

Hedley Road Play Area

Background

In March 2021 the Parish Council received correspondence from Karbon Homes relating to the transfer of Hedley Road Play Area to Wylam Parish Council.

The offered terms of agreement in March 2021 was as follows:

The freehold land (together with equipment) would transfer to the Council at nil cost. Karbon Homes would cover all legal fees involved in the transfer. The transfer deed would include a covenant precluding any development of the land in the future.

The minutes from 12 April 2021 noted:

The Clerk reported on correspondence received from Karbon Homes in relation to their offer to the Parish Council with regard to the future ownership and management of the Hedley Road Play area.

The Clerk had obtained additional information from Karbon Homes to support the discussion. After considering the offer and the likely associated financial implications it was

***Resolved** that Karbon Homes be advised that at the present time the Council is unfortunately unable to commit to accepting their offer, principally because of the financial implications. They also be advised that when their position, in relation to their ongoing ownership and management of the facility, is being reconsidered, the Parish Council may be prepared to look again at a proposal from Karbon Homes.*

The ownership of Hedley Road Play Area was not discussed again by the Parish Council.

Current situation

On discovery of the information during archiving, the possible ownership of Hedley Road Play Area was discussed by the Parish Council and further information requested.

The current offered terms of agreement by Karbon Homes is as follows:

- Parish Council would take ownership of the grassed section of land including the play equipment (**appendix 1**)
- The area of shrub land will remain in the ownership of Karbon Homes. This area would be maintained under a covenant agreement with Karbon Homes (**appendix 1**)
- The land will be transferred at nil purchase cost, subject to the Parish Council taking ownership of the playpark and associated land in its current condition (**appendix 2**)
- The Parish Council would be required to cover the cost of their legal fees related to the transfer.

- The Parish Council would be required to cover the cost of additional insurance, the additional cover is approximately £29,000 (based on the valuation of the play equipment by Playdale).
- Covenants would prohibit any development of the land, and Karbon may want a right of refusal clause if the Parish Council were to sell the land in the future (this need to be approved by their Executive Team).

The cost to the Parish Council of securing the ownership of Hedley Road Park is as follows:

Transfer of ownership of Hedley Road Park to Wylam Parish Council	£1000 - £1500
Additional insurance cover for Hedley Road Park to cover the value of items (approximately £29,000)	£80 per annum
Annual inspection of Hedley Road Park by Playdale (required by audit)	£260 plus VAT

Recommendation

It is recommended that the Parish Council approve the transfer of Hedley Road Park from Karbon Homes to Wylam Parish Council.

The playpark is a valued asset in the village and well used by residents and visitors.



Hedley Road Play Area was inspected by The Play Inspection Company on 28 February 2025. The annual inspection highlighted the following:

Low Risk

- **Signage** - Install signage with information including the site address and contact details for maintenance and emergency contact details.
- **Molehills** may present a hazard. Removal of moles recommended (there is only one molehill)
- **Gate** - is in a state of disrepair: remove projecting bolt, remove pins, remove trip hazard, remove rough areas, provide a 12mm gap throughout full range of gate, gate is not closing correctly, clean and treat surface for algae.
- **Fence** - has strimmer damage which could accelerate the rotting process. Nail ends present remove and provide appropriate fixings, some timbers are rotted and require replacement or repair.
- **Litter Bin** – is damaged monitor for further damage. Liner of bin is not secured.
- **Maintenance Gate** – not secure provide padlock. Remove projecting bolt, provide a 12mm gap throughout full range of gate, missing fixings to be replaced, monitor splits in timber, and replace affected timbers.
- **Shelter** – remove graffiti, low risk damage, monitor for further deterioration. Monitor splits in timber.
- **Dish Roundabout** – Reinstate grass mats when required.
- **Spring Bike** – Bolt cap covers missing on item to be replaced.
- **Multi Play** – Slide to be monitored for dents and foundations of slide need to be monitored. Finger entrapments, no action given in the risk assessment.
- **Overhead Rotator** – Item is damaged, monitor for further deterioration. Item has insufficient free space/impact area. Shrubs to be removed.
- **Play Swing** – Grass mats are compacted and requires testing. Chain wear on shackles and chains. Seat has been damaged. Chain openings are in excess of recommended standards. Bolt caps missing or damaged to be replaced. Swing fixings have corroded.
- **Multi Play** – Covers are severely damaged and require repair. Slide surface to be monitored for dents.
- **Activity Trial** – Base covers are damaged and require repair or replacement. Ropes/nets are worn in places. Paintwork on spring is damaged. Treat rusting and repaint.

Playdale have provided a quote for the above repairs. The cost of the repairs is £1991.69 plus VAT (see attached quotation)

As the required repairs are low risk, they could be carried out over a two year programme of maintenance.

Your Quote

Tracey Wood
Wylam Parish Council
Wylam Institute
Church Road
Wylam
Northumberland
NE41 8AP

Quotation Number: 0000103291
Quotation Date: 18-06-2025
Project for: Repairs to Hedley Rd Play Area

Product Code	Product Name	Quantity	Unit Price	Total
Parts				
Gravity Bowl				
GRSL001A	Black Grasslok Tile (Sq m)	4.00	24.00	96.00
Rockin Rider - Please note springer ball now black				
F608	City Springer Ball	1.00	7.71	7.71
F471	M10 X 20mm Security Bolt	1.00	2.24	2.24
SPRX2	Grey Base Plate Covers (Pair)	1.00	71.00	71.00
F601B	Plastic Dome Cap	2.00	0.59	1.18
Big City				
	Tighten fixings	0.00		
Swing				
GRSL001A	Black Grasslok Tile (Sq m)	12.00	24.00	288.00
TSSS/01	Team Swing Secondary Support-Retrofit Kit	1.00	405.74	405.74
F601C	Plastic Dome Cap (Long (M12))	2.00	0.65	1.30
CH53BB	Junior Swing Seat (Incl. 2 No. V Shaped Mounting Brackets and Nuts)	1.00	45.14	45.14
Little City				
CBC017C	Scramble Net Ground Anchor	2.00	155.69	311.38
Wobble Board				

Playdale
Playgrounds



SPRX2	Grey Base Plate Covers (Pair)	2.00	71.00	142.00
Delivery				
DEL004	Spares Delivery & Installation	1.00	620.00	620.00
			NET	GBP 1,991.69
			VAT	GBP 398.35
			TOTAL	GBP 2,390.04

All the above prices are subject to VAT and are valid for a period of one month.

This quotation is based on the photographs you have provided.

Unforeseen costs may be incurred if additional parts are required when we arrive on-site to carry out this work for you.

Please refer to our standard Terms & Conditions and our Additional Information.

Standard payment terms are 50% deposit paid within 7 days of placing an order.