

## LONDON BOROUGH OF HAMMERSMITH & FULHAM

**Report to:** The Economy, Arts, Sports & Public Realm Policy and Accountability Committee

**Date:** 19/11/2025

**Subject:** Play Transformation Programme 2025-28

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### SUMMARY

This report provides an overview of the current condition of Hammersmith and Fulham's playgrounds and outlines the development of the 2025-2028 Play Transformation programme which will see a £8.3m investment across the borough. This programme will revitalise and enhance the play experience across our parks, open spaces, plus some housing sites while also creating three coproduced exemplar play areas for residents to enjoy.

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### RECOMMENDATIONS

1. For the Committee to note and comment on the paper and attached presentation.

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**Wards Affected:** All

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Our Values	Summary of how this report aligns to the <a href="#">H&amp;F Corporate Plan</a> and the H&F Values
Building shared prosperity	The improvement of playgrounds will enhance the local environment, making it more attractive for residents and businesses.
Creating a compassionate and inclusive council	Ensuring all playgrounds are well-maintained and accessible to children, young people and their parents and carers. Ensuring that all parts of the borough have access to high quality playgrounds, and we invest in play for all ages.
Doing things with local residents, not to them	Establishing the Play Forum will help drive the playground transformation programme but importantly help establish more play outside of parks such as play streets. Working with local stakeholder groups and

Our Values	Summary of how this report aligns to the <a href="#">H&amp;F Corporate Plan</a> and the H&F Values
	communities to understand their needs for play in our parks and ensuring that works are co-produced.
Being ruthlessly financially efficient	Investment in our parks will go where it most needed and changes to playgrounds will be undertaken ensuring that there is no additional maintenance cost for the future.
Taking pride in H&F	Investing in places and our playgrounds is key to ensuring the boroughs attractiveness to work, play, live and invest.
Rising to the challenge of the climate and ecological emergency	Implementing sustainable practices in playgrounds improvements and maintenance.

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## Background Papers Used in Preparing This Report

**Cabinet Report for Transformation of Playgrounds and other Play Facilities, 15/09/2025**

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## DETAILED ANALYSIS

### Background

1. The London Borough of Hammersmith & Fulham manages 33 playgrounds across 55 parks and open spaces. While regular investment has been made through revenue budgets and capital improvements funded by Section 106 contributions that the Council works hard to negotiate from developers, further investment is needed to ensure high-quality play provision across the portfolio. In addition to these public spaces, there are also 62 play areas located within H&F Housing estates.
2. To assess the quality of play provision across the borough's parks and open spaces, an independent evaluation was conducted in 2024. Each site was scored against 15 quality criteria, with a maximum possible score of 150. The assessment covered a range of factors including accessibility, furniture, play value, planting, sensory elements, surfacing, surrounding environment, and overall aesthetics, among others.
3. The report showed that 5 of the 33 playgrounds scored a low score of below 50, 20 scored between 51 and 100 and only 8 playgrounds scored above 101 with the highest score overall being 127. This review showed that several playgrounds would benefit from investment to ensure that the Council is providing an excellent level of play across the borough.

4. Following this review a major investment of £8.3m in a Play Transformation Programme has been approved by Cabinet. All funding is from Section 106 (S106) or the Community Infrastructure Levy (CIL).
5. This investment will transform play provision across the borough and provide more inspiring and inclusive playgrounds of a high quality for residents. The programme will create an exemplar playground from its existing portfolio, with the prospect of creating two further exemplar playgrounds subject to funding.
6. Additionally, we are keen to ensure the investment is targeted at our playgrounds that require the investment the most which are the playgrounds that scored low in the independent review.
7. In addition to parks playgrounds the investment will be used on housing playgrounds. A strategic review will be carried out in collaboration with the Housing Department to identify playgrounds in housing areas that would benefit from improved play facilities through this investment and remove gaps in public play provision. The aim being to ensure that excellent play facilities are readily accessible to all families across the borough.
8. Alongside the development of playgrounds, the programme will establish a Play Forum. The Forum will focus on how playgrounds are managed and improved, while also exploring opportunities for broader play initiatives beyond traditional playgrounds, such as play streets and community events. Acting as a critical friend to the Play Transformation Programme, the Play Forum will support its delivery while offering constructive challenge to ensure the programme remains responsive, inclusive, and effective.
9. In the current financial year, Parks are already committed to spending £466,300 of existing funding not related to the Play Transformation Programme refurbishing 3 playgrounds to upgrade and improve. They are located in Bishops Park, Margravine Gardens and Wormwood Scrubs (Braybrook Street).
10. Housing Services - Neighbourhoods and Communities have 62 play sites across housing land (HRA). These are a mixture of Playgrounds, Ball Courts, and Multi Use Games Areas (MUGAs).
11. Housing Services - Estates Management Team manage the inspections and maintenance of the playgrounds through a contract with IdVerde (grounds maintenance contractor).
12. There is a recognised need to improve the playground provision across the HRA land, especially in the White City estate, which is demonstrated in the data Housing receive. In addition, the estates team work with residents to understand and improve the play provision on the estates.
13. Housing Services are also seeking to work closely with the registered providers to ensure they are funding and contributing to enhanced play provision on their land, and when in close proximity to HRA land e.g the Clem Atlee estate.

## **Play Transformation Programme 2025-28**

14. The £8.3m total commitment is for a 3-year programme to be developed which takes into consideration the play areas that scored poorly in the independent review, along with a review of the Council's annual maintenance and safety inspection records and sites with a significant number of public enquiries and complaints surrounding maintenance and provision of play at the location.
15. To date, £5.4m has been identified from S106 and CIL funding. When developing the programme, the availability of allocated funds will be a significant factor as some S106 that the Council negotiates from developers funding can be area bound, so must be spent within the park it is assigned to as part of the funding agreement.
16. Where play facilities need improvement and there is no funding from S106, the allocation of CIL will be considered, as this funding is not tied to a specific area.
17. Where there is no allocated S106 for a park in the current funding allocation, future S106/CIL funding will be sought for these parks from the £2.8m still to be allocated.
18. Engagement and consultation will be central to the success of the programme. Ongoing engagement with key stakeholders, such as the Play Forum and Parks Forum, will continue throughout the duration of the programme and beyond. In addition to this, structured consultations will be carried out for each playground to gather insights into community needs and preferences, and to collect feedback on proposed designs. Where significant improvements are planned, a two-stage consultation process is proposed. The first stage will invite residents and those who use the space to share their ideas and aspirations for the playground, and the second stage will seek feedback on design proposals developed in response to the initial input.
19. Consultation will include but will not be limited to residents, park users, Friends Groups, the Play Forum, the Parks Forum, Disabled Residents Team, Tenant and Resident Associations, and the Youth Council. These consultations will be tailored to each site to ensure that all relevant local voices are heard. Efforts will be made to involve all local stakeholders so that the final playground designs genuinely reflect community feedback.
20. In addition to creating playgrounds for children, the programme aims to promote inclusive play opportunities for all age groups, recognising the social and health benefits of spending time outdoors and connecting with others. As part of the consultation process, proposals will include features such as pétanque pitches, table tennis tables, permanent chess boards, and dedicated spaces for teenagers.
21. While the programme is still in development, Ravenscourt Park has been identified as the proposed location for the borough's flagship exemplar play site. This selection is based on its central location, the size of the park, and the current condition of its play facilities, some of which require significant improvement, including replacing the paddling pool with a new water play

feature. Given the scale of work needed, early commencement is essential to ensure delivery during Years 2 and 3 of the programme.

22. In addition to this playground programme, the Housing department is seeking to provide playground and MUGA sites within major estates developments. This is proposed at Ivatt Place Playground within the West Kensington and Gibbs Green estates, as part of the Earls Court consortium funding. This is part of a wider public realm project which will improve communal spaces, play facilities, wayfinding and connecting communities. Whilst ensuring consultation with residents, community groups, the TRA, schools and colleagues to ensure a joined-up approach which meets local needs.

## **LIST OF APPENDICES**

Appendix 1 – Map and list of playgrounds