



Creating modern, inclusive playgrounds for local communities

A creative collaboration between L&Q, Play Innovation and Axis Europe transforms underused, outdoor areas into community spaces



axiseurope.com



lqgroup.org.uk



www.playinnovation.co.uk

About the partners

- Play Innovation design, build and energise recreational spaces to create next-generation playgrounds and games for people of all ages, abilities and backgrounds.
- Property service contractor Axis Europe provides a range of services to social housing landlords to keep residents' homes safe and comfortable and support local communities and have been recently appointed to L&Q's Major Works Investment Programme, the industry's largest investment programme to improve the safety, comfort and environmental performance of resident's homes.
- L&Q houses around 250,000 people in more than 105,000 homes, primarily across London and the South East. A registered charitable housing association L&Q believes passionately that people's health, security and happiness depend on where they live.

// From the start, the project was well received by L&Q residents when we presented our plans for bespoke well designed community spaces to them. For me, when a project is complete, and you get to see people of all ages and abilities enjoying themselves in the space we have created – that puts a smile on my face. Seeing people play on the games and be proud of what they've got. But it does not finish there: we will continue to work with Resident Liaison Officers to support the community and develop competitions between the estates. That will be our legacy to the residents. //

Marco Boi, Play Innovation

In February 2023, L&Q signed contracts with ten partners – including Axis – for the next stage of their Major Works Investment Programme. This is the industry's largest investment programme – almost £3bn over 15 years – to improve the safety, comfort and environmental performance of resident's homes. Beyond improving homes, the contracts include social value commitments to create a lasting impact in the communities where L&Q operates including improving community assets like playgrounds on estates.



£1m investment

Housing Association L&Q invested £1m specifically for the improvements of seven community playgrounds in London and Essex. Working with their partners property services provider Axis Europe and play pioneers Play Innovation they have transformed underused playground areas into modern and safe spaces for everyone to enjoy.

Benefits to the Community

- Space to promote a healthy outdoor lifestyle
- Social hubs and family space to counter isolation and encourage community cohesion
- Safe, well designed spaces to discourage anti-social behaviour and encourage community pride
- Inclusive activities and equipment – for all ages, all genders and those with disability including sight impairment





Serving residents and improving homes and communities together

Before the works...

A pilot scheme presentation to L&Q residents introduced them to artists' impressions and 3D visualisations of the proposed new playgrounds which have been designed specifically with residents and the local community at the centre.

... and during ...

Throughout the work, as Considerate Constructors, the partnership kept residents informed about progress, liaising with Residents' Associations and minimised inconvenience, particularly with regard to pedestrians' walk through areas. The teams prioritised Health and Safety for site workers and residents. All scrap metal from the sites was recycled.

... and looking ahead

Maintenance and inter-estate sports championships and competitions form part of the partnership's legacy to the local communities.

// *Axis is extremely proud to have been part of this creative collaboration which has, in a short space of time, quite literally transformed derelict and unused areas into inclusive, safe and friendly space for our residents and our local communities to enjoy and be proud of – now and for the future. It is a perfect representation of our own Core Value **A community we contribute to will welcome and value us.*** //

Joe Ibrahim,
Axis MD, Projects



Special features in the new spaces include

- Activity Zones to encompass all activities including personal training
- Junior and Toddler Zones
- Resurfaced grounds and pathways
- New low-level, bow top fencing
- Space for Handball, Street Snooker and football
- MUGA – Multi-Use Game Areas
- Swings
- Slides
- Gym equipment

// *We're proud to be working with Play Innovation and Axis Europe to bring these underused spaces back to life for families to enjoy. The success of our collaboration demonstrates the importance of pushing boundaries and how innovation in creating modern playgrounds can help local communities to thrive.* //

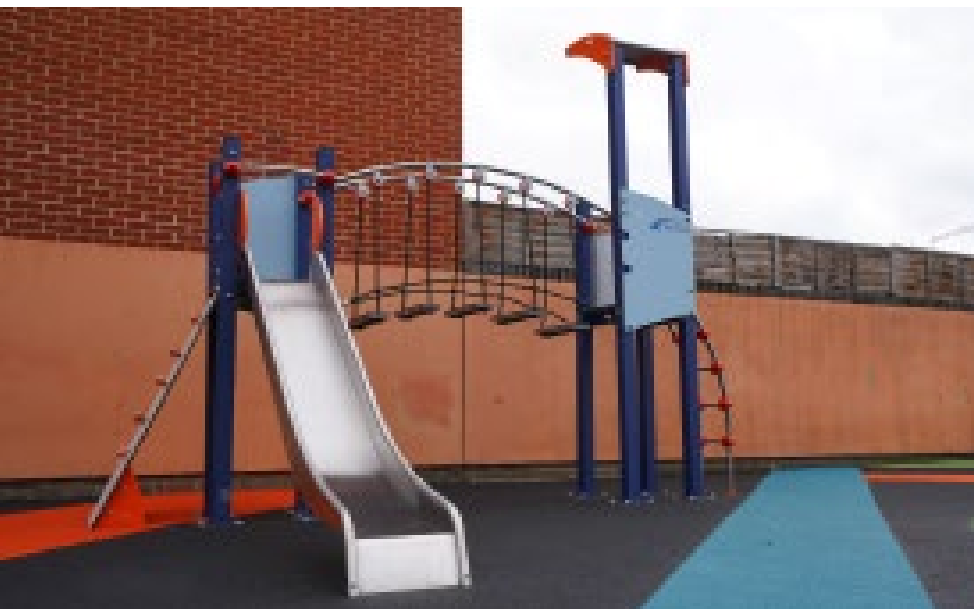
Mark Newstead,
Director of Major Works at L&Q



Pocket Park

Island Road, SE16 2PQ

There was no real play area at Pocket Park which is a playground really central to the community. After the metal sculpture was removed it became a great space to play and run around.

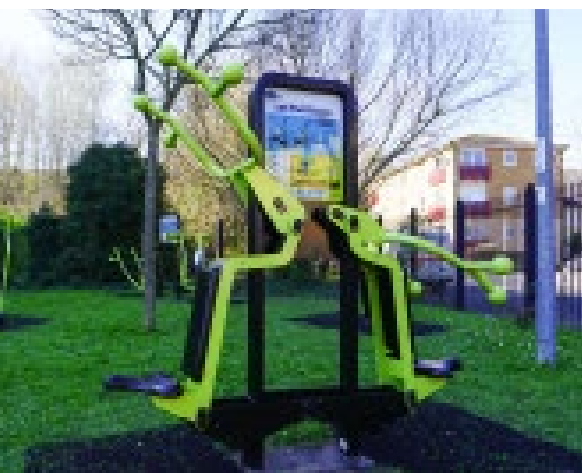




Willow Lane Play Area

Mulgrave Road, SE18 5TY

Willow Lane is the largest play ground in this project – L&Q invested over £200,000 here. Willow Lane and Silwood Street represent the flagships of the programme.

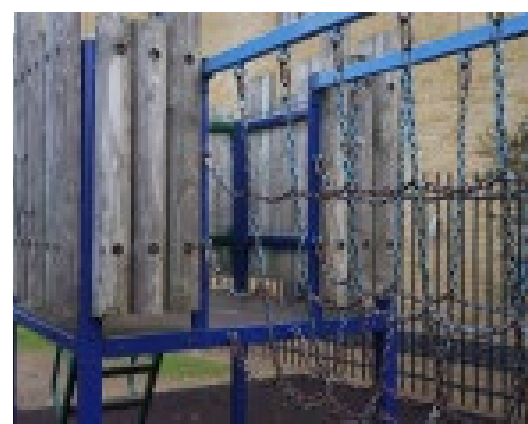
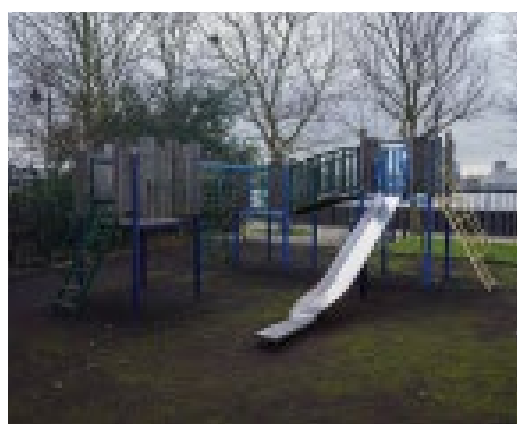




Phoenix Court Play Area

E14 3RE

New low-level fencing at Phoenix Park provides a great view of the river and the area is now an attractive cut through for pedestrians.





Victoria Street

E15 4PP

At this playground in Stratford, there was just a small play area and ball court: now there is a large family area and state-of-the-art equipment.

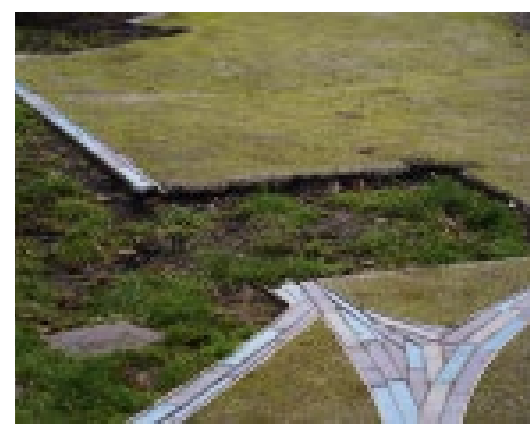




Serpentine Close

RM6 4ET

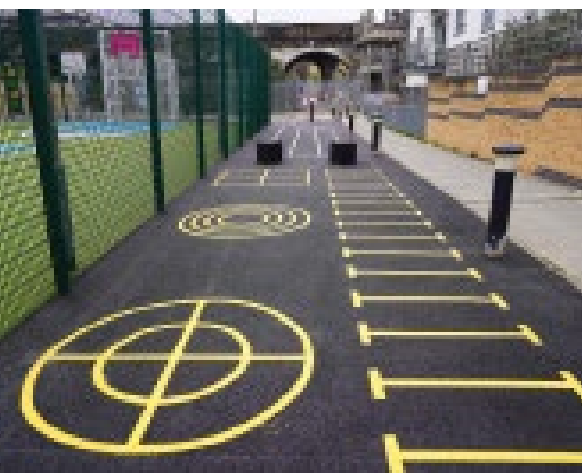
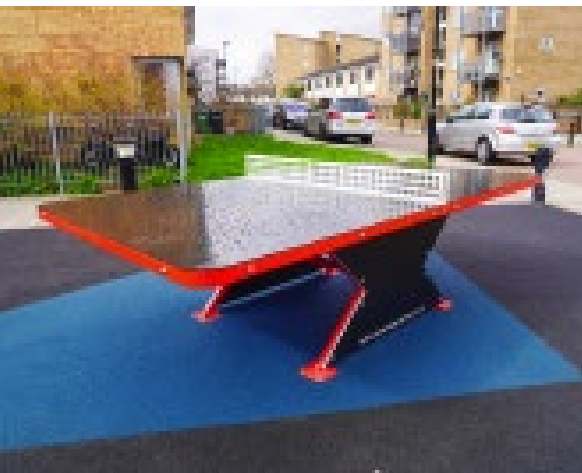
Serpentine Close was merely an area of grass and planters: there was no real play area before the transformation.





Silwood Street SE16 2DF

The transformation of Silwood Street, including this fun and bright Activity Zone, represents an investment of £170,000. Willow Lane and Silwood are the flagships of the programme.





Axe Street

IG11 7FJ

Axe Street is the smallest play area of the project and works here included new surfacing and equipment.

