



**HORFIELD AND LOCKLEAZE
NEIGHBOURHOOD PARTNERSHIP**

Report of: Emily Akerman – Operations Manager,
Groundwork South
Updated by Alan Sweetman – February 2017

Title: The Vench - Playground Enhancement Project -
Stage 3 Update Report

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Recommendation/ Decision:

- To receive an update from GWS on Stage 3 of the enhancements at the playground

Stage 3 Update

At an extraordinary meeting of the Neighbourhood Partnership on 12 April 2016, Groundwork South was awarded £106,100.77 S106 funding for the final stage of enhancements at the playground, following the initial meeting on 3 March 2016.

Following this award of funding and in response to an invitation to tender in principle, Groundwork appointed Splash Projects to design, develop and build the enhancements to the playground. The contract agreed was for Splash to carry out a design and build project for the play area for **£90,000** inclusive of VAT. During the course of the delivery changes were made to the scope of the build which included the removal of the skate ramps and additional cladding to the containers. These additional costs were met by funding that Splash was able to leverage through BAe systems along with volunteers who assisted with the build.

Designs for the site improvements were developed through consultation with children and young people within the local community which was carried out earlier in the year, overseen by the Steering Group for the Vench. During the implementation of the design, a number of changes were made which carried additional costs:

- Originally, two sunken trampolines were included in the design. However, due to drainage issues, this was not possible and therefore a standard trampoline was installed.
- The skate ramps were to be included as a feature within the original plan however it was decided that these should be removed and the ground levelled. The area now includes a memorial bench and a disabled access path which was requested following consultation with the friends and family of Shamus McNama.
- The proposed changes to the entrance included a new gate in the main fence. This was not possible due to Tree Protection Orders on the boundary trees and land ownership issues. There were also concerns regarding site lines to the entrance due to the position of the climbing structure.
- A bike shed/workshop was added to the design along with the improved kitchen garden and the cladding of the shipping containers on site.

Funding

Item	Total cost	Funding Source		
		BAE	M&S	Section106
Splash Contractors project fee including design, facilitation of pre project meetings, H&S management, Management of Corporate Participants	35000+VAT = £42000	£0	£0	£42000
Splash material fees	£35000+VAT = £41400	£0	£0	£41400
Splash expenses: insurance, travel expenses	£5000+VAT = £6000	£0	£0	£6000
Additional works including: <ul style="list-style-type: none"> • Planning permission for fence • Garden Area/Bike Shed • Removal of skateboard Ramps and Soil for area • Removal of existing posts in main area • Decking route / Cladding containers 	£10500 +VAT = £12600	£12,000	£0	£600
Landscape Architect fee to manage tender	£5000	£0	£0	£5000
Project management including: <ul style="list-style-type: none"> • Selina O'Sullivan / Peter Carne • Nicola Hazell/ Emily Akerman Total of 500 hours	£10000	£0		£10000
ROSPA inspection	£500 +VAT = £600	£0		£600
Opening event	£1000	£500		£500
Painting for indoor play space	£3000	£0	£3000	£0
Total	£121600	£12,500	£3000	£106100

Corporate engagement and added value:

Splash Projects brokered an arrangement with BAe systems for corporate engagement. BAe provided 120 volunteers over a 3-week period and completed 4200 volunteer hours adding additional value of **£30240** in volunteer hours to the project. BAe provided a further **£21500** via Splash, to enhance the garden area and build further features in the bike workshop. There remains **£9000** of this fund that is currently being held by Splash who are negotiating with BAe regarding how it will be spent. Groundwork has provided suggestions for this and is should shortly receive a plan of whether this funding will be allocated to The Vench.

Local volunteer opportunities:

By working with Splash Projects, we are able to offer local people who volunteer during the build phases the opportunity to gain valuable work experience as well as health & safety qualifications. Six Young People engaged with us through LPW to help to design and build a bench in memory of a young person. We offered further opportunities for young people to gain further qualification by taking part in short courses while helping construct the play area but unfortunately, we found there was not the interest in the community around this aspect of the build.

Marks and Spencer Spark Something Good – decoration of play space:

As part of their #SparkSomethingGood community project, Marks and Spencer's provided **£3,000** of funding to transform the inside of the play space this took place on Monday 13th June. 10 volunteers painted and decorated the inside of the play space to make it a brighter and more welcoming environment for the children of Lockleaze.

Art workshops:

Litterarti have delivered two art workshops during play sessions, making masks from recycled milk bottles.

Project Success:

Since the opening of the playground, LPW has reported a 37.8% increase of children and young people accessing the site for youth and play sessions in 2016. Visit data is shown below;

1 Jan- 1 Dec 2015: 408 individual Children under 13 accessed site. 213 individual Young People 13-19 accessed site. 552 individual Children and Young People accessed the site.
1 Jan- 1 Dec 2016 641 individual Children under 13 accessed site. 183 individual Young People 13-19 accessed site. 761 individual Children and Young People accessed the site.

We have had very positive feedback regarding the new equipment with the trampoline being one of the favourite new items.

"The structure is great"- Young person

"I come up a lot more regularly as my kids love the new playground"- Parent.

Sustainability of the centre:

- Since the enhancement of the site we have also had more enquires about hiring the adventure playground for birthday, party bookings 3 parties are now booked in. This has created an extra income while offering an affordable birthday party for the local community.
- Community learning are also in talks with us regarding how they can use the site to offer family learning activities

Next Steps:

We are working in partnership with LPW to develop the site further. We have carried out a first consultation event at the celebration event in October. We will now be taking these ideas and will be developing plans and will bring these back to the steering group for final sign off.

We have applied for a Tesco Bags for Help grant that will enable us to run woodland play sessions for pre school children and families.

Staffing:

Hannah Cushen now leads the management of the centre and Alan Sweetman is Development Manager. We have employed Emily Chiswell as Bookings Administrator to help with the running of the centre.

Lessons learned:

Due to a number of staffing changes taking place within Groundwork during the delivery of the project some finer detail regarding decisions has not been captured or communicated fully which has led to some confusion. Some changes were required on site during the build phase, such as the sunken trampoline and the removal of the skate ramps and although these decisions were taken directly by Groundwork and were not always communicated to the wider steering group.

Appendix 1 – Splash payment schedule

**Schedule 2
(LockLeaze)
The Vench Adventure Playground Enhancement Project (Phase 3)
PAYMENT**

The contract sum is made of the following

Splash Fee	£75 000.00
VAT	£15 000.00
Total	£90 000.00

1. First payment shall be paid on the execution of this agreement.
Splash Fee £22 500.00
Vat £4 500.00
Total £27 000.00
2. Second payment shall be paid when the project plan is submitted and approved by the Client.
Splash Fee £22 500.00
Vat £4 500.00
Total £27 000.00
3. Third payment shall be paid when the project is completed.
Splash Fee £22 500.00
Vat £4 500.00
Total £27 000.00
4. £7 500.00 plus vat of £1500.00 shall be retained until practical completion, snagging and sign off.