Meeting of the Environment & Leisure Committee

Monday 7 July 2025

Agenda Item 6.1

TO AWARD THE CONTRACT FOR THE UPGRADE OF VICTORIA PLAY AREA AND REPLACEMENT OF THE ZIP LINE AT HEMPSTEAD RECREATION GROUND

1.0 Summary

1.1 As part of the formal tender process for the upgrade of Victoria Play Area, Uckfield Town Council set out a clear timetable for the project, once the funding had been sought and allocated:

	·				
1	Public online consultation – March 2025				
2	Invitation to tenders published on 'Find a Tender' – 14 April 2025				
3	Invitation to St Philip's Primary School for poster competition.				
4	Period of 5 weeks given for designs and associated documentation to be submitted.				
	Deadline of Friday 16 May for digitial copies and Sunday 18 May for hard copies.				
5	Two members opened the tenders with officers - 19 May 2025				
6	Submissions selected for public exhibition on 31 May 2025.				
	Details confirmed with companies				
7	Initial feedback to E&L Committee – 27 May 2025.				
	Resolution to appoint working group to review the designs in detail.				
8	Well attended exhibition of designs from four play area companies				
	- Saturday 31 May 2025				
9	Working group met to undertake detailed scoring matrix and review designs in detail				
	taking into account public consultation responses and school poster artwork.				
	Monday 16 June 2025				
10	Two companies in the running for the contract following detailed review. Both				
	companies contacted, and requirements were revised:				
	- budget increased to £100k from 90k for Victoria to allow for more ground work etc.				
	- the young people from the local primary school told us through their posters that they				
	would love roundabouts, tunnels and slides in this play area;				
	- needed footpath/surfacing incorporated from the gate to at least one piece of				
	equipment to assist with access into the play area.				
	We therefore requested a revised design with the inclusion of:				
	- a floor level or accessible roundabout;				
	- inclusion of tunnel in one piece of equipment; - they were also particularly keen on slides, so ensure a good size slide is incorporated				
	within the design;				
	- pathways as above.				
11	Update to Full Council - Wednesday 25 June 2025.				
12	Deadline for receiving revised designs from two play area companies.				
12	Monday 30 June 2025				
13	Presentation of final two designs to E&L Committee.				
13	Monday 7 July				
	Monday / July				

1.2 From the designs first received, the decision is now between two companies: HAGS and KOMPAN (see AppA and AppB).

1.3 The additional details include a path from the gate into the playground, designs within the surfacing i.e. an aquatic theme, the inclusion of a tunnel, an inclusive roundabout and ensuring the design included a slide.

2.0 Next steps

- 2.1 Members of Environment & Leisure Committee are asked to review the feedback received from the public over the course of the project (online consultation and public exhibition). See appendix C.
- 2.2 Members are asked to consider the final two designs, which meet the budget requirements and consider how they best align with the space available, and feedback from the public/local school pupils.
- 2.3 Please note that the selected company for the upgrade of Victoria Play Area, will also be responsible for replacing the zip line at Hempstead Recreation Ground with a new piece of larger play equipment. This formed part of the tender process.

3.0 Recommendation

3.1 On the advice of the Estates & Facilities Manager, and further information received at the meeting, members are asked to select their winning design, to award the contract for the upgrade of Victoria Play Area, and replacement of the zip line at Hempstead Recreation Ground.

Contact Officer: Rachel Newton



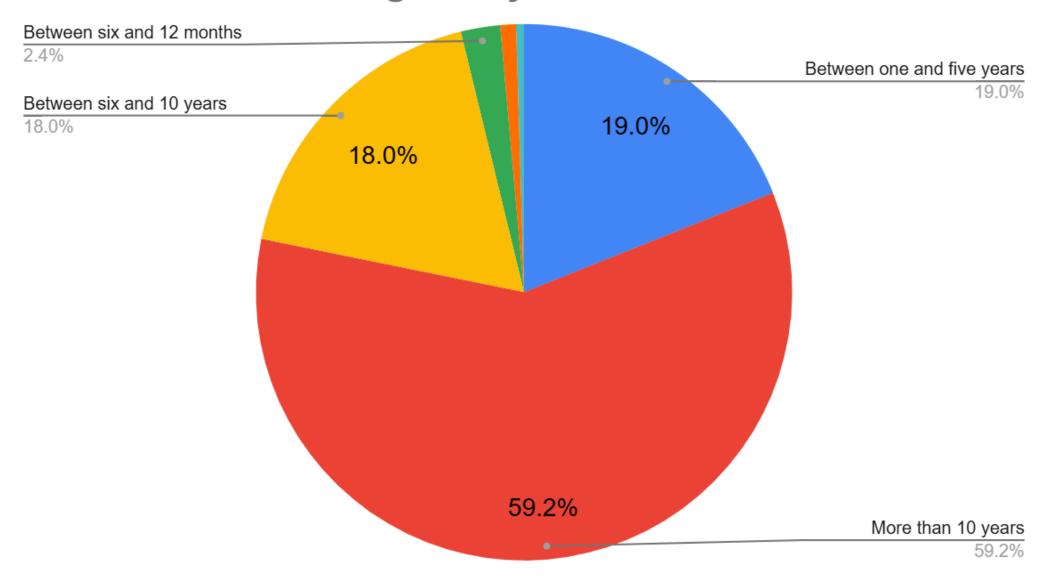


Following an initial Town Council exercise to understand costings, contractors were invited to tender to undertake the full refurbishment of Victoria Pleasure Ground Play Area.

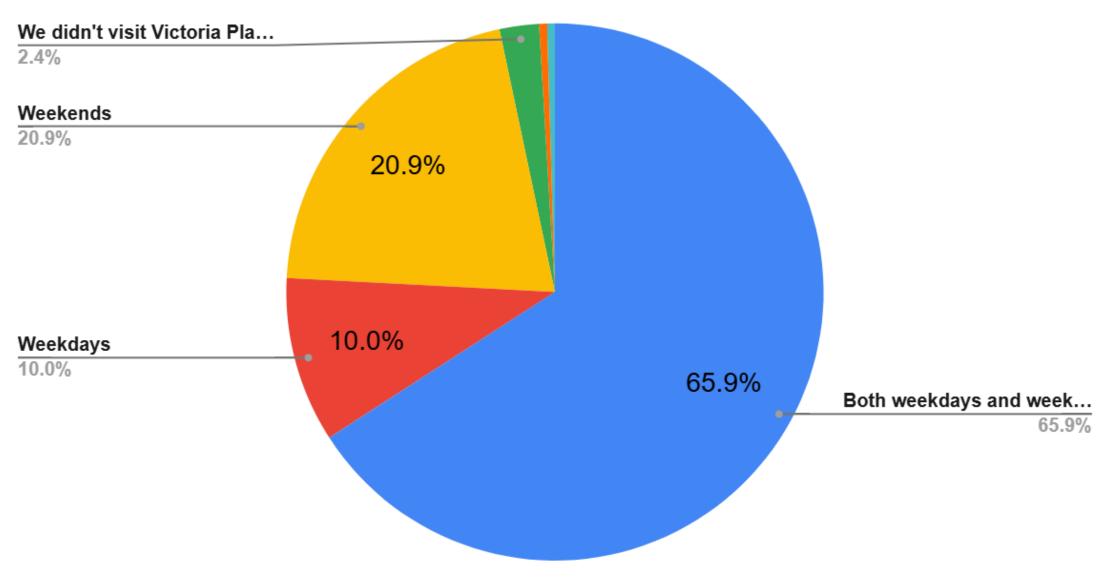
Before we gave contractors time to draw up their designs, we wanted to hear from Uckfield residents to understand what users of the play area thought, was most important. Thank you to all of those who participated and provided feedback before the deadline on Wednesday 19 March 2025.

We received a total of 211 responses to our short survey, which is just fantastic, thank you.

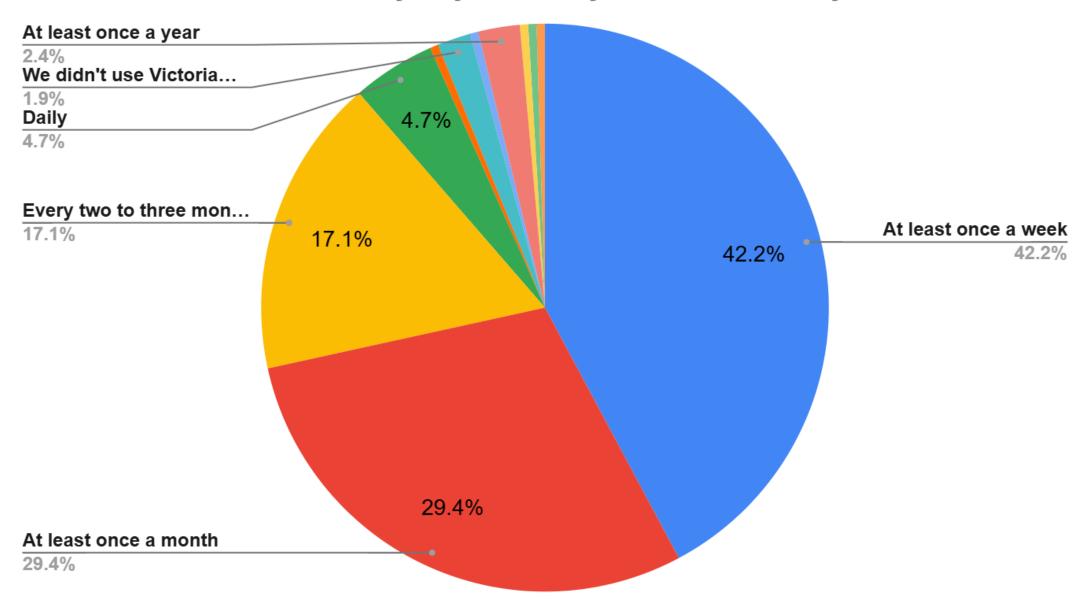
Count of Q1. How long have you lived in the Uckfield area?



Count of Q2. When did you/your family tend to visit Victoria Play Area?

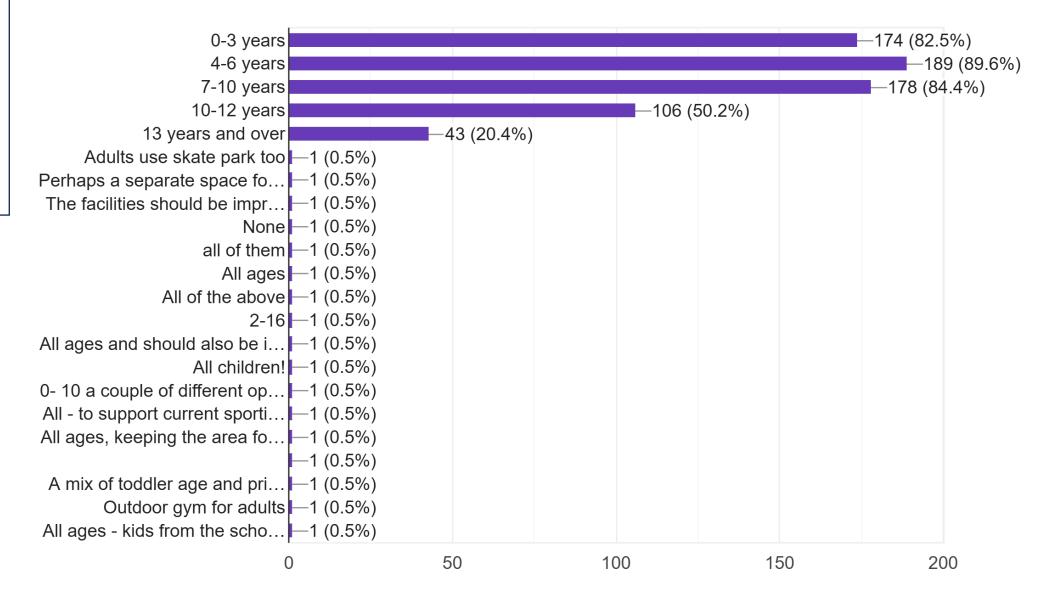


Count of Q3. How often did you/your family visit Victoria Play Area?



The majority of respondents were keen to see the play area upgrade targeted at young people aged between 0 and 12 years of age.

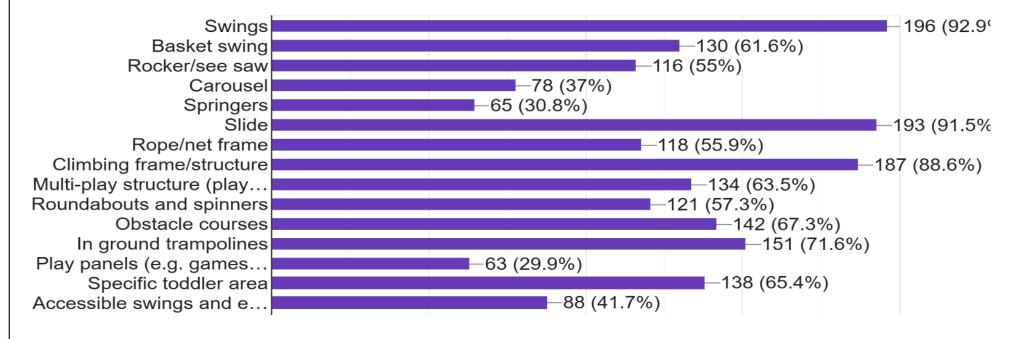
Q5. For which age groups, should Victoria Play Area provide facilities? 211 responses



The most popular pieces of equipment selected were:

Swings Slide Climbing structure In ground trampoline Obstacle courses Specific toddler area Multi-play structure **Basket swing**

Q6. From the following list, what pieces of equipment would you like to see in the play area for children/young people? (Please select all that apply)
211 responses



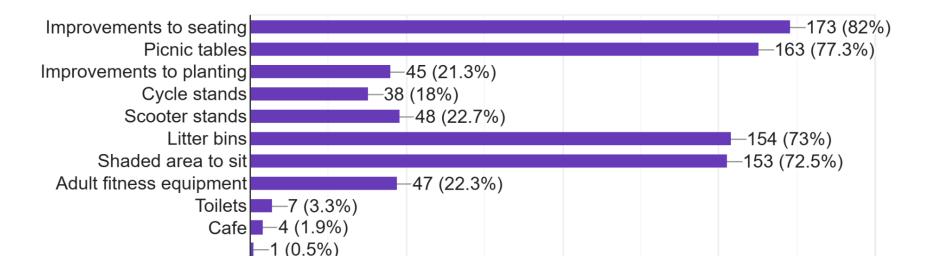
Residents also suggested a splash park, or splash pad. We're very aware that the young people would love this, but this would need to be considered as an additional project, due to the investigations and work needed to explore utility connections and maintenance requirements.

The most popular facilities selected to support adults whilst visiting the park with family members:

Seating
Picnic tables
Litter bins
Shaded area to

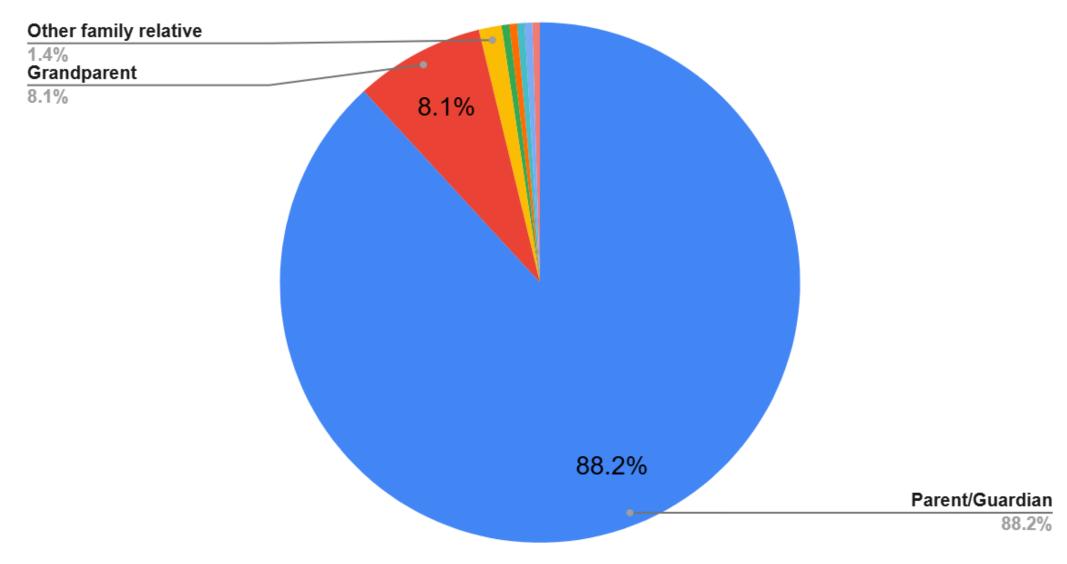
sit

Q8. From the following list, what facilities would help you as an adult whilst visiting the play area with family members? (please select all that apply)
211 responses



Residents also suggested improved access to toilets and a café/kiosk. These facilities would need be provided elsewhere on the site of Victoria Pleasure Ground, and I'd like to reassure you that we would like to see these introduced too, so watch this space!

Count of Q10. What role are you undertaking when visiting Victoria Play area?



Project Brief Victoria Play Area

Victoria Pleasure Ground (via Old Timbers Lane) Uckfield, East Sussex, TN22 5DJ

To dispose of old equipment and fencing, design, supply & install new play equipment, safety surfacing, fencing and gates

Victoria Play Area

- (i) remove all items of existing equipment within Victoria Play Area;
- (ii) design a high-quality and inclusive play area for children aged up to 12 years;
- (iii) supply and install new equipment, safety surfacing, fencing (to two sides northern and eastern) and gates.



Figure. 1 – Google Maps Extract – North Western Corner of Victoria Pleasure Ground. Existing play area outlined in red.

Existing play area

Tennis courts



Figure. 2 - Google Maps Extract - Full bird's eye view of Victoria Pleasure Ground.



Figure. 3 – Photo of existing Victoria Play Area looking west

Q7. Are there any other pieces of equipment you would like to see in the play area?

Adult swing

Wooden climbing equipment with multiple levels, different entry and exit areas.

Monkey bars and high climbing equipment

A sandpit and a waterplay area

Trees & plants / green spaces

Gym equipment, zip line

Accessible swings and equipment for children with disabilities

Zip Wire

Benches for parents to sit on

Splash pad

Zip line

Bouldering wall along cricket fence, rope jungle

Hopscotch or activities/games on the ground

a scooter track would be great, the playground by Malling community centre in Lewes is a great example of what a kids playground should have.

More for babies and toddlers

Climbing wall/climbing shape

Splash pad! Would be so amazing to have a local splash pod area for the children

Gym equipment

In the area, facilities for all age groups and outdoor adult exercise empty and for young adults 18+. A coordinated effort for designing safe cycling across our town safe for primary children before development approved, it's a mess what they're doing

Things catered towards younger children a simple swing set & slide for little ones or those who aren't confident climbing up high

Toilets

A mixture of luxfords and the Peacehaven big park

A splash pad would be SO popular

A little track around the play area for toddler bikes/scooters

Maybe a sand pit?

Zip wire

A zip wire if there is space

Splash pad, monkey bars

Splash pad, toilets

As above in stated in other, please consider the teens

Obstacle courses are best providing they are still usable if it has been raining so it isn't slippery.

Musical items

Markings on the ground of more traditional games such as hopscotch, snakes and ladders etc these are ideal for the younger kids & toddlers love a trail on the floor to follow (not balance beams as they are not steady enough on their feet for those) Water area for the warmer months, something better than Haywards heath one (waterfall activities maybe). Haywards heath gets extremely busy in the summer, would be great to have our own one in Uckfield.

Green gym equipment, table tennis tables

Ones that encourage creative play

Zip line

Water play/splash pad

Monkey bars

A splash pad for the summer would be a very welcome piece of equipment for the community, particularly for toddlers to use in the summer

Splash pad

More summer activities, splash pad, water pipes and sand pit

Mud kitchen sand pit

In ground trampoline

Zip line, sand pit

Just toddler suitable equipment

Splash pad/ water play/ pump track as the skate park is only suitable for older children

Monkey bars and zip wire

Ringmer park have by far the best park around. I suggest looking at that one and replicating it as much as possible for the space. I personally know many that travel there.

Zipwire

Not known

Equipment generally aimed at autistic children, calm spaces, hideaway areas away from main noise.

Zipline

The play park in Ringmer is amazing for inspiration the younger children love the pirate ship elements. Also marked out scooter or bike roads inside would be good fun like at goldsmiths park in Crowborough.

Mud kitchen/forest area

Something to provide shade for when it gets really hot (for all)

Swinging monkey bars, rock climbing wall,

Splash pad

Just as long as there's baby, toddler, and child sections

Splash pad

As above

All weather flooring - not big muddy patches

Splash pad

Wooden obstacle course would be amazing and a more versatile climbing frame / frames. Zip wire

Monkey bar

Benches and bins

No extra stuff, more swings would be good.

Water play or sand play area.

Monkey bars

Zip wire

Wheelchair swing would be amazing! Musical items like drums, xylophone.

Splash park

Painted games on the ground e.g. snakes and ladders

Splash pad/ water play

Splash Park					
Splash pad!					
Splash pool					
Sand pit					
Seating and toilets close by					
Smaller equipment for toddlers					
A splash pad for warmer months or water jets					
Splash area					
Splash park					
A Splash park area would add considerable appeal to this park					
Improved skate park to match other local investments- better drainage so can be used					
year round, surface is not up to required standard. Good local examples - Horam, Lewes, Crowborough and Hove is a great					
Splash pad and fountains					
A splash pool/area for the summer months					
Small cafe for simple drinks and snacks and ice creams with toilet and baby change facilities and disabled changing. A splash pad and a scooter/balance bike track like Crowborough would be amazing as my small kids LOVE the skate park but its better suited for the older children					
Splash pads for summer and zip wire					
Scooter/bike track for young children					
Splash pad					
Splash pad					
Splash park					
A splash pad or some form of water play					
Splash pad and scooter track					
A range for different ages, maybe include some musical elements					
Splash park					
Zip line and rotating swings like Ridgewood and Hempstead lane parks					
Splash pad/ mini football area for toddlers					
Splash pad area, sand pit area, scooter/ bike track					
Zip slide					
Wheelchair accessible roundabout, wheelchair in floor trampoline					
Splash pad nump pad					
Splash pad, pump park Splash area?					
Zip line					
Classic slide please					
Splash pad and cafe					
Splash pad and cafe					
Splash pad, monkey bars Water play or splash pad would be amazing!					
Water play or splash pad would be amazing!					
Splash pad A play area similar to goldsmiths in Crowborough would be amazing!					
Splash pad, scooter/skate board/balance bike track. Cafe. Toilets.					
Splash pad					
as above					

Splash pad for summer Splash pad If you have to have one provide toilets as these disgusting people who use the grass as their own public toilet Splash pool Splash pool Splash pad Separate adult exercise equipment area Child/ adult swing to be on together Splash pad. Pump track for balance bikes / scooters. Splash pool Obstacle course Splash pad Refurb the basketball courts Splash pad Signs for drivers to take more care. Adult gym Zip line, splash pad/ paddling pool, climbing wall, outdoor gym Splash pad Softer ground Up dated climbing frame A pump track More benches for adults and more flower beds Fun stuff - ninja course Benches (for both parents to observe and for teenagers to sit and chat) In ground trampoline sounds brilliant! Sandpit and/or water play. Outdoor gym equipment, zip line. Picnic benches, splash pad, sensory area Zip wire and running track for adults (obviously not in the play area) Splash park would be lovely Fitness equipment like a trim trail Spring mounted jeep Equipment suitable for older kids. Sand pit? All listed Zip wire Zip line Tunnels! Splash pad The jeep like they have at Hempstead play area would be fun. Or at the play area in Stanmer Park they have a large stand-on wooden see-saw. More wood and less metal would be nice. Also the swings in Hempstead play areas are brilliant and some like that would be welcomed by my kids Stanmer Park's newish park is nice Something for imagination play! A little window to be used as a cafe, or a house or a

drive through! Extend the visit!

The large structure at Luxford park that has the pole, slide, rope climb, monkey bars etc is really popular with the children. Something like this would be great.

Boat swing

Sensory based equipment

A sand pit with a sand tray or sand based toys. Our main thought is for it to offer something different from Luxford Park and for it to be sustainable in that it's made to last. For example Luxford park continues to be damaged and can't be fixed. Simple structures that the council can fix themselves would be best.

Monkey bars

Zip wire

Water area would be great

Q9. Is there anything we've missed to support on your visit to the play area? If there is, let us know:

Dog hook area outside gate

Perhaps some ground details such as hop scotch or other games.

Toilets would be necessary

Gates not going straight into car park. An area where kids can play with their dogs with poo bins. Or where dogs can sit with adults.

Toilet facilities would be very useful

More nature and planting around the site

A splash pad or cafe would increase visits alot

try not to cover all the grass with flooring if poss

The paths around the Victoria are all to narrow and the access to the first gate to the children's play area floods and needs to be a hardcore path.

Access to toilet would be good, as well as a place to shelter if it starts to rain

Coffee shop would be so beneficial!

Keeping the car park shut off from the park

Access to the playground and seating would benefit from hardstanding or paving as currently all on soft, muddy ground which is poor for accessibility purposes. Same with gated access - better solution needs to be in place to allow wheelchairs etc

The developers should fund these changes, and improve facilities as they will overwhelm a small park and playing area, and a new football area mixed sport and developers pay for toilet facilities. They want to use our facilities and should contribute especially woodland protected areas across our parks

Sand pit

Toilets

Thank you for improving this park! :)

Toilets! Luxfords has Tesco or civic centre, and unless the centre is open Victoria isn't somewhere to spend all day at in the summer

Nothing too over-engineered or that breaks easily and takes 6 months to fix. It just needs to be fun, challenging and accessible.

Toilet/baby change facility

Would love to have a playground next to the cafe in Uckfield like Peckham rye park in London where families can socialise.

Seating near each section so adults can spread out

A splash pad would be an amazing addition to this play area, it is such a beautiful location and it would be great if more people could make use of the space. It was lovely to see it so vibrant in the summer post lockdown when all ages were using it. The courts, football pitches and bike ramps are great facilities if not a bit dated they do the job. Proper open toilet facilities and a cafe truck would encourage people to stay and in the summer a splash pad area would be so popular.

I feel like the play equipment is actually quite good my kids have always played in the park for hours. I would ask that anything which replaces it is not too dangerous/high for smaller children. The monkey bars are a favourite,

A shelter for the teens lit by solar lights and communal benches facing each other so they can sit chat play music, smoke as we know all teens break rules, and a graffiti wall so they can practice art, a space catered to teens will help as they are left out. And who wasn't a mayhem maker as a teen, think of the spaces you would have liked, instead of sitting on random benches in the parks at nite, becuase you couldn't afford activities like cinema and bowling, they need a free space to create and socialise backed by the community.

Public toilets &/or a cafe with toilet facilities.

Toilets/Cafe

Toilet facilities

Space for a coffee van.

Safe entrance and exits, the amount of times I've been to a play park and they swing hurting kids is ridiculous. Also signs that can't be snapped off of the equipment with clear instructions about age limits and rules for the area

Some of the equipment is broken and all of it outdated. Some equipment is missing altogether. Not enough play for toddlers. Something similar to victoria park in Haywards heath will suit children of all ages and adults.

More swings and things for tweens

Toilets, cafe

Area where dogs are allowed. We often go for a walk with our dog and toddler.

More secure gating

Suitable gates with some form of clasp to make difficult for young children to escape

Not known

Toilet and changing facilities available and clearly sign posted.

Cafe and toilets, shade in the summer, more seating areas

Probably unreasonable but a coffee shop would be amazing and would make us visit more.

Can't think of anything

Toilet facilities!

Toilet facilities

Not as long as the public input is heard

Toilet facilities - not sure if the pavilion ones are open to the public?

Toilets

I know the area, signage would help others

Personally I would like dogs to be allowed (on leads) in the play area but I realise that some people don't.

Nicer facilities, well maintained

A changing places toilet somewhere locally would really help.

Splash park

Something different like a splash pool!!

Toilets

Toilets

There needs to be improved pedestrian access from the main road, particularly on the blind bend into the car park.

See comments on skate park - this is becoming more popular with adults who are skating again and need a facility locally to go and enjoy and to inspire children to take up the sport

Level ground without muddy puddles and cracks

Sand area like in Crowborough please! Id be happy to help litter pick and help maintain on a volunteer basis, definitely splash pad for summer and scooter park for young children we would love to be able to stay for the whole day in the summer so need toilets/drinks and a variety of equipment and a small cafe

I think better signage for the park would make it easier for people to find and enjoy.

Somewhere to scoot/cycle would be great.

Splash park

Upkeep! Regular checks on area

Cafe

Sand feature would be nice

More kid friendly use of the area - some of the equipment is quite basic - kids only play on swings and want to leave quite soon

If a splash pad, scooter track or sand pit couldn't be accommodated at Victoria park maybe they could be planned for a bigger site such as Ridgewood park next the village hall - the park behind Crowborough is an excellent example (minus a splash pad)

Improve the skatepark area in conjunction with the play area. It remains flooded for a long time after the last rain has fallen

Good well maintained pathways

The equipment must be safe as I have seen apparatus in other parks which are dangerous if the child was to slip or fall off

Cafe, toilets similar to Crowborough leisure centre

A cafe and modern more challenging equipment would make it more user friendly Cafe

Cafe and accessible changing areas

Facilities would be great such as somewhere to get a drink and snack.

A coffee truck / snack stop if the park is improved people are more likely to spend more time up there

Somewhere to get drinks/snacks

access to toilets, water - even a small cafe

As there are new houses are going to appear next to the park, get rid of this one

Gets easily very muddy by gates

Toilets would be really useful

Refreshments and toilets

Only pavement access from the road where the cars drive.

The skate park needs attention aswell. This is such a popular sport for a lot of children and it is constantly flooded making it unusable and dangerous. The drainage needs to be rectified and then it would be such an asset to the park!

Also where are the toilets? Can visitors use the club house? The park needs some public toilets if people are to enjoy the space.

Importance of multiple seats and access pathways from carpark that doesn't require going across grass. Importance of secure fencing so children cannot slip out of the joins with the tennis courts

Paint lines in car park

The skate park is in desperate need of attention. It's half flooded a lot of the time due to poor drainage. It's dangerous, I've seen countless children slip over and injure themselves. Please can this be addressed urgently.

No but definitely need lots of seating. Sometimes we have none as lots of parents after school.

A proper path from the new barn Lane entrance so parents don't need to walk down and then up the steep hill along a road with busy traffic when there is a safe green route available - it would mean we can take the children there on their bikes and scooters

We love the play area next to Crowborough Leisure Centre (by the pump track). We would love to see an area similar to this in Uckfield.

Access to toilets

Path on bottom field buggy or scooter friendly

Dog free areas!!

Would still be good to keep most of the climbing frames wooden as its better for the environment plus it doesn't get super hot in the sun. Same as maybe swapping the metal slides to plastic as when the sun is out it's a hazard.

Accessible toilets

Herb and community veg patch would be lovely.

Coffee Bar

Toilets

Cafe

Engaging play equipment for imaginative play. Pipes that you can connect and roll balls down- e.g. Scotney Castle playground. Natural, good quality equipment.

Football/sports area for younger kids

Perhaps a pod area/covered bench - having a child with SEN who needs pockets of downtime, it would be beneficial for there to be zones of the park where children could regulate if they need a break.

Public toilets including baby changing area

The flooring around done climbing equipment, age it with the spongy rubber matting, Also some sort of tunnel, there's a great example in Dorking by the Surrey FC ground. Also Haywards Heath has the water park area, it's great in the summer.

As mentioned, for it to last, rather than things slowly breaking and being taken away.

I have nothing to answer this question with.

QUICK SUMMARY OF CONSULTATION DAY FEEDBACK - 31 MAY 2025

We recorded in the region of 40 people attending the consultation event on 31 May 2025, of those recorded. Of those attending, 20 forms were completed.

We saw a mix of grandparents, parents and young children looking at the designs, as well as local councillors.

Preferred designs:

Play area company	1ST	2ND	3RD	4TH
HAGS	7	4	2	
KOMPAN	8	5	2	
SUTCLIFFE	1		4	
PLAY				
WICKSTEED	2	6	4	

Cumulative impact if we look at 1st and 2nd place:

KOMPAN = 13 **HAGS** = 11

The most important element of the forms however, was capturing what parents and grandparents wanted to see in the play area, and their comments on the designs:

Need to make areas for little ones/toddlers. At Ridgewood there's a little climbing frame and its perfect

Looking at the Kompan design, toddlers can get on some equipment themselves. Children need to be able to access equipment, without always having assistance.

Consider avoiding sheer drops. We like the ground level roundabouts.

Steps need to be closer together please to enable toddlers to have independence on equipment.

There weren't many toddler friendly options overall – all very similar provision to elsewhere.

Wicksteed – nice toddler bit, but really lacking in equipment for 4-7 years as the climbing frame could be seen as too advanced and adults on edge needing to stand guard ready to catch, as they may get bored of the toddler frame and want something more challenging.

Like the themes

Overall theme is quite interesting and makes a difference. Having a theme helps families decide which park to go to rather than having them all the same.

All of the designs were great. Much of a muchness.

These designs are all very nice and offer more or less the same/similar things. It will no doubt be down to being what design the council can afford. I would suggest many more benches and perhaps some picnic tables to encourage longer use.

All very similar. Liked the recycled materials used in two of the presentations. No shade areas but this was explained by councillor due to vandalism. Don't like fireman's pole – fall if the child misses the pole. Some very nice ideas.

Like tunnels

Tunnels in particular are great and there aren't many in the other parks

Need more seating for parents

We need picnic seating in park..

There used to be a big sandpit at Victoria, the kids loved it.

They have a water feature at Haywards Heath

Would be nice for a water area

Would be good idea for toilet and café to be considered as well as fundraising for a splash park to bring more people into Uckfield.

Water play options are lacking and would be a huge pull

The proposed moving pole at Hempstead looks great

Like the inclusion of trampolines – it's something different

Circuits and obstacle courses are really popular with our toddler

Lovely designs – well considered. The colours are very masculine in places. Should consider more neutral, still bright colours to encourage girls to take part in physical activity, without feeling intimidated. Daughter thinks turquoise.

I liked the floor colours from Kompan.

Daughter didn't like pirate flag, but did like the trampoline.

Balancing the ability to keep them maintained easily with a bit of physical challenge for the children.

Want them to be engaging and tactile.

Loves the feel of wood but understood once explained that wooden has warranty of 15 years, other materials 25yrs.

I like that they use sustainable products and are aware of the environment.

Like Kompan due to their recycling of ocean products

Slides facing south may be problematic with the heat

Make sure the fence by the cricket pitch is high enough to be safe

Paint on equipment needs to be good quality, we've ended up in minor injuries due to flaky paint in eye.

Lack of paths can be difficult for wheelchair and buggy users and makes parks unusable when too wet like Hughes Way

Inclusive accessible equipment is great, but sometimes practicalities may not be thought through. Visual cues for visual impairments or safe equipment. Padding behind head, or lapbelt on swings.

Role play options are also great

I liked the fact that HAGS was a play place with all the essentials

HAGs offer a good range for all ages as does Kompan and Sutcliffe but I particularly like that the ship's design is also safe enough for pre school to play on.

Kompan – good for all ages but not as exciting

Sutcliffe - bit boring