

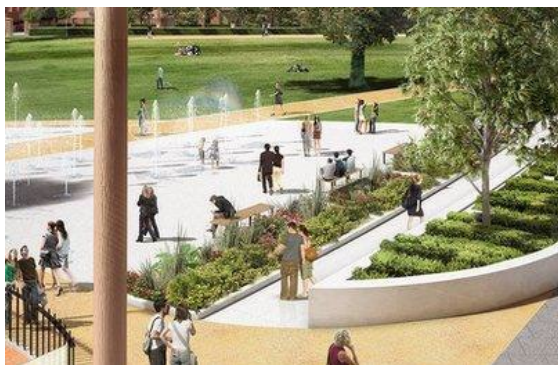
Formal Public Parks and Gardens

The Council expects the provision of new public parks in each of the new settlement areas, varying in size and nature from small neighbourhood parks to larger Borough parks. The Council expects a minimum facility size of 2ha although it may be possible to consider a smaller minimum facility size if it can be demonstrated that the proposed space is particularly useable or valuable in the local context.

Maintenance rates - £2.65 / m2 / yr

Example space – A formal square sized at 20m x 20m (400m²) consisting of block paving, high quality seating furniture, litter bins, signage and ornamental planting would cost an average of £1060 per year to maintain.

Typical maintenance practices listed page 5 would constitute to an annual cost of £1060 for a 400m² formal park.



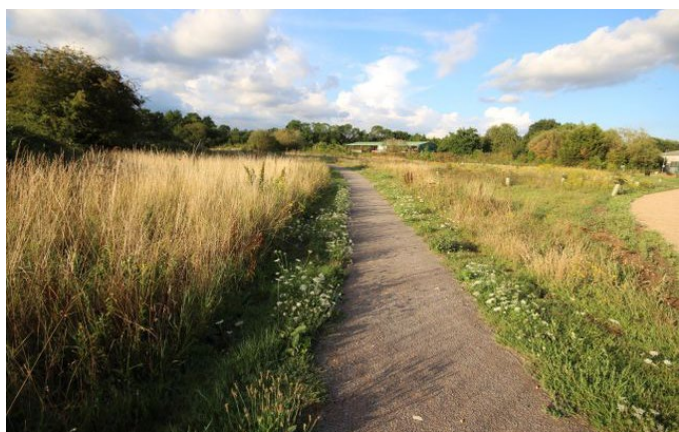
Amenity Greenspace

The Council expects that this typology should be aimed at providing useable public open space such as unequipped children's play space, pocket parks for informal recreation and visual amenity space. However, the council does not consider road verges and roundabout centres etc. can be considered as contributing to this typology.

Maintenance rates - £0.51 / m² / yr

Example space – An amenity greenspace of size square sized at 80m x 50m (4000m²) consisting of a grassed area, park benches, litter bins, parkland trees, informal path surfaces such as hoggins would cost an average of £2040 per year to maintain.

Typical maintenance practices listed page 5 would constitute to an annual cost of £2040 for a 4000m² amenity greenspace.



Ancillary Greenspace

Ancillary greenspace includes greenspaces such as road verges, tree belts, thin meadow margins. These greenspaces are usually non accessible and consist of existing mature trees, native hedgerows, scrub planting.

Maintenance rates - £0.18 / m2 / yr

Example space – An strip of vegetation at the back of a development behind houses and inaccessible to the public, 20m wide and 200m long (4000m2), consisting of mature trees and marginal vegetation, would need very little in terms of maintenance and would cost an average of £720 per year to maintain. (Note, a typical arborists charge for felling a tree that is in danger of falling across a property can cost £3000) (A tree surgeon day rate to work on a mature tree would cost between £400 and £1000 per day).

Some of the typical maintenance practices listed page 5 would constitute to an annual cost of £720 for a 4000m2 ancillary greenspace.



Playgrounds, Outdoor Gyms, Multi Use Games Areas MUGA , Skate Parks and BMX Tracks

The Council is committed to the provision of a wide range of children's play facilities that are fully inclusive and suitable for the entire age range, both genders and disabled children. The council is keen to encourage innovative and imaginative approaches to children's play provision and would welcome schemes that incorporate elements of *natural play* and/or Local landscaped Areas of Play (LLAP) where this is deemed to be appropriate. The Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12) identifies that the borough is deficient in facilities aimed at teenage children and it is essential that skate parks, BMX tracks, Shelters, parkour courts and Ball Courts such as Multi Use Games Areas (MUGAs) etc. are considered in the context of new residential development.

Whilst the Council has adopted the standard for equipped children's play (0.25ha/1000) from the Fields In Trust (FIT) guidelines (Planning and Design for Outdoor Sport and Play, 2001) it does not wish to be tied rigidly to the FIT catchment model as this has a tendency to drive the development of a large number of small low value play areas. The Open Space, Sport & Recreation Facilities Assessment and Standards (2010 - 12) identifies that the Borough already contains a large number of low value small play areas which are especially limited in terms of providing for different age groups. The council would rather see a smaller number of larger LAPs and/or LAPs attached to other POS categories (other than in exceptional circumstances).

Maintenance rates LEAP,LAP,LLAP - £8.44 / m2 / yr

Maintenance rates NEAP - £12.00 / m2 / yr

Maintenance rates Outdoor Gyms or Teen Facility - £12.00 / m2 / yr

Maintenance rates MUGA - £12.00 / m2 / yr

Maintenance rates Skate Park and BMX Track - £12.00 / m2 / yr

Playground maintenance rates account for regular maintenance practices as well as replacement and maintenance of equipment. The maintenance rate calculation also includes a sum for refurbishment.

Some of the typical maintenance practices listed page 5 would constitute to an annual cost of;

£5064 for a 600m2 LEAP LAP or LLAP

£15600 for a 1300m2 NEAP

£12000 for a 1000m2 Outdoor Gym Area or Teen Facility

£9600 for a 800m2 Multi Use Games Area

£12000 for a 1000m2 Skate Park

While the initial cost of grounds maintenance for these facilities would be relatively low in the beginning years, these facilities typically see new installations and or updates withing the 8-10 year mark. Warranties from play manufacturers in the UK typically last 15years for timber and 20years for steel which would deem an item of equipment 'end of life' and marked for removal. WBC has factored in refurbishment costs into the maintenance sums for the above play categories during the period of 10-20 years to allow for an extension to the lifespan of the play provision.



Maintenance Practices	Formal Public Parks	Amenity Public Open Space	Ancillary Open Space	Playgrounds, Teens Facilities, Outdoor Gyms and MUGAS
Trees				
Inspections	Monthly	Monthly	Quarterly	Weekly
Crown reduction	As required	As required	As required	As required
Storm/Wind damage reactive maintenance	As required	As required	As required	As required
Irrigation	Weekly in dry weather	Weekly in dry weather	As required	Weekly in dry weather
Hedges				
Inspections	Monthly	Monthly	Quarterly	Weekly
Mulching/Fertilising	Annually	Annually	n/a	Annually
Pruning	Twice Annually	n/a	As required	Twice annually
Irrigation	Weekly in dry weather	Weekly in dry weather	As required	Weekly in dry weather
Removal of weeds	Monthly	As required	n/a	Monthly
Ornamental Shrubs				
Cut	Twice annually	As required	n/a	Twice annually
Replacement planting	As required	As required	n/a	As required
Mulching/fertilising	Annually	n/a	n/a	Annually
Irrigation	Weekly in dry weather	Weekly in dry weather	As required	Weekly in dry weather
Removal of weeds	Monthly	As required	n/a	Monthly
Hard surfaces				
Cleaning/sweeping	Monthly or Twice Monthly	As required	n/a	Monthly
Leaf litter clearing	Twice weekly in autumn	Weekly in autumn if required	n/a	Twice weekly in autumn or more frequently if required
Removal of weeds	Monthly	As required	n/a	Monthly
Litter picking	Weekly	Monthly or more frequently in summer	Quarterly	Weekly and more frequently in spring/summer
Replacing breakages/potholes	As required	As required	n/a	As required
Snow clearance/salt spread	Annually as required	Annually as required	n/a	Annually as required

Furniture, metal, timber and brickwork				
Inspection	Weekly/Monthly	Weekly	As required	Weekly
Repair and replacements	As required	As required	n/a	As required
Corrosion/rot treatment				
Cleaning				
Play equipment, outdoor gym equipment, skate/BMX track				
ROSPA Inspection	Annually	Annually	n/a	Annually
Routine inspection	Weekly	As required	n/a	Weekly
Repair and replacement	As required	As required	n/a	As required
Litter picking and waste removal	Weekly	Weekly	Monthly	Weekly
Refurbishment	As required (or year 8-15)	As required (or year 8-15)	n/a	Approx. at year 15-20
NB: This is not an exhaustive list of maintenance and management practices for a public open space. Every public open space design must have a site specific landscape maintenance and management plan approved in writing by Wokingham Borough Council.				
Frequency of maintenance practices may change depending on site specific factors.				

Typical Landscape Maintenance and Management Practices

New and existing trees in public parks:

- Inspection of mature trees for disease and tree safety.
- Tree crown reduction or other surgical operations, if necessary, after inspections.
- Reactive tree inspections after storms/severe weather
- Manual irrigation in dry weather at a rate of 25l/m² per tree

Hedges

- Cut annually in summer
- Mulching and fertilising annually

Ornamental shrubs

- Remove previous seasons growth after last frost, annual practice around March or April
- Replace failed plants as a remedial action
- Manual irrigation in dry weather
- Mulching and fertilising annually

Hard surfaces

- Maintain clean, even, consistent surfaces, safe for use by normal traffic in all conditions
- Surfaces kept free of litter, including autumn leaf fall, accumulation of dust and grit, spillages and graffiti.
- Remove weeds, moss, algae and any standing water
- Gullies inspected twice per year and any remedial action taken such as removal of silt and grease, weeding, clearing outfalls of debris and litter, renewal if required.
- Litter picking and litter bin emptying weekly (amended through dependent on the seasons)
- Sweeping
- Replace breakage of block paving or holes in surfaces
- Snow clearance treated as a priority (salt spreading as required)
- Weedkilling 2x annually

Furniture, metal, timber and brickwork

- Inspect regularly to ensure they are free from defects and rot.
- Remove and replaced as required
- Inspect metal for corrosion and repair as required
- Inspection to brickwork and rendering and repair/clean as required
- All furniture inspected annually during winter
- Cleaning annually

Play areas (including outdoor gyms, skate parks and BMX tracks, Multi use games courts)

- Annual ROSPA inspections or similar approved to ensure long term safety of the site, equipment and ancillary items. (also to meet legal and insurance responsibilities) (Typically £70 + VAT for a 5 item playground. £3.50 + VAT per additional equipment)
- Routine inspections for damage and hazards. (more frequently in high season)
- Weekly litter bin emptying (more frequently in high season)
- Repair and replace equipment as necessary

