

Play Areas - KLAC

Public Open Space Department

Borough Council of
King's Lynn &
West Norfolk



Overview

- This presentation provides KLAC with an overview of the current position of play provision across the unparished area of King's Lynn, including:
 - The overall condition of existing play areas and equipment.
 - Recent investment undertaken to improve play facilities and planned repairs.
 - Future investment to enhance accessible play provision.

BCKLWN Play Areas – Current Status

- **Total Play Areas Across BCKLWN**
 - **82** play areas and associated facilities managed across the Borough
- **Play Areas and MUGAs in Unparished King's Lynn**
 - **43** play areas and Multi-Use Games Areas (MUGAs), representing just over **50%** of the borough-wide provision



Play Area Management

- Play areas are routinely inspected throughout the year.
- Identified defects and risks are assessed and prioritised.
- Repairs and maintenance are undertaken according to risk level and operational priority.
- Where necessary, equipment is repaired, isolated or removed to ensure continued public safety.

Condition Rating

- **Good** – Modern equipment with limited signs of wear.
- **Fair** – Functional equipment showing expected age-related wear.
- **Old/Worn** – Older equipment with more noticeable deterioration, approaching the end of its expected lifespan and likely to require future replacement or significant refurbishment. This equipment is still serviceable.



Overall Estate Condition

Area	No. of Sites	Good	Fair	Old/Worn
West Lynn	4	2	1	1
South Lynn	8	5	3	0
Fairstead / King's Reach	13	2	5	6
Gaywood	9	5	2	2
North Lynn	6+(1 unequipped)	3	2	1
Central King's Lynn	2	2	0	0
Total	43	20	12	10



Recent Investment / Improvement



- Parkway – Gaywood

Recent Investment / Improvement



- Edma Street – North Lynn

Current planned maintenance/replacement

- Woodside Climber – requires removal due to corrosion
 - Estimated cost to replace £20,000

Walks Accessible Play

- **Previous Funding Position**

- A proposal to develop an accessible play area was explored; however, the level of funding available at the time was insufficient to deliver the full vision for an inclusive and accessible facility.
- As a result, the project could not progress in its intended form.

- **Future Investment**

- A capital budget allocation of £120,000 has been identified for 2027 (Tier 3).
- The funding is intended to support the development of accessible play provision at The Walks.
- Requirement to explore options for further funding



Funding Opportunities

- A more proactive approach to identifying external funding is required moving forward
 - Working with Regeneration and other corporate teams to align opportunities with the prioritised programme and explore how external funding can be combined with existing capital and other appropriate funding sources.

Future Approach

- Develop a prioritised programme of investment based on condition, safety, accessibility and Community Need
- Identify sites approaching end of life and consider:
 - Replacement like-for-like
 - Consider opportunity to redesign or rationalise
- Develop a funding approach around these priorities

