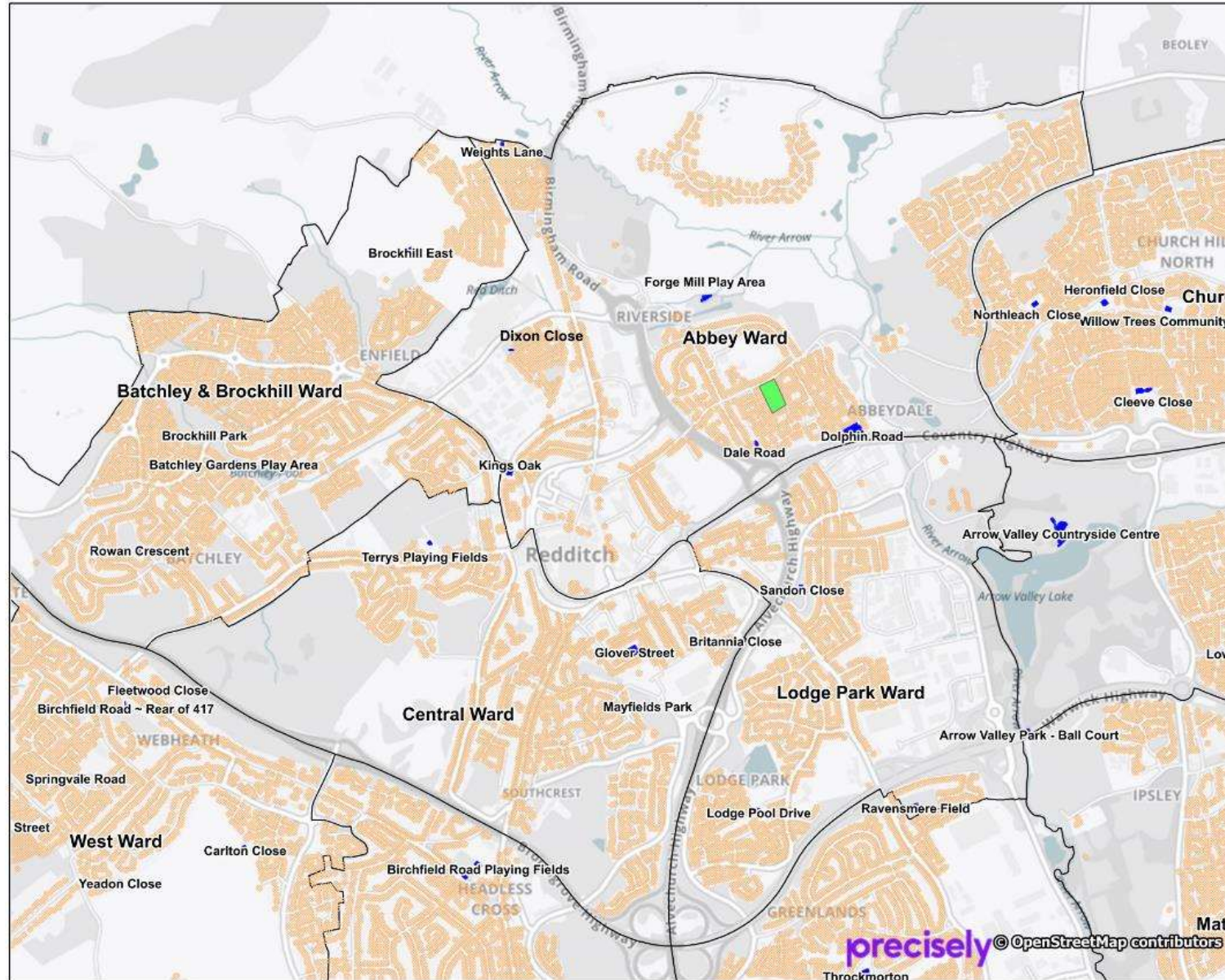
people spaces places

What would be the scope and potential impact of removing play provision at any of the existing play spaces in Abbey Ward and relocating in Abbeydale Park?

Introduction



people spaces places



Redditch and Bromsgrove Play

Figure 1
Play Provision

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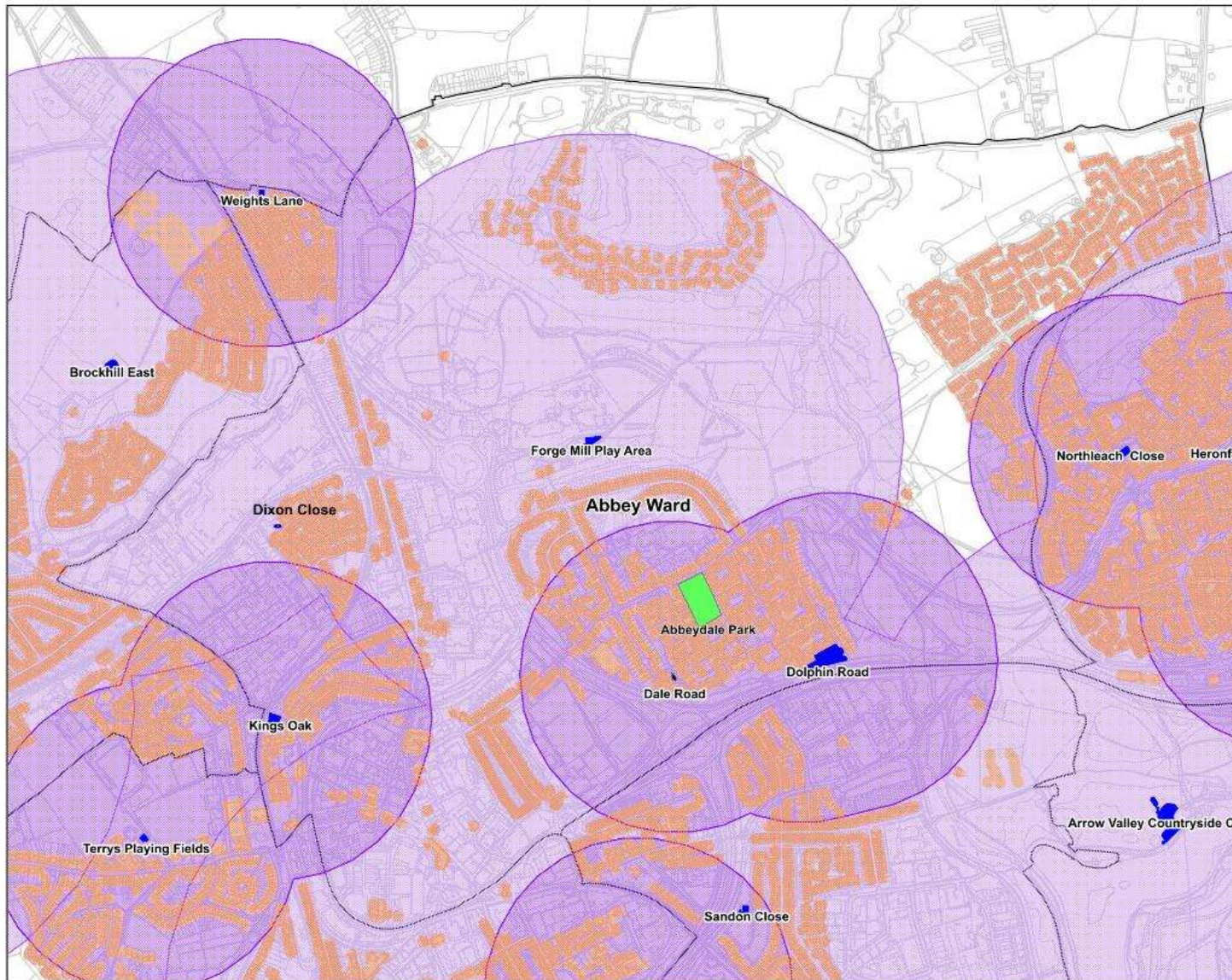


precisely © OpenStreetMap contributors

Current Accessibility



people spaces places



Redditch and Bromsgrove Play


Figure 2
Play Provision & Access Model



Legend

- Play Provision
- 400m buffer for local play
- 800m buffer for neighbourhood play
- Residential areas
- Borough & Ward Boundaries
- OS Base

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Quantity



people spaces places

Ward	Provision for Children	Provision for Teenagers / Young People
Abbey	0.070	0.014
Astwood Bank and Feckenham	0.034	0.022
Batchley & Brockhill	0.013	0.003
Central	0.028	0.019
Church Hill	0.016	0.006
Crabbs Cross	0.000	0.000
Greenlands	0.020	0.014
Headless Cross and Oakenshaw	0.021	0.021
Lodge Park	0.050	0.036
Matchborough	0.010	0.010
West	0.046	0.013
Winyates	0.134	0.134
Total	0.037	0.025

- Abbey Ward has above average levels of provision for children's play.
- There is insufficient provision for teenagers & young people

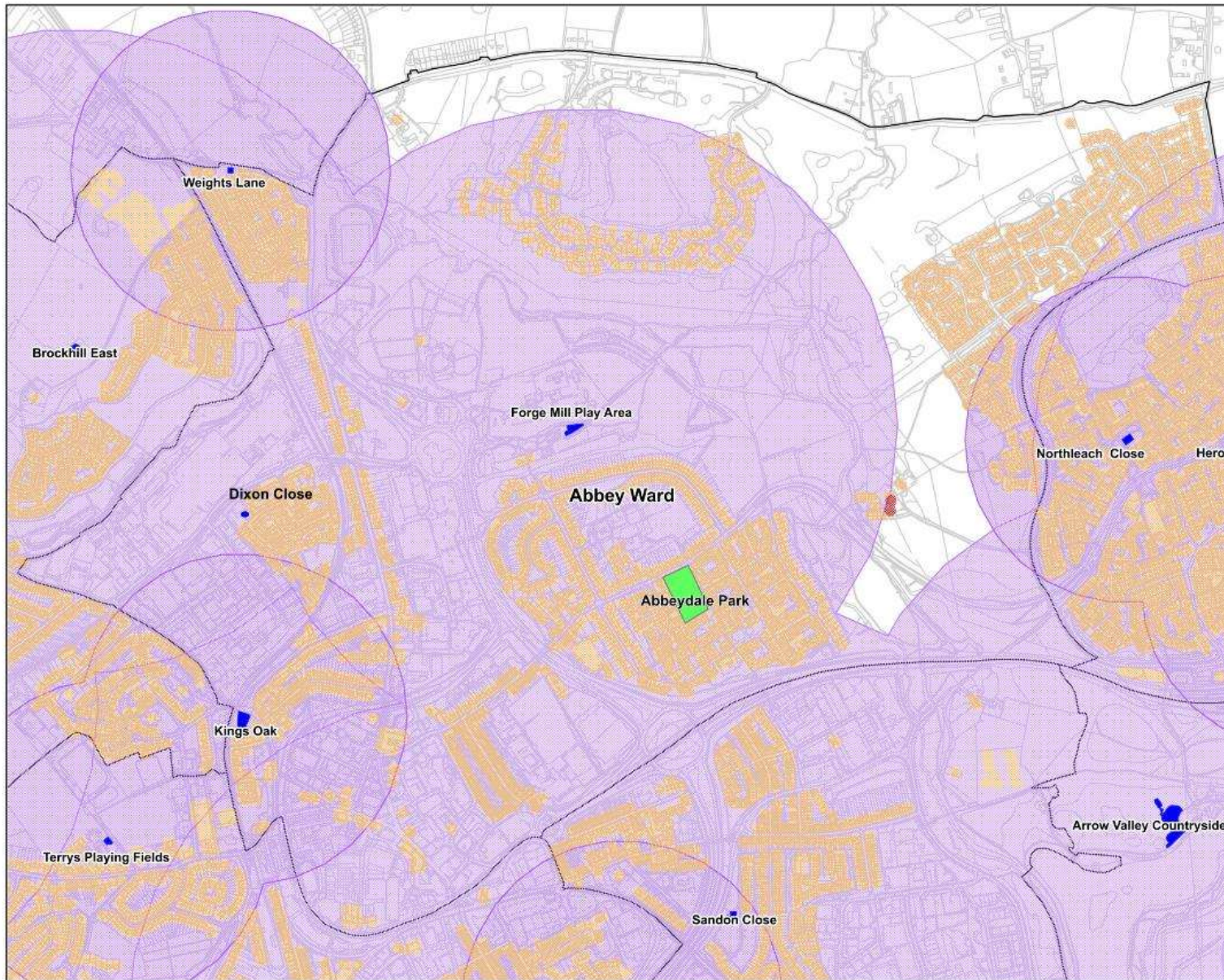
Source : Redditch Open Space Standards 2022



Impact of Removal



people spaces places



Redditch and Bromsgrove Play

Figure 3
Play Provision minus
Dale Road & Dolphin
Road

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Analysis



people spaces places

Site Ref	Site Name	No. of houses that will lose access if site is removed	% of houses that will lose access if site is removed	Total % of houses in Abbey Ward that would be without access if removed	RBC Rating
162	Dale Road	0	0.0%	10.0%	Site identified by RBC for potential removal
161	Dolphin Road	2	0.1%	10.1%	Good for 1-3 years

Site 162 – Dale Road in Abbey Ward could be removed without affecting the overall level of access (and has been identified by RBC for potential removal)

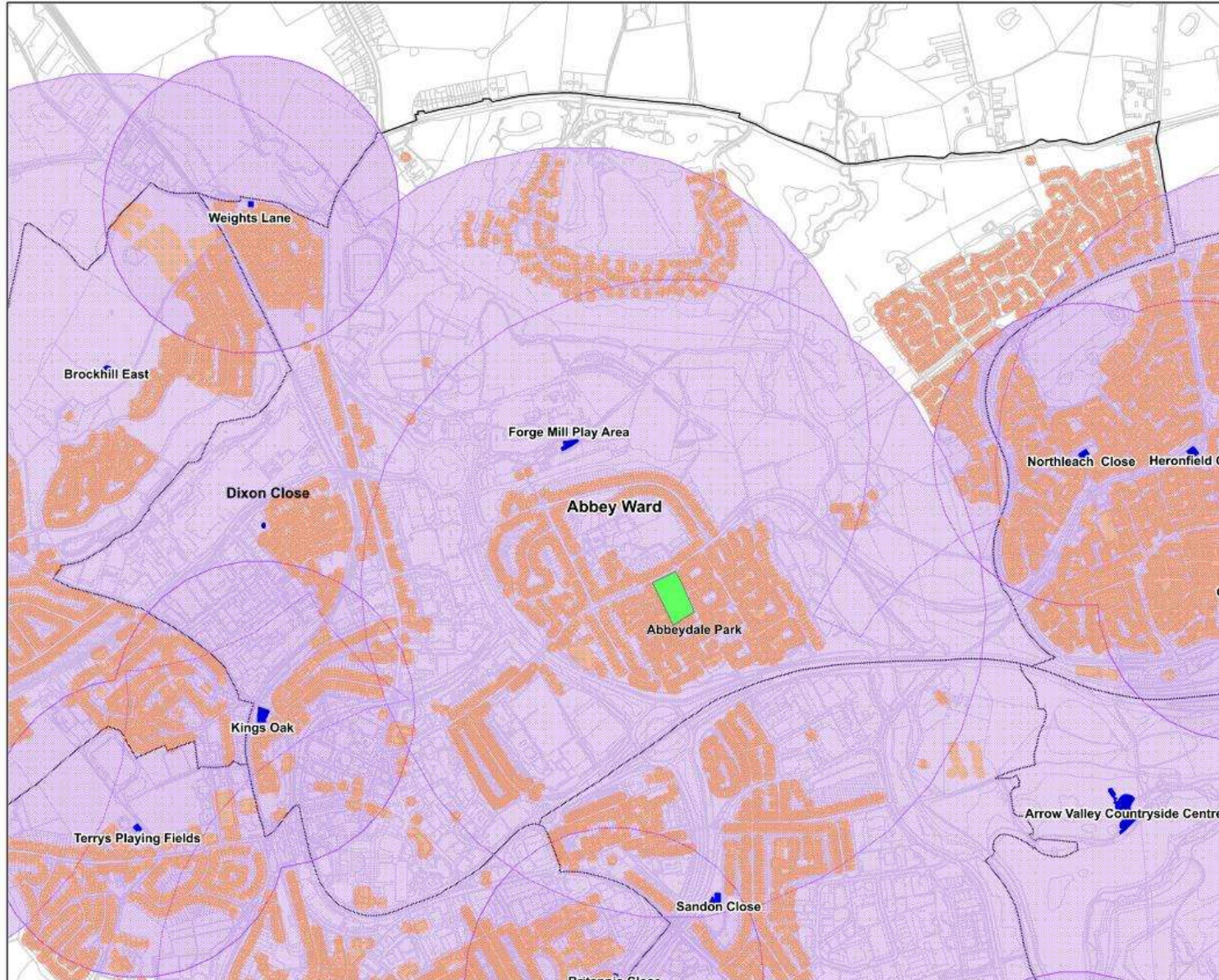
Removal of Site 161 - Dolphin Road could also be moved with minimal impact on the local accessibility of play provision within Abbey Ward (affect 2 households only).

Combined with investment at 242 Abbeydale Playing Fields to create a new Neighbourhood play space there would be a net improvement in the accessibility and quality of play provision in Abbey Ward. More details on the next slide.

Impact of Investment in Abbeydale Park



people spaces places



Redditch and Bromsgrove Play

Figure 4
Abbeydale Park
Buffered @ 800m

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**LANDSCAPE
& HERITAGE**

Redditch Play Investment Strategy

December 2023

Issue number: 5

Status: FINAL

Date: 13 December 2023

Prepared by: AS

Authorised by: AS

Redditch Play Investment Strategy

Contents

1	Introduction	1
2	Approach and Methodology	2
3	Recommendations and Analysis	7

1 Introduction

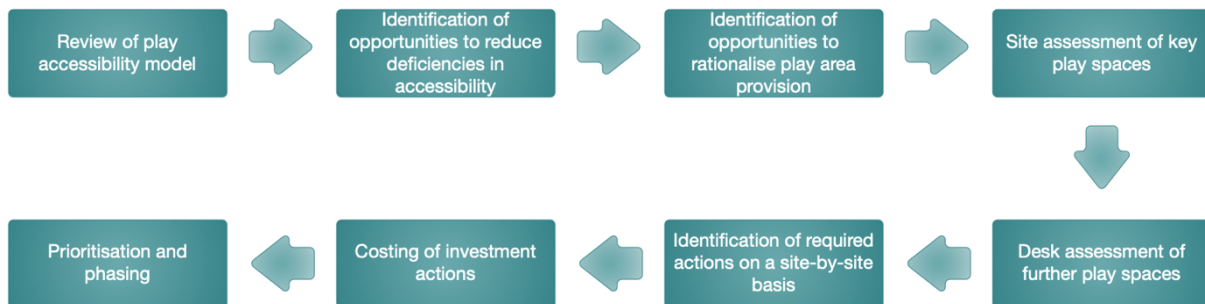
CFP was commissioned by Redditch Borough Council to carry out a Play Investment Strategy in September 2023. The Strategy considers the expenditure required over the next ten years to maintain the Borough's outdoor equipped play areas to a high standard and of maintaining and enhancing the accessibility of these play spaces.

The study is based on the earlier play assessment which considered the distribution and accessibility of outdoor equipped play across Redditch borough.

The study recognises the contribution of outdoor equipped play spaces provided by other organisations such as Parish Councils, private landowners and associated management companies in terms of the supply and accessibility. However, the investment strategy focuses on Redditch Borough Council assets only.

2 Approach and Methodology

The Play Investment Strategy is based on the following approach:



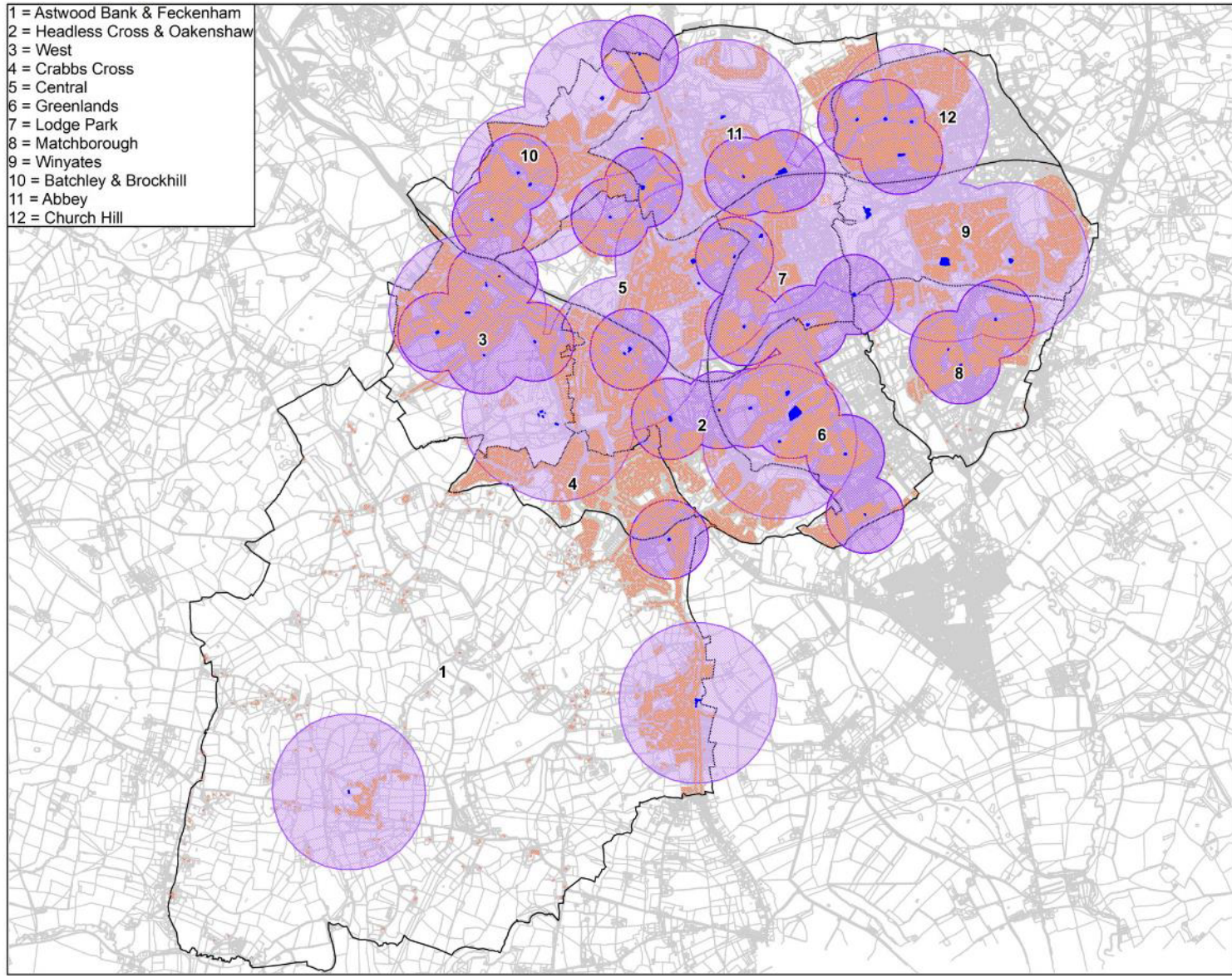
Play Accessibility Model

The Redditch Play Accessibility Model classifies outdoor equipped play spaces as local or neighbourhood level provision, depending on the range of equipment and age ranges catered for. The model is based on:

- Local Play Spaces - aimed at children who can go out to play independently, accessible within 400m (5 mins walking time);
- Neighbourhood provision - aimed at older children within 800m (10 mins walking time)

Based on this accessibility model approximately 91.6% of all households in Redditch currently have access to a play space within a walk time of up to 10 minutes. This is shown in Figure 2 below.

- 1 = Astwood Bank & Feckenham
- 2 = Headless Cross & Oakenshaw
- 3 = West
- 4 = Crabbs Cross
- 5 = Central
- 6 = Greenlands
- 7 = Lodge Park
- 8 = Matchborough
- 9 = Winyates
- 10 = Batchley & Brockhill
- 11 = Abbey
- 12 = Church Hill



Redditch and Bromsgrove Play

Figure 2
All Play Provision by Hierarchy (Buffered @400m / 800m)

Legend

- Play Provision
- 400m buffer for local play
- 800m buffer for neighbourhood play
- Residential areas
- Borough & Ward Boundaries
- OS Base

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Reducing Deficiencies in Access

Whilst the current level of play provision in Redditch is good, approximately 8.4% of households in the Borough do not have access to a suitable outdoor play spaces within a walk of up to ten minutes. This deficiency in access is not uniform and some wards have lower levels of access to play space than others. The wards with the high levels of deficiency, as identified through the Play Accessibility Study, are Crabbs Cross (42.1% with no access), Astwood Bank and Feckenham (27.7%) and Headless Cross and Oakenshaw (13.7%).

The play investment strategy has considered whether it is feasible and practicable to upgrade a selection of local level play spaces to neighbourhood level play spaces where this would reduce the deficiencies in accessibility. The creation of a new play space in Crabbs Cross ward (on existing green space) has also been considered.

Rationalising Play Area Provision

The play investment strategy has also considered where selected play areas that offer poor play value or are in poor condition could be removed without adversely affecting (or with minor impact) on the overall level of accessibility could be removed (when they reach the end of their serviceable lifespan, fail to meet European / National standards, or risk becoming unsafe).

Rationalising play provision, will help ensure that staff time and maintenance budgets can be used more effectively to maintain those play spaces that provide greater play value. Resources can also be directed towards those play spaces that are better used with greater footfall and which experience greater wear and tear, rather than those that are subjected to repeated vandalism and anti-social behaviour.

Annual maintenance costs for play spaces within Redditch are approximately £65,000 (split approx. 58% staff time for inspections & maintenance and 42% equipment & materials). This equates to approximately £1,550 on average per play space per annum to maintain to a safe standard. Capital investment is then required on a 10 to 15 year

cycle for replacement of play equipment along with safety surfacing, fencing, signage and furniture.

Site Assessment and Desk Assessment of Play Spaces

Where play spaces were identified by RBC Officers that there was scope for upgrading from Local provision to Neighbourhood provision, these were visited by the consultants' team with support from RBC officers. Other play spaces were assessed through a desktop exercise and through online meetings between the consultants' team and RBC officers.

Identification of Actions

The site and desk assessment process identified a series of agree actions on a site-by-site basis. This has been a detailed assessment process looking at individual items of equipment, surfacing, fencing and entrances, signage and site furniture for each play space.

The identified actions have focused on:

- Play spaces that can feasibility be upgraded from Local to Neighbourhood level provision with the provision of additional items of play equipment or replacing outdated equipment with new;
- Play spaces that are in reasonable condition but will require some investment in the next three years;
- Play spaces that are in reasonable condition but will require some investment in the next five years.

Costing of Actions

Detailed quotations and cost estimates from a range of play companies for work in Redditch and Bromsgrove over the last three years have been collated, reviewed and analysed to create a database of costs and a set of standard rates. These rates have been applied to the identified and recommended actions for each site to produce play space enhancement specifications and cost sheets.

A contingency allowance of 10% has been applied to each site cost estimate.

An inflationary allowance has been applied to the site-based costings based on the anticipated year of delivery. The cost summary in spreadsheet form allows different inflationary allowances to be applied and modelled.

Prioritisation and Phasing

The table below sets out the principles that have been used to determine the priority rating and proposed timescales for investment. The overarching principle is to provide equality of access across the Borough addressing identified deficiencies, and then continue to invest in play spaces to ensure they are safe, comply with standards and offer good play value.

Where play spaces are to be decommissioned at the end of life, where they fail to meet standards or are becoming uneconomic to repair, we propose that removals should follow investment that addresses known deficiencies in accessibility (priority rating 1 and 2).

Investment Principles	Priority Rating	Year
Address deficiencies by creating new play spaces (equality of access)	1	1
Address deficiencies by increasing hierarchy level : Upgrade Local to Neighbourhood	2	2
Investment in play spaces with a 1- 3 year life span (Neighbourhood)	3	3
Investment in play spaces with a 1- 3 year life span (Local)	4	4
Decommission / remove sites when feasible (end of life / failing to meet standards / uneconomic to repair)	5	4
Invest in play spaces with a 3-5 year life span or where upgrades have been identified (Neighbourhood)	6	5
Invest in play spaces with a 3-5 year life span or where upgrades have been identified (Local)	7	6
Retain and maintain (typically good for 5 years +). Deliver other investment where there is funding through planning gain	8	7 to 10

3 Recommendations and Analysis

The play investment strategy is based on the following recommendations:

- Creation of 2 new Neighbourhood level play spaces at Forest View (2023/24) and Abbeydale Playing Fields (2024/25)
- Upgrading 3 play spaces from Local to Neighbourhood level provision (2024/25)
- Upgrading a further 4 Neighbourhood play spaces (2025/26)
- Upgrading a further 3 Local play spaces (2026/27)
- Following this decommissioning of 6 existing place spaces that are 'end of life' (2026/27)
- Upgrading a further 3 Neighbourhood play spaces (2027/28)
- Upgrading a further 6 Local play spaces (2028/29)

And provisional costs for:

- Investing on a further 17 play spaces, that are currently in good condition but will need upgrading in the future (2029/30 onwards)

NB : Where play spaces are being decommissioned and this is planned for Year 4, there may be instances where particular sites may need to be removed sooner. This will be determined through the regular play safety inspection process.

The table below summarises the costs.

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029/30 - 2033/34	Total
No. of play spaces	1	5	4	8	3	6	17	44
Cost	£137,995	£398,463	£173,649	£118,690	£118,514	£136,560	£670,000	£1,753,871
Inflation @ 5%	£0	£19,923	£17,799	£18,709	£25,540	£37,729	£319,895	£301,600
Total	£137,995	£418,386	£191,447	£137,399	£144,054	£174,290	£989,895	£2,055,471

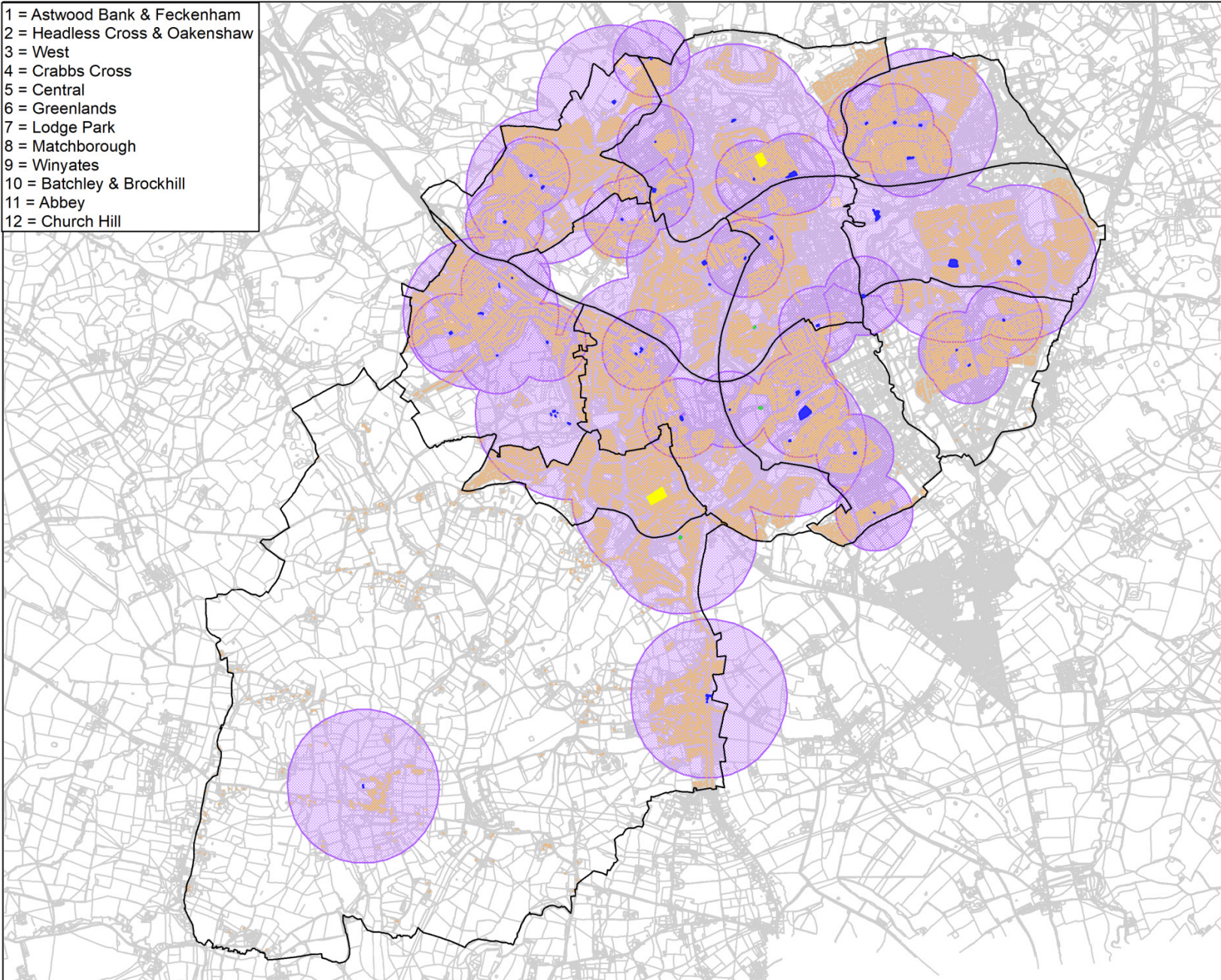
A more detailed breakdown by site and year is shown below. Detailed costs on a site by site basis are included in Appendix A.

The impact of this on the play accessibility will be to increase the accessibility of play provision across the Borough so that 96.1% (currently 91.6%) of households have access to a good quality play spaces within 10 minutes walk. Those households without access against this standard typically have access to a play space within 1250m (with the exception of a small number of households in the more rural Astwood Bank and Feckenham Ward).

Figure 2 below shows the impact of the play investment proposals in terms of improved accessibility.

URN	Site Name	RBC Condition Rating	Current Play Hierarchy	Play Investment Action	Play Investment Cost(£)	Play Hierarchy Future	Priority Rating	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029/30 - 2033/34	Total
215	Forest View / The Pleck	Create New Play Space	N/A	Create new Neighbourhood	£137,995	Neighbourhood	1	£137,995							£137,995
242	Abbeydale Playing Field	Create New Play Space	N/A	Create new Neighbourhood	£115,995	Neighbourhood	2		£115,995						£115,995
184	Banners Lane	Good 1-3 Years	Local	Upgrade to Neighbourhood	£76,475	Neighbourhood	2		£76,475						£76,475
176	Lodge Pool Drive	Good 1-3 Years	Local	Upgrade to Neighbourhood	£73,725	Neighbourhood	2		£73,725						£73,725
358	Greenlands Playing Field	Good 5+ years	Local	Upgrade to Neighbourhood	£64,948	Neighbourhood	2		£64,948						£64,948
191	Throckmorton	Good <1 Year	Local	Upgrade	£67,320	Local	2		£67,320						£67,320
183	Cardington Close	Good 1-3 Years	Neighbourhood	Upgrade	£50,484	Neighbourhood	3			£50,484					£50,484
194	Forge Mill Play Area	Good 1-3 Years	Neighbourhood	Repairs & Maintenance	£5,500.00	Neighbourhood	3			£5,500					£5,500
182	Lowlands Lane	Good 1-3 Years	Neighbourhood	Upgrade	£97,209	Neighbourhood	3		£97,209						£97,209
180	Springvale Road	Good 1-3 Years	Neighbourhood	Upgrade	£20,456	Neighbourhood	3			£20,456					£20,456
188	Carlton Close	Good 1-3 Years	Local	Upgrade	£30,107	Local	4				£30,107				£30,107
167	Terrys Playing Fields	Good 1-3 Years	Local	Upgrade	£28,583	Local	4			£28,583					£28,583
161	Dolphin Road	Good 1-3 Years	Local	Removal	£10,000	Local	5			£10,000					£10,000
198	Britannia Close	Parks to be considered for removal	Local	Removal	£10,000	N/A	5			£10,000					£10,000
354	Cleeve Close	Parks to be considered for removal	Local	Removal	£10,000	N/A	5			£10,000					£10,000
162	Dale Road	Parks to be considered for removal	Local	Removal	£10,000	N/A	5			£10,000					£10,000
200	Eathorpe Close	Parks to be considered for removal	Local	Removal	£10,000	N/A	5			£10,000					£10,000
179	Yeadon Close	Parks to be considered for removal	Local	Removal	£10,000	N/A	5			£10,000					£10,000
171	Bengrove	Good 5+ years	Neighbourhood	Upgrade	£43,120	Neighbourhood	6					£43,120			£43,120
185	Glover Street	Good for 3-5 years	Neighbourhood	Upgrade	£29,920	Neighbourhood	6					£29,920			£29,920
177	Sandon Close	Good for 3-5 years	Neighbourhood	Upgrade	£45,474	Neighbourhood	6					£45,474			£45,474
357	Dingleside Field	Good 5+ years	Local	Upgrade	£18,546	Local	7						£18,546		£18,546
201	Matchborough Rocks	Good 5+ years	Local	Upgrade	£8,195	Local	7						£8,195		£8,195
199	Mill Hill	Good 5+ years	Local	Upgrade	£29,920	Local	7						£29,920		£29,920
181	Birchfield Road ~ Rear of 417	Good for 3-5 years	Local	Upgrade	£38,314	Local	7						£38,314		£38,314
166	Rowan Crescent	Good for 3-5 years	Local	Repairs & Maintenance	£5,500	Local	7						£5,500		£5,500
190	Tredington Close	Good for 3-5 years	Local	Upgrade	£36,086	Local	7						£36,086		£36,086
196	Arrow Valley Countryside Centre	Good 5+ years	Neighbourhood	Retain & maintain	£50,000	Neighbourhood	8							£50,000	£50,000
356	Arrow Valley Park - Ball Court	Good 5+ years	Local	Retain & maintain	£30,000	Local	8							£30,000	£30,000
192	Astwood Bank Park Play Area	Good 5+ years	Neighbourhood	Retain & maintain	£50,000	Neighbourhood	8							£50,000	£50,000
165	Batchley Gardens Play Area	Good 5+ years	Neighbourhood	Retain & maintain	£50,000	Neighbourhood	8							£50,000	£50,000
359	Birchfield Road Playing Field	Good 5+ years	Neighbourhood	Retain & maintain	£50,000	Neighbourhood	8							£50,000	£50,000
189	Birchfield Road Playing Fields	Good 5+ years	Local	Retain & maintain	£30,000	Local	8							£30,000	£30,000
164	Brockhill Park	Good 5+ years	Local	Retain & maintain	£30,000	Local	8							£30,000	£30,000
193	Feckenham Playing Fields	Good 5+ years	Neighbourhood	Retain & maintain	£50,000	Neighbourhood	8							£50,000	£50,000
172	Hedgerows	Good 5+ years	Local	Retain & maintain	£30,000	Local	8							£30,000	£30,000
170	Heronfield Close	Good 5+ years	Local	Retain & maintain	£30,000	Local	8							£30,000	£30,000
173	High Trees	Good 5+ years	Local	Retain & maintain	£30,000	Local	8							£30,000	£30,000
163	Kings Oak	Good 5+ years	Local	Retain & maintain	£30,000	Local	8							£30,000	£30,000
168	Mayfields Park	Good 5+ years	Neighbourhood	Retain & maintain	£50,000	Neighbourhood	8							£50,000	£50,000
178	Morton Stanley - Play	Good 5+ years	Neighbourhood	Retain & maintain	£50,000	Neighbourhood	8							£50,000	£50,000
187	Morton Stanley - Skate and Risky Play	Good 5+ years	Neighbourhood	Retain & maintain	£50,000	Neighbourhood	8							£50,000	£50,000
169	Northleach Close	Good 5+ years	Local	Retain & maintain	£30,000	Local	8							£30,000	£30,000
175	Ravensmere Field	Good 5+ years	Local	Retain & maintain	£30,000	Local	8							£30,000	£30,000
SUB-TOTAL					£1,753,871			£137,995	£398,463	£173,649	£118,690	£118,514	£136,560	£670,000	£1,753,871
INFLATION		SET RATE HERE ->		5.0%	INFLATION INDEX (MULTIPLIER)			1.0000	1.0500	1.1025	1.1576	1.2155	1.2763	1.4775	
TOTALS									£418,386	£191,447	£137,399	£144,054	£174,290	£989,895	£2,055,471

- 1 = Astwood Bank & Feckenham
- 2 = Headless Cross & Oakenshaw
- 3 = West
- 4 = Crabbs Cross
- 5 = Central
- 6 = Greenlands
- 7 = Lodge Park
- 8 = Matchborough
- 9 = Winyates
- 10 = Batchley & Brockhill
- 11 = Abbey
- 12 = Church Hill



Redditch and Bromsgrove Play

Figure 2
Impact of Proposed
Investment on
Accessibility

Legend

- Play Provision
- Play to be upgraded to neighbourhood
- Creation of new neighbourhood provision
- 400m buffer for local play
- 800m buffer for neighbourhood play
- Residential areas
- Borough & ward boundaries
- OS Base

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Drawn by: GA	Checked by: AS	Date: 23/11/23
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Appendix A – Detailed Costs by Site

URN	242
Site Name	Abbeydale Play Field
Assessment	Create new Neighbourhood Play Space (which allows decommissioning of Dolphin Road (161) and Dale Road (162) whilst increasing accessibility

Status	Item	No.	Unit	Rates	Cost
Equipment					
	Allowance for creation of a toddler and junior equipped play area. Neighbourhood level play space.	1	Item	£100,000.00	£100,000
			Item		£0
			Item		£0
			Item		£0
			Item		£0
Surfacing					
			Sqm		£0.00
			Sqm		£0.00
Fencing / Gates					
			Item		
			Item		
			Item		£0.00
Furniture					
			Item		
			Item		
			Item		
			Item		£0.00
			Item		£0.00
			Item		£0.00
Groundworks & removals					
			Item		£0.00
			Item		£0.00
			Item		£0.00
			Sqm		£0.00
			Lin m		£0.00
Site Security (Prelims)					
	Prelims	1	Item	£5,000.00	£5,000.00
	RP11 Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					
					£105,450.00
Contingency	Contingency @ 10%	1	Item		£10,545.00
Total					£115,995.00

URN	215
Site Name	Forest View / The Pleck
Assessment	Create new Neighbourhood Play Space

Status	Item	No.	Unit	Rates	Cost
Equipment					
	Allowance for creation of a toddler and junior equipped play area, with active play equipment for teenagers. Neighbourhood level play space.	1	Item	£120,000.00	£120,000
			Item		£0
			Item		£0
			Item		£0
			Item		£0
			Item		£0
Surfacing					
			Sqm		£0.00
			Sqm		£0.00
Fencing / Gates					
			Item		
			Item		
			Item		£0.00
Furniture					
			Item		
			Item		
			Item		
			Item		£0.00
			Item		£0.00
			Item		£0.00
Groundworks & removals					
			Item		£0.00
			Item		£0.00
			Item		£0.00
			Sqm		£0.00
			Lin m		£0.00
Site Security (Prelims)					
	Prelims	1	Item	£5,000.00	£5,000.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£125,450.00
Contingency	Contingency @ 10%	1	Item		£12,545.00
Total					£137,995.00

URN	184
Site Name	Banners Lane
Assessment	Upgrade to Neighbourhood Level



Status	Item	No.	Unit	Rates	Cost
Equipment					
New	Bespoke Steel Swing Frame with Flat & Cradle Seats & Deco Plates	1	Item	£2,182.00	£2,182
New	Carousel with Bars Inground	1	Item	£2,644.00	£2,644
New	Bespoke Two Tower Unit with Net and Steel Slide	1	Item	£12,039.81	£12,040
New	Jumper Six Sided, 1.08 x 1.08 x 1.08m, with Grey SBR Tiles, Inground	1	Item	£4,392.88	£4,393
New	Octopus Spring Seesaw, Inground	1	Item	£2,575.00	£2,575
New	Talk & Tumble, Classic, Inground	1	Item	£1,839.00	£1,839
Surfacing					
New	Wetpour surfacing	400	Sqm	£65.00	£26,000.00
New	Wetpour surfacing for extension	80	Sqm	£65.00	£5,200.00
Fencing / Gates					
Existing	Self closing gates - Retain	2	Item		
Existing	Bow top fencing - Retain	1	Item		
New	Dog grids	2	Item	£1,500.00	£3,000.00
Furniture					
Existing	Bench - Retain	2	Item		
Existing	Litter Bin - Retain	1	Item		
Existing	Play area signage (freestanding)	2	Item		
New	Litter bin - additional	1	Item	£500.00	£500.00
New	Repaint benches	2	Item	£150.00	£300.00
New	Play area signage (fence mounted)	2	Item	£300.00	£600.00
Groundworks & removals					
New	Breakout tarmac	1	Item	£250.00	£250.00
New	Breakout safer surfacing	1	Item	£250.00	£250.00
New	Play equipment	1	Item	£1,000.00	£1,000.00
New	Excavate & 100mm MOT sub-base for extension	80	Sqm	£35.00	£2,800.00
New	Remove some existing fencing and reinstall	25	Lin m	£2,000.00	£1,000.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£69,522.69
Contingency	Contingency @ 10%	1	Item		£6,952.27
Total					£76,474.96

URN	171
Site Name	Bengrove
Assessment	Upgrade



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Junior Multi-play unit - Retain	1	Item		
Existing	Springer - Retain	2	Item		
Existing	Infant multi-play unit - Retain	1	Item		
Existing	Spinner Bowl - Retain	1	Item		
Existing	Junior Swings - Retain	1	Item		
New	New climbing pegs for junior multi play unit	10	Item	£25.00	£250.00
New	Replace bar for whale springer	1	Item	£100.00	£100.00
New	Octopus Spring Seesaw, Inground	1	Item	£2,575.00	£2,575.00
New	Bespoke Steel Swing Frame with Flat & Cradle Seats & Deco Plates	1	Item	£2,182.00	£2,182.00
New	Jumper Six Sided, 1.08 x 1.08 x 1.08m, with Grey SBR Tiles, Inground	1	Item	£4,392.88	£4,392.88
Surfacing					
Existing	Wet Pour Surfacing - Retain	400	Sqm		
New	Safer surfacing for extension	200	Sqm	£65.00	£13,000.00
Fencing / Gates					
Existing	Bow top fencing - Retain	73	Lin m		
New	Dog grids	2	Item	£1,500.00	£3,000.00
New	Bow top fencing for extension	30	Lin m	£60.00	£1,800.00
Furniture					
Existing	Bench - Retain	2	Item		
Existing	Litter Bin - Retain	2	Item		
New	Play area signage (fence mounted)	2	Item	£300.00	£600.00
Groundworks & removals					
New	Dig out seesaw inc disposal	1	Item	£250.00	£250.00
New	Dig out spider inc disposal	1	Item	£700.00	£700.00
New	Removal & disposal of gates	2	Item	£200.00	£400.00
New	Excavate & 100mm MOT sub-base for extension	200	Sqm	£35.00	£7,000.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£39,199.88
Contingency	Contingency @ 10%	1	Item		£3,919.99
Total					£43,119.87

URN	183
Site Name	Cardington Close
Assessment	Upgrade - minor upgrading to ball court & small extension to play.



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Carousel - Retain	1	Item		
Existing	Single piece equipment - Retain	1	Item		
Existing	MUGA - Retain	1	Item		
Existing	Junior Multi-play unit - Retain	1	Item		
Existing	Spinner Bowl - Retain	1	Item		
Existing	Springer - Retain	1	Item		
Existing	Toddler Swings - Retain	1	Item		
Existing	Shelter - Retain	1	Item		
New	Basketball Goal, Nylon Net Inground	2	Item	£2,020.14	£4,040.28
New	Talk & Tumble, Classic, Inground	1	Item	£1,839.00	£1,839.00
New	Goal ends	2	Item	£2,000.00	£4,000.00
Surfacing					
Existing	Tarmac surfacing - Retain	175	Sqm		
Existing	Wet Pour Surfacing - Retain	175	Sqm		
New	Safer surfacing for extension	200	Sqm	£65.00	£13,000.00
New	MUGA Paint & Sports Markings. Paint the playing area in different colours - with line markings for 5-a-side, Mini Tennis and Basketball	1	Item	£3,215.00	£3,215.00
Fencing / Gates					
Existing	Bow top fencing - Retain	1	Item		
New	Bow top fencing for extension	30	Lin m	£60.00	£1,800.00
New	Partial rebound fencing for MUGA	60	Lin m	£300.00	£18,000.00
Furniture					
Existing	Litter Bin - Retain	1	Item		
Existing	Dog Grid - Retain	2	Item		
Existing	Bench - Retain	2	Item		
New	Litter Bin - additional	1	Item	£500.00	£500.00
New	Play area signage (fence mounted)	2	Item	£300.00	£600.00
Groundworks & removals					
New	Excavate & 100mm MOT sub-base for extension	200	Sqm	£35.00	£7,000.00
New	Removal & disposal of goal ends	2	Item	£700.00	£1,400.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£45,894.3
Contingency	Contingency @ 10%	1	Item		£4,589.4
Total					£50,483.7

URN	357
Site Name	Dingleside Field
Assessment	Retain as Local level provision



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Basketball Hoop - Retain	1	Item		
New	Remove existing goal ends & reinstate	2	Item	£250.00	£500.00
New	Basketball Goal, Nylon Net Inground	1	Item	£2,250.00	£2,250.00
New	Supply & install 2 No. junior football goals	2	Item	£800.00	£1,600.00
Surfacing					
Existing	Turf - Retain				
New	Tarmac surfacing for ball sports	88	Sqm	£85.00	£7,480.00
New	Paint & Sports Markings. Basketball hoop	1	Item	£250.00	£250.00
Fencing / Gates					
N/A					
Furniture					
New	Pine Bench with Backrest, Inground	2	Item	£600.00	£1,200.00
New	Litter bin	1	Item	£500.00	£500.00
Groundworks					
New	Excavate & 100mm MOT sub-base for basketball hoop.	88	Sqm	£35.00	£3,080.00
Site Security (Prelims)					
	Prelims	1	Item	£0.00	£0.00
	RPII Post Installation Inspection	1	Item	£0.00	£0.00
Sub-total					£16,860.00
Contingency	Contingency @ 10%	1	Item		£1,686.00
Total					£18,546.00

URN	191
Site Name	Throckmorton
Assessment	Upgrade skate and muga - Retain as Local level



Status	Item	No.	Unit	Rate	Cost
Equipment					
New	Skate driveway - Remove	1	Item	£500.00	£500.00
New	Skate rail - Remove	2	Item	£500.00	£1,000.00
New	MUGA - Remove	1	Item	£500.00	£500.00
Existing	Shelter - Retain	1	Item	£500.00	£500.00
Surfacing					
Existing	Tarmac surfacing - Retain				
New	Precast concrete skate bowl	1	Item	£50,000.00	£50,000.00
New	MUGA Paint & Sports Markings. Paint the playing area in different colours - with line markings for 5-a-side, Mini Tennis and Basketball	1	Item	£3,250.00	£3,250.00
Fencing / Gates					
New	Repaint MUGA frame	1	Item	£1,500.00	£1,500.00
Furniture					
Existing	Litter Bin - Retain	1	Item		
Groundworks					
Existing	Dig out timber planter incl DSP	1	Item	£1,000.00	£1,000.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£61,200.00
Contingency	Contingency @ 10%	1	Item		£6,120.00
Total					£67,320.00

URN	358
Site Name	Greenlands
Assessment	Upgrade to Neighbourhood Level



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Climber - Retain	1	Item		
Existing	MUGA - Retain	1	Item		
Existing	Adult outdoor fitness - Retain	1	Item		
New	Bespoke Steel Swing Frame with Flat & Cradle Seats & Deco Plates	1	Item	£2,182.00	£2,182.00
New	Carousel with Bars Inground	1	Item	£2,644.00	£2,644.00
New	Bespoke Two Tower Unit with Net and Steel Slide	1	Item	£12,039.81	£12,039.81
New	Jumper Six Sided, 1.08 x 1.08 x 1.08m, with Grey SBR Tiles, Inground	1	Item	£4,392.88	£4,392.88
New	Octopus Spring Seesaw, Inground	1	Item	£2,575.00	£2,575.00
New	Talk & Tumble, Classic, Inground	1	Item	£1,839.00	£1,839.00
Surfacing					
Existing	Tarmac surfacing - Retain				
Existing	Wet Pour Surfacing - Retain				
New	Safer surfacing for new play area	250	Sqm	£65.00	£16,250.00
Fencing / Gates					
New	Bow top fencing for new play area	60	Lin m	£61.00	£3,660.00
New	Supply 1m High Prosafe Self Closing Single Gate Powder Coated Yellow for new play area	1	Item	£1,210.96	£1,210.96
Furniture					
Existing	Litter Bin - Retain	1	Item		
Existing	Bench - Retain	1	Item		
New	Pine Bench with Backrest, Inground - additional	2	Item	£600.00	£1,200.00
New	Litter bin - additional	1	Item	£500.00	£500.00
New	Play area signage (fence mounted)	2	Item	£300.00	£600.00
Groundworks					
New	Excavate & 100mm MOT sub-base for extension	250	Sqm	£35.00	£7,000.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£59,043.65
Contingency	Contingency @ 10%	1	Item		£5,904.37
Total					£64,948.02

URN	199
Site Name	Mill Hill
Assessment	Retain as Local level provision



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	MUGA - Retain	1	Item		
New	Combination Street Work Out Pro 2 Powder Coated Orange	2	Item	£4,470.29	£8,940.58
New	BLOQX 1 with Coated Corner in Orange/Grey/Night Sky Blue	2	Item	£5,497.14	£10,994.28
Surfacing					
Existing	Tarmac surfacing - Retain				
New	MUGA Paint & Sports Markings. Paint the playing area in different colours - with line markings for 5-a-side, Mini Tennis and Basketball	1	Item	£3,215.00	£3,215.00
Fencing / Gates					
N/A					
Furniture					
New	Pine Bench with Backrest, Inground	1	Item	£600.00	£600.00
New	Litter bin	1	Item	£500.00	£500.00
Groundworks					
N/A					
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£27,199.86
Contingency	Contingency @ 10%	1	Item		£2,719.99
Total					£29,919.85

URN	201
Site Name	Matchborough Rocks
Assessment	Retain as Local level provision



Status	Item	No.	Unit	Rates	Cost
Equipment					
Existing	Climber - Retain	1	Item		
Existing	Single piece equipment - Retain	1	Item		
New	Balance beams	1	Item	£3,000.00	£3,000.00
New	Wobble bridge	1	Item	£3,000.00	£3,000.00
Surfacing					
Existing	Grass Matting - Retain				
Existing	Turf - Retain				
Fencing / Gates					
N/A					
Furniture					
Existing	Bench - Retain	1	Item		
Groundworks					
N/A					
Site Security (Prelims)					
	Prelims	1	Item	£1,000.00	£1,000.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£7,450.00
Contingency	Contingency @ 10%	1	Item		£745.00
Total					£8,195.00

URN	176
Site Name	Lodge Pool Drive
Assessment	Upgrade to Neighbourhood Level



Status	Item	No.	Unit	Rates	Cost
Equipment					
New	Bespoke Steel Swing Frame with Flat & Cradle Seats & Deco Plates	1	Item	£2,182.00	£2,182.00
New	Carousel with Bars Inground	1	Item	£2,644.00	£2,644.00
New	Bespoke Two Tower Unit with Net and Steel Slide	1	Item	£12,039.81	£12,039.81
New	Jumper Six Sided, 1.08 x 1.08 x 1.08m, with Grey SBR Tiles, Inground	1	Item	£4,392.88	£4,392.88
New	Octopus Spring Seesaw, Inground	1	Item	£2,575.00	£2,575.00
New	Talk & Tumble, Classic, Inground	1	Item	£1,839.00	£1,839.00
New	Bespoke Tower with Steel Slide and Bannister Bars	1	Item	£7,890.00	£7,890.00
Surfacing					
New	Safer surfacing	264	Sqm	£65.00	£17,160.00
Fencing / Gates					
Existing	Bow top fencing - Retain	1	Item		
Existing	Self closing gates - Retain	2	Item		
New	Repaint bow top fencing	75	Lin m	£10.00	£750.00
New	Dog grids	2	Item	£1,500.00	£3,000.00
Furniture					
Existing	Litter Bin - Retain	1	Item		
Existing	Bench - Retain	2	Item		
New	Litter Bin - additional	1	Item	£500.00	£500.00
New	Play area signage (fence mounted)	2	Item	£300.00	£600.00
Groundworks & removals					
New	Breakout Tarmac	1	Item	£250.00	£250.00
New	Breakout Safer sufacing	1	Item	£250.00	£250.00
New	Remove Play equipment	1	Item	£1,000.00	£1,000.00
New	Excavate & 100mm MOT sub-base	300	Sqm	£35.00	£7,000.00
Site Security (Prelims)					
	Prelims	1	Item	£2,500.00	£2,500.00
	RPII Post Installation Inspection	1	Item	£450.00	£450.00
Sub-total					£67,022.69
Contingency	Contingency @ 10%	1	Item		£6,702.27
Total					£73,724.96

URN	161
Site Name	Dolphin Road
Assessment	Removal after investment in Abbeydale Playing Fields

Meeting Notes
There have been internal conversations previously about removing this site and Dale Road and replacing with upgraded provision at Terry's Playing Field. However, Terry's playing field is site which suffers ASB & has different audience which may benefit more from older provision (Teen/Adult).
Equipment is dated – swings need replacing. Could remove slide and replace with a multi-play unit.
Resurface entire area with wetpour.
Replace benches and bins.
Base costs on proposals sent through by Richard (7491b> cost planning > client quotes > FW Kompan - Initial proposals - Dolphin Rd

Status	Item	No.	Unit	Rates	Cost	Notes
Equipment						
Existing	Basketball Hoop	1	Item			
Existing	Carousel	1	Item			
Existing	Single Slide	1	Item			
Existing	Junior Swings	2	Item			
Existing	Toddler Swings	1	Item			
New	Removal and resinste to grass	1	item	£10,000	£10,000	
Surfacing						
Existing	Tarmac surfacing					
Existing	Wet Pour Surfacing					
Existing	Wet Pour Surfacing					
Existing	Wet Pour Surfacing					
Existing	Wet Pour Surfacing					
Fencing / Gates						
Existing	Bow top fencing - Retain	1	Item			
Existing	Self closing gates - Retain	2	Item			
Furniture						
Existing	Bench	2	Item			
Existing	Litter Bin	1	Item			
Existing	Play area signage (freestanding)	1	Item			
Groundworks & removals						
Site Security (Prelims)						
Sub-total					£10,000.00	
Contingency	Contingency @ 10%	1	Item			
Total					£10,000.00	

URN	166
Site Name	Rowan Crescent
Assessment	3-5 years

Meeting Notes
Recently refurbished for £28k – new climbing frame installed, and swings repainted = a low priority site.
Will only need allowance repair / general upkeep costs. £1k a year for 5 years.

Status	Item	No.	Unit	Rate	Cost	Notes
Equipment						
Existing	Adult outdoor fitness	1	Item			
Existing	Springer	1	Item			
Existing	Spica	1	Item			
Existing	Seesaw	1	Item			
Existing	Junior Swings	1	Item			
Existing	Toddler Swings	1	Item			
Existing	Infant multi-play unit	1	Item			
New	General upkeep and maintenance costs	5	Years	£1,000.00	£5,000.00	
Surfacing						
Existing	Tarmac surfacing - Retain					Enitre site
Existing	Wet Pour Surfacing - Retain					Around multi play unit
Existing	Wet Pour Surfacing - Retain					Around toddler swing
Existing	Wet Pour Surfacing - Retain					Around springer
Existing	Wet Pour Surfacing - Retain					Around spica
Existing	Wet Pour Surfacing - Retain					Around junior swing
Fencing / Gates						
Existing	Dog Grid - Retain	2	Item			
Existing	Fencing - Retain	1	Item			
Existing	Maintenance Gate - Retain	1	Item			
Furniture						
Existing	Litter Bin		Item			
Existing	Play area signage (freestanding)	1	Item			
Existing	Bench		Item			
Groundworks & removals						
Existing	Planting					
Site Security (Prelims)						
N/A						
Sub-total					£5,000.00	
Contingency	Contingency @ 10%	1	Item		£500.00	
Total					£5,500.00	

URN	167
Site Name	Terrys Playing Field
Assessment	1-3 yrs

Meeting Notes
Would need a complete refurbishment and possible extension to play area. However, location means it might be more suitable to have older provision on site (next to football club so attracts older children/young adults).
Potential to remove play and replace with MUGA or adult outdoor fitness.
However other MUGA's are nearby including Kings Oak, Batchley Pond.

Status	Item	No.	Unit	Rate	Cost	Notes
Equipment						
Existing	Junior Multi-play unit	1	Item			
Existing	Single piece equipment	1	Item			Play Car
Existing	Springer	1	Item			
Existing	Junior Swings	1	Item			
Existing	Toddler Swings	1	Item			
New	Combination Street Work Out Pro 2 Powder Coated Orange	2	Item	£4,470.29	£8,940.58	
New	BLOQX 1 with Coated Corner in Orange/Grey/Night Sky Blue	2	Item	£5,497.14	£10,994.28	
Surfacing						
Existing	Wet Pour Surfacing - Retain					Entire site
Existing	Wet Pour Surfacing - Retain					Around multi play unit
Existing	Wet Pour Surfacing - Retain					Around play car
Existing	Wet Pour Surfacing - Retain					Around springer
Existing	Wet Pour Surfacing - Retain					Around junior swing
Existing	Wet Pour Surfacing - Retain					Around toddler swing
Fencing / Gates						
Existing	Bow top fencing	1	Item			
Existing	Self closing gates	2	Item			
Existing	Maintenance Gate	1	Item			
Existing	Swing barrier	1	Item			
Furniture						
Existing	Litter Bin	1	Item			
Existing	Bench	1	Item			
Existing	Play area signage (freestanding)		Item			
New	1800 Newport Steel Bench Incl. K3T Bolts Powder Coated Black or Gre	2	Item	£550.00	£1,100.00	
New	Litter bin	2	Item	£500.00	£1,000.00	
Groundworks & removals						
Existing	Hedges / Trees					
New	Removal of play equipment	1	Item	£1,000.00	£1,000.00	
Site Security (Prelims)						
	Prelims	1	Item	£2,500.00	£2,500.00	
	RPII Post Installation Inspection	1	Item	£450.00	£450.00	
Sub-total					£25,984.86	
Contingency	Contingency @ 10%	1	Item		£2,598.49	
Total					£28,583.35	

URN	177
Site Name	Sandon Close
Assessment	3-5 yrs

Meeting Notes
Close proximity to Lodge Pool Drive which has potential to be upgraded to neighbourhood.
RSS equipment is now in poor condition. All equipment needs replacing like 4 like.
Could look at extending the play space to square it off – current triangle space is awkward and would make it easier in future to replace play equipment.
Surfacing would just need skim over the top.
Replace goal ends with mini goals - £800 each
MUGA in good condition.

Status	Item	No.	Unit	Rate	Cost	Notes
Equipment						
Existing	Basketball Hoop	2	Item			
Existing	Goalposts	1	Item			
Existing	Junior Multi-play unit	1	Item			
Existing	MUGA	1	Item			
Existing	Seesaw	1	Item			
Existing	Toddler Swings	1	Item			
Existing	Junior Swings	1	Item			
New	Bespoke Steel Swing Frame with Flat & Cradle Seats & T	1	Item	£1,500.00	£1,500.00	
New	KOMPAN 3 Way Seesaw Inground 40cm	1	Item	£1,880.00	£1,880.00	
New	Bespoke Two Tower Unit with Net and Steel Slide	1	Item	£12,039.81	£12,039.81	
New	Goal ends	2	Item	£800.00	£1,600.00	
Surfacing						
Existing	Wet Pour Surfacing					Around junior swing
Existing	Wet Pour Surfacing					Around toddler swing
Existing	Tarmac surfacing					MUGA
Existing	Rubber Mulch surfacing					
Existing	Tarmac surfacing					Around Basketball
Existing	Wet Pour Surfacing					Around multi play unit
Existing	Turf					Around goalposts
Existing	Wet Pour Surfacing					Around seesaw
New	Wetpour surfacing - skim over existing	154	Sqm	£55.00	£8,470.00	
New	Wetpour surfacing for extension	100	Sqm	£65.00	£6,500.00	
Fencing / Gates						
Existing	Bow top fencing - Retain	1	Item			
Existing	Dog Grid - Retain	2	Item			
New	Bow top fencing	30	Lin m	£60.00	£1,800.00	
Furniture						
Existing	Play area signage (freestanding)	1	Item			
Existing	Litter Bin	2	Item			
Existing	Bench - Retain	2	Item			
New	Play area signage (fence mounted)	2	Item	£300.00	£600.00	
New	Litter bins	2	Item	£500.00	£1,000.00	
Groundworks & removals						
New	Removal of play equipment	1	Item	£1,000.00	£1,000.00	
New	Excavate & 100mm MOT sub-base for extension	100	Sqm	£35.00	£3,500.00	
Site Security (Prelims)						
	Prelims	1	Item	£2,500.00	£2,500.00	
	RPII Post Installation Inspection	1	Item	£450.00	£450.00	
Sub-total					£41,339.81	
Contingency @ 10%					£4,133.98	
Total					£45,473.79	

URN	180
Site Name	Springvale Road
Assessment	1-3 yrs

Meeting Notes
Equipment is outdated (25 yrs). Located next to a primary school and good use.
Upgrade play equipment and replace like for like. Potential to 'join up' the surfacing and add additional item of equipment.
Fencing is fine but bollards along the road entrance need replacing.
Upgrade goal ends - £800 each
MUGA in good condition.

Status	Item	No.	Unit	Rate	Cost	Notes
Equipment						
Existing	Basketball Hoop	1	Item			
Existing	Goalposts	1	Item			
Existing	Junior Multi-play unit	1	Item			
Existing	Spica	1	Item			
Existing	Junior Swings	1	Item			
Existing	Toddler Swings	1	Item			
New	Bespoke Two Tower Unit with Net and Steel Slide	1	Item	£12,039.81	£12,040	
New	Bespoke Steel Swing Frame with Flat & Cradle Seats & Deco Plates	1	Item	£2,182.00	£2,182	
New	Junior Spica in Red	1	Item	£820.00	£820.00	
New	Carousel with Bars Inground	1	Item	£2,644.00	£2,644.00	
New	Goal ends	2	Item	£800.00	£1,600.00	
Surfacing						
Existing	Wet Pour Surfacing - Retain					Around multi play unit
Existing	Tarmac surfacing - Retain					Around basketball
Existing	Wet Pour Surfacing - Retain					Around toddler swing
Existing	Tarmac surfacing - Retain					Entire site
Existing	Rubber Mulch surfacing - Retain					Around spica
Existing	Wet Pour Surfacing - Retain					Around junior swing
Existing	Turf - Retain					Around goalposts
New	Wetpour surfacing for extension	90	Sqm	£65.00	£5,850.00	
Fencing / Gates						
Existing	Fencing - Retain	1	Item			
New	Bollards along road entrance	3	Item	£150.00	£450.00	
Furniture						
Existing	Litter Bin	1	Item			
Existing	Bench - Retain	1	Item			
Existing	Play area signage (freestanding)	1	Item			
New	Litter bin - additional	1	Item	£500.00	£500.00	
New	Play area signage (fence mounted)	2	Item	£300.00	£600.00	
Groundworks & removals						
Existing	Planting					
New	Remove Play equipment	1	Item	£1,000.00	£1,000.00	
New	Excavate & 100mm MOT sub-base for extension	90	Sqm			
Site Security (Prelims)						
	Prelims	1	Item	£2,500.00	£2,500.00	
	RPII Post Installation Inspection	1	Item	£450.00	£450.00	
Sub-total					£18,596.00	
Contingency	Contingency @ 10%	1	Item		£1,859.60	
Total					£20,455.60	

URN	181
Site Name	Birchfield Road ~ rear of 417
Assessment	3-5 yrs

Meeting Notes
Equipment is aged and outdated (22 years)
Replace equipment like for like and resurface the entire area using same footprint.
Keep bench but replace bin.
Refurbish 1 gate and replace 1 with dog grid.

Status	Item	No.	Unit	Rate	Cost	Notes
Equipment						
Existing	Junior Multi-play unit	1	Item			
Existing	Carousel	1	Item			
Existing	Toddler Swings	1	Item			
Existing	Junior Swings	1	Item			
New	Bespoke Tower with Steel Slide and Bannister Bars	1	Item	£7,890.00	£7,890.00	
New	Bespoke Steel Swing Frame with Flat & Cradle Seat	1	Item	£2,182.00	£2,182.00	
New	Carousel with Bars Inground	1	Item	£2,644.00	£2,644.00	
Surfacing						
Existing	Wet Pour Surfacing					Around mutli play unit
Existing	Tarmac surfacing					Entire site
Existing	Wet Pour Surfacing					Around carousel
Existing	Wet Pour Surfacing					Around junior swing
Existing	Wet Pour Surfacing					Around toddler swing
New	Safer surfacing - wetpour	221	Sqm	£65.00	£14,365.00	
Fencing / Gates						
Existing	Self closing gates	2	Item			
Existing	Bow top fencing - Retain	1	Item			
New	Refurbish self closing gate	1	Item	£1,500.00	£1,500.00	
New	Dog grid	1	Item	£1,500.00	£1,500.00	
Furniture						
Existing	Bench - Retain	2	Item			
Existing	Litter Bin	1	Item			
Existing	Play area signage (freestanding)	1	Item			
New	Litter bin	1	Item	£500.00	£500.00	
New	Play area signage (fence mounted)	1	Item	£300.00	£300.00	
Groundworks & removals						
New	Remove play equipment	1	Item	£1,000.00	£1,000.00	
Site Security (Prelims)						
	Prelims	1	Item	£2,500.00	£2,500.00	
	RPII Post Installation Inspection	1	Item	£450.00	£450.00	
Sub-total					£34,831.00	
Contingency	Contingency @ 10%	1	Item		£3,483.10	
Total					£38,314.10	

URN	182
Site Name	Lowlands Lane
Assessment	1-3 yrs

Meeting Notes
Play area outdated (20 years). Climbing frame and swings to be replaced like for like.
Remove BMX and current skate area and replace with upgraded skate area / potential to skate bowl.
Furniture – replace shelter with a group bench, new bin, new partial rebound fencing down length of the MUGA.
Fence the play area off to keep separate from teen area.

Status	Item	No.	Unit	Rate	Cost	Notes
Equipment						
Existing	Basketball Hoop - Retain	1	Item			
Existing	Skate driveway	1	Item			
Existing	Junior Multi-play unit	1	Item			
Existing	Skate ramps	3	Item			
Existing	Skate Pipe	2	Item			
Existing	MUGA - Retain	1	Item			
Existing	Toddler Swings	1	Item			
Existing	Junior Swings	1	Item			
Existing	Tennis courts - Retain	1	Item			
Existing	Sports area	1	Item			
New	Bespoke Tower with Steel Slide and Bannister Bars	1	Item	£7,890.00	£7,890.00	
New	Bespoke Steel Swing Frame with Flat & Cradle Seats & D	1	Item	£2,182.00	£2,182.00	
New	Skate driveway	1	Item	£3,000.00	£3,000.00	
New	Skate ramps	2	Item	£2,500.00	£5,000.00	
New	Skate pipe	1	Item	£2,000.00	£2,000.00	
Surfacing						
Existing	Tarmac surfacing - Retain					
Existing	Wet Pour Surfacing - Retain					
Existing	Wet Pour Surfacing - Retain					
New	Precast concrete skate bowl	1	Item	£50,000.00	£50,000.00	
Fencing / Gates						
New	Bow top fencing to separate play areas	35	Lin m	£60.00	£2,100.00	
New	Partial rebound fencing	40	Lin m	£275.00	£11,000.00	
Furniture						
Existing	Play area signage (freestanding)	1	Item			
Existing	Litter Bin	1	Item			
Existing	Shelter	1	Item			
New	Group bench	1	Item	£1,250.00	£1,250.00	
Groundworks & removals						
	Remove Play equipment	1	Item	£1,000.00	£1,000.00	
Site Security (Prelims)						
	Prelims	1	Item	£2,500.00	£2,500.00	
	RPII Post Installation Inspection	1	Item	£450.00	£450.00	
Sub-total					£88,372.00	
Contingency	Contingency @ 10%	1	Item		£8,837.20	
Total					£97,209.20	

URN	185
Site Name	Glover Street
Assessment	3-5 yrs

Meeting Notes
Recently refurbished for £20,500, but a high use site.
Allowance for general upkeep and maintenance e.g. new bearings etc (£7-10,000)
Replace horizontal panels on MUGA
If scope allows, could consider extending the site to the North slightly and adding 1 or 2 more bits of play equipment.

Status	Item	No.	Unit	Rate	Cost	Notes
Equipment						
Existing	MUGA - Retain	1	Item			
Existing	Junior Multi-play unit - Retain	1	Item			
Existing	Seesaw - Retain	1	Item			
Existing	Spinner Bowl - Retain	1	Item			
Existing	Climber - Retain	1	Item			
Existing	Springer - Retain	2	Item			
Existing	Toddler Swings - Retain	2	Item			
Existing	Jumper - Retain	1	Item			
New	General upkeep and maintenance costs	1	Item	£10,000.00	£10,000.00	
New	Carousel with Bars Inground	1	Item	£2,644.00	£2,644.00	
New	Talk & Tumble, Classic, Inground - Infant multi play unit	1	Item	£1,839.00	£1,839.00	
Surfacing						
Existing	Wet Pour Surfacing - Retain					Around multi play unit
Existing	Wet Pour Surfacing - Retain					Around seesaw
Existing	Wet Pour Surfacing - Retain					Around spinner bowl
Existing	Wet Pour Surfacing - Retain					Around climber
Existing	Wet Pour Surfacing - Retain					Around
Existing	Wet Pour Surfacing - Retain					Around springer
Existing	Wet Pour Surfacing - Retain					Around swings
Existing	Wet Pour Surfacing - Retain					Around jumper
Existing	Wet Pour Surfacing - Retain					MUGA
New	Safer surfacing for possible extension	40	Sqm	£65.00	£2,600.00	
Fencing / Gates						
Existing	Fencing - Retain	1	Item			
Existing	Swing barrier - Retain	1	Item			
New	Partial rebound fencing	20	Lin m	£250.00	£5,000.00	
Furniture						
Existing	Litter Bin - Retain	1	Item			
Existing	Bench - Retain	1	Item			
Groundworks & removals						
Existing	Planting					
New	Excavate & 100mm MOT sub-base for possible extension	40	Sqm	£35.00	£1,400.00	
Site Security (Prelims)						
	Prelims	1	Item	£2,500.00	£2,500.00	
	RPII Post Installation Inspection	1	Item	£450.00	£450.00	
Sub-total					£16,433.00	
Contingency	Contingency @ 10%	1	Item		£1,643.30	
Total					£18,076.30	

URN	188
Site Name	Carlton Close
Assessment	1-3 years

Meeting Notes
Again RSS equipment which shows signs of wear.
Replace all equipment like for like. Install a new backboard for the basketball hoop. Roughly £35-40,000
Wetpour entire surface.
Replace gate with dog grid.

Status	Item	No.	Unit	Rates	Cost	Notes
Equipment						
Existing	Basketball Hoop - Retain	1	Item			
Existing	Seesaw	1	Item			
Existing	Single Slide	1	Item			
Existing	Junior Swings	1	Item			
Existing	Toddler Swings	1	Item			
New	Octopus Spring Seesaw, Inground	1	Item	£2,575.00	£2,575.00	
New	Bespoke Tower with Steel Slide and Bannister Bars	1	Item	£7,890.00	£7,890.00	
New	Bespoke Steel Swing Frame with Flat & Cradle Seats & Deco Plates	1	Item	£2,182.00	£2,182.00	
New	Ladybird Springer	1	Item	£860.00	£860.00	
New	Basketball hoop backboard	1	Item	£2,000.00	£2,000.00	
Surfacing						
Existing	Wet Pour Surfacing					Around junior swing
Existing	Wet Pour Surfacing					Around toddler swing
Existing	Tarmac surfacing					Entire site
Existing	Wet Pour Surfacing					Around seesaw
Existing	Wet Pour Surfacing					Around slide
Existing	Tarmac surfacing - Retain					Around basketball
New	Safer surfacing - wetpour skim over existing	364	Sqm	£55.00	£20,020.00	
Fencing / Gates						
Existing	Fencing - Retain	1	Item			
Existing	Self closing gates	2	Item			
New	Dog grid	1	Item	£1,500.00	£1,500.00	
Furniture						
Existing	Bench	2	Item			
Existing	Litter Bin	1	Item			
Existing	Play area signage (freestanding)	1	Item			
New	1800 Newport Steel Bench Incl. K3T Bolts Powder Coated Black or C	2	Item	£550.00	£1,100.00	
New	Litter bin	1	Item	£500.00	£500.00	
New	Play area signage (fence mounted)	1	Item	£300.00	£300.00	
Groundworks & removals						
Existing	Planting					
New	Remove Play equipment	1	Item	£1,000.00	£1,000.00	
Site Security (Prelims)						
	Prelims	1	Item	£2,500.00	£2,500.00	
	RPII Post Installation Inspection	1	Item	£450.00	£450.00	
Sub-total					£27,370.00	
Contingency	Contingency @ 10%	1	Item		£2,737.00	
Total					£30,107.00	

URN	190
Site Name	Tredington Close
Assessment	3-5 yrs

Meeting Notes
Only a MUGA and shelter on site and both in good condition.
Would just need an assessment of the tarmac surfacing. Is potential to add line markings.
The wooded area could potentially be tidied up and install 1 or 2 pieces of natural play equipment.

Status	Item	No.	Unit	Rate	Cost	Notes
Equipment						
Existing	MUGA - Retain	1	Item			
Existing	Shelter - Retain	1	Item			
New	Balance beams	1	Item	£1,000.00	£1,000.00	
New	Wobble bridge	1	Item	£1,000.00	£1,000.00	
Surfacing						
Existing	Macadam surfacing					MUGA
New	Tarmac surfacing	352	Item	£70.00	£24,640.00	Depends on condition assessment of tarmac at end of 5 yrs
New	MUGA Paint & Sports Markings. Paint the playing area	1	Item	£3,215.00	£3,215.00	
Fencing / Gates						
N/A						
Furniture						
Existing	Play area signage (freestanding)	1	Item			
N/A						
Groundworks & removals						
N/A						
Site Security (Prelims)						
	Prelims	1	Item	£2,500.00	£2,500.00	
	RPII Post Installation Inspection	1	Item	£450.00	£450.00	
Sub-total					£32,805.00	
Contingency	Contingency @ 10%	1	Item		£3,280.50	
Total					£36,085.50	

URN	194
Site Name	Forge Mill Play Area
Assessment	1-3 yrs

Meeting Notes
Recently refurbished so will be good for 5-10+ years.
Allowance of £1000 a year for general maintenance and upkeep over 5 years.

Status	Item	No.	Unit	Rate	Cost	Notes
Equipment						
Existing	Play Panel	1	Item			Creative workshop
Existing	Sand Play	2	Item			
Existing	Play Panel	1	Item			Music panel
Existing	Sand Pit	1	Item			
Existing	Spinner Bowl	1	Item			
Existing	Springer	4	Item			
Existing	Toddler Swings	1	Item			
Existing	Single piece equipment	1	Item			Talk tubes
Existing	Spica	1	Item			
New	General upkeep and maintenance costs	5	Years	£1,000.00	£5,000.00	
Surfacing						
Existing	Grass Matting					
Existing	Turf	20	Sqm			
Existing	Rubber Mulch surfacing	75	Sqm			
Fencing / Gates						
N/A						
Furniture						
N/A						
Groundworks & removals						
N/A						
Site Security (Prelims)						
N/A						
Sub-total					£5,000.00	
Contingency	Contingency @ 10%	1	Item		£500.00	
Total					£5,500.00	

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