

Appendix I - Approval for the Clerk to issue a Tender to upgrade the Bourdillon Playground

Introduction

The Council Agenda item 10, Monday 11th November is “To approve the Playgrounds Working Group request to go out to tender for the Bourdillon playground, working in conjunction with the Clerk, (with a view to evaluating the proposal from suppliers in preparation for making a formal proposal to a future Council meeting)”.

This paper supports the resolution and provides more background information for councillors.

This resolution seeks approval to move to the next stage of the project and to be able to produce a fully costed proposal in line with the Working Group (WG) TOR. All future decisions on supplier selection, design, funding and timescales are subject to Council approval in early 2025.

Timescale - The Council has demonstrated its support for upgrading the Gardiner and Bourdillon playgrounds since 2021. A WG consisting of councillors and parents was formed in 2022 to progress this. We are now in a position where, with Council approval, we can implement this vision and commission a state-of-the-art playground in Bourdillon ready for children in Spring/Summer 2025.

To achieve this, we need to start the formal tender process now. All of the necessary background work has been done by the WG and we are ready to move to the next step. There is no reason to delay and the Council has the opportunity to deliver positive improvement to the village.

Background – The village is aware that the Council has been talking about providing better facilities for young people for many years.

A formal consultation was held in February 2022 as part of the Open-Space-Strategy Report. The consultation showed that the majority of residents were unhappy with the existing play provision, mentioning that “despite the multi-million-pound cost of housing in the village” there were “no decent play areas.” Many families travel outside the area to use play areas in neighbouring parishes, and said they felt embarrassed by the poor play provision in Goring when friends visited. In addition, we now have allocated new developments adding circa 100 new houses mainly attracting younger families.

In the Open Spaces consultation, there was very strong support for refurbishing the Bourdillon play area and small sports area with a wider range of equipment for a mix of age groups, with accessible play equipment, baby safe and wheelchair facilities and seating for supervising adults. The existing play equipment was viewed as dated and in need of replacement.

Progress to Date

In September 2023, the Clerk issued a request for Expression of Interest to several suppliers. The responses and sample designs enabled the WG to scope the options for the playgrounds and inform the Council’s understanding of possibilities, timescales and ballpark costs. Using this information, indicative designs were presented by the Council at the Annual Meeting of the Parish in May. This was well attended by residents and provided valuable feedback for the WG.

Recently, we met with the Goring Primary School head teacher and deputy head to discuss proposed plans for the Bourdillon site. They were strongly supportive and reinforced the plans.

Meetings have been held with several Parish Councils that have recently implemented new playgrounds, to understand best practices and experiences, issues they faced, funding and their

procurement and selection process. This has strongly informed the path that the WG will follow and the requirements of the tender.

A pre-planning application was made to SODC earlier this year and the Council has authorised full planning applications to be submitted for both Bourdillon and Gardiner. Based on the feedback from the pre-planning, we believe Bourdillon should be a formality and we expect to receive planning approval in February, a timescale which enables us to run in parallel with the tender process. To satisfy planning requirements, play equipment will not exceed 4 metres in height.

We have an article already submitted to GGN for this month and being able to show that the Council has given approval to move to this next stage would send a very positive message and demonstrate that it is moving projects to fruition.

Playground design

It is intended to extend the Bourdillon playground as shown in red in the diagram to provide space for additional equipment and benches/tables and to provide design flexibility.

The surface of the adjacent open sports area with a basketball post and integrated goal, will be replaced and extended.

The areas shown in red are indicative/maximum and the recommendation to Council for approval will show the final area and design.



The design of the playground will take into consideration the surroundings and be sympathetic to the natural environment. It will appeal to a wide age group - from toddler to year 6 primary (2-11 years).

It is a fundamental requirement that there are Accessible and SEN (Special Education Needs) friendly elements within each area and that this will be at the heart of the design principles. Durability, sustainability, cost effective maintenance and longevity are also key criteria for the play equipment. Materials used will need to be the best of their respective kinds, sustainably sourced where possible and shall conform to the appropriate standards.

Appropriate colours and design should be proposed for surfacing and equipment to reflect the settings of the play area and the needs of visibly impaired children.

The playground will be themed with a large structure to denote the key theme and to be the centrepiece of imaginative play (e.g. a river/boats/pirate's theme, a farm/countryside theme).

It is planned that the playground will include:

- 2 x play-frames, one larger for older children and a smaller one for younger children. These may vary in size and shape to best fit into the space available.
- At least one slide, ideally one larger and one smaller. Slides may be built into the play-frames, the mound or may be stand-alone.

- Multiple swing sets:
 - Two cradle/baby swings, two standard flat-based swings, a swinging basket
 - A form of accessible swing, ideally incorporated into the above swing sets if possible.
- A multipurpose roundabout/turntable specifically accessible for wheelchair access.
- Tactile/sensory play activities, to include less physically able children in the space.
- Musical play e.g. glockenspiel and musical pipes.
- Log weavers / balance beams. – challenging ‘risky’ play equipment.
- A Zip wire.
- At least two benches, one or more picnic tables and at least one litter bin.
- Existing fencing to be retained and extended if cost effective,
- Two self-closing pedestrian access points and one maintenance gate.
- Existing play equipment, benches etc should be refurbished and/or re-used if suppliers can do so cost effectively within their design concepts.
- Improvements to the adjacent sports area but retaining its open sports character.

Other possibilities to inspire and excite the children will be considered if suitable within the design:

- Risky play: climbing frames, walk-ways, climbing walls, net/rope climbing frames with appropriate design and surfacing to mitigate injuries.
- Tactile/ Sensory play: ball runs, musical play and other items to stand up at and interact with.
- Active items: tunnels, multi-person swings.
- A pyramid rope climbing frame if there is space available.
- ‘Tulip’ spinner (the existing small blue spinner should be retained if possible).
- Sail shades or other suitable shading such as the existing boundary trees over benches and picnic tables.

The final playground design, perimeter area and equipment will be dependent on the supplier selected and costs and will be subject Council approval before any commitment is made to a supplier.

Costs

The final costs will depend on the playground design (which includes integrated play equipment and layout considering age of children, accessibility/SEN etc), surfacing, hard and soft landscaping, installation, project management and warranty etc. Until we have completed the tender process it is impossible to provide accurate costs. From the Expression of Interest feedback and from discussions with other Parish Councils, it is likely that the costs will be in the order of £150 - £200K but flexible to an extent depending on the above components.

It is also possible that implementation could be phased to satisfy budget requirements (eg basket-ball area or hard/soft landscaping implemented as phase 2 or phase 3).

The Evaluation (see below) and Finance Committees will work together in Feb/Mar 25 to produce an integrated design, implementation and funding proposal to be presented to full Council for discussion and subsequent approval.

The external costs associated with the tender process appear to be minimal with the only identified costs being up to £600 to advertise in the Henley Standard in line with Standing Orders.

Next steps and target dates

Tender to be issued by Clerk – November 24

Responses from suppliers - end January 25

Evaluation Committee (EC) composition approved by Council (suggested composition is Clerk, Finance Committee members, Playgrounds Work Group members) – Jan 25

Finance Committee evaluates funding options and EC evaluates tenders – Feb/Mar 25

Recommendation on supplier, final design and funding to Council – March/April

GPC decides go/no-go/phasing - Mar 25

Implementation plan approved by GPC – Mar 25

Contract awarded – Apr 25

Project implementation – May to July 25

Initial Handover to GPC – Jul 25