

Minutes



Westbourne
Parish Council

53 Skylark Avenue
Emsworth
PO10 7GB

07775654483
clerk@westbourne-pc.gov.uk

Minutes of Westbourne Parish Council's Recreation Leisure and Amenities Committee which took place on Thursday 21 November 2019 at 8.00pm at The Meeting Place, North Street, Westbourne.

Present: Cllr Roy Briscoe, Cllr Richard Hitchcock, Cllr Ann Pearcey, Cllr Nigel Ricketts and Clare Kennett, Clerk to the Parish Council.

Meeting chaired by Cllr Ricketts. No members of the public were present.

1. Apologies for absence: Cllr Lade Barker sent her apologies.

2. Declarations of interest in the items on the agenda: None.

3. Minutes of the meeting on 27 June 2019: The minutes were agreed to be a true record and were signed as such by the Chair.

4. Issues and updates from the minutes of 27 June 2019:

Item 1: Cllr Hitchcock nominated Cllr Ricketts as Chair of the Committee, seconded by Cllr Pearcey and all were in favour. Cllr Ricketts was elected as Chair.

Item 3: Cllr Pearcey proposed Cllr Hitchcock as Vice-Chair of the Committee, seconded by Cllr Ricketts and all were in favour. Cllr Hitchcock was elected as Vice-Chair.

5. New Homes Bonus and S106 funding for Monk's Hill: Members discussed the purchase and installation of equipment following the receipt of monies from CDC. It was agreed to go ahead with the purchase of the two football goal posts, the items to create a trim trail (the step up ladder, the pull and press bars, the paired dip bars), and the seats (keyston metal seat, bench and picnic table).

Members discussed that the equipment for the playground should be changed as the items chosen were too similar. It was agreed to go ahead with the purchase of the play tractor with trailer and the following:

- A three way shooter: <https://www.sovereignplayequipment.co.uk/ball-games-and-sports/284-three-way-shooter.html>
- A springie: <https://www.handmadeplaces.co.uk/products/whale-springy/>
- Seasaw rocker: <https://wicksteed.co.uk/products/traditional/see-saws-rockers/cobra/>

These changes will be brought to the Parish Council at its next meeting on 5 December for final agreement and the Clerk will consult with CDC to ensure they are happy with the changes to the original application for funding.

6. Issues and updates from inspections of the two recreation grounds: It was agreed to proceed with the works to repaint the play equipment at Mill Road following the quote received from Ralph Restorations. It is likely that the playground will be renovated in the next few years if affordable housing is built in the village, however,

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members agreed that repairs need to be made to ensure safety for members of the public especially as they have been identified on the inspection reports. The quote from Tim Ralph is included in Appendix 1. The Clerk reminded Cllr Ricketts that the nuts on the cradle swing seats at Monk's Hill are suffering from corrosion and should be renewed as identified on the inspection reports in August. Cllr Ricketts said he has some of the nuts and will replace them.

7. Announcements and items for the next meeting: None.

8. Date of next meeting: The next meeting of the Committee is scheduled to be held on Thursday 19 March 2019 at 8.00pm.

Meeting closed at 9.10pm

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Appendix 1: Quote from Ralph Restorations for works to the play equipment at Mill Road.

APPRAISAL

As I stated at the time, I am confident that the corrosion is mainly confined to the surface and that it does not affect the structural safety of the equipment. There are a few areas of deeper corrosion but again they appear to be structurally sound. The Zurich report backs up my comments. Their report mentions that the angle-iron step support lugs on the small Multi-activity unit for 2-5 years are corroded and should be remedied. I also noted that, but they are substantial brackets which have not been weakened by the rust. The rough finish of the corrosion is a bigger issue than the strength of them.

The Zurich report also mentions about some of the plastic bolt covers being missing. I would need to have another check on these to be sure of the extent of the problem but I believe that it was mainly that some of the security shear nuts had covers missing. Covers may also be missing from some of the bolt heads though. Plastic covers for the shear nuts would probably have to be obtained from the equipment manufacturer to ensure compatibility but generic covers for the bolt heads may be available.

1. I am confident that the play equipment can be refreshed and brought up to a very acceptable standard for a fraction of the price of new equipment.
2. Corroded areas should have as much of the rust removed as possible. I use an aggressive wire-brush system which is very effective at stripping off rust.
3. Any loose, flaky paint should be scraped off and then thoroughly sanded to give a good key for subsequent repainting. Stripping off basically-sound paintwork would be extremely time-consuming and is not necessary as long as the paint is well-abraded.
4. It may be necessary to remove some strengthening bars and some panels to allow access to get at and remove some of the rust. This will involve cutting through the fixings and replacing with new security fixings.
5. I would apply at least 2 coats of high quality red oxide primer to the metalwork to provide rust protection and good adhesion for the subsequent top coats. Some of the larger main panels showing no sign of corrosion and with a sound acceptable finish may not require repainting at all.
6. 2 coats of a high quality enamel finish should be used over the red oxide primer.
7. Fencing will be required to securely cordon off each piece of play equipment as it is being refurbished. It was stated that your Grounds contractor should be able to install this as required.

TIMING OF THE WORK

To ensure longevity of the new paint finish and rust protection it will be necessary to wait until at least the Spring before the refurbishment is carried out. The weather is simply too cold and damp over the winter for the treatment to be truly effective. The last Zurich inspection was carried out on 2/8/2019 so the next one will be required before the works will have been started. I do not expect the corrosion to have advanced significantly by this time and certainly not enough to make it structurally unsound. Provided you have a planned

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refurbishment in place I would expect this would satisfy any requirements from the next inspection.

COSTS

Unfortunately it is very difficult to estimate how long the refurbishment work will take. Until some work is undertaken I cannot be sure how effectively the paint is adhering to the metalwork and how long it will take to get it ready for repainting. This can vary greatly depending on the particular coating used, how well it was applied and how thickly. From my initial inspection it appeared that the majority of the finish is likely to be a sound base for repainting. However, if it is found that a fair amount of it comes off readily during preparation then that may increase significantly the time taken to get a suitable finish ready for recoating as the rest of it will need additional checking to make sure it is indeed sound and extra work would be required to avoid any sharp or marked steps between where the new paint goes over old paint/bare metal which could affect small hands.

Although I have much experience with dealing with this sort of corrosion it has generally been on much smaller items and this, combined with the uncertainty high-lighted in the previous paragraph means I would not like to provide an overall quote for the whole job as my prediction for the time it will take could be considerably out either way.

I suggest that a trial should be carried out to enable a much better prediction to be made. I would suggest starting on the larger MULTI-ACTIVITY UNIT 6-10 as this has the most corrosion present. An initial trial of about 4 or 5 days should give a good indication of how the work will progress. I would hope that much of the refurbishment on the unit would be finished within that time.

I would charge a daily rate of **£240** for this work to include the paint used.

I am sorry that I cannot be more precise about overall costs at this time but as David and I discussed and agreed, it is very difficult to predict until some work has been undertaken. What is certain though is that the overall cost for all the equipment would be much less than the cost of just 1 new item of equipment.