



NASH MILLS

PARISH COUNCIL

Clerk Report – Playpark Maintenance March 2024

Council Actions Required

- That council determine whether to act on all or part of the quotes supplied below.
- That council prioritise the schedule of works
- That council determine expenditure (and an earmarked reserves sum or use of CIL)
- That council appoint a contractor.

All contractors were supplied with a copy of the inspection report January 2024.

Background

NMPC own and maintain the play equipment in the leased play area at Bunkers Lane. The warden carries out minor repairs and weekly inspections. It appears that a number of items are brought up every quarter by our external inspection company which cannot be easily rectified or items which have been previously repaired/alternative options tested. The clerk reported this to council in Jan 2024 and was asked to obtain quotations for the recommended works.

Whilst some of these items are brought up repeatedly there is no indication that any items are dangerous or that there are any safety concerns within the most recent playground inspection. The inspector has a duty to report all items, regardless of whether or not they can be rectified. Council must assess the risks and make any repairs as deemed necessary on a risk basis. The clerk has also verified this advice with the team at DBC.

The following quotes have been obtained by council please note that while they all had the same email and inspection report their methodology in approaching the works differs, therefore we should not work on just the 'headline' sum quoted.

Email sent to all contractors asked to quote

Please can we ask for a new quote for the following repairs please (full safety report attached).

Swings

- *Basket swing will need new ropes and basket (chains recently replaced)*
- *Normal swings will need new seats and chains.*
- *Small children's swings will need new seats and chains.*
- *The matting under the swings*
- *The top connections which could fail look in good condition and the 3 loose ones have been exchanged. -can safety chains/secondary devices be fitted to all swings and if so, the cost please?*

I have also attached the excel defect report with several items highlighted in yellow. Please can you also provide an itemised quote for the items highlighted. Council is ascertaining the total costs so they can work out their improvement plans and budget accordingly.

Considerations

The current lease expires March 2025. There is currently no indication that AHS will renew or cancel the lease but if it is renewed it will likely be for a similar, short period.

Future Actions for a later date/budget consideration

Dependant on the outcome of this agenda item, CIL or reserves may need to be earmarked.

Suggested Alternatives

That NMPC take minimal action until the lease renegotiations commence (approx late 2024) but earmark a reserve for these suggested works and revisit once there is clarity about any lease renewal.

It has previously been recommended that NMPC do not consider expensive works or extensive replacement unless a minimum term of 8 years is approved to ensure there is suitable value for any expenditure of public funds undertaken. The council will have to assess on an expenditure versus use/value basis.

Nikki Bugden 29/2/2024

Reserves 27th Feb 2024

<u>Account</u>	<u>Opening Balance</u>	<u>Net Transfers</u>	<u>Closing Balance</u>
320 EMR - Business Expenses	15,985.00	-5,985.00	10,000.00
321 EMR - Playpark	5,500.00	-518.36	4,981.64
323 EMR - Election Costs 2023	3,000.00	-3,000.00	0.00
324 EMR - Election Costs 2027	3,000.00		3,000.00
325 EMR - Election Costs 2030	3,000.00		3,000.00
326 EMR - Community Support	7,896.15	-3,053.65	4,842.50
327 EMR - Village Hall Support	21.60	-21.60	0.00
328 EMR - Verges	10,000.00		10,000.00
329 EMR - Community Events	866.71	-462.60	404.11
330 EMR - Projects, Denes Defib Jub	106.09	6,800.00	6,906.09
331 EMR - CIL (Conditional spend)	23,001.34	-11,500.00	11,501.34
336 EMR - The Denes CCTV	20.90	-20.90	0.00
338 EMR 4-Yr Plan reserves	0.00	11,372.09	11,372.09
	<u>72,397.79</u>	<u>-6,390.02</u>	<u>66,007.77</u>

Quote supplier 1 Total £3770.00 plus vat (£4524 inc)

Contractor recommended by other clerks in East Herts. All risk assessments and insurance held.

Contractor comments

We have quoted to renew the grass mats as it is not cost effective to lift them as per inspection report, as they will break and not be reusable. Some items from the list may not be quoted for as the defect reported is very low. i.e. the springer hand holds.

Date. 13th February 2024

Ref. Nash 01

Nash Mills Parish Council

QuoteBasket swing

Supply and install new basket seat and ropes	975.00
Supply and install 24sqm of grass mats	480.00

Cradle swing

Supply and install 2 new cradle seats and chains	490.00
Supply and install 24sqm of grass mats	480.00

Junior swing

Supply and install 2 new junior seats and chains	386.00
Supply and install 24sqm of grass mats	480.00

<u>Bench</u> , Sand down frame and repaint	80.00
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Junior and cradle swings

Supply and install secondary safety chain assemblies to framework	368.00
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<u>Balance beam</u> , Replace missing caps x 8	24.00
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<u>Clover top Stepping post</u> , renew 5 decaying tops	225.00
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<u>Embankment slide</u> , renew decaying post tops x 5	150.00
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Please note the prices are based on works being carried out together to keep prices competitive.

All prices are valid for 30 days and are subject to vat





Quote supplier 2 Total £10004.59 plus vat (£12005.50 inc)


The contractor has previously worked for NMPC. Large national playpark supplier.

Contractor comments

Attached sales quote has RED hyper links to the website for further information on the products we have selected for quoting, if you wanted to change the colour for example on the nest swing you can of course do that.

INSTALL SPECIAL Order related Installation 1 Pieces 7,481.23	7,481.23
Scope of works - refer to document attached.	
RB173004-01 ROBINIA REPAIR KIT 1 Pieces 375.00	375.00
SW990081-05 KOMPAN Bird's Nest Seat 100cm dia, 2.5m high 1 Pieces 860.00 https://www.kompan.com/en/gb/p/SW990081	860.00
Colour grey	
SW990025-00 KOMPAN Cradle Swing Seat, 2m high 2 Pieces 310.00 https://www.kompan.com/en/gb/p/SW990025	620.00
c/w 6mm stainless steel chains	
SW990011-00 KOMPAN Flat Swing Seat, 2.5m 2 Pieces 199.00 https://www.kompan.com/en/gb/p/SW990011	398.00
c/w 6mm stainless steel chains	
FREIGHT Freight 1 Pieces 270.36	270.36
H&S included	
Total GBP Excl. VAT	10,004.59
20% VAT	2,000.91
Total GBP Incl. VAT	12,005.50

Works Description 2	Remedy Action	Photo of Works
<ul style="list-style-type: none"> • Basket swing will need new ropes and basket (chains recently replaced) • Normal swings will need new seats and chains. • Small children's swings will need new seats and chains. • The matting under the swings 	change nest swing and skip this one	
Works Description 3	Remedy Action	Photo of Works
	replace with new nest seat with safety chain and d shackle	
Works Description 4	Remedy Action	Photo of Works
change 2 flat seats and chains	KOMPAN supply 2 x 2.5 type chains with flat seat	
Works Description 5	Remedy Action	Photo of Works
change 2 cradle seats and chains	KOMPAN supply 2 x 2m type swing chains with cradle seats	

Works Description 6	Remedy Action	Photo of Works
new matting under each swing	<p>lift up grass matting and skip away, install new grass matting total for two swing bays</p> <p>nest with 2 seats total 41.5m2 cradle bay 23.3m2</p> <p>soil and seed - ensure trench edge into the mud so no trips</p>	
Works Description 7	Remedy Action	Photo of Works
robinia rot	Repair robinia leg - kompan repair kit - rb173004-01	

Quote supplier 3 Total £10709.19 plus vat (£12851.03 inc)

Large national playpark supplier. Recommended by clerk's network.

Contractor comments

Please see quotation attached for works to play area as detailed on your email below.

I've then quickly gone through the defect report and highlighted costs at the end for you – it is only guesses on quantities at present – we can provide a fixed quotation as and when you require.

We have quoted to mulch below the swings which will be the best surfacing option – laying turf and new grass mats will only likely wear away really quickly again.

LINE	QTY	UNIT	PART ID	DESCRIPTION / COMMENTS	UNIT PRICE	TOTAL PRICE
				Remedial/repair works to play equipment as in email text: 1) Swings 2 Bay 2 Flat 1 Basket Seat - remove basket seat and chain/rope assembly and replace with HAGS bravo solid plastic bowl seat and 6mm chain assembly 2) Swings 2 Bay 2 Flat 1 Basket Seat - remove flat seats and chain assemblies and replace with HAGS katja flat seats and 6mm chain assemblies 3) Swings 1 Bay 2 Cradle Seat - remove cradle seats and chain assemblies and replace with HAGS kiddy cradle seats and 6mm chain assemblies 4) Swings 2 Bay 2 Flat 1 Basket Seat - supply and lay over grass bonded rubber mulch to be chase cut into grass, 7m x 6m @ 50mm thick 5) Swings 1 Bay 2 Cradle Seat - supply and lay over grass bonded rubber mulch to be chase cut into grass, 7m x 3m @ 50mm thick * With regards to the fitting of secondary safety hangers to the flat/cradle seats we would not carry out this work as it would be altering the structure of a specific manufacturers product - as these seats are also single use seats they do not		

LINE	QTY	UNIT	PART ID	DESCRIPTION / COMMENTS	UNIT PRICE	TOTAL PRICE
				require secondary safety hangers		
100000	1.0	EA	HAG8057862	Bravo Seat c/w ss chains	879.17	£ 879.17
200000	2.0	EA	HAG8049715	Katja Seat, c/w galv	175.20	£ 350.40
300000	2.0	EA	HAG8049960	Kiddy Seat, c/w ss chains	425.31	£ 850.62
400000	1.0	EA	I&MCONTRACTSS	Works as described Mulch surfacing works	8,079.00	£ 8,079.00
500000	1.0	EA	I&MREPMAINS	Fitting/Installation	550.00	£ 550.00
					Total Price	£10,709.19

TERMS:

THIS QUOTATION IS VALID FOR 30 DAYS.

PRICES BASED ON UNRESTRICTED ACCESS WITH VEHICLE (LARGE TRANSIT / TIPPER) ACCESS WITHIN 30 METRES OF SITE ENTRANCE.

PRICES SUBJECT TO FULL SITE SURVEY

ALL RATES/PRICES BASED ON FULL JOB SPECIFICATION

PLEASE NOTE: THE ABOVE PRICES DO NOT INCLUDE VAT

Item ID	Item Type	Item	Surface	Defect ID	Finding Details	Remedial Action	Risk Factor	Item Photo	Detail of works	Estimated price of parts	Estimated price of labour	Total price
909966	Swings	1 Bay 2 Seat (Cradle)	Grass Matrix Tiles	3380183	The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet.	Reinstate as required	8	Yes	See quote			
909966	Swings	1 Bay 2 Seat (Cradle)	Grass Matrix Tiles	3619812	This design of swing joint has been known to fail on the weld connecting the joint to the threaded stud	We would recommend that the joint be dismantled and checked on a regular basis or consulting with manufacturer on whether a Secondary Safety Device can be fitted	0	Yes	See quote RE alterations			
909966	Swings	1 Bay 2 Seat (Cradle)	Grass Matrix Tiles	3619811	The swing seat frame is severely corroded and requires replacement	Replace seat	9	Yes	See quote			

909966	Swings	1 Bay 2 Seat (Cradle)	Grass Matrix Tiles	3822942	The seat has corroded and the seat has been taped and we are unable to fully assess the condition of the seat	Repair or replace as required	0	Yes	See quote			
909984	Swings	2 Bay 2 Flat 1 Basket Seat	Grass Matrix Tiles	3619813	This design of swing joint has been known to fail on the weld connecting the joint to the threaded stud	We would recommend that the joint be dismantled and checked on a regular basis or consulting with manufacturer on whether a Secondary Safety Device can be fitted	0	Yes	See quote RE alterations			
909984	Swings	2 Bay 2 Flat 1 Basket Seat	Grass Matrix Tiles	3619810	There is some notable evidence of chain wear	Monitor for any further deterioration and replace when 40% worn	6	Yes	See quote			
909984	Swings	2 Bay 2 Flat 1	Grass Matrix Tiles	3619809	The seat has minor damage or wear	Monitor for any further deterioration	8	Yes	See quote			

		Basket Seat				and replace as required						
909984	Swings	2 Bay 2 Flat 1 Basket Seat	Grass Matrix Tiles	3660601	The bushes are showing signs of wear	Monitor for any further deterioration and replace as required	4	Yes	See quote			
909984	Swings	2 Bay 2 Flat 1 Basket Seat	Grass Matrix Tiles	3822943	There is some notable evidence of chain wear	Monitor for any further deterioration and replace when 40% worn	6	Yes	See quote			
909984	Swings	2 Bay 2 Flat 1 Basket Seat	Grass Matrix Tiles	3822944	The incorrect shackle connection / fixing has been used	Remove and provide appropriate fixings / connections	8	Yes	See quote			
909980	Activity Equipment	Balance Beam	Grass	3619817	There is/are bolt cap covers missing or damaged on the item	Replace missing or damaged bolt cap covers	4	Yes	Supply and fit cap x 1	2.5	75	77.5
909980	Activity Equipment	Balance Beam	Grass	3660605	There is/are several inserts missing	Replace missing inserts	4	Yes	Supply and fit caps x 2	5	75	80

909973	Ancillary Items	Bench	Grass	3660599	The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting	Treat any rusting components and repaint	6	Yes	Rub down and repaint metalwork in black	85	295	380
909983	Activity Equipment	Log Walk	Grass	3380169	The platforms are rotting and the fixings are pulling through	Replace all affected timber	8	Yes	Supply and fit tops x 4	400	550	950
909983	Activity Equipment	Log Walk	Grass	3732989	The item has missing component(s) (step top)	Consider replacing missing components	6	Yes	Supply and fit top x 1	100	295	395
909974	Rocking Equipment	Misc Springer	Grass Matrix Tiles	3449830	There is some minor damage to the hand grips	Monitor for any further deterioration and replace as required	4	Yes	Supply and fit handgrip x 2	300	295	595
909985	Activity Equipment	Multi Play (Junior)	Grass Matrix Tiles	3380197	The ropes/nets are worn/damaged in places	Monitor for any further deterioration and repair or replace as required	6	Yes	Supply and fit new ropes (based on 4 being required)	800	595	1395