

Playcentre



Property Team Newsletter May 2022

Welcome to the latest Property Team newsletter. We have included some information you may find relevant.

Dates to Remember

*The next meetings for Funding Assisted Project Approvals are 11th May and 8th June 2022.

*Please have all documentation (at the latest) to your Regional Property Coordinator by Friday 6th May or Friday 3rd June to be considered in one of these rounds.

Bark / Woodchip / Shredded Timber / Other Wood Fiber Depth, Sizing and Certification

The following information is in relation to bark, woodchip, shredded timber, and other wood fiber softfall surfacing only. These loose fill softfall surfacing products should be checked regularly to make sure they maintain the required depths.

The following information is provided from NZS 5828-2015 and SNZHB 5828.2-2006 the handbook for ECE Services.

From NZS 5828-2015:

Equipment with a free height of fall greater than 600mm or with forced movement

Beneath all playground equipment with a free height of fall more than 600mm and/or equipment causing a forced movement on the body of the user (e.g. swings, slides, rocking equipment, cableways, carousels etc.), there shall be impact attenuating surfacing over the entire impact area.

Table 4 — Examples of commonly used impact attenuating materials, depths and corresponding critical fall heights

Material ^a	Description	Minimum depth ^b mm	Critical fall height mm
Turf/soil			≤ 1 000 ^d
Bark	20 to 80 grain size	200	≤ 2 000
		300	≤ 3 000
Woodchip	5 to 30 grain size	200	≤ 2 000
		300	≤ 3 000
Sand ^c	0.2 to 2 grain size	200	≤ 2 000
		300	≤ 3 000
Gravel ^c	2 to 8 grain size	200	≤ 2 000
		300	≤ 3 000
Other materials and other depths	As tested to HIC (see EN 1177)		Critical fall height as tested

^a Materials properly prepared for use in children's playgrounds.
^b For loose particulate material, add 100 mm to the minimum depth to compensate for displacement (see 4.2.8.5.1).
^c No silty or clay particles. Grain size can be identified by use of a sieve test, such as EN 933-1.
^d See NOTE 1 in 4.2.8.5.2.

Also from SNZHB 5828.2-2006 the handbook for ECE Services:

Bark

While cheaper than other products, bark requires constant replenishment. It is a loose-fill soft fall and as such it will move and require raking back into place on a daily basis, especially under swing areas. Bark breaks down and reverts to compost eventually, especially in damp environments.

Nugget bark no larger in size than 20 cent or 50 cent piece is recommended placed to a depth of 300mm to compensate for compaction, or to the depth specified by the bark supplier or equipment supplier. Any smaller size will break down very quickly.

Drainage is necessary as excess water will hasten decomposing. A retaining edge with a wide capping board provides adequate retention of the bark and can also double as seating. The height of 300mm provides a clear visual warning of a possible trip hazard. Very low retaining boards are not as easily seen and are more likely to become trip hazards. Bark can be dug completely in-ground; however the bark will be more easily spread around during play.

Your bark suppliers should provide a certificate of compliance and will stipulate the depth required to comply with NZS 5828:2004.

Where a certificate of compliance is not available, bark must be placed and maintained to a minimum depth of 300mm.

Shredded Timber and Manufactured Wood Fiber

This type of loose-fill is made from material such as recycled shredded timber pallets. It does not move about as much as bark, but it can dry out enough to splinter, or attach itself to clothing. Watering in summer can help prevent this. It can be considered better than bark because it does not require replenishing as often

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and it is a 'cleaner' material, which will also allow wheelchair and pushchair/buggy access. Your supplier should provide a certificate of compliance and will stipulate the depth required to comply with the Standard.

Playcentre Aotearoa Advice

The following bark depths indicate the next actions required for the loose fill softfall in your playground:

- 100mm depth or lower means the centres Playground should be closed
- 200mm depth means centre needs a top up
- 300mm or more means your centre is at perfect levels

Information on ventilation

The link below provides the latest guidance for ELCs on ventilation.

<https://temahau.govt.nz/covid-19/advice-early-learning-services/ventilation-guidance-early-childhood-services>

Painting (taken from a recent FMANZ newsletter)

Paint Coating Maintenance Starts in Year One – The expected life of your paint coating is very dependent on how it is maintained. This should start from the first year.

There are a number of factors that impact how long you can expect a paint system to last; for example, weather, angle of surface, preparation, paint application technique, and colour – to name a few. But those factors aside, cleaning exterior paintwork on an annual basis is recommended to help maintain the fresh appearance of the paintwork and also prolong its lifespan. Areas that are not rain-washed (i.e. canopy areas & soffits etc.) require particular attention as contaminants can remain permanently on the surface and accelerate issues without regular cleaning.

Look out for – Paint and substrate issues early on. Addressing them sooner rather than later in a maintenance programme will significantly prolong the life of a paint coating.

Property FAQ

FAQ are available on the website, [Property FAQ's | Playcentre/](#). These are updated as new questions are asked.

Annual Property and Playground Checklists

Now is the time to complete your annual Property and Playground Checklists. These can be found under the Property Manual on the website: [9: Property Inspections and Checklists | Playcentre](#). These should have been completed and returned to your Regional Property Coordinator, [Property Contacts | Playcentre](#), before the end of Term 1.

These checks help us understand the condition of your property and playground and what works may need to be undertaken both now and in the future.

If you have any questions or require any assistance with these checklists, please contact your Regional Property Coordinator.

Property Projects

Playcentre Aotearoa ask that all Centres talk to their Regional Property Coordinator at the very start of a project when you are initially thinking about undertaking a project. This is for both Playcentre funding assisted projects and non-Playcentre funded projects. Regional Property Coordinators will then provide advice and guidance with regards to your specific playcentre building and playground. This could prevent costly mistakes!

Property Maintenance Records

Ensure that you keep a property folder with records of all maintenance you have completed at your Centre and who completed it. This should include bark and sand top ups with a record of the amount required, total cost, and the contractor who supplied/completed it. This will help members with future maintenance.

Hire Documents

The latest hire documents (in PDF and Word formats) are available on the website, [Property and equipment | Playcentre](#). Please download these forms each time you wish to hire out the Centre.

All hire forms need to be sent to your Regional Property Coordinator prior to the hire date.

FAQs for hiring out your Centre are available at [Property FAQ's | Playcentre](#).

Property Policy and Procedure Documents (and Project Application Forms)

The latest Property Policy and Procedure Documents and Project Application Forms (for Playcentre Funding

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Assisted and Non Funded Projects) are available on the website, [Property and equipment | Playcentre](#). These documents are available in Word and PDF formats. Please make sure you also read the Documents “notes to help you complete the forms” to make sure you are supplying the correct information. Please do not alter these documents. Once completed these need to be sent to your Regional Property Coordinator.

Playcentre Aotearoa Hazardous Materials Management Plan

A Playcentre Aotearoa Hazardous Materials Management Plan (HMMP) has been created which is an umbrella document for **ALL** Centres, including those that have already received Condition Surveys and Site-Specific Hazardous Materials Management (Asbestos, Lead or Mould) Management Plans. This document will be distributed, in a folder, to ALL Centres before the end of Term 1.

This document and any other documents, testing and materials **MUST** be kept available for anyone who is intending to do any work, maintenance, or cleaning at a Centre, including DIY members. It must be referred to even if you are intending to nail something to a wall in case the material on that wall is asbestos.

These documents should be kept in a specific Hazardous Materials Folder which holds all the available material and is accessible to anyone visiting, i.e. beside/near your sign-in tablet.

If you have any queries about what is in the Playcentre Aotearoa Hazardous Materials Management Plan or anything else in relation to Hazardous Materials please contact your Regional Property Coordinator, [Property Contacts | Playcentre](#).

If you are planning maintenance or works prior to the end of Term 1 and haven't received your copy of the HMMP please contact your Regional Property Coordinator for a copy.

Asbestos and Lead Acknowledgement

12.1.3 Asbestos and Lead Acknowledgement form has been created to provide information regarding both asbestos and lead contaminates at your Playcentre property. This form **MUST** be signed and submitted with each Project Application Form (Funding Assisted and Non-Funded) that you complete. The relevant section on the Project Application Form should also be signed to acknowledge that you have seen, signed and submitted

this form. Buildings newer than 2000 will not be required to undertake any Asbestos investigations and buildings newer than 1980 will not be required to undertake lead testing.

For further information about this form and its contents and any questions about asbestos and lead please do not hesitate to contact your Regional Property Coordinator, [Property Contacts | Playcentre](#).

Who are the Property team?

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