

Mytchett Skate Park, Camberley

Summary

Review of Mytchett Skate Park (off Hamesmore road, Camberley) following the annual play inspection carried out in 2018 and subsequent options for the area and maintenance moving forward.

Portfolio: Places & Strategy

Date Portfolio Holder signed off report: 31st January 2020

Wards Affected: Mytchett & Deepcut

Recommendation

The Executive is advised to RESOLVE that Mytchett Skate Park be enhanced by replacing the existing equipment with a steel frame structure and a 'Skatelite Pro' riding surface, set out at Option 1 of this report, within the existing location and footprint of the site.

The Executive is advised to RECOMMEND to Full Council that £54,000 be added to the Capital Programme, to be funded by Developer Contributions, for the replacement of the ramps at Mytchett Skate Park.

1. Key Issues

- 1.1 Mytchett Skate Park is proving increasingly difficult and costly to maintain and the ramps will no longer be fit for purpose beyond 2020. The level of maintenance as well as our local knowledge of the area tells us that this skate park is very well used and an important facility for older children and teenagers.
- 1.2 At present any risk is being managed to maintain safety and will be continue to be until it is removal and replacement but this is not sustainable longer term. The equipment needs to be removed and/or replaced as soon as possible as we need to allow time for ordering new ramps and planning for its removal at the end of the summer holidays.

Mytchett Park Location Map



2. Resource Implications

- 2.1 The Council currently has £23k CIL funding available for Mytchett and £59k (value at 1st April 2019) developer contributions available from the Blackwater Valley fund (shown below).
- 2.2 If it utilises the £23k CIL funding available for Mytchett, approx. £31k would be required from the Blackwater Valley funding.

BLACKWATER VALLEY & DEVELOPER CONTRIBUTIONS
Committed sum held to meet the annual maintenance costs and refurbishment of the recreational facilities at Crabtree Park, Watchmoor Reserve and Mytchett Recreation Ground.

Maintenance

- 2.3 All maintenance costs are currently included within the current grounds maintenance contract.
- 2.4 Both the skatelite and metal surface maintenance repairs can be catered for within the existing budget. Individual sheets can be replaced quite easily and quickly if needed and therefore keep maintenance costs down. With reference to concrete surfaces, faults may occur less frequently but if repairs are needed, it may cost thousands of pounds due to the work required. Examples of typical maintenance costs are provided within the options below.

3. Options

- 3.1 There are five options are noted below;
- 3.2 **Option One – Skatelite Ramps (new ramps with refurbished half pipe)**

Replace all ramps excluding the half pipe, which can be refurbished to look like new. The frame will be constructed of steel. The proposed

riding surface, called 'Skatelite Pro' is a laminated composite material which is very low maintenance and is available in a range of colours. The remaining ramps will be replaced and enhanced.

Cost: £54k + VAT (as of July 2019)

This is the preferred option as this material appears to offer the quietest, safest and most cost effective option both in terms of installation and maintenance. This option also re-uses the existing framework of the half pipe.

As per all of the Council's play area refurbishments, a full consultation with users will take place to choose a preferred design and colour.

The advantages of using the Skatelite Pro riding surface is:

- Forgiving surface, reducing chance of serious injuries.
- Smooth, fast and durable
- Weather resistant
- Cleaner friendly i.e Graffiti
- Fire resistant and self-extinguishes
- Easy to maintain
- Aesthetically pleasing to the eye
- Stays the same temperature in direct sunlight
- Maintains its grip in damp weather conditions
- Additional ramps can be added to new skate parks
- The preferred riding surface of the large majority of skate park users according to 'Fearless Ramps'

The disadvantages are that this surface can suffer from expansion in a wet climate but this surface does not need painting annually and replacement sheets are cheaper than steel sheets.



Skatelite Pro

Example of a typical Maintenance cost:

Sheet Replacement - £350 per sheet

Yearly Painting – No annual painting / staining required with Skatelite surface.

Guarantee - The new ramps generally come with a 25 year guarantee on the steel frames, and a five year manufacturers and a five year workmanship guarantee on the riding surface.

3.3 **Option Two – Skatelite Ramps with Steel structure (all new)**

Replace all ramps with brand new ramps (including the half pipe).
Frame, riding surface and warranties as set out above.

Cost: £65k + VAT (as of July 2019).

As per all of the Council's play area refurbishments, a full consultation with users will take place to choose a preferred design and colour.

Example of a typical Maintenance cost;

As above in Option One.

3.4 **Option Three – Steel ramps with Steel structure (like for like)**

Replace all ramps with brand new steel ramps. The frame will be constructed of steel. All steel riding surfaces are made of 3mm rolled, painted steel and 9mm noise dampening plywood. This is the closest match to the material in place at the moment but we have experienced problems with the ends of the metal sheets lifting at the corners.

Cost: £64,320k + VAT

As per all of the Council's play area refurbishments, a full consultation with users will take place to choose a preferred design and colour.



Steel

Example of a typical maintenance cost;

Sheet Replacement - £420 per sheet

Yearly Painting - £1500 (highly recommended otherwise ramps will get too hot in summer)

Guarantee - The new ramps generally come with a 25 year guarantee on the steel frames, and a five year manufacturers and a five year workmanship guarantee on the riding surface.

Disadvantages to using steel:

- Dents
- Lifts at corners and edges
- Expands greater than other surfaces
- In summer the surface can get extremely hot
- Slippery when wet
- Yearly paint required
- Labour intensive
- Unforgiving hard surface

3.5 **Option Four – Concrete Ramps**

Replace all ramps with concrete ramps. There are various options for using concrete and this material can be more durable and last longer (10 years plus). However, the financial implications are higher in terms of the initial installation and potential maintenance costs. The risk of more serious injuries with this riding surface is also a concern.

Cost from approx. £150-200k upwards.



Example of a typical maintenance cost:

Fearless Ramps have just repaired a fire damaged concrete bowl for £8000 in Mile End and over 40 l/m of cracking in Rushmoor for £13,800

Guarantee – Fearless Ramps only provide a one year guarantee on concrete ramps.

Disadvantages to using concrete:

- Vastly less ramps for your money
- Unable to add ramps to the existing skate park
- Maintenance costs of concrete ramps are very high
- Susceptible to fire damage = very large repair costs and/or closure of whole park

- Very hard and unforgiving surface (the most common surface for broken bones)
- Smooth concrete is slippery – especially for tyres/wheels
- Rough concrete is 'grippy' and can cause more severe skin grazes
- Slippery in damp air
- Flooding in concrete bowls if drainage is not sufficient
- Very few concrete companies have been in operation for more than 1 year and therefore unable to honour their guarantees.

3.6 Option Five – Remove only

Remove with no replacement.

Cost: £2k + VAT (as of July 2019)

4. Supporting Information

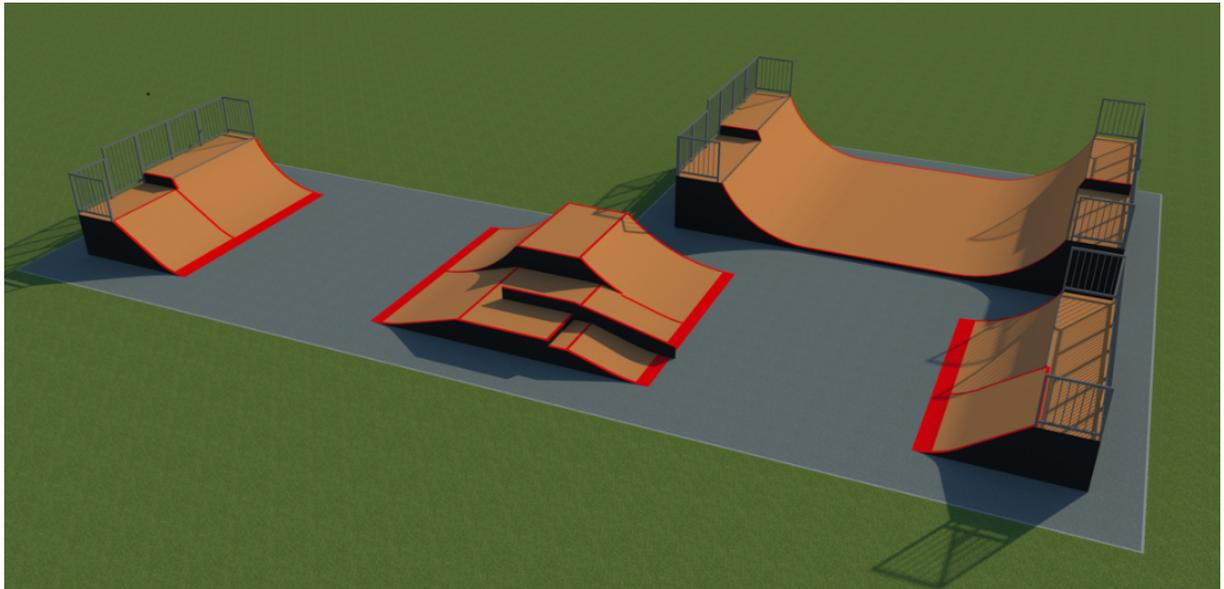
4.1 Option 1 cost breakdown



Quote QT 01-3366a
Mychett Rec - New Ramps (Refurbish Half Pipe)

Date: 30/07/2019
Client: Surrey Heath Council
Prepared for: Julia Woodbridge
Email Address: juliawoodbridge@surreyheath.gov.uk
Prepared by: Joe Douglas

SITE	SITE ITEM	DESCRIPTION	REMEDIAL ACTION	CODE	UNIT PRICE	QUANTITY	SUBTOTAL
Mychett Rec	Half Pipe (6ft / 5ft x 25ft)	Split Height 6ft / 5ft x 25ft	Refurbish half pipe with metal railings, improved framework and new under-surface and riding-surface.		£12,000.00	1	£12,000.00
End 1	Quarter Pipe (4ft x 12ft)	4ft x 12ft	Manufacture, supply and install skate ramp as per design.		£7,000.00	1	£7,000.00
	Flat Bank (4ft x 8ft)	4ft x 8ft	Manufacture, supply and install skate ramp as per design.		£7,000.00	1	£7,000.00
Middle	Jump Box (4ft x 10ft)	4ft x 10ft	Manufacture, supply and install skate ramp as per design.		£7,000.00	1	£7,000.00
	Driveway (Grind Rail & Wembley Gap) (2ft x 10ft)	2ft x 10ft	Manufacture, supply and install skate ramp as per design.		£6,000.00	1	£6,000.00
End 2	Quarter Pipe (5ft x 12ft)	5ft x 12ft	Manufacture, supply and install skate ramp as per design.		£8,000.00	1	£8,000.00
	Flat Bank (4ft x 8ft)	4ft x 8ft	Manufacture, supply and install skate ramp as per design.		£7,000.00	1	£7,000.00
						SITE TOTAL	£54,000.00
						GRAND TOTAL	£54,000.00
						*ALL PRICES EXCLUSIVE OF VAT	E&OE



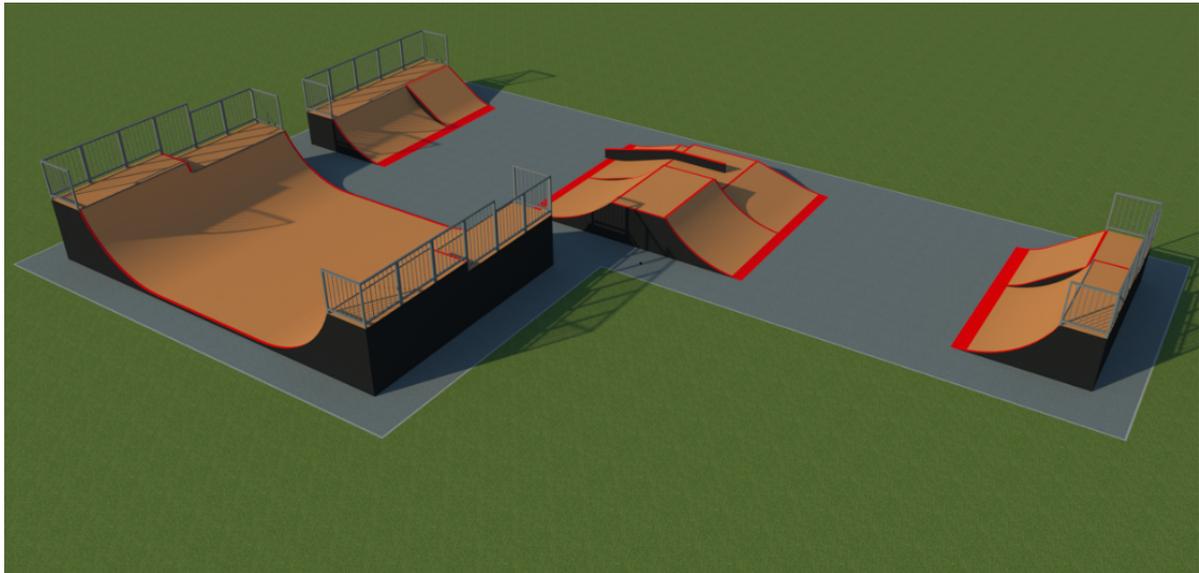
4.2 Option 2 cost breakdown



Quote QT 01-3366b
Mychett Rec - All New Ramps

Date: 30/07/2019
Client: Surrey Heath Council
Prepared for: Julia Woodbridge
Email Address: juliawoodbridge@surreyheath.gov.uk
Prepared by: Joe Douglas

SITE	SITE ITEM	DESCRIPTION	REMEDIAL ACTION	CODE	UNIT PRICE	QUANTITY	SUBTOTAL
Mychett Rec	Half Pipe (6ft / 5ft x 25ft)	Split Height 6ft / 5ft x 25ft	Manufacture, supply and install skate ramp as per design.		£23,000.00	1	£23,000.00
End 1	Quarter Pipe (4ft x 12ft)	4ft x 12ft	Manufacture, supply and install skate ramp as per design.		£7,000.00	1	£7,000.00
	Flat Bank (4ft x 8ft)	4ft x 8ft	Manufacture, supply and install skate ramp as per design.		£7,000.00	1	£7,000.00
Middle	Jump Box (4ft x 10ft)	4ft x 10ft	Manufacture, supply and install skate ramp as per design.		£7,000.00	1	£7,000.00
	Driveway (Grind Rail & Wembley Gap) (2ft x 10ft)	2ft x 10ft	Manufacture, supply and install skate ramp as per design.		£6,000.00	1	£6,000.00
End 2	Quarter Pipe (5ft x 12ft)	5ft x 12ft	Manufacture, supply and install skate ramp as per design.		£8,000.00	1	£8,000.00
	Flat Bank (4ft x 8ft)	4ft x 8ft	Manufacture, supply and install skate ramp as per design.		£7,000.00	1	£7,000.00
						SITE TOTAL	£65,000.00
						GRAND TOTAL	£65,000.00
						*ALL PRICES EXCLUSIVE OF VAT	E&OE



4.3 Option 3 cost breakdown



Quote QT 01-3366c
Mychett Rec - All New Ramps - Metal

Date: 29/01/2020
Client: Surrey Heath Council
Prepared for: Julia Woodbridge
Email Address: julia.woodbridge@surreyheath.gov.uk
Prepared by: Joe Douglas

SITE	SITE ITEM	DESCRIPTION	REMEDIAL ACTION	CODE	UNIT PRICE	QUANTITY	SUBTOTAL
Mychett Rec	Skate Ramps	Metal	Manufacture, supply and install skate ramp as per design.		£64,320.00	1	£64,320.00
SITE TOTAL							£64,320.00
GRAND TOTAL							£64,320.00
*ALL PRICES EXCLUSIVE OF VAT							E&OE

5. Corporate Objectives And Key Priorities

5.1 **Place** - Protect, manage and maintain our parks and open spaces including the provision of quality leisure facilities;

The replacement of a Skate Park offering is an important part of maintaining our parks and open spaces.

The skate Parks are key leisure and recreational facilities for older children and play an important role in creating diversity in terms of our leisure offer and increasing our play value as a borough.

5.2 **Prosperity** - Strengthen the Council's financial independence by increasing our own income;

A full review and careful consideration of every available option will ensure the best use of any available funds for replacement.

5.3 **People** - Use our green space to deliver a programme of sport and leisure activities supporting community engagement with all people;

The skate park is an important opportunity for older children to engage with the community and have regular exercise and take part in leisure and recreation.

5.4 **Performance** - Improve access to services through the use of technology;

6. Risk Management

6.1 The maintenance of this equipment is catered for within the current grounds maintenance contract. There would be no cost implications unless a piece of equipment failed or needed repair outside of the warranty period.

7. Consultation

7.1 Consultation will be carried out with the users to assist with the equipment selection process and final design and colour.

8. PR And Marketing

8.1 An improvement in Mytchett Skate Park will make a positive contribution to the facilities for older children and also contribute to the following:

- Improve leisure provision in the borough
- Increasing opportunity for leisure activities
- Protecting and enhancing facilities for older children
- Creating an improved flagship Skate Park
- Operationally easier to maintain and manage
- Reduce maintenance costs
- Reduce risk levels to users

Annexes	None
Background Papers	None
Author/Contact Details	Julia Woodbridge – Senior Contract Officer Julia.woodbridge@surreyheath.gov.uk
Head of Service	Daniel Harrison - Executive Head of Business