

# NEWLON HOUSING TRUST: ACORN HOUSE

## Children's Play Space MANAGEMENT PLAN

### Scope

The sixth floor terrace at Acorn House is a Children's Play Space for use by the residents of the block.

### Measures to ensure availability and accessibility

The play space will be available to all residential tenants of Acorn House via electronic fob.

This will facilitate level access to the 6<sup>th</sup> floor via the lift or stairs, as required by Approved Document M.

The play space will be lit in accordance with the planning approved lighting strategy.

### Hours of operation

The Play space will be available 7 days a week as follows, and the access control timed accordingly. This is in line with Newlon's other developments with communal roof terraces.

- Between 08:00 and 16:00, November 1- February 28
- Between 08:00 and 20:00 at all other times

An 'emergency' contact linking to Newlon's mobile site security team will be available via the access control system.

### Cleaning and maintenance

Cleaning and maintenance of the Play space will be the responsibility of Newlon Housing Trust, and will be included in its general building and estate management contracts, including:

- weekly estate inspection and testing (lighting, alarms etc)
- weekly cleaning If required
- periodic façade cleaning (depending on location and degree of exposure)
- annual safety check by RoSPA

### Monitoring

The Play space will not be subject to active monitoring. Newlon's Estate team will carry out inspections on a weekly basis

### Amenity of occupiers, residents and neighbours

The terrace will be covered by CCTV.

Risk of noise and other nuisance will be mitigated by the hours of operation (see above)

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Each tenant will be supplied with a 'usage agreement' (draft included) which must be signed before their first use of the Play Space. Newlon has successfully employed these agreements to cover other similar facilities in its developments in North and East London.

Breach of its terms by the tenant, including (for example) unacceptable noise levels, large / organized gatherings or behaviour such as littering or substance abuse may result in the agreement being withdrawn and their fob access deactivated.

The usage agreement will place a limit on the number of users and guests. Noting that there is a design limit of 60 persons for the sixth floor as a whole, it is proposed to set this limit at 25 persons. Newlon's resident engagement team will meet with tenants once the development is fully occupied to discuss management and use of the space, and identify any concerns and areas for improvement.

### **Consistency with other uses**

The Play Space will be managed under the same (Newlon) regime as the other residential elements of the development, and will be for the benefit of its residents and their guests.

### **Communication with LB Camden**

On an annual basis an identified Newlon officer will supply the following information to an identified contact/ role at LB Camden.

- Confirmation of the Play Space's continued operation and availability
- Any significant incidents and how they were managed
- Resident engagement, feedback and consultation
- Any recommended changes to the Management Plan

At the time of writing the identified Newlon Officer is the **Housing Projects Manager** (Housing Directorate).

At the time of writing the identified Local Authority Officer is the **Camden Planning Obligations Officer** (planningobligations@camden.gov.uk)

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