

WHPC Meeting 7th February 2023

Item 23/048-1 West Hill Playpark: Annual WHPC Maintenance Check 2023

The inspection was carried out by Cllr Carr and the Parish Clerk on Monday 17th January 2023. The weather over the preceding weeks was cold and very wet.

1. General appearance of Playpark

- clearly a popular facility,
- grassed areas were muddy due to significant rainfall
- no significant weeds
- The playpark was littered with fallen leaves.

2. Findings

Appendix A provides an assessment of each piece of equipment in the playpark and of the surrounding boundaries. A summary of the findings is shown below:

Equipment	Condition Status	Risk Assessment	RoSPA assessment Sep-22	Proposed actions
1. Small slide	Good	Low	Low	
2. Triple swing	Good	Low	Low	Monitor areas of rot Commission repairs to bracing bar
3. Birds nest swing	Excellent	Very Low	Low	
4. Climbing Corkscrew	Excellent Paint sprayed on top	Low	Low	Monitor safety matting
5. Playboat		n/a	Medium	Removed 20 th Jan 2023
6. Climbing Frame	Excellent	Very Low	Low	Check if Rhinoplay will be carrying out a post installation inspection.
7. Climbing bars	Excellent	Very Low	Low	
8. Wooden Columns	Excellent	Very Low	Low	
9. Benches	Good, but all nearing "end of life" due to delamination and rot.	Low	Low	Monitor areas of rot Council may wish to consider disposal and/or replacement during 2023-24
10. Footpath	Tree roots behind playboat may lead to a trip hazard	Low	Low	Monitor Top up bark chips in summer 2023
11. Tree Trunk	Sharp edges due to delamination and rot.	Low	Not assessed	Lengthsman to remove sharp edges
12. Gates	Possible trip hazard as stepping stones are becoming exposed.	Low	Low	Notify Village Hall Trustees and ask them to investigate and take action.
13. Trees	The VH Manager confirmed that an arboricultural report was recently carried out and they will be commissioning the recommended works.	Low	Low	Awaiting details of work to be done in the playpark area (VH Trustees). Plus confirmation of when the works will be completed.
14. Boundaries	One area of damaged fencing	Low	Low	VH Trustees are aware and have commissioned repairs.
15. Picnic bench	Good	Very Low	Low	
16. Waste Bins	Excellent	Very Low	Low	

17. Earth mound near bins	Sharp edges on exposed roots.	Low	Low	Actioned
18. Noticeboard	Installed on 23rd January 2023.		Low	
19.				Annual wood treatment for wooden items

3. Playpark Inspections

- a. RoSPA: The Annual Report for the RoSPA Inspection of the Playpark. was received in **Sep 2022**. The report was considered at the 1st November 2022 WHPC meeting. The agreed actions have been completed
 - Lengthsman to top up soil levels around the Climbing Frame to minimise trip hazard. **Completed**
 - Installation of an additional safety mat on the bank underneath the climbing frame. **Completed**
- b. EDDC: Monthly inspections are carried out and any exception reported to WHPC
 - No outstanding issues
- c. Weekly: The playpark is inspected by Cllrs on a weekly basis. The inspections rarely report anything other than a few items of litter, however during 2022 some inspections reported criminal damage (burnt picnic bench, graffiti). These incidents have been reported to Council (as the Police) and appropriate action taken.

4. Maintenance



The contract with the WHPC Lengthsman, PLG Services includes



- Grass cutting during the growing season March – October
- Timber treatment - clear water repellent applied
- Playboat maintenance – no future requirement as the item has been removed.
- Hedge cutting - low beech hedge plus inside face of West Hill Road boundary hedge (VH Trustees are responsible for cutting the top and road facing side.




For decision




- **We recommend WHPC undertakes the actions set out in section 2 above.**



Cllr Carr/ Parish Clerk
23rd January 2023

Equipment	Status	Risk	Proposed Action
Small Slide	<ol style="list-style-type: none"> Slide in good condition Safety mat in place and in good condition The slide had been re-located in 2022. 	Very low	n/a
Triple Swing	<ol style="list-style-type: none"> Generally good condition however some evidence of rot in top right bracing bar. Area of delamination on middle rear upright  Swing seats <ul style="list-style-type: none"> Basket seat had been replaced in 2022 and was in good condition. Flat seat Swing mechanisms functioning/not loose. Very small area of exposed concrete at the base of the right front leg. <ul style="list-style-type: none"> Not reported by EDDC & RoSPA 	Low	Commission repair of bracing bar ets £150+vat Annual wood treatment Monitor areas of rot
Birds Nest Swing	<ol style="list-style-type: none"> Excellent condition 	Very low	Annual wood treatment

				
<p>Climbing Corkscrew</p>	<ol style="list-style-type: none"> 1. Corkscrew in excellent condition 2. Some areas beneath the rubber matting showing some signs of hollowing out. (minor) 3. Red paint sprayed on top 		<p>Low</p>	<p>Monitor matting</p>
<p>Climbing Treehouse (Playboat)</p>	<ol style="list-style-type: none"> 1. Item not reviewed 2. This item of equipment was be removed on 20th January (Ref WHPC decision 6th Sep 2022 22/278) 			
<p>Climbing Frame</p>	<ol style="list-style-type: none"> 1. This item of equipment was installed in July 2022. 2. Rhino play have been contacted regards a six month post installation check of the equipment. 3. Ropes and climbing fixtures were checked and found sound. 4. Grass well established and growing through safety matting. 5. Additional safety mat to be installed on the banked area on 20th January 2023. 		<p>Very Low</p>	

			
<p>Climbing Bars</p>	<ol style="list-style-type: none"> 1. Excellent condition 2. This item of equipment was re-positioned in 2022 to facilitate the installation of the climbing frame. 3. Missing end cap was replaced in 2022. 	<p>Very low</p>	<p>Annual wood treatment</p>
<p>Wooden Columns</p>	<ol style="list-style-type: none"> 1. Excellent condition 	<p>n/a</p>	<p>Annual wood treatment</p>
<p>Balance Bar</p>	<ol style="list-style-type: none"> 1. Excellent condition 	<p>n/a</p>	<p>Annual wood treatment</p>
<p>Benches</p>	<ol style="list-style-type: none"> 1. Declining condition. 2. Timbers rough/weathered 3. Bench near climbing bars – some areas of rot incl some very small areas of rotten timber on right hand end of back support 	<p>Low</p>	<p>Annual wood treatment Council may wish to consider disposal/replacement during 2023-24</p>

	 <p>4. Bench near recycling bins due to be moved to more central area once playboat removed. - Some areas of decay</p> 	Low	
Footpath	<p>1. Area of path near the gate - very poor drainage</p> <p>Note: If approved, construction work for the new pedestrian path /access onto West Hill Road will change/replace this section of path.</p> <p>Path within the playpark itself -</p> <p>2. Evidence of tree roots in path at the rear of the playboat. Could be a trip hazard</p> <p>3. Bark chippings could be topped up.</p> <p>4. Some edging timbers have been replaced.</p>	Low - Medium	<p>Monitor</p> <p>Top up bark chipping summer 2023</p>
Tree Trunk	<p>1. Increased and numerous areas of decay</p> <p>2. Many sharp edges</p> <p>Perhaps add "Bug + Bee Hotel" sign?</p> 	Low	Lengthsman to cut off sharp edges

Gates	<ol style="list-style-type: none"> Stepping stones near pedestrian gate becoming exposed and could become a trip hazard. Gate in good condition. 	Low - medium	Contact the Village Hall (as the owner of the Playpark) asking them to investigate & take action
Trees	<ol style="list-style-type: none"> It was difficult to assess the condition of the trees due to the weather conditions and winter dormancy. Tree within playpark near waste bins very overgrown with ivy. <p>Note: The VH Manager confirmed that an arboricultural report was recently carried out and they will be commissioning the recommended works.</p> <p>I've asked for details of the recommendations applicable to the playpark area.</p>	Low	The Village Hall Trustees were asked to provide details of work to be done in the playpark area. Plus confirmation of when the works will be completed.
Boundaries	<ol style="list-style-type: none"> Fencing – generally in good condition. <ul style="list-style-type: none"> One area of damage (rotten uprights). VH Trustees have commission repairs to be carried out on 2nd Feb. Hedges – Good condition. <ul style="list-style-type: none"> Evidence of children's den in hedge near waste bin. Mesh Fencing – good condition 	Low Low Low	
Picnic Bench	<ol style="list-style-type: none"> Well used but in good condition 		Annual timber treatment
Bins – Waste + Recycling	<ol style="list-style-type: none"> Excellent condition  <p>(Waste Collection contract with EDDC – 3 collections per week Mon/Wed/Fri)</p>	Very Low	

Mound Near Waste Bins	1. Some sharp edges on exposed tree roots as a result of decay and earth washing away.	Low	Action completed on 20 th Jan 2023 Lengthsman to cut away sharp edges
Noticeboard	New item installed 23 rd January 2023	Very Low	