

COPYTHORNE PARISH COUNCIL MEETING - TUESDAY NOVEMBER 12TH 2019

ITEM NO: 10 – Parish Benches - Phase 1

Proposed Plan / Pricing for Works to / Replacement of Benches Phase 1 2019-2020

Information

The work programme is, at this stage, proposed as there may still be delays in certain aspects of the programme, all of which are dependent on Parish Council endorsement, including:

- Checks with highways regarding relocation of benches
- Checks with commemorative bench sponsors on replacement / removal / etc.
- Finalisation of design options and checks with NFNPA

Survey

The work programme is determined by the categorisation reported in the previous update, as follows:

Category A – good condition – no work needed / minor intervention such as cleaning required;

Category B – poor condition in some respects and requires some repairs / major maintenance / cleaning and treatment to bring up to standard;

Category C – very poor condition requires major intervention / replacement and potentially or actually a health and safety risk.

Subject to a final check, there are:

- 5 benches in Grade C (inc. 1 x Parish Hall field bench – see below)
- 3 benches in Grade B/C
- 2 benches in Grade A
- 1 bench with no Grade as already removed ready for replacement (Parish Hall Field). *These benches are already proposed for relocation to the upper sideline of the football area and not where they were originally installed. This has already been discussed with the PHC and will be confirmed in due course.*

Work Programme for Phase 1

The work programme proposes that in the first phase, 4 benches are the:

- Parish Hall benches,
- Pollards Moor / Romsey Road crossroads bench and
- White Hart bench.

A second phase (subject to in-year budget) would include Cadnam (Conservative Office) bench and Splitwind Pond bench.

The balance of benches works may have to be carried over into the next financial year. A final position on this can be reached once costings are all identified and a current year budget requirement prepared.

NOTE: Please see the additional section later on a proposed memorial bench for New Inn Road / Southampton Road junction which has arisen since the previous report. This relates to a request made by Cllr. Wiggins and will integrate with the Phase 1 programme.

NEW BENCHES NOTE 1: in all cases, the estimated costs for new benches are based on a default length of 1800 mm (approx. 6ft.) and do not include delivery which differs a great deal across suppliers

NEW BENCHES NOTE 2: All new benches come with bolt down or extension leg fixing options (prices vary)

NEW BENCHES NOTE 3: The new bench prices show chosen examples considered good value in market, providing a suitable mix of good quality, established supplier and are used by other Councils.

Costs and Options

There are four main options for **replacement** benches:

1. Recycled plastic benches which are designed to be maintenance free.

- a. Benefits: Maintenance free apart from cleaning
Medium pricing (around £480.00 plus VAT)
- b. Disadvantages: 'Chunky' in appearance
Can be damaged by sharp objects and blows (and hard to repair)



2. Metal ends and recycled plastic slats OR hardwood slats

- a. Benefits: Low maintenance if plastic slats
'Slimmer' look in terms of overall visual appearance
Medium pricing for both plastic or wood slats (wood slats - £415.00 plus VAT / plastic slats £592.00 plus VAT)
- b. Disadvantages: Higher maintenance if wooden slats (slats treated on delivery and need oiling regularly)
Plastic slats have a limited colour range
Iroko timber is a medium hardwood



3. Metal ends and slats

- a. Benefits: Low maintenance and durable
Strong steel and cast iron makeup
Variety of colours and traditional
- b. Disadvantages: Will require some maintenance but in a long timescale
Upper medium pricing (£520.00 plus VAT)



4. All timber benches

- a. Benefits: 'Softer' feel to visual appearance
Traditional appeal
Closest to originals used in parish hall
- b. Disadvantages: Will require regular maintenance
Comes 'unfinished' and needs several oil coats
Upper medium pricing (£556.00 plus VAT)



Option for Repair of Benches

The main option for the repair of benches is to refurbish the metal ends where this is appropriate –

- if removable, shot blasting and powder coating
- if not removable grinding and wire brushing, metal paint coating and sealing

and replace the timber slats with properly treated hardwood timber –

- use a specialist supplier where the suitable hardwood slats can be machined to size and given an initial treatment. Recommended timber for this application is a well-seasoned Balau which resists damp, heat and mildew.

NOTE: It would not be possible to replace timber with recycled plastic slats and these are generally thicker for the same length run and would not align with the metal end grooves on the existing bench ends plus they cannot be ordered in bespoke dimensions.

- Use stainless steel bolts and nuts
- Use a high quality exterior oil – Osmo or similar – to finish with at least four coats

Preferred Options:

1. Parish Hall benches x2 - replace with the all plastic versions in the new location at the top side of the football field (subject to final Pariah Hall approval) – costs approx. £1,000.00 plus VAT – **TOTAL inc. Delivery £1,100.00 plus VAT**
2. Pollards Moor Road x 1 - refurbish metal ends – costs approx. £100.00 and replace all slats with Balau (hardwood) slats and oil – costs approx. £250.00 plus VAT for slats; £30.00 on stainless steel bolts and fixings; £20.00 oil – **TOTAL £400.00 plus VAT**
3. White Hart bench – in effect, this bench requires replacement as the metal legs are in poor shape and slats are warped. Alternatives are:
 - a. replacement with a 1.8 metre bench with metal ends and recycled plastic slats – cost approx. (inc. delivery and fixings) £640.00 plus VAT - **TOTAL inc. delivery £640.00 plus VAT** or
 - b. recycle metal ends / legs from New Inn Road (see note re new bench at New Inn Road below), refurbish legs and powder coat, refix and replace slats with Balau (hardwood) slats and oil – total cost approx. £100.00 for metal cleaning and coating; £250.00 for slats; £30.00 on stainless steel bolts and fixings; £20.00 oil – **TOTAL inc. delivery £400.00 plus VAT**

Additional item

As referred to above, Cllr. Wiggins has expressed a wish to sponsor a memorial bench at New Inn Road.

It is proposed that the new bench (all metal) would be positioned in the same location as the current bench at the junction of New Inn and Southampton Roads. This proposal would be 'cost neutral' to the Parish Council to install, but once installed, the bench would be a donation to the Parish Council and be taken onto the asset register for long term.

Following consultation with our Parish Council Auditor, it has been agreed that the best way to source this would be for Cllr. Wiggins to donate the costs of the bench to the Parish Council and for the Council to purchase and install the bench, with the resultant inclusion on the Parish Council Asset Register.

As indicated in item 3 above, it would be possible to either integrate this proposal with the replacement of a bench at the White Hart junction or gain two spare metal ends for use in a later phase.

Planning

Advice has been taken from NFNPA regarding the change of materials – e.g. from timber to recycled plastic. NFNPA do not have a specification for any specific material for the supply of benches within the National Park unless they are newly located benches in the public domain – i.e. no bench there previously, in which case planning approval may be needed. Therefore, as we are replacing benches (the Parish Hall benches are on private land and not applicable), the use of recycled plastic is not an issue.

Conclusion

Subject to final decisions in respect of the proposed Phase 1 programme above and the options therein, the total estimated costs for this phase would total between £1,800.00 and £2,040.00 plus VAT. The Designated Reserves for Bench Maintenance/Replacement is £1,500.00.

The Phase 1 programme will require update in order to ensure deliverability following advice that suppliers require up to 6 weeks to meet orders, but is still achievable within the current financial.

Recommendations for Approval

OPTION 1

1. Replace two benches at Parish Hall with recycled plastic benches – cost £1,100.00 plus VAT
2. Refurbish Pollards Moor Rd Junction bench – cost £400.00 plus VAT
3. Refurbish White Hart bench with materials from New Inn Rd bench plus new materials – cost £400.00 plus VAT
4. Replace New Inn Rd bench with new memorial bench – cost £N/A
5. Parish Council adopts new memorial bench at New Inn Rd.
(Funding required is £1,500 from “Designated Reserves” and £400 from General Reserves, total £1,900)

OPTION 1

1. Replace one bench at Parish Hall with recycled plastic bench – cost £550.00 plus VAT
2. Refurbish Pollards Moor Rd Junction bench – cost £400.00 plus VAT
3. Refurbish White Hart bench with materials from New Inn Rd bench plus new materials – cost £400.00 plus VAT
4. Replace New Inn Rd bench with new memorial bench – cost £N/A
5. Parish Council adopts new memorial bench at New Inn Rd.
(Funding is £1,350 from “Designated Reserves”)

Note: refurbishment costs have a degree of ‘headroom’ (5%) to allow for any unforeseen eventualities.

Simon Lucas

November 2019