

<b>Committees:</b>		<b>Dates:</b>
Corporate Projects Board Projects Sub-Committee West Ham Park Committee (For information)		15 August 2017 7 September 2017 11 October 2017
<b>Subject:</b> West Ham Park Playground refurbishment	<b>Gateway 1&amp;2 Project Proposal</b> Regular	<b>Public</b>
<b>Report of:</b> Director of Open Spaces <b>Report Author:</b> Lucy Murphy, West Ham Park Manager		<b>For Decision</b>

### **Recommendations**

1. Approval track and next Gateway	Approval track: 2. Regular Next Gateway: Gateway 3/4 - Options Appraisal (Regular)			
2. Resource requirements to reach next Gateway	Item	Reason	Funds/ Source of Funding	Cost (£)
	Staff costs	Manage Project		£5,000
		Master plan to RIBA stage 3 including		
		Design/ consultant fees	Met from Local Risk Budget (City's Cash)	£20,000
				£10,000
	Procurement of consultant services	Quantity surveyor Engineer (water play)		£20,000
3. Next steps	1. Internal design team to redesign the existing playground and paddling pool facility and surrounding environs 2. Produce initial sketch designs (2013 RIBA stage 2) based on the available information and produce a preferred option for the playground plus three options for the paddling pool area and associated buildings 3. Undertake public consultation on options 4. Finalise detailed design to 2013 RIBA stage 3			

	5. Prepare Gateway 3/4 Options Appraisal report
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## **Project Summary**

<b>4. Context</b>	<ol style="list-style-type: none"> <li>1. West Ham Park is a 77 acre award winning park in East London owned and managed by the City of London Corporation. It receives 1.3 million visitors per year and is the largest green space in the London Borough of Newham. The playground and paddling pool are popular facilities with 383,000 visitors being recorded in 2016.</li> <li>2. A playground has been provided in West Ham Park since 1937. The last refurbishment took place in 1986 when all equipment was replaced and safety surface added. A master plan was created in 2010 and 10 items of equipment were replaced with external funding. The remaining 15 items of equipment are now over 20 years old and require urgent replacement. The 2010 master plan does not reflect the changes in play design and safety standards that have taken place in the intervening years. Therefore a complete strategy refresh is required in order to meet those changes and provide a facility that is fit for purpose.</li> <li>3. The playground contains a supervised paddling pool which has been provided since 1966 and is currently open daily in the summer. The cost of supervising the paddling pool with a first aid qualified member of staff and the maintenance costs associated with its upkeep mean that its future is being considered and alternative methods of water play sought.</li> </ol>
<b>5. Brief description of project</b>	<ol style="list-style-type: none"> <li>1. The overall aim of the project is to redesign the playground at West Ham Park creating a new master plan, with alternative options for water play provision.</li> <li>2. The master plan should deliver safe, stimulating play opportunities for children of varying ages (aged from 3 – 13) and of different abilities. This will include replacing the existing surfacing and entrance gates. The new design should meet current safety legislation, but also enhance the setting of the playground and its interaction with the rest of the park.</li> <li>3. A safety inspection conducted in May 2017 highlighted that over half of the playground equipment is over 20 years old, no longer meets safety requirements and should be replaced. Surfacing throughout is also highlighted as a risk, as is the entrance gate (see summary report Appendix 1)</li> <li>4. The playground contains a built structure containing children's and adults toilets and a redundant park office. Refurbishment of these to meet current safeguarding standards and better utilise the office space would also be beneficial.</li> </ol>

<b>6. Consequences if project not approved</b>	<ol style="list-style-type: none"> <li>1. Faults and defects are identified through regular inspections and repairs will be facilitated where budget allows. However it is becoming increasingly difficult to repair aging equipment. If it is not possible to repair equipment it will be removed. No budget is available to replace it therefore fewer play opportunities will exist. This could lead to reputational damage to the City.</li> <li>2. The current play provision does not facilitate the Open Spaces Departments learning impacts. As a result, the play facilities are not currently contributing to the strategic direction of the Department.</li> </ol>
<b>7. SMART Objectives</b>	<p>Work with other internal departments, meeting stated project programme and key dates in order to deliver a redesigned playground and water play facility (including its surrounding environs) meeting the following criteria by Summer 2019:</p> <ol style="list-style-type: none"> <li>1. Create a new plan for the playground to include a quieter play area (for children under 5) with sensory play equipment and a more challenging play zone for children 10+ years.</li> <li>2. Adequate swing provision (min provision should match the quantity of swings currently provided) for all ages.</li> <li>3. Picnic area with benches as well as adequate benches and bins around playground perimeter.</li> <li>4. Introduce safety surfacing that is aesthetically pleasing, but low maintenance and accessible for all. Maintain the fence line, but soften the boundary with planting and/or trees. Create a new entrance into the playground.</li> </ol>
<b>8. Success criteria</b>	<ol style="list-style-type: none"> <li>1. Deliver a new playground at West Ham Park to provide play and water play provision, meeting the SMART objectives as described above by Summer 2019 within budgets agreed at Gateway 5</li> <li>2. The facility should be safe but also provide the appropriate level of risk and challenge required in the development of a child, meeting local, national and regional policies as well as guidance for outdoor learning and play</li> <li>3. The playground should be of high quality reflecting the City's commitment to quality services but also seek to minimise on-going maintenance costs.</li> </ol>
<b>9. Key Benefits</b>	<ol style="list-style-type: none"> <li>1. Access to play opportunities is defined as a right by the UN Convention on the Rights of a Child. Active learning through play supports young people's social, emotional, creative and physical development. Young people are able to gain confidence, build their connection with the park, and mix with people of a range of ages and backgrounds.</li> <li>2. A third of Newham's population is 19 or under - the highest proportion anywhere in the country. Play opportunities at West Ham Park represent a key first step in engaging a wide variety of young people with green spaces and contribute heavily to the health and wellbeing agenda.</li> </ol>
<b>10. Notable</b>	<p>None</p>

<b>exclusions</b>	
<b>11. Governance arrangements</b>	<b>Spending Committee:</b> West Ham Park Committee <b>Senior Responsible Officer:</b> Martin Rodman <b>Project Board:</b> No

### **Prioritisation**

<b>12. Link to Strategic Aims</b>	3. To provide valued services, such as education, employment, culture and leisure, to London and the nation.
<b>13. Links to existing strategies, programmes and projects</b>	1. The Conservation Management Plan (CMP) for West Ham Park highlights the issues and opportunities with the existing playground and recommends changes to the equipment, introduction of natural play, realignment of fences and the addition of more planting. 2. A broad aim of the Corporate Plan 2015-19 is to provide valued services, such as education, employment, culture and leisure, to London and the nation: <ul style="list-style-type: none"> <li>This project is identified as a capital project in the Open Spaces Departmental Business Plan 2016-19. It links to the following departmental objectives:</li> <li>Departmental Objective 3: Enrich The Lives of Londoners by Providing High Quality and Engaging, Educational and Volunteering Opportunities - Action J – Embed the new Learning Programme across the Department (SA3, KPP4, KPP5).</li> </ul>
<b>14. Project category</b>	7a. Asset enhancement/improvement (capital)
<b>15. Project priority</b>	A. Essential

### **Options Appraisal**

<b>16. Overview of options</b>	1. Replace play equipment on a like for like basis and carry out required works to existing entrance way to meet current safety standards. This would minimise cost but it would not deliver the opportunities outlined in the CMP. 2. Re-design the playground and water play provision replacing the existing surfacing and entrance gates in order to enhance the setting of the playground and its interaction with the rest of the park. This would result in a safe, stimulating play environment for children of varying ages and of different abilities, demonstrating good practice in learning through play and thus help to deliver the aims of the CMP and Corporate Plan. 3. As option 2 but also include the refurbishment of the toilets
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	and office area
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## **Project Planning**

<b>17. Programme and key dates</b>	<p><b>Overall programme: July 2017 – Summer 2019</b></p> <p><b>Key dates:</b></p> <ul style="list-style-type: none"> <li>• July – October 2017 – present to West Ham Park Committee and Project Sub-Committee</li> <li>• October – Internal design team to begin work on redesign, including appointment of specialist consultants where required</li> <li>• January 2018 - Produce initial sketch designs (2013 RIBA stage 2)</li> <li>• February - Consult public on preferred option</li> <li>• May - Gateway 3/4 Options Appraisal report to West Ham Park Committee and Project Sub Committee</li> <li>• July - Finalise detailed design (2013 RIBA stage 3) and produce construction package (including planning permission)</li> <li>• September - Commence procurement for contractor to deliver the design</li> <li>• December – Gateway 5 report to West Ham Park Committee and Project Sub Committee</li> <li>• Spring 2019 – Implementation/build on site</li> </ul> <p><b>Other works dates to coordinate:</b></p> <ul style="list-style-type: none"> <li>• West Ham Park Nursery Project site – avoid holding public consultation during same periods</li> </ul>
<b>18. Risk implications</b>	<p><b>Overall project risk:</b> Amber</p> <ol style="list-style-type: none"> <li>1. Not approved by London Borough of Newham Planning Department – seek pre-planning advice and ensure design is compatible.</li> <li>2. Reduced potential for engagement and learning through play if the project is not completed on time (commencement of summer season 2019).</li> <li>3. Inability to secure funding through CoL or external funding</li> </ol>
<b>19. Stakeholders and consultees</b>	<ul style="list-style-type: none"> <li>• City Surveyor's Department</li> <li>• OSD Learning Team</li> <li>• Friends of West Ham Park</li> <li>• London Borough of Newham – planning authority</li> <li>• Local schools, community groups and other users</li> </ul>

## **Resource Implications**

20. Total estimated cost	Likely cost range: 2. £250k to £5m																			
21. Funding strategy	Choose 1: No funding confirmed	Choose 1: Mixture - some internal and some external funding																		
	<table><tr><th>Funds/Sources of Funding</th><th>Cost (£)</th></tr><tr><td>Local Risk (City's Cash)</td><td>£50k</td></tr><tr><td>City's Cash – central resource*</td><td>£500- 700k</td></tr><tr><td>Funding: London Marathon Trust**</td><td>Up to £150,000</td></tr><tr><td>Funding: AVIVA Community Fund**</td><td>£10 - 25K</td></tr><tr><td>Funding: Biffa: Community Buildings, Recreation and Cultural Facilities**</td><td>£75K</td></tr><tr><td>Other sources of funding to be explored***</td><td>tba</td></tr><tr><td></td><td></td></tr><tr><td>Total</td><td>£700-£1m</td></tr></table>		Funds/Sources of Funding	Cost (£)	Local Risk (City's Cash)	£50k	City's Cash – central resource*	£500- 700k	Funding: London Marathon Trust**	Up to £150,000	Funding: AVIVA Community Fund**	£10 - 25K	Funding: Biffa: Community Buildings, Recreation and Cultural Facilities**	£75K	Other sources of funding to be explored***	tba			Total	£700-£1m
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* Bid for an allocation from the City Cash 2018/19 provision for new schemes, which is subject to the approval of the Resource Allocation Sub and Policy and Resources Committee																				
** Details of potential external funding opportunities given however these would have to be applied for separately and would be partly dependent on the extent/cost of the scheme.																				
*** Other sources of funding will also be explored, including use of any income received from West Ham Park Nursery Project. This would be a retrospective offset as the Nursery Project will not be realised for at least 2 years (subject to approvals).																				
22. On-going revenue implications	Design will aim to reduce ongoing maintenance implications of paddling pool and be cost neutral or better going forward for the next 10 years as minimal maintenance should be required																			
23. Investment appraisal	N/A payback not possible however project will result in on-going saving to maintenance costs.																			
24. Procurement strategy/Route to Market	Open Spaces in conjunction with City Procurement will lead the procurement process. <ul style="list-style-type: none"><li>Mix of internal and external resources will be required to deliver the redesign. Quotations will be sought for specialist consultant services as required</li><li>Competitive tender process for contractor to deliver the</li></ul>																			

	works and play equipment provider
<b>25. Legal implications</b>	<ul style="list-style-type: none"> <li>• Play equipment and associated surface to adhere to health &amp; safety legislation.</li> <li>• The objects of the West Ham Park charity are to “...for ever maintain and preserve [the Park] in a proper and ornamental condition as open public grounds and gardens for the resort and recreation of adults and as a playground for children and youth...”</li> </ul>
<b>26. Corporate property implications</b>	Paddling pool – part of City Surveyor’s asset register; opportunity to review facility and minimise future maintenance implications
<b>27. Traffic implications</b>	None
<b>28. Sustainability and energy implications</b>	Use of sustainable materials in construction where possible. Water play will seek to make efficient use of water and energy resources
<b>29. IS implications</b>	None
<b>30. Equality Impact Assessment</b>	An equality impact assessment will be undertaken

## **Appendices**

<b>Appendix 1</b>	West Ham Park Playground Inspection Summary Report 2017
<b>Appendix 2</b>	Open Spaces Departmental Learning Framework

## **Contact**

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