

King Georges Fields Trust 3rd April

Appendix 2

Ten year maintenance plan

Mile End Park is the main area covered by KGFT and a flagship park for the borough. It contains many structures and features that require regular maintenance which we have to budget for but we also need to look into future and put aside significant amounts of funding reserves to cover more major refurbishment and in some cases replacement. We are therefore working on a detailed ten year maintenance plan which will be reviewed each year and adjusted as necessary.

We already have a sinking fund to replace the 4G Astro turf surface at Stepney Green which was part of the funding conditions from the Football Foundation. We now need to add to this to ensure we are prepared for future costs across the whole KGFT area, buildings and other infra structure therein. The maintenance plan will help inform our income targets each year and inform in year budget adjustments necessary to meet these targets. The first stage of drawing up the plans will entail a conditions survey taking place early in 2019 -20 along with research into life expectancy of fixtures and fixings. We would expect to have the first draft by July 2019.

Some key items we will need to include:

1. The Pavilions. Both the Arts and Eco Pavilion have been invested in to make them fit for purpose with regard to commercial hire. In particular the external elements that are made of wood will have more of a limited life than concrete elements and so these would be tested for current condition and projected life span.
2. Pavilion ponds. These are now kept at acceptable water levels after we have had the bore hole pumps removed and we are monitoring water usage to inform how much we are losing through natural evaporation and leakage. The pumps are regularly serviced and have a life span of around ten years.
3. Trees and shrubs. Grounds maintenance is largely undertaken by the Green Team and costs are recharged to Parks. This service does not include replacing dead shrubs and so we need to set aside funds for regular replanting to maintain the park environment. In order to maintain the orchard at Copperfield Road and the woodland walks, we need to ensure that we have provision for replanting and replacing trees that fail.
4. Wooden walkways, gates, railings and fencing. This should include regular inspections and refurbishment (repainting, for example) of all the metal gates, railings and fencing as well as the wooden walkways and other infrastructure.
5. Roads and pathways. Needs periodic resurfacing programme due to wear and tear, tree roots and so on. Special attention needs to be paid to the bridges and the underpass along the canalside as they are prone to damage

Appendix 2 Maintenance Plans

and require extra investment. The Green Bridge has a track record of a number of problems and should be included in any planned maintenance programme.

6. Play structures and outdoor gym at Wennington Green.
7. Shop units. There have been extensive works required to some of the shop units, mainly around water ingress. This was in part due to faults in the design and build but it is likely that more works will be required in the future arising from wear and tear.
8. Fountain at Green Bridge. Recent replacement of pumps and cleaning and is a high maintenance item.
9. Signage is under review across all parks and there is a need for cleaning and replacement of signage in KGFT lands.
10. Artificial football pitches – generally have a life of around ten years if well maintained. Changing rooms associated with Stepney Green must be periodically repainted and renewed.
11. Climbing wall – we are responsible for the externals and structural faults in this building and conditions survey will be done.

Summary

The intention behind creating this maintenance plan is to ensure we check everything that needs checking on an annual basis and plan the KGFT finances in order to maintain the park at an acceptable standard for years to come. The income targets generated from the plan will ensure that we can justify any built up reserves to the Charity Commission and the public.