



The Current Lessee(s)

«ADD\_1»

«ADD\_2»

«ADD\_3»

«ADD\_4»

«ADD\_5»

Property Reference: «PROP\_REF»

Property Address: «PROPERTY\_ADDRESS»

Scheme Reference: PLAYGROUNDS\_2023/24

Date: 3 October 2023

Dear Current Lessee(s),

**Playground installation, repairs & maintenance – please read carefully.**

I wrote to you on the 2 March 2023 to consult with you on the proposal to enter into a new contract for the provision of inspection, repairs, maintenance and installation to playgrounds, outdoor gyms, and multi-use games areas on housing estates.

This letter is the second and final part of that consultation process and relates to the future service charges which Lambeth may recover from homeowners in respect of the costs of installation, repair, maintenance and inspection of playground and outdoor gym equipment and surfaces on Lambeth Housing Estates.

The London Borough of Lambeth proposes to accept the tender from **Safeplay Playground Services Ltd** from November 2023 to November 2026 with an option to extend for a further 4 years (2 years + 2 years).

**This letter is not advising that you require major works to your building and/or estate – it is consulting you on a proposed contract only.**

**Full Details of Proposed Supplier**

The registered office is Unit 3, Brook Court, Blakeney Road, Beckenham, Kent, BR3 1HG.  
The company number is 04359116.



**Safeplay Playground Services Ltd** is a member of the following professional bodies and either abides by the requisite code of practice or has obtained accreditation by the body:

- CHAS - The Contractors Health and Safety Assessment Scheme.
- SafeContractor
- Constructline
- Exor
- RPII - Register of Play Inspectors International

## **Pricing Schedule**

The schedule of rates is provided at Appendix A. In line with Regulation 5(2) of the Service Charges (Consultation Requirements) (England) Regulations 2003 (the Regulations), and Paragraph 4(4) to 4(6) of schedule two of the Regulations, the schedule of rates is the projected yearly rate cost to be incurred by the Landlord, however it is not possible to state a leaseholder's relevant contribution, given the costs ultimately estimated to be incurred, will wholly relate to the overall estimated cost of major works consulted separately if applicable.

The schedule of rates will be uplifted each year according to the Consumer Price Index (CPI). This is in line with Regulation 5(2) of the 2003 Regulations and paragraphs 4(4) to 4(6) of Schedule 2 of the 2003 Regulations.

## **Connection between London Borough of Lambeth and the Proposed Supplier**

For the purposes of paragraph 4(3) of Schedule 2 of the 2003 Regulations, there is no connection between the Landlord and Safeplay Playground Services Ltd.

## **Observations**

You may have already been in contact, but now you have more information, you may wish to get in contact again. If you do, I invite you to send in your written observation in relation to the proposed contract. Your observation (should you choose to send one in) must be delivered to the address below by the 7 November 2023. This allows for 30 days consultation and a further 5 days for postage time. In total, this is 35 days from the date of this letter and when the relevant period ends.

Below are ways you can send in an observation if you choose to.

- Online via our E-Form: [bit.ly/S20eform](https://bit.ly/S20eform) or alternatively, scan the QR code at the end of this letter.
- Email [S20Consultation@lambeth.gov.uk](mailto:S20Consultation@lambeth.gov.uk)
- Write to: S20 CONSULTATION, London Borough of Lambeth, PO Box 734, Winchester, SO23 5DG.

If you choose to contact us, please include reference PLAYGROUNDS\_2023/24 and make it clear you are sending in a Section 20 Observation. By doing this, you are ensuring it gets to the correct team quickly.



Alternatively, you may find it easier to call and speak with someone directly. Our friendly team are here to answer any questions you have. You can call the team directly on 0207 926 6521 Monday to Friday 9am to 5pm.

### More information

A set of frequently asked questions can be found here: [bit.ly/S20BoroughwideConsultation](https://bit.ly/S20BoroughwideConsultation). If you do not have access to view documents online, please telephone 0207 926 6521.

Please do take the time to watch a short (5 minute) film explaining what a Section 20 notice is and what this means for you: [bit.ly/S20Film](https://bit.ly/S20Film).

### What happens next?

Send you a Notice of Intention.	Complete
Hand over to the Project Team procuring the contracts.	Complete.
Assess all bids for cost and quality to identify a preferred bidder(s)	Complete
Seek approval of a preferred bidder from Lambeth's Cabinet.	Complete. This can be viewed here: <a href="https://bit.ly/Playgrounds_2023_24">bit.ly/Playgrounds_2023_24</a>
Send you a Notice of Proposal. View this short film explaining what a Notice of Proposal is: <a href="https://bit.ly/S20Film">https://bit.ly/S20Film</a>	Complete
Mobilise the contract	Anticipated November 2023

Thank you for taking the time to read this letter carefully.

Kind regards

*Karen Kellaway*

Karen Kellaway  
Major Works Income Team Manager  
Housing Capital and Asset Management



## Summary of Observations

Observations were received in response to the letter dated the 2 March 2023 and a summary of these, along with the responses, are below. An updated set of frequently asked questions can be found here: [bit.ly/S20BoroughwideConsultation](https://bit.ly/S20BoroughwideConsultation).

*Why does my estate need a playground? There is no space for it.*

If in the eventuality we are looking to install play facilities on your estate, we will carry out an assessment to see if this is feasible and will consult with residents at the time.

*Why have I been sent this letter when I have no playground on my block/estate?*

This is a borough-wide consultation on the proposed contract only; therefore, we consult with all relevant homeowners. You will only be charged if, you have these facilities on your estate or receive them in the future.

*Does this letter mean we are definitely getting a playground?*

No. We do not have any specific proposals at this time to install facilities on your estate. If we are looking to install play facilities on your estate in the future, we will carry out an assessment as to the feasibility and consult with residents at the time.

*I object to installing a playground on our block/estate, as there is one nearby which is already currently not being used much.*

For now, this is a borough-wide consultation, and we are consulting with all relevant homeowners on the contract only.

*Could the money that will be used for playgrounds be spent improving security on the block/estate with CCTV?*

The point raised regarding security is valid, but this needs to be raised with your local area housing office. We have passed your points and concerned over to the housing team your property falls under.



## Appendix A – Schedule of rates

<b>Lambeth Housing Play Area Repairs and Refurbishment</b>					
<b>Schedule 1 Schedule of Rates New Play Equipment</b>					
<b>Item</b>	<b>Clause</b>	<b>Unit</b>	<b>Quantity</b>	<b>Cost</b>	<b>Total</b>
NB: All installation should include for excavation in any materials (including mass concrete) and making good surface.					
Excavation shall be in any material. It should be assumed that installation of all play equipment will be into existing concrete or other hard landscape materials. Allow for all working within 2 metres of trees to be carried out by hand. All topsoil and turf to be retained on site. Turf only to be removed where necessary for excavation. All other turf to be protected on site to prevent replacement.					
Contingencies					£15,000.00
<b>ROBINIA EQUIPMENT</b>					
Supply & install robinia 2.4m+ A-frame Swing with metal cross-bar (2x Flat Seats) - Photo of unit must be included with tender submission		no	1	£3,112.00	£3,112.00
Supply & install robinia 2.4m+ A-frame basket Swing with metal cross-bar (basket to be made from rope) - Photo of unit must be included with tender submission		no	1	£3,617.00	£3,617.00
Supply & install robinia Seesaw (minimum 3.2m long) - Photo of unit must be included with tender submission		no	1	£2,301.00	£2,301.00
Supply & install robinia Spring Rocker - Photo of unit must be included with tender submission		no	1	£1,350.00	£1,350.00
Supply & install robinia Roundabout (minimum 1.5m diameter) - Photo of unit must be included with tender submission		no	1	£2,837.00	£2,837.00
Supply & install robinia 1.8m+ high pedestal Slide - Photo of unit must be included with tender submission		no	1	£4,100.00	£4,100.00
Supply & install metal 2.4m+ A-frame Swing (2x Flat Seats) - Photo of unit must be included with tender submission		no	1	£2,748.00	£2,748.00
Supply & install metal 2.4m+ A-frame basket Swing (basket to be made from rope) - Photo of unit must be included with tender submission		no	1	£3,441.00	£3,441.00
Supply & install metal Seesaw (minimum 3.2m long) - Photo of unit must be included with tender submission		no	1	£2,261.00	£2,261.00
Supply & install metal Spring Rocker - Photo of unit must be included with tender submission		no	1	£1,350.00	£1,350.00
Supply & install metal Roundabout (minimum 1.5m diameter) - Photo of unit must be included with tender submission		no	1	£2,932.00	£2,932.00
Supply & install metal Inclusive DDA compliant wheelchair accessible Roundabout (minimum 1.75m diameter) - Photo of unit must be included with tender submission		no	1	£5,690.00	£5,690.00
Supply & install metal 1.5m+ high pedestal Slide - Photo of unit must be included with tender submission		no	1	£2,696.00	£2,696.00
Supply & install metal toddler MPU (1-tower) - Photo of unit must be included with tender submission		no	1	£4,352.00	£4,352.00
Supply & install metal toddler MPU (2-tower) - Photo of unit must be included with tender submission		no	1	£7,411.00	£7,411.00
Supply & install metal junior MPU (1-tower) - Photo of unit must be included with tender submission		no	1	£3,916.00	£3,916.00
Supply & install metal junior MPU (2-tower) - Photo of unit must be included with tender submission		no	1	£6,809.00	£6,809.00
<b>Schedule 2: Schedule of rates: Surfaces and Edges Repairs and Refurbishment</b>					
Supply and lay rubber grass matt safety surface to up to 2.7m fall height including all ties and pins		m2	16	£55.00	£880.00
Remove damaged/worn safety surfacing, recycle the waste rubber. Make good any damage to base, prepare and clean the surface. Mix and install new black wet pour surfacing to depth required. (Up to 60mm)		m2	1	£358.25	£358.25
		m2	10	£251.00	£2,510.00
		m2	20	£185.00	£3,700.00



Remove damaged/worn safety surfacing, recycle the waste rubber. Make good any damage to base, prepare and clean the surface. Mix and install new colour wet pour surfacing to depth required. (Up to 60mm)	m2	1	£496.50	£496.50
	m2	10	£348.00	£3,480.00
	m2	20	£253.50	£5,070.00
Remove damaged/worn safety surfacing, recycle the waste rubber. Make good any damage to base, prepare and clean the surface. Mix and install new mulch surfacing to depth required. (Up to 60mm)	m2	1	£427.00	£427.00
	m2	5	£299.00	£1,495.00
	m2	20	£220.00	£4,400.00
Remove damaged/worn safety surfacing edge, which is shirking, recycle the waste rubber. Make good any damage to base, prepare and clean the edge. Mix and install new black wet pour edge to depth required. (Up to 60mm)	m	1	£80.60	£80.60
	m	5	£68.35	£341.75
	m	20	£50.85	£1,017.00
Remove damaged/worn safety surfacing edge, which is shirking, recycle the waste rubber. Make good any damage to base, prepare and clean the edge. Mix and install new colour wet pour edge to depth required. (Up to 60mm)	m	1	£104.00	£104.00
	m	5	£88.50	£442.50
	m	20	£76.50	£1,530.00
Allow for rubber safety surface to be cleaned with specialist cleaning product Rubberscrub provisional area all playgrounds	m2	50	£9.00	£450.00
<b>Schedule 3: Schedule of Rates Play Equipment Repairs and Refurbishment</b>				
Supply and install replacement basket swing seat	item	1	£1,295.00	£1,295.00
Supply and install replacement 1 flat swing seat.	item	1	£109.00	£109.00
Supply and install replacement 1 cradle swing seat.	item	1	£239.00	£239.00
Replace Pommel Seat Only	item	1	£165.00	£165.00
Supply and install replacement pair of swing chains to cradle swing.	item	1	£163.75	£163.75
Supply and install replacement pair of swing chains to flat swing.	item	1	£163.75	£163.75
Supply and install shackle, pin, and bush for swings.	item	1	£46.50	£46.50
Install new chain cover on cable runway chain connecting the pommel seat to the cable	item	1	£98.00	£98.00
Welding of mild steel fittings and joints.	item	1	£125.00	£125.00
Welding of stainless-steel fittings and joints.	item	1	£135.00	£135.00
Cut and Shut gate to suit 12mm gap. (Remove/cut and reweld)	item	1	£358.50	£358.50
Adapt gate to ensure 12mm gap at edges. (Price to adapt only)	item	1	£136.00	£136.00
Supply and Replace Floor Panel 400mm x 400mm on Hexa Grip. (S)	item	1	£175.00	£175.00
Supply and Replace Floor Panel 800 mm x 800 mm in Hexa Grip. (M)	item	1	£262.00	£262.00
Supply and Replace Floor/Ramp Panel 1,200 mm x 2,220 mm in Hexa Grip. (L)	item	1	£383.00	£383.00
Supply and Replace a Inclusive roundabout bearing (Slewing Ring Type)	item	1	£1,745.00	£1,745.00
Supply and install 19mm HDPE Basketball backboard.	item	1	£555.00	£555.00
Remove damaged hoop, supply, and install Basketball ring to existing backboard, with no net hooks on the item	item	1	£257.50	£257.50
Descale, prime and paint single swing bay > 2m high.	item	1	£465.00	£465.00
Descale, prime and paint with one coat undercoat, two coats gloss paint 1m high steel fence per 10 linear metres.	item	1	£650.00	£650.00
Supply and fit self-closing mechanism to gate.	item	1	£295.00	£295.00
Supply and replace a length of 16mm play grade rope in 16mm diameter, including two pressed ferrules ends	m	1	£179.00	£179.00
Supply and replace a length of 16mm play grade rope in 16mm diameter, including four pressed ferrules ends.	m	5	£94.80	£474.00
Supply and replace a length of 16mm play grade rope in 16mm diameter, including ten pressed ferrules ends.	m	20	£64.60	£1,292.00



<b>Schedule 4: Schedule of Rates Play Equipment Repairs and Refurbishment</b>				
NB: All installation should include for excavation in any materials (including mass concrete) and making good surface.				
Excavation shall be in any material. It should be assumed that installation of all play equipment will be into existing concrete or other hard landscape materials. Allow for all working within 2 metres of trees to be carried out by hand. All topsoil and turf to be retained on site. Turf only to be removed here necessary for excavation. All other turf to be protected on site to prevent replacement.				
Allow for site clearance of existing site for installation of new gym equipment	Item	1	£150.00	£150.00
Supply & Install Sky Stepper Gym Unit - Photo of unit must be included with tender submission	Item	1	£1,735.00	£1,735.00
Supply & Install Rower Gym Unit - Photo of unit must be included with tender submission	Item	1	£1,816.00	£1,816.00
Supply & Install Bicycle Gym Unit - Photo of unit must be included with tender submission	Item	1	£1,542.00	£1,542.00
Supply & Install Health Walker Gym Unit - Photo of unit must be included with tender submission	Item	1	£1,540.00	£1,540.00
Supply & Install Sit-Up Bench Gym Unit - Photo of unit must be included with tender submission	Item	1	£1,575.00	£1,575.00
Supply & Install Pull Up Bar Gym Unit - Photo of unit must be included with tender submission	Item	1	£1,504.00	£1,504.00
Supply & Install Parallel Bars Unit - Photo of unit must be included with tender submission	Item	1	£1,489.00	£1,489.00
<b>Schedule 5: Schedule of Rates Play Equipment Repairs and Refurbishment</b>				
Supply install 3G Surfacing	m2	200	£47.70	£9,540.00
Supply install 4G Surfacing	m2	200	£55.60	£11,120.00
Inspections				
3 quarterly operational inspections carried out by a qualified RPII inspector. To be viewed online	200	3	£26.00	£15,600.00
1 annual subcontracted to carried out by a third party independent qualified RPII annual inspector	200	1	£50.00	£10,000.00

