

## **CENTRAL SWINDON NORTH PARISH COUNCIL – L&A**

ESTATES MANAGER UPDATE – 5<sup>th</sup> June 2019

### **1. CCTV – Southbrook Football pitches**

Following approval Mark Stratford has been instructed to proceed with the installation of the camera. Installation W/C 3<sup>rd</sup> June.

### **2. Quotation to repair the broken door at St Marks café**

Doors fitted 30<sup>th</sup> May. Complete.

### **3. Saint Marks Pétanque (Boules) Piste**

Report presented to F&S on 7<sup>th</sup> May for the installation of enhanced security fencing around the Pétanque / Boules area.

Project approved – by Cllrs.

The fencing has been ordered – a provisional date of install W/C 17<sup>th</sup> June. However, this may be postponed due to the requirement for the club to trim the existing hedge line and being unable to do so as there are nesting birds present.

### **4. Christmas lights – Cricklade Road & Rodbourne**

Report presented to F&S on 7<sup>th</sup> May for consideration.

Suggestion & quotation for both sites positively received – Cllrs to decide on how project will be funded.

I have chased SBC to confirm when they are carrying out structural testing. I was informed this would be at the end of May / beginning of June but haven't been able to confirm this as yet. Once I know this information it will allow for the final decision on whether this can go ahead.

I will bring SBC update to full council.

### **5. Current pending Lease Transfers from SBC**

- Chapel Street toilets – 10 Year Lease / £1.00 PA rent – Awaiting confirmation of exact area on title plan – as title plan provide shows inclusion of car parks outlined.
- Southbrook (including HBUF) – 25 Years / £1.00 PA rent - Awaiting land registry official title plan
- Seagry Depot – 10 Year Lease / £1.00 PA – Awaiting response to questions.
- 32 The Circle – 10 Year Lease / £4000.00 PA – Requested revision to rental review clause
- Allington Road Allotment site – Awaiting official title plan

### **6. 32 The Circle**

The Lease information has been received from SBC Solicitor Andrew Oaten. Confirmation of 10-year term with Rental of £4,000 PA. I have requested a revision from SBC around the rental reviews and am awaiting to hear their decision.

I have requested a quotation for the following work:

- Relocate the back wall to create a corridor to the fire exit.
- Skim the main hall walls to create a smooth surface (to allow the use of a projection screen) & paint neutral.
- Replace the main hall flooring with new carpet tiles

## **7. Play Parks**

The allotments manager and I carried out a play park run through at the time of the open space review (alongside using the play park review commissioned in January). we made a list of observations (included) of what improvements can be made.

Currently SBC still undertake the play park inspections as per the SLA and carry out necessary repair works.

Once the parks are transferred to the parish, I have a contact name of Stuart Andrew of 'Sutcliffe Play (South West) Ltd' who can quote for undertaking works.

The poles for the repairs at St Marks have arrived. I have chased Steve Anns for a date to undertake the repair works, he is hoping this will be completed this week.

## **8. Pinecones Café**

The Estates Manager & Project Manager met with the Café Manager to review planned refit of the main kitchen at the pinecone's cafe. The Intention of the Kitchen area is to become a teaching facility. The projects manager will be reporting on this in F&S on 4<sup>th</sup> June.

## **9. Working Group – Reaching Communities**

Date of steering group rearranged to 19<sup>th</sup> June.

## **10. Football pitches**

Pricing strategy approved by Cllrs in May (full report provided).

Verti-drain of 15 sports pitches to be scheduled for Autumn carried out by SBC – total cost £3400.00 +vat.

Supplementary report for the employment of grounds person to be discussed at F&S on 4<sup>th</sup> June.

## Play Parks

### 1. Barnum Court:

- Replace all signage with Parish information
- Park gate closing too quickly – adjustment to 4-8 seconds
- Severe issue with flooring, uneven, cracking due to tree roots
- Sand down & Repainting of bench
- Compliance issues with the play equipment noted in review to be addressed.
- There is no bin within the vicinity

### 2. Mannington Park:

- Replace all signage with Parish information
- Secure membrane and top up bark chippings under disabled swing
- Top up soil surface area of the site
- Top up loose surfacing around rope climber
- Remove or replace rotten wood stepping stones & Trunks
- Remove rotten coloured post – High
- Repair / replace rubber surfacing area where damaged in places
- Metal painting of the multi toddler frame
- Replace any missing fixings in MUGA

### 3. Harcourt Road:

- Replace all signage with Parish information
- There is no bin within the vicinity
- Park gate closing too quickly – adjustment to 4-8 seconds
- Jet wash area to remove algae
- Minor graffiti removal required
- Repair flooring to damaged areas
- Replace seat on toddler spring lion
- Replace and secure all loose fixings
- Sand down sharp protrusions on climbing frame and paint

### 4. St Marks Rec:

- Replace all signage with Parish information
- Remove & Reinststate sand to birds' nest
- Top up bark chippings
- Park gate closing too quickly – adjustment to 4-8 seconds
- Replace worn shackles & Bushes on single swing point

- Top up loose filling / bark chippings to area
- Remove rotten coloured posts
- Remove graffiti
- Remove rotten stepping stones / timber from site
- Secure all loose fixings to MUGA

#### 5. **Alton Close:**

- Replace all signage with Parish information
- Floor surface area showing wear and unlevel
- Secure loose fixings on rocking duck
- Replace missing cap covers
- Minor fence damage & loose fixings
- There is no bin within the vicinity
- Ropes & Swings showing signs of damage

#### 6. **Mintey Road:**

- Replace all signage with Parish information
- Park gate closing too quickly – adjustment to 4-8 seconds
- Cable runway – adjust seat height and stopping position – replace swing seat
- MUGA – treat and paint metal framing – repair bitmac surface where damaged
- Replace and secure all loose fixings

#### 7. **Inglesham Road:**

- Replace all signage with Parish information
- Park gate closing too quickly – adjustment to 4-8 seconds
- Damage to flooring around gate – trip hazard
- Trampoline springs not attached on one side – to be replaced
- Secure loose fixings on any play equipment
- Treat & paint metal frames
- Connecting tension on space net needs adjusting
- Flooring surface around edging joints opening up.
- Misc Swing – seat clearance is too low – minimum height is 400mm for group swing seats  
Surfacing is severely damaged and remove fixing pins
- Timber to cable runway is splitting & rotting  
Adjust seat height over 350mm & stopping distance to over 2m
- Removal of graffiti
- Rope Climber – Protection around 2 pods missing
- Park gate closing too quickly – adjustment to 4-8 seconds

8. **Medlar Close:**

- Replace all signage with Parish information
- Park gate closing too quickly – adjustment to 4-8 seconds
- Spray nettles around equipment
- Top up loose bark chippings too all areas
- 1 x swing missing from frame
- 1 x netting missing from frame
- 2 x gates not shutting at all
- Heavy graffiti removal needed
- No bin in the vicinity
- Treat and paint any rusted metal frames
- Cable runway – seat damaged  
Repairs to surface required  
Seat height adjustment to over 350mm required
- Tai chi wheel – instructions missing – handgrips damaged
- Rower – Instructions missing – paint work rusting
- Space walker – instructions missing – paint work rusting
- MUGA – some fence sections damaged and missing

9. **Chapel Street:**

- Replace all signage with Parish information
- Park gate closing too quickly – adjustment to 4-8 seconds
- Minor graffiti removal
- Top up surface / bark chippings
- Basket swing - seat clearance too low – adjust to minimum 400mm  
Top up bark chippings
- MUGA – Facility sign required

10. **Alanbrooke Close:**

- Replace all signage with Parish information
- Park gate closing too quickly and requires opening adjustment along with adjustment to 4-8 seconds
- Damage to fencing sections
- There is no bin within the vicinity
- Treat and paint metal frames
- Floor surfacing weathered and worn
- Swing seats minor damage
- Large empty void space – could be filled with additional equipment.