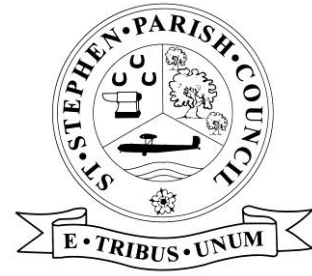


ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

THE PARISH CENTRE STATION ROAD BRICKET WOOD
ST ALBANS HERTS AL2 3PJ
Tel: 01923 681443
Email: amanda@ststephen-pc.gov.uk
Web: www.ststephen-pc.gov.uk



To: Councillors Ajanta Hilton Mark Skelton
Nicholas Tyndale David Yates David Brannen
Adrian Ruffhead

You are summoned to the Fixed Assets Committee meeting
To take place on **Thursday 30 May 2024 at 7.30pm**
at St Stephen Suite, Parish Centre, Station Road, Bricket Wood, AL2 3PJ

Members of the public and press are invited to attend and are requested to contact the Clerk prior to the day of the meeting (contact details above)

A Feron

Amanda Feron, Assistant Clerk, 24 May 2024

Please be aware that members of the public may record, film, photograph or broadcast this meeting from the designated area.

AGENDA

- 2425/AC/01 To agree a chair of the Fixed Assets Committee for 2024-25**
- 2425/AC/02 To receive and accept apologies for absence**
- 2425/AC/03 Declarations of interest and dispensations**
a) To receive declarations of interest from Councillors on items on the agenda
b) To receive written requests for dispensations for declarable interests; and
c) To grant any requests for dispensation as appropriate
- 2425AC/04 To approve the minutes of the Fixed Assets committee meeting held on 26 March 2024.**
- 2425/AC/05 Public Participation - To invite comment and questions from the public in accordance with the Public Speaking Policy**
- 2425/AC/06 Follow up on previous action not included in the agenda**
- 2425/AC/07 To receive Annual Play Inspection Report and Grounds Team Action Report. Play Reports and Grounds Team Report attached.**
- 2425/AC/08 To discuss the option of creating additional allotment plots and possible beginner plots at Watford Road allotment site or North Close. Allotment report attached.**
- 2324/AC/09 Clerks report-**
a) Update on Heads of Terms
b) Update on S106 projects
c) Dimensions landscape and drainage plans.
d) Update on legionella risk assessment
e) Update on rodent reports at Greenwood Park

Item for Submission to:
St Stephen Parish Council
Fixed Assets
Date of Meeting: 30 May 2024

Agenda Item 2425/AC/08	To discuss the option of creating additional allotment plots and possible beginner plots at Watford Road allotment site or North Close
---------------------------	--

1. Purpose

To discuss the option of creating additional allotment plots and possible beginner plots at Watford Road allotment site or North Close.

2. Introduction

The council maintains a waiting list for plots at all three of our sites. Priority is given in the following order:

- 1. Parish residents**
2. Parish residents who already have an allotment plot
3. Business owners who pay rates in the Parish but who do not live in the Parish.
4. People who live outside the Parish but within 1 mile of the Parish boundary as the crow flies.

3. Current Position as at 24 May 2024.

Park Street Lane

5 people on the waiting list, **4 from the Parish** 1 person is on the waiting list for other sites. 1 person is already a plot holder at the site and is interested in a specific plot only.

Tippendell Lane

9 people on the waiting list, **3 from the Parish**, 1 is on the waiting list for other sites. 1 person is already a plot holder at the site.

Watford Road

17 people on the waiting list, **3 from the Parish**, 1 person is already a plot holder at the site and are interested in specific plots only.

To sum up: 6 priority 1 Parish residents are on waiting lists for a plot. 1 resident is on the waiting list for 2 sites.

Report of	Assistant Clerk	Date 21/5/2024
-----------	-----------------	----------------

DRAINAGE STRATEGY

FOR

QUEEN ELIZABETH THE QUEEN MOTHER CENTRE, BRICKET WOOD

CLIENT

DIMENSIONS (UK) LTD.

24 REDLAND CRESCENT
CHORLTON
MANCHESTER
M21 8DL

PHONE: 0161 307 2435

E-MAIL: russell.clarke@dimensions-uk.org

**AUTHOR
CRADDYS**

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BRISTOL
BS20 0DD

PHONE: 01275 371333

E-MAIL: info@Craddys.co.uk

DATE: August 2018

CRADDYS DOCUMENT REFERENCE: 11161w0002a

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2.	EXISTING DRAINAGE	2
3.	PROPOSED DRAINAGE STRATEGY	2
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Appendix B	- TOPOGRAPHIC SURVEY	
Appendix C	- PROPOSED SITE PLAN	
Appendix D	- THAMES WATER ASSET PLANS	
Appendix E	- EXISTING DRAINAGE AREAS & LAYOUT	
Appendix F	- INFILTRATION TESTING RESULTS	
Appendix G	- PROPOSED DRAINAGE AREAS	
Appendix H	- THAMES WATER PRE-PLANNING ENQUIRY RESPONSE	
Appendix I	- GREENFIELD RUNOFF RATE	
Appendix J	- STORAGE ESTIMATE CALCULATIONS	
Appendix K	- OVERLAND FLOW ROUTES	
Appendix L	- PROPOSED DRAINAGE LAYOUT	
Appendix M	- OPERATION & MAINTENANCE MANUAL	
Appendix N	- TERMS OF BUSINESS	

Revision	Date	Notes	Author	Checked	Approved
A	29.08.18	First Issue	CM	CAP	RAG

1. INTRODUCTION

1.1. Existing Site

The site is a small community premises located to the south-east of Smug Oak Green. The closest postcode is AL2 3PJ and grid reference is 513640, 202095. A site location plan is included as Appendix A of this report.

A topographic survey of the site has been conducted by MK Surveys under drawing reference number 21213. This is included as Appendix B of this report. The total site area is approximately 2,409 square metres.

A geo-environmental investigation was undertaken by Enzygo Geo Environmental in June 2018.

1.2. Proposed Development

It is proposed to demolish the existing structures and develop the site into ten specialist accommodation units with associated access, parking and garden areas. The proposed site layout is included as Appendix C of this report.

2. EXISTING DRAINAGE

2.1. Public Assets

The Thames Water asset map included in Appendix D of this report shows the presence of one 150mm diameter foul sewer and one 225mm diameter storm sewer in the vicinity of the site. The foul sewer is located within Station Road at the site's western boundary and flows in a southerly direction before bearing west outside Heath Cottages. The storm sewer is also located within Station Road and flows in a southerly direction, the head of the sewer is outside the Railway Cottages.

2.2. Private Assets

The topographic survey indicated the presence of further drainage within the site. CCTV investigations have established that foul and storm connections from above ground drainage systems merge upon entry to the below ground drainage to form a combined system. All traceable combined drainage discharges at an uncontrolled rate into an inspection chamber at the western boundary and then enters the Thames Water foul sewer.

Corroborating with the CCTV survey, the detailed Thames Water asset search of the site included in Appendix D of this report shows a private drain running through the site from neighbouring St Stephens Parish Centre. The ownership of this drain will require further investigation. Regardless of its status the drain will need to be diverted to accommodate the new specialist accommodation units. If the drain is shown to be a Thames Water asset a Section 185 sewer diversion agreement will be required. A drawing explaining the existing drainage arrangement is included in Appendix E of this report.

3. PROPOSED DRAINAGE STRATEGY

3.1. Surface water drainage principles

The surface water drainage design for the site has been developed in accordance with SuDS principles and current best practice. The principle of design was based on the SuDS management train. This assessed the different surface water management techniques that can avoid, reduce or delay the surface water discharge rate from site. The techniques considered include soakaways, watercourses and public sewers, in that order of preference.

(a) Soakaways

To determine the feasibility of discharging the proposed surface water drainage to soakaways, infiltration testing has been undertaken by Enzygo. The results of the infiltration testing are included in Appendix F of this report.

It was not possible to calculate an infiltration rate from any for the three tests due to insufficient uptake. The report concludes that discharge of surface water to soakaways is

not recommended.

Based on the infiltration testing undertaken, it is determined that soakaways will not be suitable for use on site.

(b) Watercourse

During our review of the drainage strategy, consideration was also given to discharging surface water to the drainage ditches in the area. None of these were found to be feasible as all are remote from the site (over 300m) and would involve agreement with several third parties to connect into a watercourse. Discharge to a watercourse or ditch has therefore been discounted.

(c) Sewers

It was therefore proposed to discharge surface water into the Thames Water storm sewer located in Station Road. Unfortunately, further investigation of the Thames Water asset found that the invert level of the nearest manhole (outside of Railway Cottages) is too high to be compatible with a connection from site. As the only remaining alternative, it is proposed to discharge storm water into the existing combined adopted lateral as per the existing site arrangement. Supporting evidence to demonstrate that this is the only reasonable method to dispose of surface water has been submitted to Thames Water.

3.2. Surface Water Discharge Rates

The existing site is a mix of hard surfaced areas and a large garden. The proposed development increases the area of hardstanding with the introduction car parking and additional roof area but still maintains a large proportion of soft landscaping. An assessment has been made to determine how the impermeable area on site is changing with the proposed development. Drawings to demonstrate this are included in Appendices E and G. The relevant areas are summarised in Table 1 below.

	Impermeable Area (m ²)	% of Total Area
Existing	647	27%
Proposed	1155	48%

Table 1: - Positively drained areas discharging off site to the Thames Water foul sewer.

Table 1 demonstrates that the area of hardstanding that discharges off site will be increasing when compared with the existing site.

Thames Water were consulted via a Pre-Planning Enquiry regarding a connection and verbally confirmed that discharge into their foul sewer would only be acceptable if all other methods of storm water disposal are exhausted and the Lead Local Flood Authority (LLFA) were consulted and approved the proposal. Based upon feedback from Thames Water a provisional discharge rate from site was set at 1.8 litres/second for the 1 in 30 year storm return periods plus 40% allowance for climate change. A copy of the Pre-Planning Enquiry response has been included in this report as Appendix H.

Microdrainage Source Control software has been used to calculate the greenfield runoff rate for the site using the ICP SuDS method. The results are shown in Appendix I and summarised in Table 2 below.

Return Period	Rate (l/s)
1 in 1	0.7
QBAR	0.8
1 in 30	1.9
1 in 100	2.6

Table 2: -Greenfield runoff rates for the site calculated using the ICP SuDS method

It is proposed that the discharge rate from site shall be limited using a HydroBrake vortex flow

control device to meet the discharge rate guided by Thames Water's response to the Pre-Planning Enquiry. The final discharge rate is subject to approval by Thames Water at detailed design and the connection into the existing lateral will require a S104 direct connection agreement.

The surface water drainage system will be designed to have enough capacity to prevent flooding during all storms up to and including the 1 in 30 year return period plus 40% allowance for climate change in accordance with BS 8582:2013 and the Non-Statutory Technical Standards for Sustainable Drainage Systems. Microdrainage System 1 and Simulation software will be used to complete the detailed design of the system.

The drainage system will also be checked for the 1 in 100 year return period plus 40% climate change in accordance with the guidance referenced above. Microdrainage Source Control software has been used to obtain an initial estimate of the required size of the attenuation; 72m² of storage is required. Refer to Appendix J for attenuation sizing estimate calculations. The initial storage estimate suggests minor flooding during this scenario however the volume of the pipe network has not been taken into account. The volume of storage will be rationalised during detailed design and checked that any surface water flooding during this scenario is retained on the site and will not affect the proposed buildings.

In the event of exceedance flows or drainage system failure, refer to Appendix K for a plan indicating overland flow routes.

3.3. **Attenuation storage method**

It is proposed to utilise tanked permeable paving beneath the parking bays to achieve the required attenuation volume. The proposed drainage layout showing attenuation is included in Appendix L. If required, further attenuation may be achieved utilising oversized pipes.

3.4. **Sewer easement**

Subject to further investigation, the diverted combined drain running through site may transpire to be a Thames Water asset. To accommodate this eventuality the diverted combined drain has been positioned such that a three metre easement over the centre line of the pipe can be accommodated, this easement area has not been shown on the preliminary drainage layout.

3.5. **Non-Return Valve**

Given that the connecting manhole to the existing Thames Water system will be combining the foul and surface water flows from the site, it is proposed to install a non-return valve to prevent back flows and odours from the foul system being transmitted through the surface water network. The proposed arrangement is shown on the drainage layout in Appendix L.

3.6. **Foul Water Drainage**

It is proposed to discharge foul water from the development into the 150mm diameter Thames Water lateral that is located on the western boundary. The on-site drainage investigations have established that the existing foul sewer has sufficient depth to achieve a gravity system. The connection into the existing lateral will require a S104 direct connection agreement with Thames Water. The Pre-Planning Enquiry with Thames Water has confirmed that the existing sewer network has sufficient capacity for the new development.

4. MAINTENANCE

4.1. **Foul Water**

It is proposed that the specialist accommodation units will be retained by one operator and not sold to individual owners. The foul drainage will therefore be retained by the development operator and maintained by a maintenance company. No new foul drainage will be offered for adoption to Thames Water.

4.2. **Surface Water**

The surface water drainage system will also be retained by the development operator and maintained by a maintenance company. The outline maintenance requirements of the private

drainage features have been itemised in Appendix M of this report. No new storm drainage will be offered for adoption to Thames Water.

5. SUMMARY

5.1. Discharge Method

(a) Surface water

Infiltration testing established negligible rate of infiltration at shallow depth preventing the utilisation of permeable paving or soakaways that discharge to the underlying strata. The nearest watercourses are over 300m away from site and would require negotiation with several third parties. The invert level of the nearest surface water sewer is too high to facilitate a connection from site.

It is proposed to discharge storm water into the existing combined lateral as per the current discharge arrangement. A Pre-Planning Enquiry with Thames Water has informed a provisional storm discharge rate of 1.8 litres/second for the 1 in 30 year storm return period plus 40% climate change, this is a marked improvement on the existing uncontrolled discharge rate. The final discharge rate is to be agreed with Thames Water at detailed design. Tanked permeable parking bays will be the primary source of attenuation to provide sufficient storage.

(b) Foul water

It is proposed to discharge foul water into the existing combined lateral as per the current discharge arrangement. A Pre-Planning Enquiry with Thames Water has confirmed the foul sewer has sufficient capacity to accommodate the new development.

5.2. Other Matters

(a) Structural integrity

No abnormal structures are proposed as part of the drainage system therefore it is considered that the integrity of the drainage system will not be affected by structural issues.

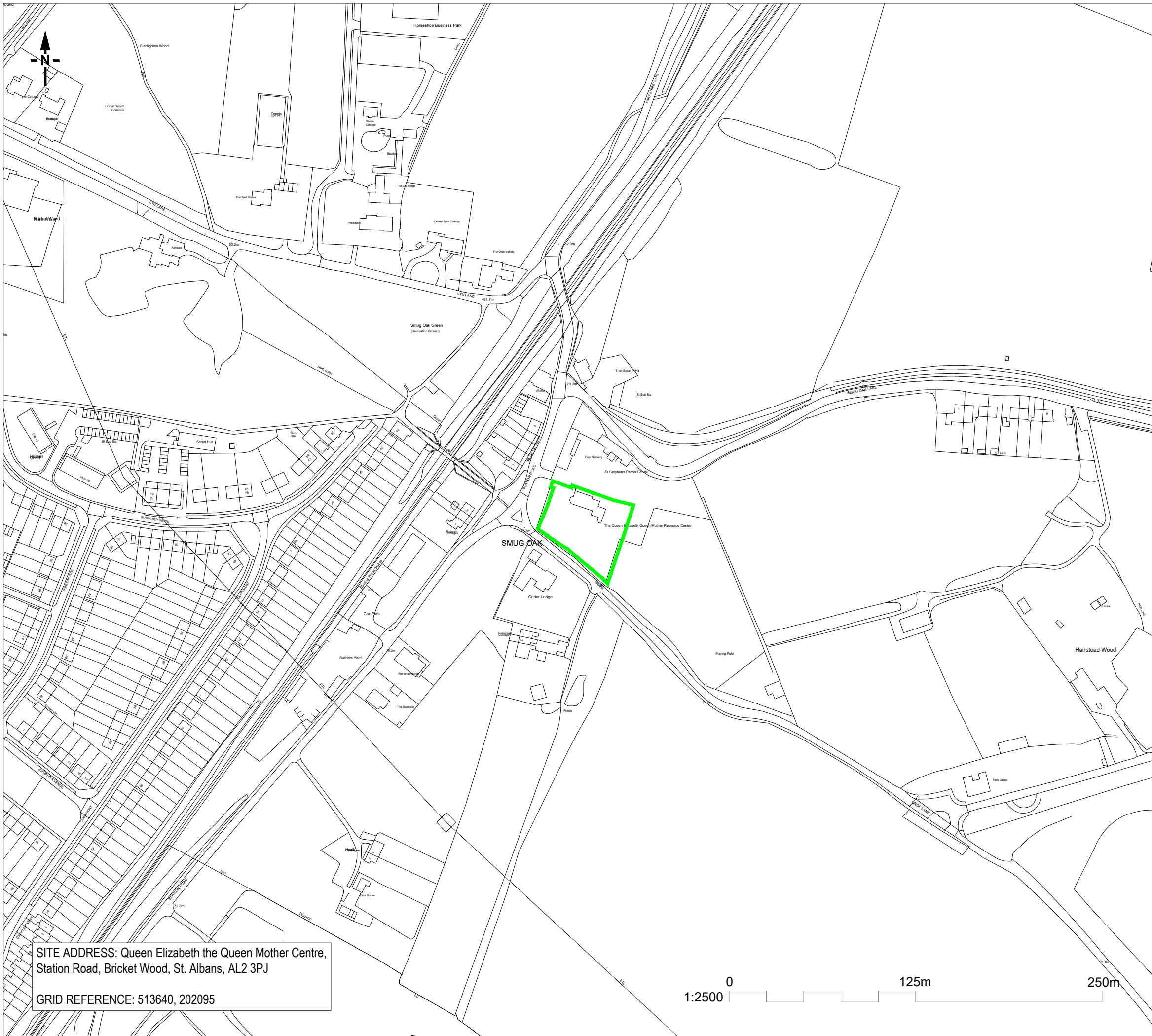
(b) Drains with connections off site

There is a combined drain running through the site from the neighbouring St Stephens Parish Centre. The ownership of this drain is unknown and requires further investigation. Nevertheless, the drain will need to be diverted to accommodate the new specialist accommodation units. If the drain is shown to be a Thames Water asset a Section 185 sewer diversion agreement will be required.

(c) Maintenance

It is anticipated that the new drainage systems will be retained by the client in its entirety and a maintenance company will be appointed. The system has been designed to require minimal maintenance however periodic maintenance will help the system achieve its maximum design life.

APPENDIX A SITE LOCATON PLAN



IF YOU HAVE A QUERY CALL US
 SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY FROM FIGURED DIMENSIONS.

GENERAL NOTES
 DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

SITE BOUNDARY ———

A	FIRST ISSUE	CM	13.08.18
REV	REVISION DETAILS	BY	DATE

CRADDYS
 Consulting Civil and Structural Engineers
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PROJECT TITLE
 NEW SPECIALIST ACCOMMODATION UNITS
 STATION ROAD
 BRICKET WOOD

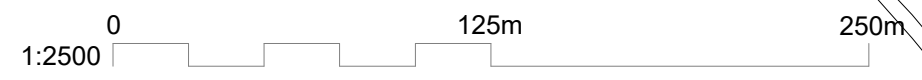
DRAWING TITLE
 SITE LOCATION

CLIENT
 KENDALL KINGSCOTT

STATUS INFORMATION

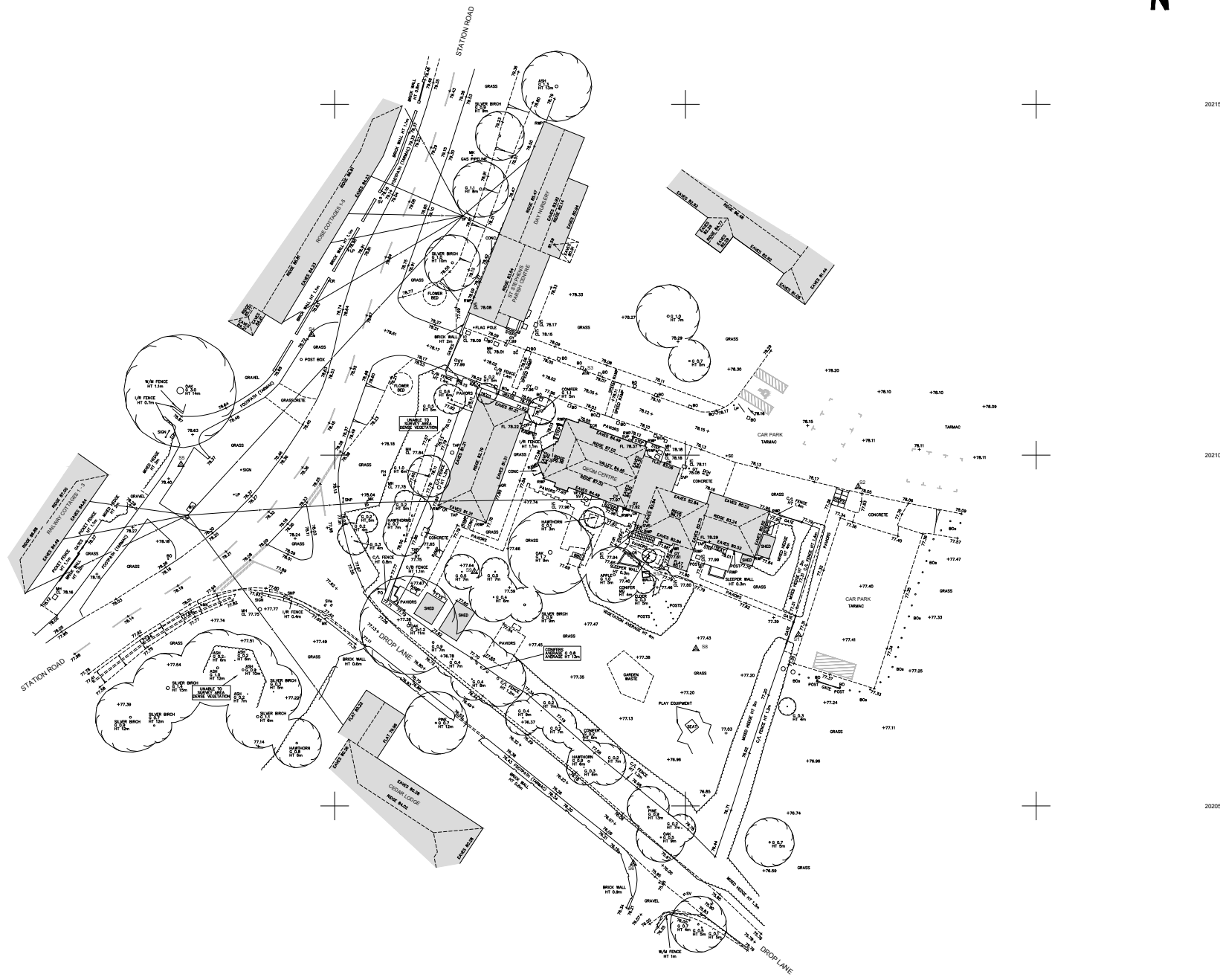
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1:2500	AT A3	CM	CAP
DRG SIZE	DRAWING NUMBER	REV	
A3	11161-0061	A	

SITE ADDRESS: Queen Elizabeth the Queen Mother Centre,
 Station Road, Bricket Wood, St. Albans, AL2 3PJ
GRID REFERENCE: 513640, 202095



APPENDIX B

TOPOGRAPHIC SURVEY



Notes

- GRID AND LEVELS BASED ON ORDNANCE DATUM, DERIVED FROM THE NATIONAL GRID DATUM. LSI HAS BEEN REDUCED FROM ALL CALCULATIONS.
- TREE AND WOOD SPECIES HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE BUT SHOULD BE CHECKED IN CRITICAL AREAS.

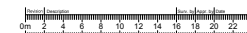
Coordinate Table

Station	Description	Easting	Northing	Level
S1	ROAD NAIL	51366 118	202074.377	77.312
S1A	HELI NAIL	51366 615	202081.913	77.703
S2	ROAD NAIL	51367 4 622	202095.464	78.088
S3	ROAD NAIL	51365 772	202111.825	78.962
S4	ROAD NAIL	51359 6 717	202117.200	78.753
S5	ROAD NAIL	51357 8 688	202088.641	78.466
S6	ROAD NAIL	51364 2 261	202041.803	78.120
S7	PEG	51365 1 484	202077.369	77.618
S8	PEG	51361 6 521	202083.385	77.917

TOPOGRAPHICAL KEY

GENERAL ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	AIR CONTAMINANT UNIT		CARPORT
	AREA		COMPOUND
	BARRIERS		CRANE
	HEDGE		DRAINAGE CHANNEL
	WOODLAND		DOWN PIPE
	MARSH		DRAINAGE CONTROL BOX
	FENCES		BARBED WIRE FENCE
	GATE		ELECTRIC FENCE
	DITCH		BOUNDARY LINE
	BOUNDARY LINE		BOUNDARY LINE
	BOUNDARY LINE		BOUNDARY LINE
	BOUNDARY LINE		BOUNDARY LINE



mk surveys

161213 0001 | Milton Keynes | enquiries@mk-surveys.co.uk
 01525 353222 | www.mk-surveys.com | 01525 353222
 01525 353222 | www.mk-surveys.com | 01525 353222
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DLA
 DESIGN LEADERS ASSOCIATES LTD

Station Road
Bricket Wood
Hertfordshire

Topographical Survey

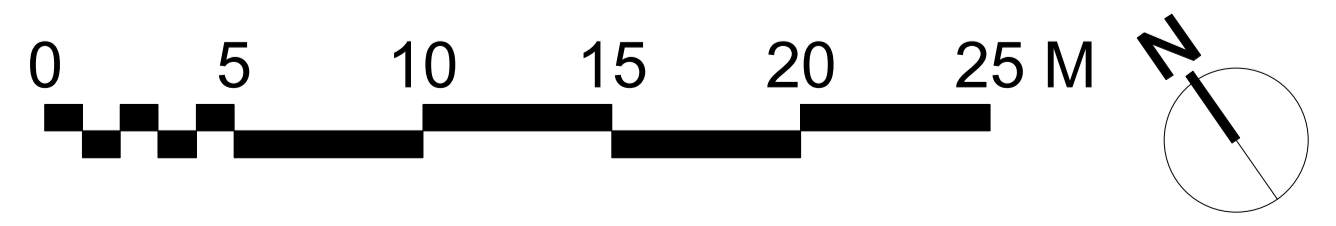
Date:	1:200	Sheet Size:	A0	Sheet Number:	1	Date:	July 2015
Project Number:	21213	Scale:	HAC	Surveyed By:	SRS	Approved By:	

APPENDIX C

PROPOSED SITE PLAN



- KEY**
- Site boundary
 - New tree
See Landscaping Plan for details.
 - Existing tree removed
 - Shrub planting
See Landscaping Plan for details.
 - Garden/Landscaped Areas
See Landscaping Plan for details.
 - Shared surface permeable paving
 - Permeable paving (parking spaces)
 - Concrete paving to private patios
450 x 450mm slip resistant finish
Colour to be agreed
 - + Principal entrance
 - Low brick wall with close boarded fence above total height 1.8m
 - CB 1500mm high close boarded timber panel fence
 - CBT 1800mm high close boarded timber panel fence with 300mm high trellis over
 - ↕ Existing level
 - ↕ Proposed level



Kendall Kingscott

Project: QEJM Centr, Bricket Wood

Drawing Title: Proposed Site Plan

Client: Dimensions

Project Number: 160351 L(0)102A

Date: 1/12/17

Scale: 1:200

Sheet: 1 of 1

Site Plan

Check all dimensions and levels on site

A 2205/18 LB SW Site red line boundary adjusted
Rev. Date By App. Note

Chartered Architects
Chartered Building Surveyors
Interior Designers
CDM Services

Client: Dimensions
Project: QEJM Centr, Bricket Wood

Project Number: 160351 L(0)102A

Date: 1/12/17

Scale: 1:200

Sheet: 1 of 1

Site Plan

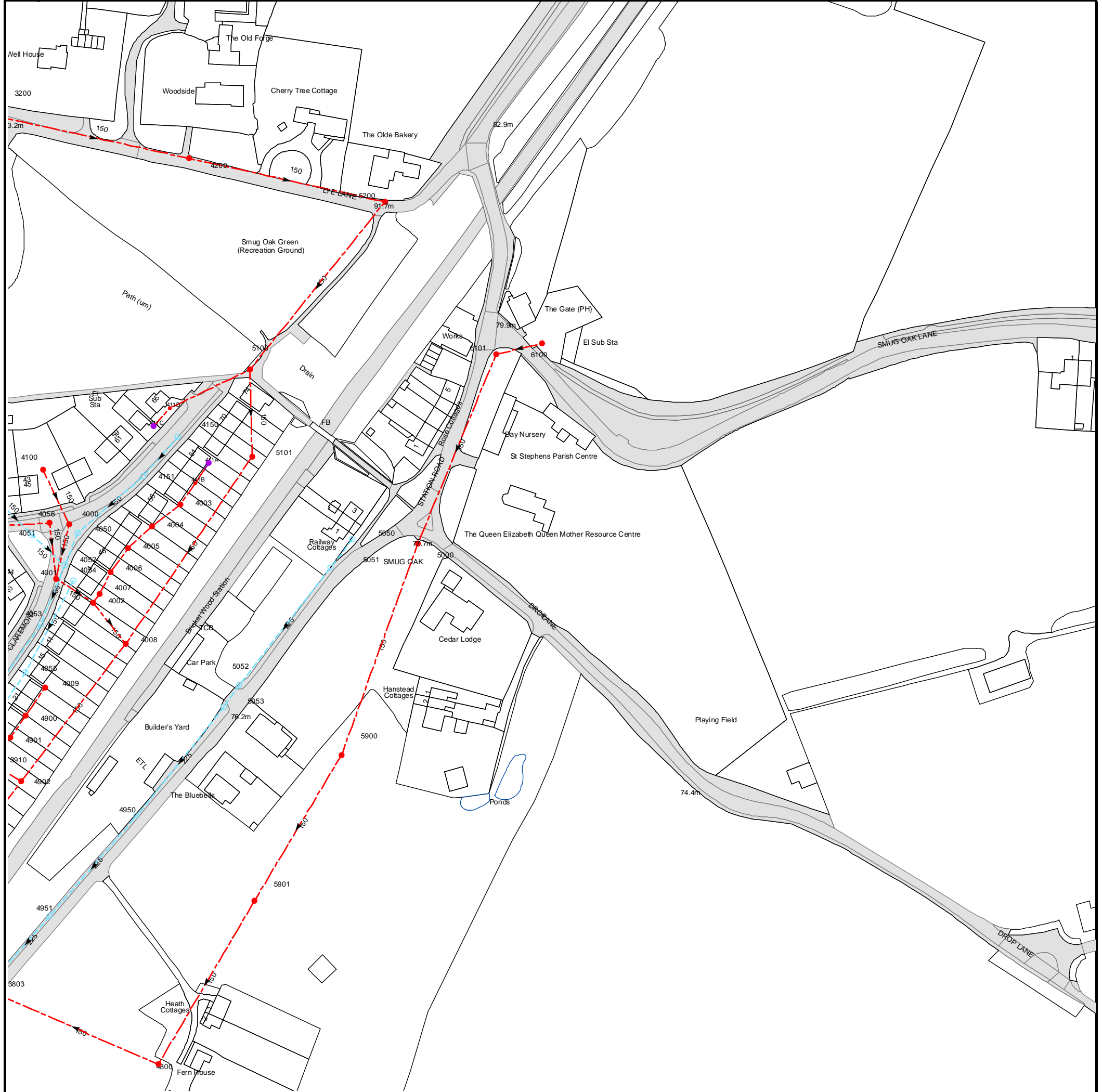
Check all dimensions and levels on site

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APPENDIX D

THAMES WATER ASSET PLANS

Asset Location Search Sewer Map - ALS/ALS Standard/2015_3084535



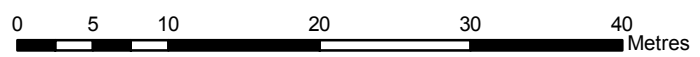
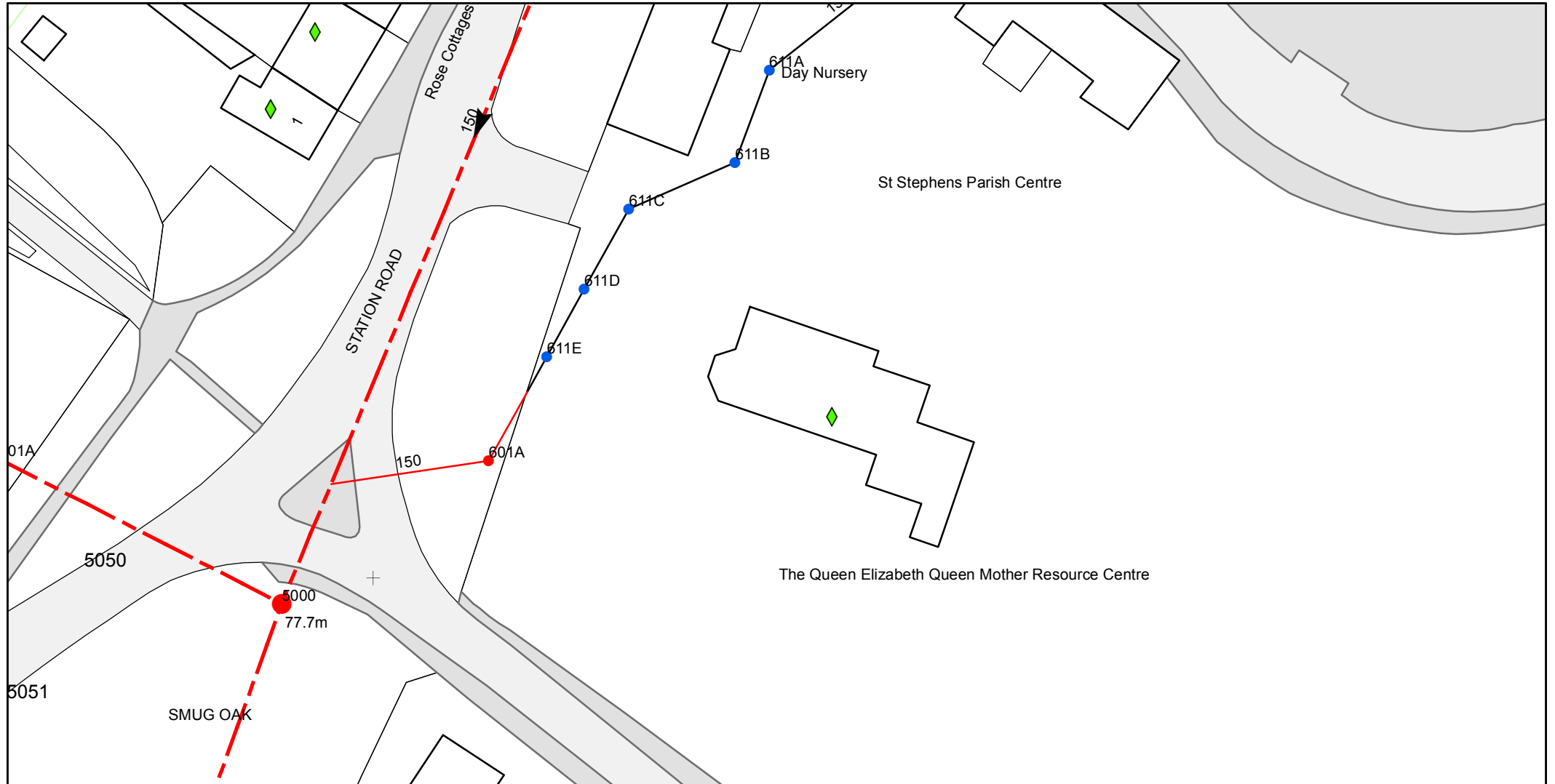
The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 513652,202077
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
4200	82.58	79.81
5100	80.54	78.49
5200	81.58	79.12
6101	79.95	78.25
6100	79.61	78.85
4100	79.39	77.42
4009	76.83	75.74
4056	78.01	76.17
4001	77.42	75.96
4052	78.34	77.1
4000	78.69	77.01
4054	77.34	76.52
4050	78.72	77.4
4002	77.2	75.78
4007	77.81	76.62
4006	78.58	77.05
4008	77.31	75.6
4005	78.65	77.59
4151	79.34	78.41
4004	78.92	77.93
411C	n/a	n/a
411D	n/a	n/a
4150	80	79.03
4003	79.54	78.35
411B	n/a	n/a
411A	n/a	n/a
5053	76.48	75.41
5052	76.67	75.75
5101	79.34	78.19
5051	77.85	77.05
5050	78.2	77.43
5000	77.79	75.38
4900	76.22	74.83
4055	76.83	75.99
4051	78.75	77.67
4053	77.47	76.43
4901	76.16	74.7
4902	75.91	74.08
4951	74.65	73.69
4950	75.4	74.54
4800	74.24	72.74
5901	74.72	73.35
5900	75.29	73.84

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The position of any boundary or apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. No liability of any kind whatsoever is accepted by Thames Water for any error or omission.



















Printed At (A4) : 1:500
Printed By : ZKAZI
Print Date : 09/04/2018
Map Centered On: 513635,202097
Grid Reference : TL1302










ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  **Trunk Surface Water**
-  **Trunk Foul**
-  **Storm Relief**
-  **Trunk Combined**
-  **Vent Pipe**
-  **Bio-solids (Sludge)**
-  **Proposed Thames Surface Water Sewer**
-  **Proposed Thames Water Foul Sewer**
-  **Gallery**
-  **Foul Rising Main**
-  **Surface Water Rising Main**
-  **Combined Rising Main**
-  **Sludge Rising Main**
-  **Proposed Thames Water Rising Main**
-  **Vacuum**





Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir






End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Outfall
-  Undefined End
-  Inlet






Other Symbols

Symbols used on maps which do not fall under other general categories








-  /  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

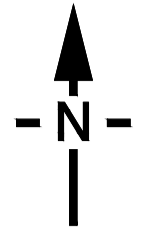
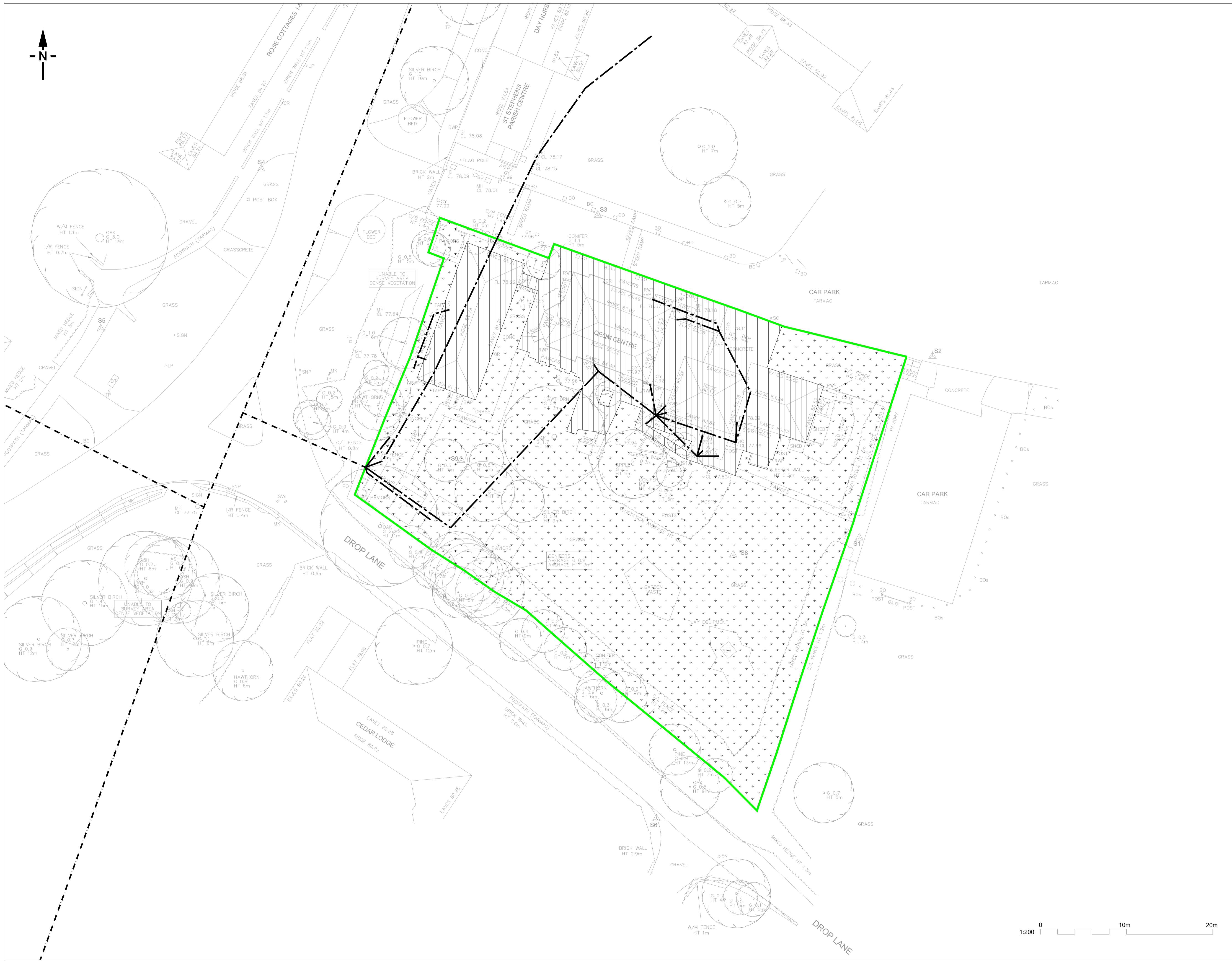
Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.

APPENDIX E

EXISTING DRAINAGE AREAS & LAYOUT



IF YOU HAVE A QUERY CALL US
 SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY
 NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY
 FROM FIGURED DIMENSIONS.

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

- KEY**
- Site boundary (2,409m²)
 - Soft landscaping/area discharging to ground (1,762m²)
 - Impermeable area discharging off site (647m²)
 - Existing combined drain/sewer
 - Existing foul drain/sewer

C D M : SIGNIFICANT HAZARDS

THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS.

RISKS DURING CONSTRUCTION:

- No abnormal risks have been identified relating to this design element.

OPERATION / MAINTENANCE RISKS:

- No abnormal risks have been identified relating to this design element.

RISKS DURING DEMOLITION / DECOMMISSIONING / DISMANTLING / ALTERATIONS:

- No abnormal risks have been identified relating to this design element.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY COMPETENT & ADEQUATELY RESOURCED CONTRACTOR(S) WORKING TO SAFE SYSTEMS OF WORK.

A	FIRST ISSUE	CM	13.08.18
REV	REVISION DETAILS	BY	DATE

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 www.craddys.co.uk

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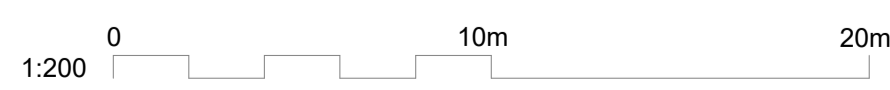
PROJECT TITLE
 NEW SPECIALIST ACCOMMODATION UNITS
 STATION ROAD
 BRICKET WOOD

DRAWING TITLE
 EXISTING DRAINAGE AREAS & LAYOUT

CLIENT
 KENDALL KINGSCOTT

STATUS INFORMATION

SCALE	DRAWN	CHECKED	APPROVED
1:200	AT A1	CM	RAG
DRG SIZE	DRAWING NUMBER		REV
A1	11161-0051		A



APPENDIX F

INFILTRATION TESTING RESULTS

Groundwater

- 8.15 Groundwater was encountered at 1.10mbgl in the investigation. Results of subsequent monitoring rounds are summarised below:

Exploratory Hole	Depth m(bgl)			
	Site Works	09-06-18	18-06-18	26-06-18
WS1	Dry	Dry	Dry	Dry
WS3	Dry	2.18	Dry	Dry

Ground Gas

- 8.13 Ground gas was monitored during the return visit and the results are summarised on the table below:

Exploratory Hole	Atmos pressure (Mb)	Flow (l/hr)	CH4		CO2		O2
			Concentration (%)	GSV (l/hr)	Concentration (%)	GSV (l/hr)	Concentration (%)
9-6-18							
WS1	1008	<0.1	0.1	<0.0001	1.4	<0.0014	19.5
WS3	1008	<0.1	0.1	<0.0001	2.4	<0.0024	17.8
18-6-18							
WS1	1009	<0.1	0.1	<0.0001	0.8	<0.0008	19.5
WS3	1009	<0.1	0.1	<0.0001	4.1	<0.0041	17.8
26-06-18							
WS1	1019	<0.1	0.1	<0.0001	1	<0.0010	19.9
WS3	1019	<0.1	0.1	<0.0001	4.5	<0.0045	13.1

- 8.14 Where gas concentrations exceed 1% by volume methane or 5% by volume carbon dioxide the concentrations are coloured yellow. If concentrations are lower the values are coloured green. Where gas flux meets characteristic situation 1 the GSV is coloured green. The GSV is coloured yellow for Characteristic Situation 2 and red for Characteristic Situation 3 and above.

Soakaway tests

- 8.15 Trial pit soakaway tests was undertaken in Trial Pit SA1 and SA2. Tests were undertaken in accordance with the principles of BRE 365. The Soakaway sheet is included in Appendix B and the result is summarised in the table below:

Soakaway	Soil Type	Depth (m bgl)	Test No	Soil Infiltration Rate
SA1	Clay	2.00	Test 1	Insufficient Uptake
SA2	Clay	2.00	Test 2	Insufficient Uptake
SA3	Clay	2.00	Test 3	Insufficient Uptake

Ground Floor Slab

- 10.16 Given the thickness of Made Ground and low strength of the underlying materials it is recommended that suspended floor slabs are used.

Materials Re-use

- 10.17 An assessment of the shallow soils suitability for re-use has been undertaken based on the description of the soils and it is considered that the Made Ground is not suitable for re-use as general engineered fill.

Pavement Construction

- 10.18 An assessment of the likely California Bearing Ratio (CBR) has been assessed from the following sources:

- Laboratory CBR tests undertaken on a sample re-compacted using a 2.5kg rammer to simulate proof rolling;
- Description of the materials encountered in the exploratory holes; and
- Guidance given in HD25/94 and 73/06.

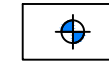
- 10.19 Based on this it is recommended that an equilibrium CBR of 4% is used for the Made Ground below the 0.1m thick upper layer. Given the variation recorded in CBR values which is reflection of the variation in Made Ground composition it is recommended that the formation is proof rolled and any soft zones are removed and replaced with compacted materials. In addition CBR analysis should be undertaken post formation rolling to confirm CBR design. Soils are not considered to be frost susceptible.

Drainage

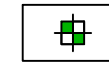
- 10.20 Three soakaway tests recorded in the trial pits recorded insufficient uptake associated with low permeability clays. Given this soakaway testing is not recommended on this site.
- 10.21 Chemical results have been compared with the screening values provided by Water UK and show individual PAH's above the 0.5mg/kg which indicates that barrier pipes are likely to be required for new services.
- 10.22 Final selection of potable water supply pipes will be determined by the water authority and it is recommended that the chemical results are provided to them so that they can specify pipework accordingly.



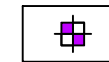
Key



Window Sampler Location (WS)
(WS1 - WS5)



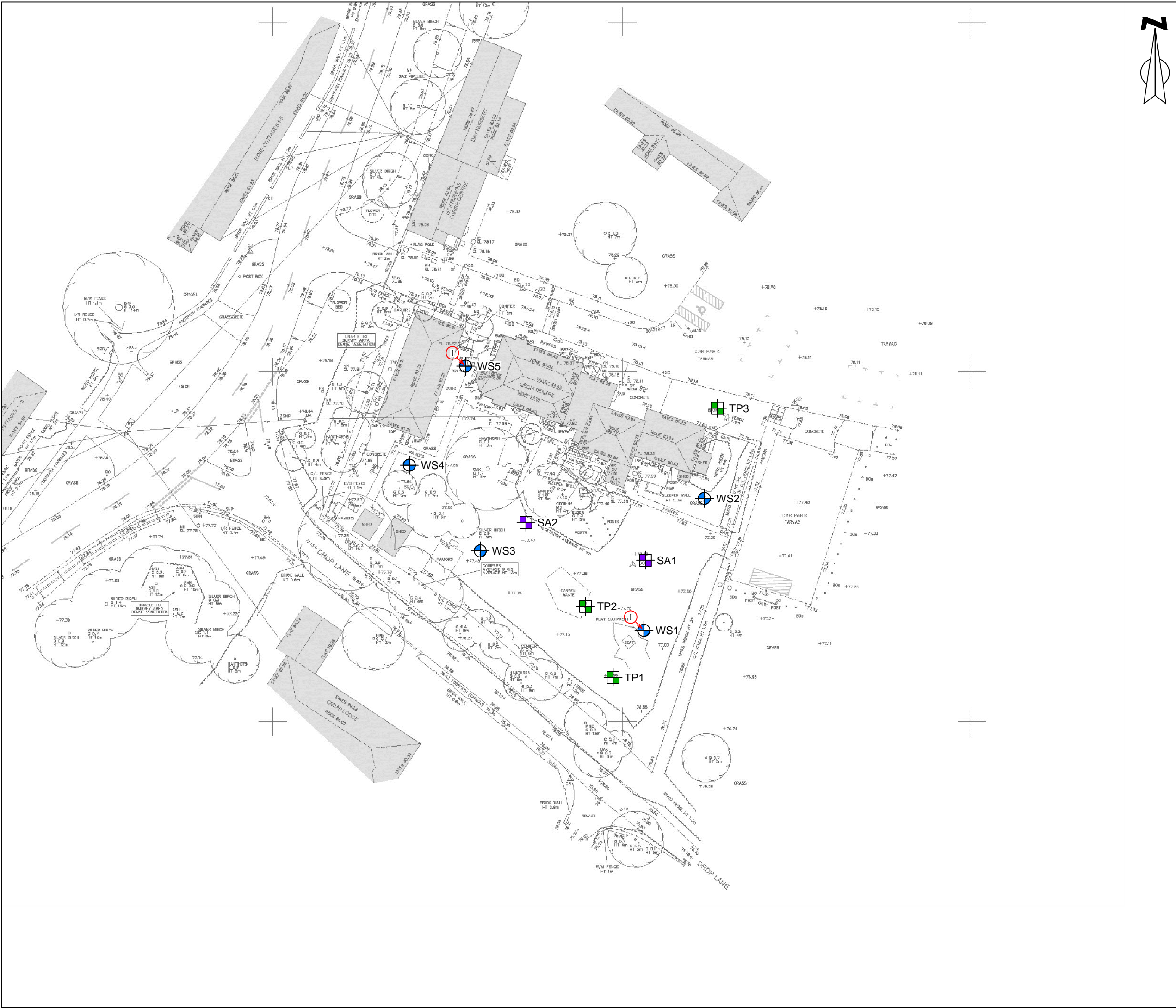
Trial Pit Location (TP)
(TP1 - TP3)



Soakaway Location (SA)
(SA1 - SA2)



Borehole Installation (I)



Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:
Kendall Kingscott Ltd

SCALE: **1:500@A3** PROJECT REF: **CRM.1569.001**

DRAWN: **MG** CHECKED: **RH** DATE: **July 2018**

PROJECT:
Bricket Wood, St. Albans

TITLE:
Location Plan

FIGURE NO:
CRM.1569.001.GE.D.001



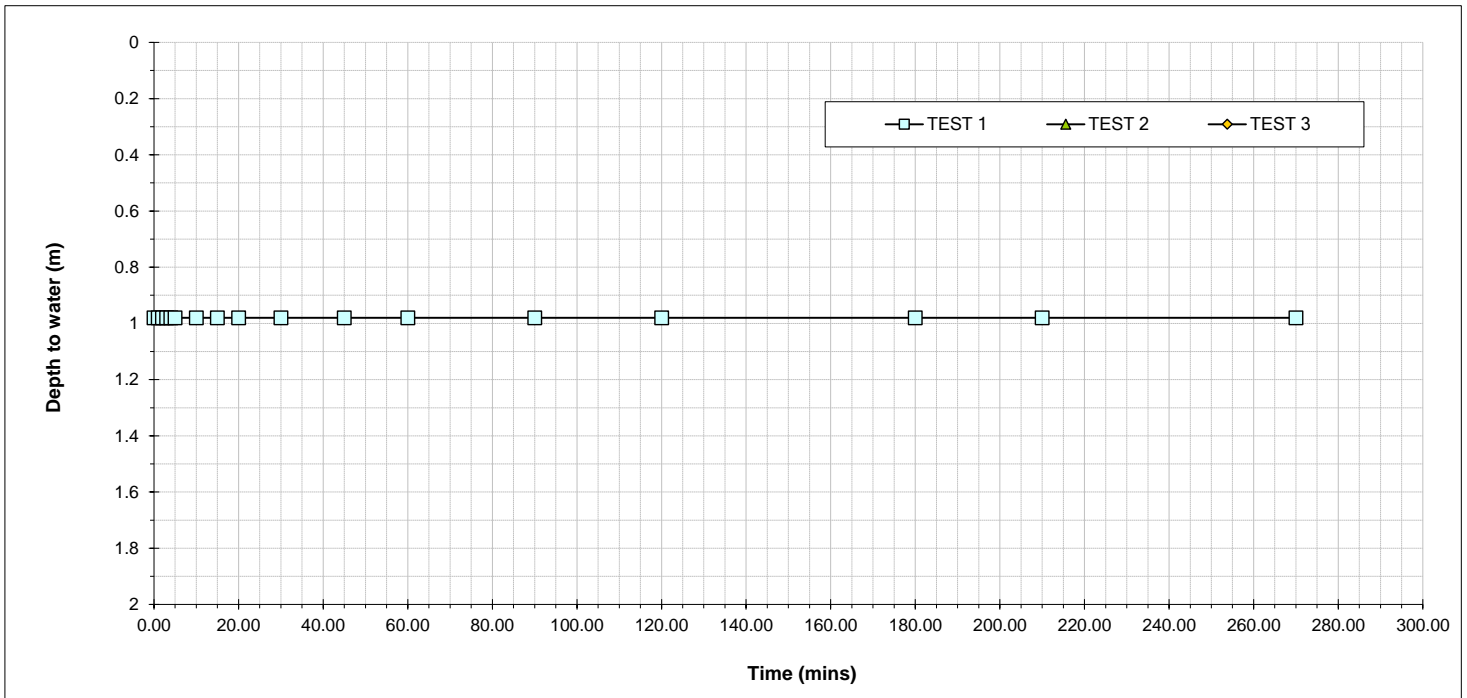
Site..... QM Centre Bricket Wood, St Alban's
 Job Number..... CRM.1569.001
 Date of Test..... 30.05.18

Soakaway Number..... SA1
 Length..... 1.70 m
 Width..... 0.60 m
 Depth..... 2.00 m
 Groundwater Level..... Dry m

SOIL INFILTRATION RATE TEST
 See B.R.E. Digest 365, 1991, Soakaway Design.

Remarks -	TEST 1		TEST 2	TEST 3
	Time(min)	Depth to Water (m)		
see log	0.0	0.98		
	1.0	0.98		
	2.0	0.98		
	3.0	0.98		
	4.0	0.98		
	5.0	0.98		
	10.0	0.98		
	15.0	0.98		
	20.0	0.98		
	30.0	0.98		
	45.0	0.98		
	60.0	0.98		
	90.0	0.98		
	120.00	0.98		
	180.00	0.98		
	210.00	0.98		
	270.00	0.98		
Effective Storage Depth	m	1.02		
75% Effective Storage Depth	m	0.77		
(i.e. depth below GL)	m	1.24		
25% Effective Storage Depth	m	0.26		
(i.e. depth below GL)	m	1.75		
Effective Storage Depth 75%-25%	m	0.51		
Time to fall to 75% effective depth	mins			
Time to fall to 25% effective depth	mins			
V (75%-25%)	m3	0.52		
a (50%)	m2	3.37		
t (75%-25%)	mins	0.00		
SOIL INFILTRATION RATE	m/s			

DESIGN SOIL INFILTRATION RATE, f **Insufficient Uptake** m/s



Compiled By:	Date:	Checked By:	Date:	Approved By:	Date:
G.Parr	11.06.18	R.Hamilton	11.06.18	S.Rhodes	11.06.18
<i>G.P.</i>		<i>R.Hamilton</i>		<i>S.R.</i>	



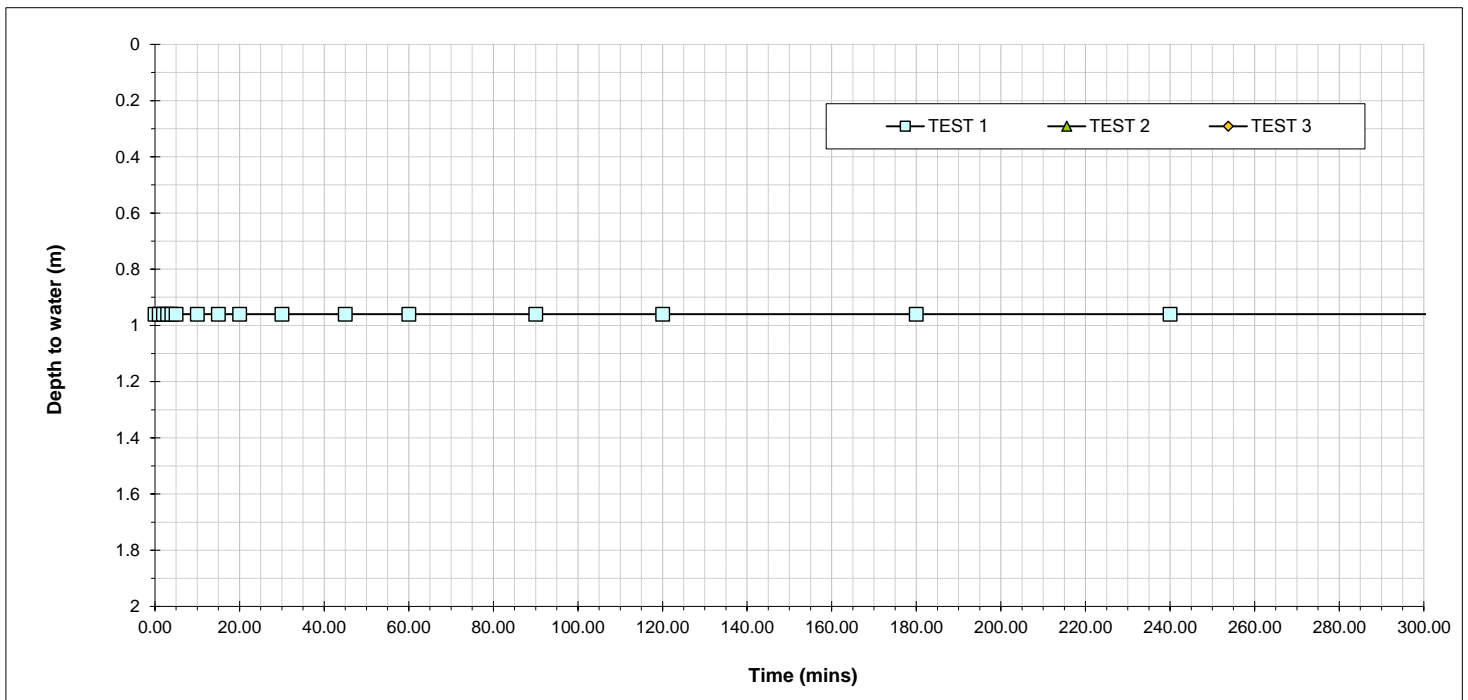
Site..... QM Centre Bricket Wood, St Alban's
 Job Number..... CRM.1569.001
 Date of Test..... 30.05.18

Soakaway Number..... SA2
 Length..... 2.10 m
 Width..... 0.50 m
 Depth..... 2.00 m
 Groundwater Level..... Dry m

SOIL INFILTRATION RATE TEST
 See B.R.E. Digest 365, 1991, Soakaway Design.

Remarks -	TEST 1		TEST 2	TEST 3
	Time(min)	Depth to Water (m)		
see log	0.0	0.96		
	1.0	0.96		
	2.0	0.96		
	3.0	0.96		
	4.0	0.96		
	5.0	0.96		
	10.0	0.96		
	15.0	0.96		
	20.0	0.96		
	30.0	0.96		
	45.0	0.96		
	60.0	0.96		
	90.0	0.96		
	120.00	0.96		
	180.00	0.96		
	240.00	0.96		
	320.00	0.96		
Effective Storage Depth	m	1.04		
75% Effective Storage Depth	m	0.78		
(i.e. depth below GL)	m	1.22		
25% Effective Storage Depth	m	0.26		
(i.e. depth below GL)	m	1.74		
Effective Storage Depth 75%-25%	m	0.52		
Time to fall to 75% effective depth	mins			
Time to fall to 25% effective depth	mins			
V (75%-25%)	m3	0.55		
a (50%)	m2	3.75		
t (75%-25%)	mins	0.00		
SOIL INFILTRATION RATE	m/s			

DESIGN SOIL INFILTRATION RATE, f **Insufficient Uptake** m/s



Compiled By:	Date:	Checked By:	Date:	Approved By:	Date:
G.Parr	11.06.18	R.Hamilton	11.06.18	S.Rhodes	11.06.18
<i>G.P.</i>		<i>R.Hamilton</i>		<i>S.R.</i>	



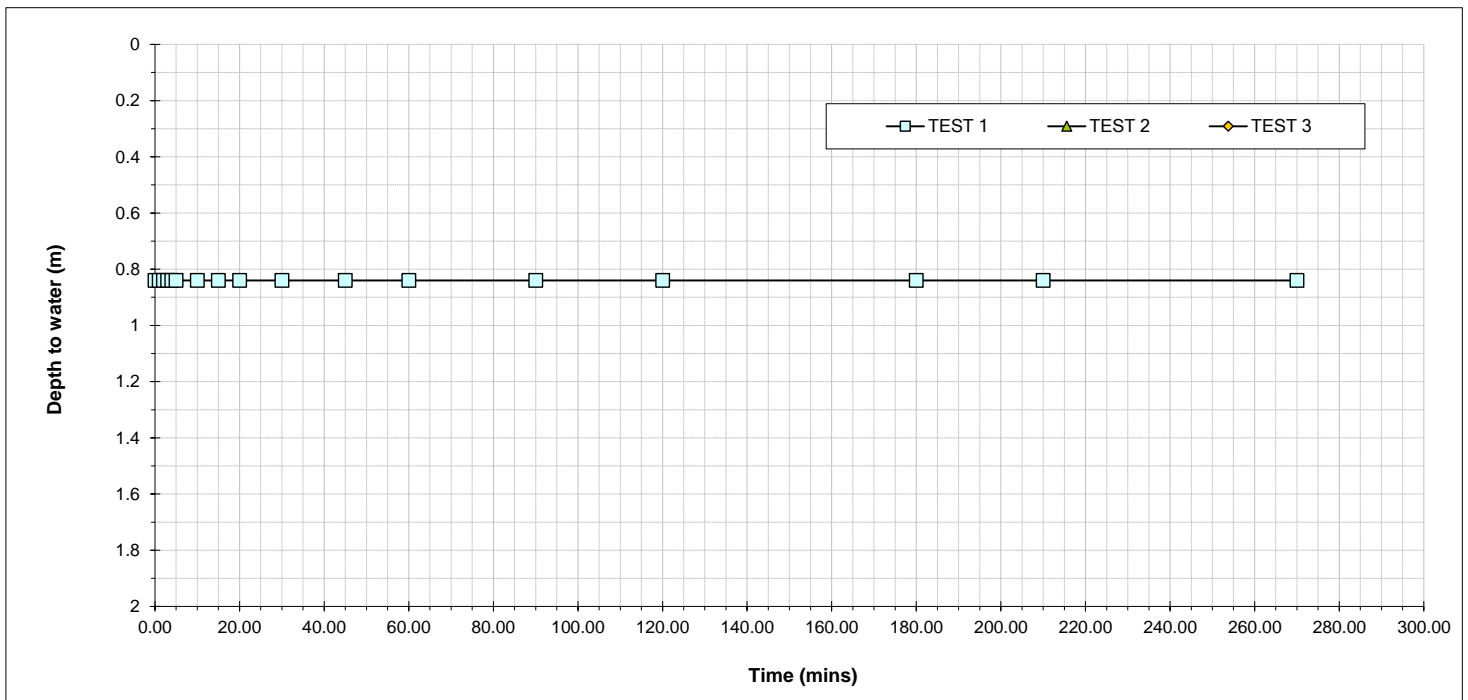
Site..... QM Centre Bricket Wood, St Alban's
 Job Number..... CRM.1569.001
 Date of Test..... 30.05.18

Soakaway Number..... SA3 & TP1
 Length..... 1.80 m
 Width..... 0.60 m
 Depth..... 2.00 m
 Groundwater Level..... Dry m

SOIL INFILTRATION RATE TEST
 See B.R.E. Digest 365, 1991, Soakaway Design.

Remarks -	TEST 1		TEST 2	TEST 3
	Time(min)	Depth to Water (m)		
see log	0.0	0.84		
	1.0	0.84		
	2.0	0.84		
	3.0	0.84		
	4.0	0.84		
	5.0	0.84		
	10.0	0.84		
	15.0	0.84		
	20.0	0.84		
	30.0	0.84		
	45.0	0.84		
	60.0	0.84		
	90.0	0.84		
	120.00	0.84		
	180.00	0.84		
	210.00	0.84		
	270.00	0.84		
Effective Storage Depth	m	1.16		
75% Effective Storage Depth	m	0.87		
(i.e. depth below GL)	m	1.13		
25% Effective Storage Depth	m	0.29		
(i.e. depth below GL)	m	1.71		
Effective Storage Depth 75%-25%	m	0.58		
Time to fall to 75% effective depth	mins			
Time to fall to 25% effective depth	mins			
V (75%-25%)	m3	0.63		
a (50%)	m2	3.86		
t (75%-25%)	mins	0.00		
SOIL INFILTRATION RATE	m/s			

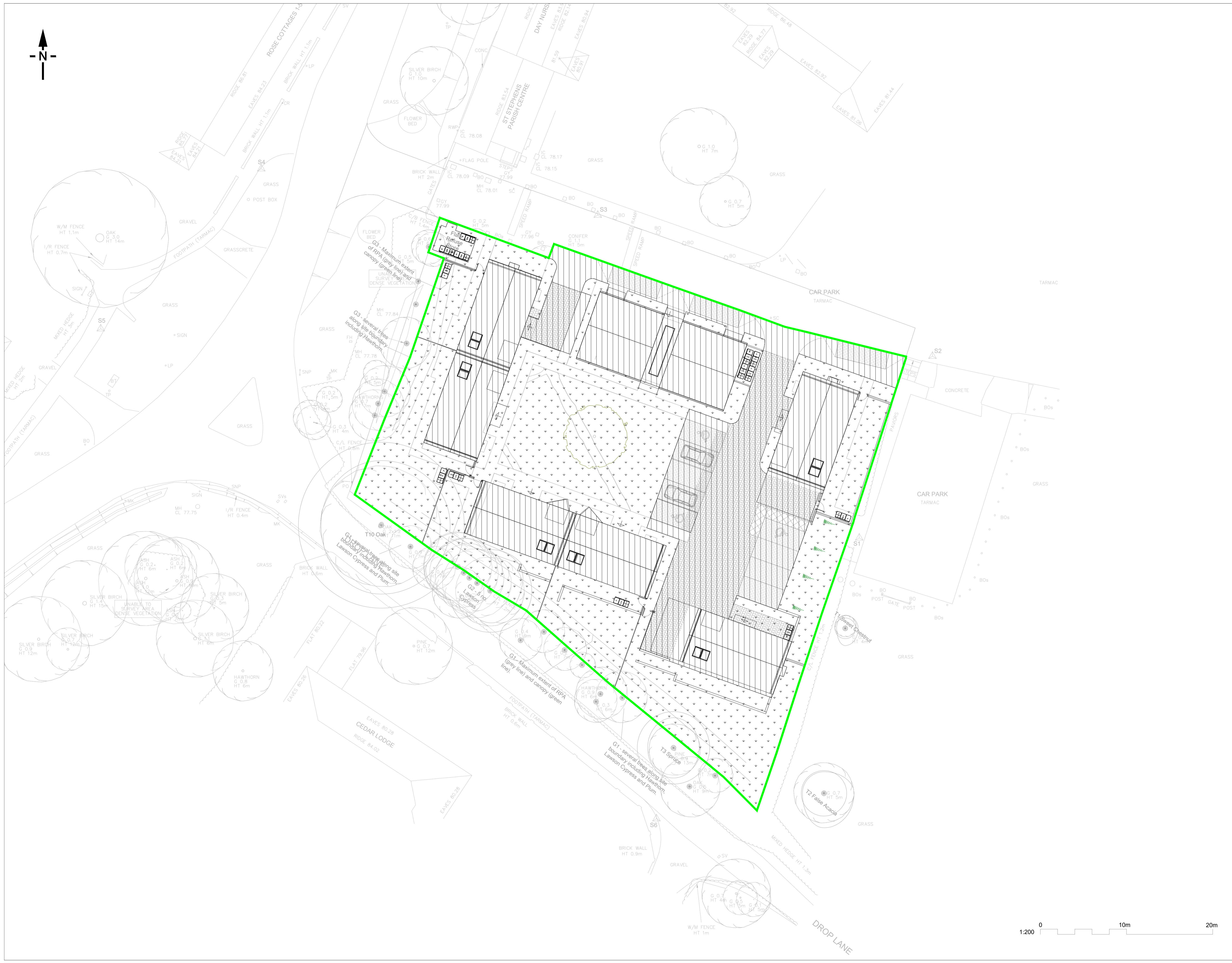
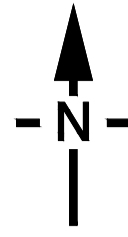
DESIGN SOIL INFILTRATION RATE, f **Insufficient Uptake** m/s



Compiled By:	Date:	Checked By:	Date:	Approved By:	Date:
G.Parr	11.06.18	R.Hamilton	11.06.18	S.Rhodes	11.06.18
<i>G.P.</i>		<i>R.Hamilton</i>		<i>S.R.</i>	

APPENDIX G




PROPOSED DRAINAGE AREAS



IF YOU HAVE A QUERY CALL US
 SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY
 NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY
 FROM FIGURED DIMENSIONS.

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

- KEY**
-  Site boundary (2,409m²)
 -  Soft landscaping/area discharging to ground (1,254m²)
 -  Impermeable area discharging off site (1,155m²)

C D M : SIGNIFICANT HAZARDS

THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS.

RISKS DURING CONSTRUCTION:

- No abnormal risks have been identified relating to this design element.

OPERATION / MAINTENANCE RISKS:

- No abnormal risks have been identified relating to this design element.

RISKS DURING DEMOLITION / DECOMMISSIONING / DISMANTLING / ALTERATIONS:

- No abnormal risks have been identified relating to this design element.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY COMPETENT & ADEQUATELY RESOURCED CONTRACTOR(S) WORKING TO SAFE SYSTEMS OF WORK.

A	FIRST ISSUE	CM	13.08.18
REV	REVISION DETAILS	BY	DATE

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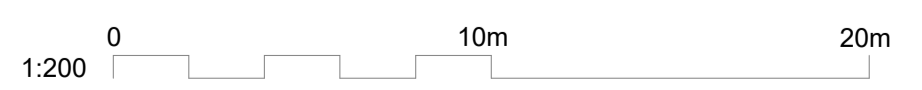
PROJECT TITLE
 NEW SPECIALIST ACCOMMODATION UNITS
 STATION ROAD
 BRICKET WOOD

DRAWING TITLE
 PROPOSED DRAINAGE AREAS

CLIENT
 KENDALL KINGSCOTT

STATUS INFORMATION

SCALE	DRAWN	CHECKED	APPROVED
1:200	AT A1	CM	RAG
DRG SIZE	DRAWING NUMBER	REV	
A1	11161-0052	A	



APPENDIX H
THAMES WATER PRE-PLANNING
ENQUIRY RESPONSE



Mr Callum Melrose

63 Macrae Road
Ham Green,
Pill, Bristol
BS20 0DD



Our ref: DS6045174



0800 009 3921

Monday to Friday, 8am to 5pm

13 April 2018

Pre-planning enquiry: Capacity Confirmation

Dear Mr Melrose,

Thank you for providing information on your development in Queen Elizabeth, The Queen Mother Centre, Station Road, Bricket Wood, St. Albans – AL2 3PJ for

(Existing Site - Day Care Centre (33 No's + 07 No's staffs).

Existing Foul water discharge by gravity into MH601A (assumed).

Existing Surface water discharge by gravity - 4.4 l/s for 1:1, 8.8 l/s for 1:10, 11.2 l/s for 1:30 and 14.1 l/s for 1:100 via soakaways.

Proposed development - Housing (10 No's).

Proposed Foul water discharge by gravity into MH601A.

Proposed Surface discharge by gravity - 8.1 l/s for 1:1, 16.3 l/s for 1:10, 20.7 l/s for 1:30 and 26.2 l/s for 1:100 into MH601A.

Foul Water

From the information you have provided, we can confirm that the existing foul sewer network does have sufficient capacity to accommodate the proposed foul water discharge from the proposed development.

Surface Water

Thames water does not support the disposal of surface water to the foul network.

Please note that discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven to not be viable. In accordance with the Building Act 2000 Clause H3.3, positive connection to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Surface/Combined Sewers.

Only when it can be proven that soakage into the ground or a connection into the adjacent watercourse is not possible would we consider a restricted discharge into the public surface water sewer network.

We would encourage techniques such as green roofs and/or permeable paving that restricts surface water discharge from your site.

Discharges shall be attenuated to reduce the likelihood of flooding downstream of the point of connection. As a guide a discharge rate of 5 litres/second/Hectare will be use, in most instances, however more onerous constraints may be imposed to fit local circumstances. The system shall not show signs of flooding above ground for the worst 1 in 30 year storm, and shall be tested for exceedance in a 1 in 100 year storm to demonstrate any flooding that may occur will not flood properties.

Thames Water Planning team would ask to see why this is not practicable on the site if they are consulted as part of any planning application.

Please Note

All connection requests are subject to a full Section 106 (Water Industry Act 1991) application before the Company can confirm approval to the connection itself. Please also note that capacity in the public sewerage system cannot be reserved.

The discharge of non-domestic effluent is not permitted until a valid trade effluent consent has been issued by Thames Water. If anything other than domestic sewage is discharged into the public sewers without the above agreement an offence is committed and the applicant will be liable to the penalties contained in Section 109(1) (WIA 1991).

Applicants should contact Trade Effluent prior to seeking a connection approval, to discuss trade effluent consent and conditions of discharge. A Trade Effluent reference number should be obtained and included in the relevant box of the attached application form. The address for Trade Effluent is - Thames Water Utilities Limited, Waste Water Quality, Crossness Sewage Treatment Works, Belvedere Road, Abbeywood, London. SE2 9AQ. Alternatively you can telephone them on 020 8507 4321.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

Please note that you must keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient supply capacity.

If you've any further questions, please contact me on 0203 5777 608

Yours sincerely

Zaid Kazi

Thames Water

APPENDIX I
GREENFIELD RUNOFF RATE
CALCULATIONS

Kensington Court
Woodwater Park Pynes Hill
Exeter EX2 5TY

QEQMC
STATION ROAD
BRICKET WOOD



Date 13/08/2018
File

Designed by CM
Checked by RJH

Causeway Source Control 2017.1.2

ICP SUDS Mean Annual Flood

Input

Return Period (years)	1	Soil	0.400
Area (ha)	0.241	Urban	0.000
SAAR (mm)	700	Region Number	Region 6

Results 1/s


QBAR Rural 0.8
QBAR Urban 0.8

Q1 year 0.7

Q1 year 0.7
Q30 years 1.9
Q100 years 2.6

APPENDIX J

STORAGE ESTIMATE CALCULATIONS

Kensington Court Woodwater Park Pynes Hill Exeter EX2 5TY	QEQMC STATION ROAD BRICKET WOOD	
Date 13/08/2018 File Attenuation.SRCX	Designed by CM Checked by CAP	

Causeway Source Control 2017.1.2

Summary of Results for 100 year Return Period (+40%)

Half Drain Time : 276 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m ³)	Status
15 min Summer	77.188	0.668	0.0	1.6	1.6	27.8	O K
30 min Summer	77.354	0.834	0.0	1.7	1.7	35.7	Flood Risk
60 min Summer	77.494	0.974	0.0	1.8	1.8	42.3	Flood Risk
120 min Summer	77.503	0.983	0.0	1.9	1.9	46.2	FLOOD
180 min Summer	77.503	0.983	0.0	1.9	1.9	46.1	FLOOD
240 min Summer	77.502	0.982	0.0	1.8	1.8	44.6	FLOOD
360 min Summer	77.482	0.962	0.0	1.8	1.8	41.7	Flood Risk
480 min Summer	77.437	0.917	0.0	1.8	1.8	39.6	Flood Risk
600 min Summer	77.397	0.877	0.0	1.8	1.8	37.7	Flood Risk
720 min Summer	77.358	0.838	0.0	1.7	1.7	35.9	Flood Risk
960 min Summer	77.285	0.765	0.0	1.7	1.7	32.4	Flood Risk
1440 min Summer	77.150	0.630	0.0	1.6	1.6	26.0	O K
2160 min Summer	76.975	0.455	0.0	1.6	1.6	17.8	O K
2880 min Summer	76.790	0.270	0.0	1.6	1.6	9.1	O K
4320 min Summer	76.601	0.081	0.0	1.6	1.6	1.0	O K
5760 min Summer	76.520	0.000	0.0	1.4	1.4	0.0	O K
7200 min Summer	76.520	0.000	0.0	1.2	1.2	0.0	O K
8640 min Summer	76.520	0.000	0.0	1.0	1.0	0.0	O K
10080 min Summer	76.520	0.000	0.0	0.9	0.9	0.0	O K
15 min Winter	77.265	0.745	0.0	1.7	1.7	31.5	Flood Risk

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
15 min Summer	140.878	0.0	29.8	25
30 min Summer	91.614	0.0	39.1	39
60 min Summer	56.713	0.0	48.6	68
120 min Summer	33.931	3.5	58.2	124
180 min Summer	24.804	3.4	63.9	180
240 min Summer	19.752	1.9	67.9	214
360 min Summer	14.268	0.0	73.5	276
480 min Summer	11.332	0.0	78.0	342
600 min Summer	9.471	0.0	81.5	412
720 min Summer	8.176	0.0	84.3	480
960 min Summer	6.479	0.0	89.1	618
1440 min Summer	4.661	0.0	96.1	888
2160 min Summer	3.349	0.0	103.3	1284
2880 min Summer	2.646	0.0	108.9	1620
4320 min Summer	1.896	0.0	116.5	2248
5760 min Summer	1.495	0.0	122.2	0
7200 min Summer	1.243	0.0	126.7	0
8640 min Summer	1.069	0.0	130.3	0
10080 min Summer	0.941	0.0	133.4	0
15 min Winter	140.878	0.0	33.5	25


Kensington Court Woodwater Park Pynes Hill Exeter EX2 5TY	QEQMC STATION ROAD BRICKET WOOD	
Date 13/08/2018 File Attenuation.SRCX	Designed by CM Checked by CAP	

Causeway Source Control 2017.1.2

Summary of Results for 100 year Return Period (+40%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (1/s)	Max Control (1/s)	Max Σ Outflow (1/s)	Max Volume (m³)	Status
30 min Winter	77.454	0.934	0.0	1.8	1.8	40.4	Flood Risk
60 min Winter	77.505	0.985	0.0	1.9	1.9	48.3	FLOOD
120 min Winter	77.511	0.991	0.0	1.9	1.9	53.6	FLOOD
180 min Winter	77.511	0.991	0.0	1.9	1.9	54.4	FLOOD
240 min Winter	77.510	0.990	0.0	1.9	1.9	53.4	FLOOD
360 min Winter	77.507	0.987	0.0	1.9	1.9	49.4	FLOOD
480 min Winter	77.504	0.984	0.0	1.9	1.9	46.4	FLOOD
600 min Winter	77.501	0.981	0.0	1.8	1.8	43.7	FLOOD
720 min Winter	77.466	0.946	0.0	1.8	1.8	41.0	Flood Risk
960 min Winter	77.357	0.837	0.0	1.7	1.7	35.8	Flood Risk
1440 min Winter	77.158	0.638	0.0	1.6	1.6	26.4	O K
2160 min Winter	76.872	0.352	0.0	1.6	1.6	12.9	O K
2880 min Winter	76.637	0.117	0.0	1.6	1.6	2.1	O K
4320 min Winter	76.520	0.000	0.0	1.3	1.3	0.0	O K
5760 min Winter	76.520	0.000	0.0	1.0	1.0	0.0	O K
7200 min Winter	76.520	0.000	0.0	0.8	0.8	0.0	O K
8640 min Winter	76.520	0.000	0.0	0.7	0.7	0.0	O K
10080 min Winter	76.520	0.000	0.0	0.6	0.6	0.0	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
30 min Winter	91.614	0.0	43.8	39
60 min Winter	56.713	5.5	54.5	66
120 min Winter	33.931	10.6	65.3	122
180 min Winter	24.804	11.3	71.7	178
240 min Winter	19.752	10.3	76.0	232
360 min Winter	14.268	6.5	82.5	294
480 min Winter	11.332	3.7	87.3	368
600 min Winter	9.471	1.0	91.4	444
720 min Winter	8.176	0.0	94.5	520
960 min Winter	6.479	0.0	99.8	668
1440 min Winter	4.661	0.0	107.8	954
2160 min Winter	3.349	0.0	115.8	1368
2880 min Winter	2.646	0.0	122.0	1592
4320 min Winter	1.896	0.0	130.8	0
5760 min Winter	1.495	0.0	137.2	0
7200 min Winter	1.243	0.0	142.2	0
8640 min Winter	1.069	0.0	146.4	0
10080 min Winter	0.941	0.0	149.9	0

Kensington Court Woodwater Park Pynes Hill Exeter EX2 5TY	QEQMC STATION ROAD BRICKET WOOD	
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Date 13/08/2018 File Attenuation.SRCX	Designed by CM Checked by CAP	
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Causeway	Source Control 2017.1.2
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Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.750
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	20.000	Shortest Storm (mins)	15
Ratio R	0.423	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

Total Area (ha) 0.116

Time (mins)	Area	Time (mins)	Area	Time (mins)	Area
From: To:	(ha)	From: To:	(ha)	From: To:	(ha)
0	4 0.039	4	8 0.039	8	12 0.039

Craddy Pitchers Davidson		Page 4
Kensington Court Woodwater Park Pynes Hill Exeter EX2 5TY	QEOMC STATION ROAD BRICKET WOOD	
Date 13/08/2018 File Attenuation.SRCX	Designed by CM Checked by CAP	
Causeway		Source Control 2017.1.2

Model Details

Storage is Online Cover Level (m) 77.500

Porous Car Park Structure

Infiltration Coefficient Base (m/hr)	0.00000	Width (m)	5.0
Membrane Percolation (mm/hr)	1000	Length (m)	31.5
Max Percolation (l/s)	43.8	Slope (1:X)	200.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.30	Evaporation (mm/day)	3
Invert Level (m)	76.520	Membrane Depth (m)	0

Hydro-Brake® Optimum Outflow Control

Unit Reference	MD-SHE-0062-1800-1100-1800
Design Head (m)	1.100
Design Flow (l/s)	1.8
Flush-Flo™	Calculated
Objective	Minimise upstream storage
Application	Surface
Sump Available	Yes
Diameter (mm)	62
Invert Level (m)	76.330
Minimum Outlet Pipe Diameter (mm)	75
Suggested Manhole Diameter (mm)	1200

Control Points	Head (m)	Flow (l/s)
Design Point (Calculated)	1.100	1.8
Flush-Flo™	0.272	1.6
Kick-Flo®	0.554	1.3
Mean Flow over Head Range	-	1.5

The hydrological calculations have been based on the Head/Discharge relationship for the Hydro-Brake® Optimum as specified. Should another type of control device other than a Hydro-Brake Optimum® be utilised then these storage routing calculations will be invalidated

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	1.4	1.200	1.9	3.000	2.8	7.000	4.2
0.200	1.6	1.400	2.0	3.500	3.1	7.500	4.4
0.300	1.6	1.600	2.1	4.000	3.3	8.000	4.5
0.400	1.6	1.800	2.2	4.500	3.4	8.500	4.6
0.500	1.5	2.000	2.4	5.000	3.6	9.000	4.8
0.600	1.4	2.200	2.5	5.500	3.8	9.500	4.9
0.800	1.6	2.400	2.6	6.000	3.9		
1.000	1.7	2.600	2.7	6.500	4.1		

APPENDIX K

OVERLAND FLOW ROUTES

WINDY OAK LANE

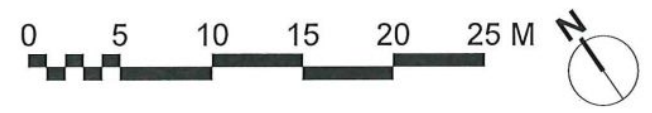
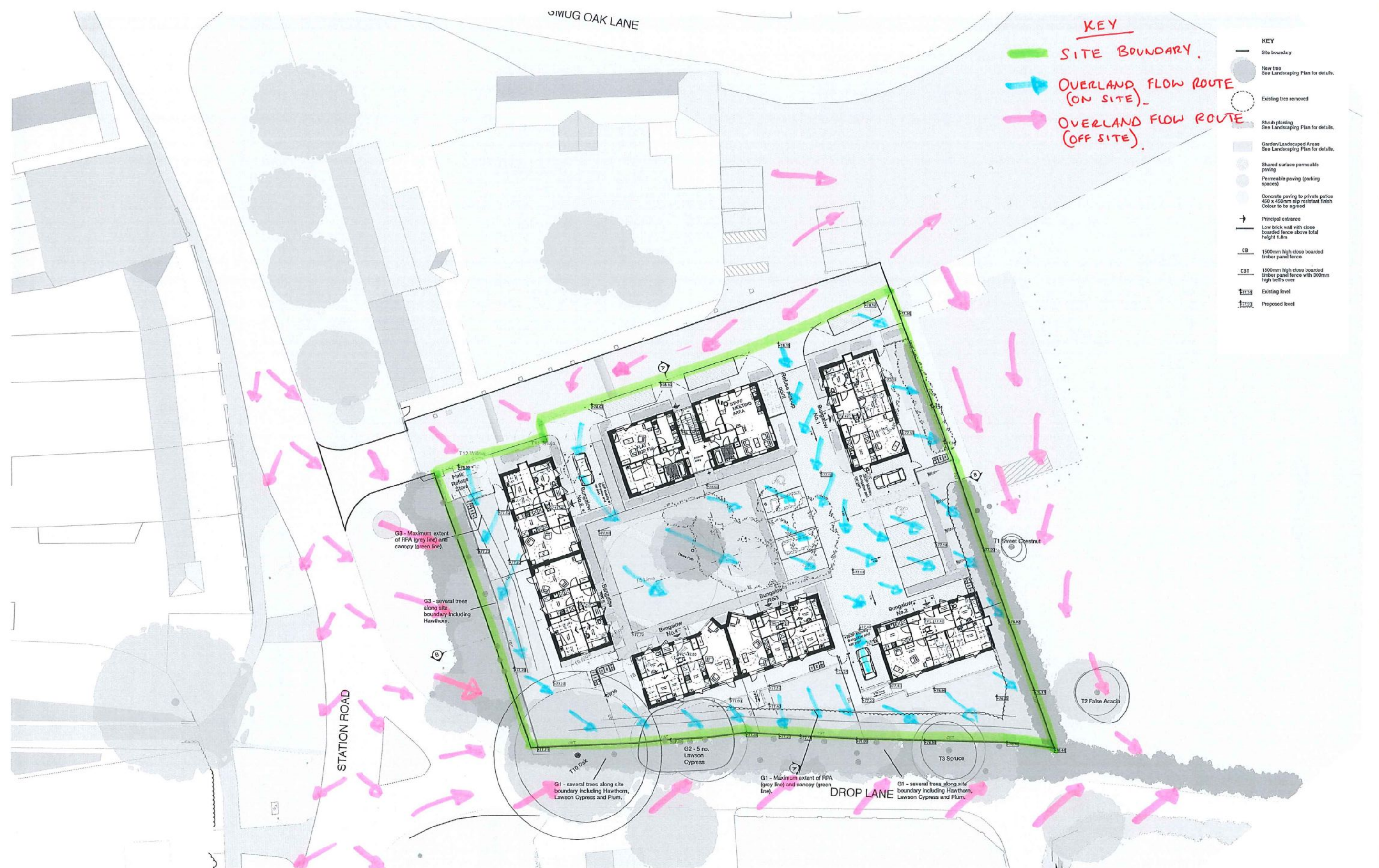
KEY

SITE BOUNDARY.

OVERLAND FLOW ROUTE (ON SITE).

OVERLAND FLOW ROUTE (OFF SITE).

- KEY**
- Site boundary
 - New tree
See Landscaping Plan for details.
 - Existing tree removed
 - Shrub planting
See Landscaping Plan for details.
 - Garden/Landscaped Areas
See Landscaping Plan for details.
 - Shared surface permeable paving
 - Permeable paving (parking spaces)
 - Concrete paving to private carpace
450 x 450mm slip resistant finish
Colour to be agreed
 - Principal entrance
 - Low brick wall with close boarded fence above total height 1.8m
 - CB 1500mm high close boarded timber panel fence
 - CBT 1800mm high close boarded timber panel fence with 500mm high trellis over
 - Existing level
 - Proposed level



Kendal

CRADDYS

Chartered Architect
Chartered Building Interior Designer
CAD Services

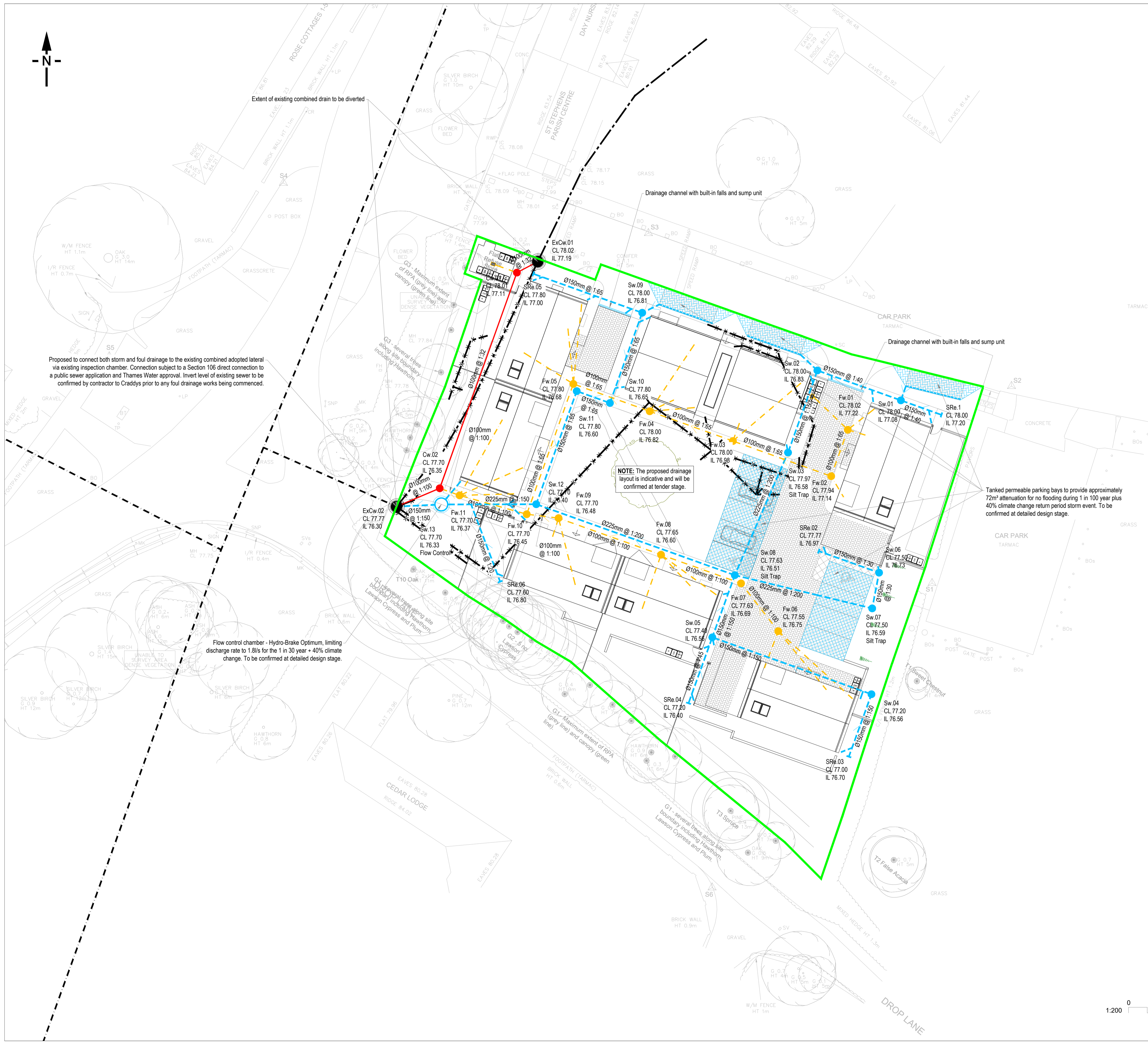
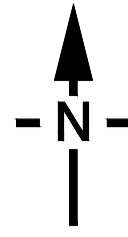
Bristol - 01275 371333 / Exeter - 01392 640046
www.craddys.co.uk

1161 SK 0002 - QEQMC.

OVERLAND FLOW ROUTES.

APPENDIX L

PROPOSED DRAINAGE LAYOUT



KEY

- Site boundary
- Existing combined drain
- Existing foul drain
- Existing drain/sewer to be made redundant and abandoned/grubbed up
- Proposed foul drain
- Proposed combined drain
- Proposed storm drain
- Proposed attenuated permeable parking bay
- Proposed gully
- Proposed drainage channel
- Proposed rodding eye
- Proposed private Type 2 manhole Ø1200mm
- Proposed private Type 3 PPIC Ø450mm

IF YOU HAVE A QUERY CALL US
SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY FROM FIGURED DIMENSIONS.

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

PRIVATE DRAINAGE: All private drainage works shall be in accordance with Building Regulations Approved Document H.

ADOPTED DRAINAGE: All adoptable drainage works shall be in accordance with Sewers for Adoption.

DRAINAGE SPURS: Refer to the architect's drawings for above ground drainage and setting out positions of SVPs and RWPs.

LAYING DRAINAGE: It is recommended that all drains be laid starting from the downstream connection to the existing sewer and working upstream to the new development.

DRAINAGE PIPE SIZES: All foul pipes to be 100mm diameter unless otherwise stated. All storm pipes to be 150mm diameter unless otherwise stated.

DRAINAGE LAYOUT: The drainage layout is to be reviewed in conjunction with Craddys document 11161w002 Drainage Strategy - Queen Elizabeth the Queen Mother Centre, Bricket Wood. The layout is subject to further development following confirmation of foul and surface water connection locations from the water authority.

MANHOLE COVER LOCATIONS: Manhole covers to be located out of wheel tracks as far as reasonably practicable.

MANHOLE COVER LEVELS: All manhole cover levels to be adjusted to suit Architect's proposed levels. If the cover levels proposed in the drainage schedule varies by more than 100mm, Contractor to notify Craddys.

SITE LAYOUT: The background layout shown in this drawing is based on Kendall Kingcott's drawing 160351 L10/102 Revision A. Please note that this might not be the latest drawing. Reference must be made to the Architect's drawings for current information.

SURVEY: The survey background shown in this drawing is based on MK Surveys' drawing 21213 Revision -.

Proposed to connect both storm and foul drainage to the existing combined adopted lateral via existing inspection chamber. Connection subject to a Section 106 direct connection to a public sewer application and Thames Water approval. Invert level of existing sewer to be confirmed by contractor to Craddys prior to any foul drainage works being commenced.

NOTE: The proposed drainage layout is indicative and will be confirmed at tender stage.

Tanked permeable parking bays to provide approximately 72m² attenuation for no flooding during 1 in 100 year plus 40% climate change return period storm event. To be confirmed at detailed design stage.

Flow control chamber - Hydro-Brake Optimum, limiting discharge rate to 1.8l/s for the 1 in 30 year + 40% climate change. To be confirmed at detailed design stage.

C D M : SIGNIFICANT HAZARDS

THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS.

RISKS DURING CONSTRUCTION:

- **DEEP EXCAVATIONS:** Deep excavations should have adequate propping and shoring to ensure stability. Personnel working in excavations should be sufficiently protected from falling objects.
- **EXISTING SERVICES:** Further to any existing services information available, contractor to undertake further surveys/scans to locate any existing services prior to excavations.
- **LIVE DRAIN/SEWER:** The existing combined drain running through site serves other properties upstream of site. Contractor to be made aware of the sewer being live prior to construction.

OPERATION / MAINTENANCE RISKS:

- **MANHOLES/GULLIES/SILT TRAPS:** Inspect manholes & silt traps for build up of silt and general debris (once a year, preferably in the spring after leaf fall in the autumn). If silt/debris is building up then clean with jetting / gully sucker & inspect pipe.
- **HYDROBRAKE CHAMBER:** It is recommended that a 6 monthly maintenance regime is conducted. Blockages can be released by pulling the operative rope, refer to manufacturer's recommendations.

RISKS DURING DEMOLITION / DECOMMISSIONING / DISMANTLING / ALTERATIONS:

- No abnormal risks have been identified relating to this design element.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY COMPETENT & ADEQUATELY RESOURCED CONTRACTOR(S) WORKING TO SAFE SYSTEMS OF WORK.

A	FIRST ISSUE	CM	13.08.18
REV	REVISION DETAILS	BY	DATE

CRADDYS
Consulting Civil and Structural Engineers
www.craddys.co.uk

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PROJECT TITLE
NEW SPECIALIST ACCOMMODATION UNITS
STATION ROAD
BRICKET WOOD

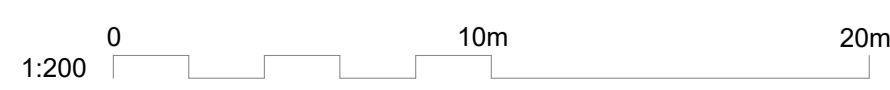
DRAWING TITLE
DRAINAGE LAYOUT

CLIENT
KENDALL KINGSCOTT

STATUS
PRELIMINARY

SCALE	DRAWN	CHECKED	APPROVED
1:200	AT A1	CM	RAG

DRG SIZE	DRAWING NUMBER	REV
A1	11161-0050	A



APPENDIX M

OPERATION & MAINTENANCE MANUAL

New Specialist Accommodation Units, Station Road, Bricket Wood

OPERATION AND MAINTENANCE OF BELOW GROUND DRAINAGE SYSTEM

The following is a list of the drainage items which will require periodic maintenance and sets out how often they should be maintained to achieve their maximum design life. A brief description of how the maintenance should be carried out is provided. All maintenance should be carried out by suitably trained individuals using the correct equipment. These recommendations apply to the private drainage items within the development site (maintenance and operation of adoptable drainage is the liability of the adopting authority).

Gullies

Inspection and removal of debris from gully pot once a year (preferably in the spring after leaf fall in the autumn).

Drainage Pipes, Manholes & Silt Traps

Inspect manholes & silt traps for build-up of silt and general debris (once a year, preferably in the spring after leaf fall in the autumn). If silt/debris is building up then clean with jetting lorry/gully sucker & inspect pipe – same may be required. If the pipes to be jetted are plastic then a high flow, low pressure setting should be used so that the pipes are not damaged. (NOTE: Manhole covers can be heavy and suitable lifting equipment/procedures should be used. Operatives should not enter manholes to carry out maintenance).

Underground Attenuation Storage

This system is designed to be maintenance free. Silt traps on the up-stream end of the system should be inspected and maintained as above. If excessive silt is encountered then the pipes through the system should be cleaned using a jetting lorry.

Flow Control Device

Inspect monthly for the first 3 months following commissioning and 6 monthly thereafter (or more frequently as required), hose down as necessary, remove any rags & silt from invert of chamber and especially around the flow control device. If a blockage occurs this can usually be overcome by operating the by-pass door using the rope provided. This will empty the chamber of water down the level of the outlet allowing further maintenance to be carried out if required.

Unusual / Unresolved Problems

If the drainage system is still holding water following cleaning with a jetter, or the jetting of the system removes excessive amounts of debris this may indicate greater issues within the system. A CCTV condition survey is likely to be required and further advice should be sought by a drainage engineer.

APPENDIX N

TERMS OF BUSINESS

TERMS OF BUSINESS

1.0 DEFINITIONS

- 1.1 The following defined words have the following meanings in this Agreement:
"Offer" means the letter of offer and any appendices and/or attachments thereto issued to the Client by the Consultant.
"Agreement" means the Consultant's letter of offer enclosing these Terms of Business, the Appendix to the offer, and any subsequently agreed variations to the "Agreement".
"The Client" means either the person who, or organisation or company which, accepts the Offer.
"Consultant" means Craddys.
"Services" means the services to be provided for the Client and which the Consultant identifies in the Offer.
"In writing" means any communication sent by mail or by facsimile transmission.
"Force majeure" means any circumstance or condition outside the reasonable control or influence of the Consultant, and includes any deferral in the requirement for the Services by the Client.

- 1.2 The headings in this Agreement do not affect its construction.

2.0 VARIATIONS

- 2.1 No variation of any kind to this Agreement may be made without the agreement in writing of the Client and of the Consultant.

3.0 PERFORMANCE

- 3.1 The Client agrees to supply to the Consultant without charge all the matters and things necessary for the performance of the Services by the Consultant, and also where necessary, to provide facilities and approvals to the Consultant.
- 3.2 The Consultant shall subject to the Agreement carry out the Services in the Offer and any variation to the Services.
- 3.3 The Client shall make payment in accordance with the Agreement.
- 3.4 Unless otherwise agreed in advance, approvals from the Client shall be deemed to have been given unless the Consultant is notified to the contrary within five working days of such approval having been requested.

4.0 INTELLECTUAL PROPERTY & CONFIDENTIALITY

- 4.1 The copyright and all other intellectual property rights in all work prepared or compiled by the Consultant in the performance of this Agreement remains vested in the Consultant but conditional upon payment of all fees and disbursements properly due the Consultant hereby issues a free licence to the Client to use such work as is supplied under this Agreement, for the purposes for which the work was prepared or compiled, always providing that such licence shall be limited strictly to the works carried out under this Agreement.
- 4.2 The Client agrees that any know-how, techniques, or processes carried out in the course of the Services are confidential information. The Client shall not without the prior written consent of the Consultant divulge to any party details of any confidential information disclosed by the Consultant in the performance of the Services.

5.0 LIABILITY

- 5.1 The Consultant undertakes to exercise reasonable skill care and diligence in performing the Services, and shall be liable only for negligent failure in performing the Services.
- 5.2 In respect of any matter of force majeure the Consultant shall have no liability for his failure or delay in the performance of the Services or any part of them. Where relevant, the Client shall not cease payments to the Consultant under this Agreement throughout any period or periods of force majeure.
- 5.3 The Client and the Consultant agree that the total liability of the Consultant arising out of or in connection with this Agreement shall not, unless otherwise agreed in writing, exceed £25,000 or ten times the fee received by the Consultant from the Client, whichever is the lesser, howsoever that liability might arise.
- 5.4 Notwithstanding any provision in this Agreement or the identification of any individual in this Agreement all duties obligations and liabilities arising under or by virtue of this Agreement or which may arise by virtue of common law statute or in equity from the performance of any work contemplated by this Agreement shall be owed or incurred exclusively by the Consultant and not by any employee or member (including any officer or director) of the Consultant. The Client acknowledges that no such individual owes or shall owe any such duty or obligation or shall incur any such liability to the Client and agrees that the Client will not seek to make liable any such individual for any act default omission or negligence committed by the individual whatsoever and irrespective of how such liability may arise. This clause shall not operate to exclude liability for death or personal injury to the Client where the Client is an individual or group of individuals.
- 5.5 Nothing in this Agreement confers or purports to confer on any third party any benefit or any right to enforce any term of this Agreement.
- 5.6 Unless specifically noted otherwise in the letter of appointment, liability for any claim(s) arising from pollution or contamination or asbestos is excluded.

6.0 SUSPENSION AND TERMINATION

- 6.1 The Client and Consultant agree that without prejudice to any other rights and remedies which the Consultant may possess if the Client shall fail to pay the Consultant in full any amount properly due and payable under this Agreement by the final date for payment as defined in 7.3 the Consultant may after giving the Client seven (7) days notice in writing of the same suspend its performance and obligations under this Agreement until payment in full occurs.

- 6.2 Any period during which the Consultant exercises its right to suspend its performance pursuant to 6.1 shall be disregarded in computing for the purposes of any contractual time limit the time taken by the Consultant, or any of the Consultants' sub-contractors, to complete any Services directly or indirectly affected by the exercise of such right.

- 6.3 The Client and the Consultant agree that either may give to the other written notice of termination in the following circumstances:-

- (a) if fourteen days after having received written notice of a breach of the Agreement, no attempt to rectify that breach has been made; or
 (b) the Agreement has been affected by force majeure for at least 60 days.

- 6.4 In the event of termination under 6.3 of this Agreement, the Client shall pay to the Consultant the following sums:

- (a) such payment as is due for the performance of the Services up to and including the day upon which notice of termination was given;
 (b) such payment as is due in accordance with 5.2 above;
 (c) such monies, if any, as would become due and payable by the Consultant in respect of separate arrangements entered into by the Consultant in the performance of the Services.

- 6.5 In the event that the Client instructs the Consultant to carry out the Services in a way which could, in the Consultant's reasonable opinion, lead to a breach of the Environmental Protection Act 1990, the Environment Act 1995, or other Statute, the Consultant may without prejudice to any other remedy, and upon not less than 4 weeks notice, suspend for a period of up to 12 weeks the performance of the Services under this Agreement. If the Client does not, to the reasonable satisfaction of the Consultant, take steps within the period of suspension to remedy any act or instruction that may breach the aforementioned Statutes, then the Consultant may by further notice on the expiry of the period of suspension determine the Agreement forthwith.

7.0 PAYMENT

- 7.1 Unless noted otherwise in the Agreement, the payment provisions of the Housing Grants, Construction and Regeneration Act 1996, as amended on 1st October 2011, will apply to this agreement.
- 7.2 Unless noted otherwise in the Agreement, the payment due date for all Craddys invoices shall be 10 calendar days, excluding bank holidays, after the date of the invoice.
- 7.3 Unless noted otherwise in the Agreement, the final date for payment for all Craddys invoices shall be 28 calendar days, excluding bank holidays, after the date of the invoice.
- 7.4 Interest, at the rate of 4% over the base rate of HSBC Bank plc shall be added to all amounts remaining unpaid after the final date for payment.

8.0 DISPUTES

- 8.1 Any dispute which cannot be settled amicably shall, in the first instance, be referred to the respective Chief Executive of the Client and the Consultant who shall attempt, in good faith, to resolve the matter.
- 8.2 In the event of the dispute not being resolved under 8.1 above the matter shall be referred to adjudication in accordance with the Construction Industry Council Model Adjudication Procedure current at the time of referral.
- 8.3 In the event of either the Client or the Consultant not agreeing with the Decision of an Adjudicator under 8.2 above, the dispute shall be referred to arbitration in accordance with The Institution of Civil Engineers' Arbitration Procedure.

9.0 PERSONNEL

- 9.1 No Party shall directly solicit the services of any employee, agent or representative of another Party without the prior written consent of that other Party during the term of this Agreement or for the period of six months after the termination of this Agreement. If during the term of this Agreement or for the period of six months after the termination of this Agreement any employee of one Party accepts an offer of employment made by another Party as a result of an introduction in the course of this Agreement, the Party that made the offer of employment shall pay to the other a sum equivalent to six months gross salary of the employee concerned including any monetary bonuses payable to that employee during the term of this Agreement or for the period of six months after termination of this Agreement.

10.0 CDM REGULATIONS

- 10.1 The CDM Regulations 2015 (the CDM regs) apply to all building and construction work. Failure to comply with the CDM regs can result in criminal charges and imprisonment.
- 10.2 It is a requirement that the Client must be aware of its responsibilities under the CDM regs. Refer to <http://www.hse.gov.uk/construction/cdm/2015/summary.htm> and follow the appropriate link depending upon whether the Client is a commercial client or a domestic client.
- 10.3 In most circumstances, the Client must appoint a principal designer before any works (design or otherwise) are undertaken.
- 10.4 If the Client, after following guidance in clause 10.2 and 10.3, is unclear of their duties under the CDM regulations, then the Client should contact the Consultant or another appropriately qualified building professional to ensure without delay that the Client becomes aware of their responsibilities under the CDM regulations.

11.0 APPLICABLE LAW

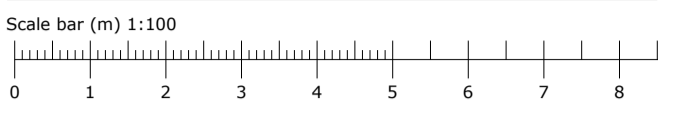
- 11.1 The Client and the Consultant agree that the construction, validity and performance of the Agreement shall be governed by and construed under English Law, and for all matters arising under, out of, or in connection with the Agreement, they shall submit themselves to the exclusive jurisdiction of the English Courts.



This drawing is a print and must not be scaled from. Use only noted dimensions and check all measurements on site before proceeding with the works. Any queries regarding areas, levels or dimensions must be referred back to BBR Design Services Ltd. All dimensions of existing buildings to be verified on site.

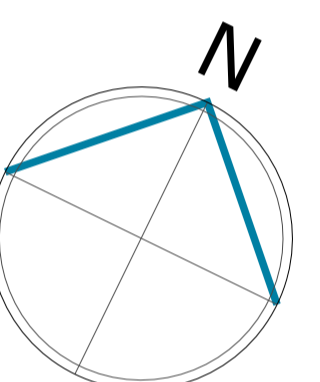
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All design and construction is to be in accordance with the Construction Design and Management (CDM) Regulations 2015, and HSE guidance.



Hard Landscaping Key

- Permeable block paving, Marshalls or similar Pennant Grey colour.
- Permeable block paving, Marshalls or similar brindle colour.
- 450x450mm Peak Riven Buff paving to patio areas.
- +10.000 Existing spot level.
- +10.000 Proposed spot level.
- 1.8m high low brick wall with close boarded fence over.
- 1.5m high close boarded timber panel fence.
- 1.8m high close boarded timber panel fence with 0.3m high trellis over.



Rev: _____ Date: _____ Note: _____ By: _____

FOR PLANNING



DESIGN
01462 420800 | 01799 530097
info@bbr-design.co.uk
www.bbr-design.co.uk



Contract:
QEOMC
Station Road
Bricket Wood
Herts, AL2 3PJ

Drawing Title:
Proposed Landscaping Plan

Scale: 1:200 @ A1
Job No: 22179
Date: May 2023

Drawing No: **PL10** -
Revision: _____
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the **play inspection** company

Annual Inspection

St Albans City and District Council

Cherry Hill

Cherry Hill, St Albans, AL2 3AT



API Associate



Unit 5, Glenmore Business Park, Blackhill Road, Poole, Dorset, BH16 6NL
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www.playinspections.co.uk

Inspection Scope for RPII Inspection Methodology

This document outlines the RPII scope for inspections undertaken by the Inspectors listed as Annual Inspectors on the RPII Register of Inspectors when undertaking Indoor Annual, Outdoor Annual, Outdoor Operational and Outdoor Routine inspections.

Inspections are undertaken with reference to the standards listed in this preamble only; where no date for the standard is given it will be the standard that is current at the time of inspection except where overlap periods are granted by the standards committee when standards are updated. The information contained in reports is provided to assist the owner/operator in fulfilling their responsibilities as detailed in the relevant standard. Other standards referenced within the listed standards do not form part of the inspection, unless they are also explicitly listed here.

The following standards are relevant to all installations of equipment that are publicly accessible to users; this includes public parks, pay and play parks, schools, nurseries, public houses, holiday parks, indoor play centres, farm parks etc. All equipment used or employed in publicly accessible areas should meet with the requirements of the relevant standards (listed below):

BS EN 1176 Parts 1, 2, 3, 4, 5, 6, 10 & 11 Playground equipment intended for permanent installation outdoors & indoors.

BS EN 1176 Part 7 - 'Guidance on Installation, Inspection, Maintenance and Operation' (this document gives guidance to the owners/operators of the facility on the installation, inspection, maintenance and operation of playground equipment, excluding ancillary items).

In the United Kingdom the National Foreword forms an important part to the understanding and implementation of the recommendations set out in this document. It clarifies the application of the document within the UK as best practice guidance, as the document has been used since its initial publication. Therefore, in the UK this standard (BS EN 1176 – Part 7) contains no requirements and needs to be read and implemented as guidance, with the use of the term 'shall' therefore becoming a recommendation, as in the term 'should'.

Domestic play equipment falls outside of the scope of BS EN 1176 and has its own standards (BS EN 71 series – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report but any comments concerning compliance will follow the requirements and recommendations of BS EN 1176.

When water play items, including spray parks, are inspected any comments concerning compliance within the inspection will refer to BS EN 1176. We have not assessed these against the requirements of BS EN 17232 (Water play equipment and features).

Other equipment that is not clearly identified as unsupervised or domestic (natural play, self-build equipment etc.) will be assessed for compliance with the relevant standard listed below:

BS EN 15312 Free access multi-sports equipment
BS EN 14974 Skateparks
BS EN 16630 Permanently installed outdoor fitness equipment
BS EN 16899 Parkour equipment (plus RPII/API guidance notes)

Annual and Post Installation inspections will take into consideration compliance with these current standards, and defects related to wear and vandalism. Items not listed in the report have not been included in the inspection. The inspection will cover the playground equipment and the active area (that area which is obviously part of the playground), nominally up to three metres around, the fence line if closer, or other areas as agreed.

Operational inspections only take into consideration defects related to cleanliness, equipment ground clearances, ground surface finishes, exposed foundations, sharp edges, missing parts, excessive wear (of moving parts) structural integrity, wear and vandalism.

Routine visual inspections relate only to the most obvious defects such as broken or missing parts, litter, vandalism and issues created by severe weather conditions (the intention is to identify hazards created by storm damage).

All inspections are non-dismantling, non-destructive and do not include any structural, toxicology or impact assessments defined in the standard; however, the inspector will undertake a manual test for stability and if equipment fails under manual load, or any other hazard is identified as an unacceptable risk, the owner/operator will be notified as soon as practicably possible.

The inspector will access all reasonably accessible equipment and will assess all reasonably accessible parts above the standing surface. Where it is not possible to access parts of the equipment without employing an alternative means of access the report will record the action required by the owner/operator to ensure the continued safe use of the equipment.

Ancillary equipment will be assessed using the inspector's knowledge and experience of the standards named in this document. (Note: Ancillary items are not included in the specific equipment-type parts of the EN 1176 series; hence they are not assessed for compliance with EN 1176 series and are subject to a general safety assessment).

The owner/operator is responsible for the overall safety of the equipment and area.

The inspector will not undertake any of the following works unless specifically agreed in writing at the time of order:

Checking the depth and underlying structural integrity of any surface areas and/or carrying out any testing of the impact attenuating properties of any surfaces; the identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection; the inspection of any equipment (or part thereof) that is beneath the playing surface (loose-fill materials may be moved to expose foundations); tightening any bolts, hinges or other fixing devices on any apparatus or equipment; assessing or inspecting any electrical installations contained on any site and/or apparatus and/or equipment; assessing or inspecting any water supplies and/or water features and/or any associated computerised systems (including carrying out any programming); where planting or trees are mentioned in the report no assessments of toxicity, suitability or condition are undertaken – the owner/operator should have suitable inspections provided by a competent person.

The owner/operator should have a 'design risk assessment' provided by the manufacturer/designer of the area for the equipment and location in which the facility is installed.

The operator is responsible for managing risks of their provision and is required by law to carry out a 'suitable and sufficient assessment' of the risks associated with a site or activity. This inspection shall be considered as contributing to the operator's discharge of this responsibility.

The details contained within the report are a snapshot of the condition at the time of inspection only and subsequent events may affect the condition of the facility. Suggested remedial actions are based on the knowledge and experience of the inspector and/or that of the inspection company. The owner/operator should always seek the advice of the manufacturer or a competent person when undertaking repairs and/or modifications to equipment.

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The operator is responsible for following the guidance of the relevant standards. The standards give guidance on the installation, inspection, maintenance and operation of the various types of facilities. The inspection guidance is listed in Table 1, with an indication of which parts will be included in an RPII Annual or Post-Installation Inspection. The relevant standards also contain additional parts which the operator should follow.

Inspection recommendations of relevant standards Refer to relevant standards for full text	Annual Main	RPII Annual/ Post Installation Inspection
6.1 d) Overall levels of safety of equipment (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of foundations (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of playing surfaces (see note 2)	✓	✓ [2]
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	✓	✓ [3]
6.1 d) Effects of weather	✓	✓
6.1 d) Presence of rot, decay or corrosion (see note 1)	✓	✓ [1]
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	✓	✓ [4]
6.1 d) Excavation or dismantling/additional measures	✓	✗
6.2.1 Assessment of glass reinforced plastics (see note 5)	✓	✓ [5]
6.2.1 Inspection of one post equipment (see note 1)	✓	✓ [1]
6.2.4 Undertaking the Operators inspection protocol	✓	✗

NB: The clause numbers in table 1 are taken from BS EN 1176 - Part 7:2020. The content is equally applicable to all other relevant standards listed herein. Playgrounds contain a range of equipment from different manufacturers and installed over a number of years; operators should implement any guidance provided by the manufacturer. Item specific detail is not readily available to RPII Playground Inspectors, whose report contributes to the operator's overall Annual Main Inspection as detailed in the relevant standards.

[1] A manual test only is undertaken for stability. Wear and instability are only detectable where readily apparent without dismantling or destruction and without the use of tools, excavation or specialist equipment. Rot and corrosion are tested or with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment.

[2] Only the visible condition and dimensional compliance of surface extent is considered. Neither testing of impact attenuating properties nor measurement of the thickness of bound surfaces are undertaken on RPII annual inspections.

[3] The inspection assesses compliance where this can be tested on site using manual methods without dismantling, destruction and without the use of tools or specialist equipment.

[4] The operator should use manufacturer's recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance.

[5] Visible glass fibres will be noted in reports. The operator is responsible for repairs or replacement.

Risk Assessment Matrix

			Scores in the report are multiplication factors of Likelihood x Severity					
			Severity>>					
Likelihood	Very High probability, if the situation is not addressed an accident is almost certain.	5	Very High	VL (5)	L (10)	M (15)	H (20)	VH (25)
	High probability an accident is probable without any added factor.	4	High	VL (4)	L (8)	M (12)	H (16)	H (20)
	Moderate probability an incident is foreseeable.	3	Moderate	VL (3)	L (6)	L (9)	M (12)	M (15)
	Some probability, requires a combination of factors to take place.	2	Low	VL (2)	VL (4)	L (6)	L (8)	L (10)
	No significant probability; lightning strike, freak accident.	1	Very Low	VL (1)	VL (2)	VL (3)	VL (4)	VL (5)
			Very Low	Low	Moderate	High	Very High	
			1	2	3	4	5	
			No injury likely e.g. damaged or soiled clothing, minor bruising, grazes	Minor injury, laceration or bruising requiring first aid only	Injury requiring medical intervention e.g. cuts requiring stitches	Serious injury including concussions or fracture of long bones	Severe injury involving a potential life changing injury or fatality	
			Severity>>					
<p>Note 1: The total risk scores included within our reports are a multiplication factor of the calculated Likelihood and Severity of each finding. Both Likelihood and Severity are given a number between 1 - 5 as shown on the matrix above and these two numbers are then multiplied together to give the total risk score that is shown against defects on the report. Total risk scores can be divided in both directions, i.e. a total risk score of 12 could be a Likelihood (3) x Severity (4) or Likelihood (4) x Severity (3).</p> <p>Note 2: When we inspect we only see a snapshot of the current condition of the equipment. It is the operators responsibility to ensure that there is a continuing level of maintenance to keep the equipment in good working order and the site fit for use.</p>								

Equipment has been assessed to the following standards where relevant:

- BS EN 1176 Parts 1-11 (Playground equipment and surfacing)
- BS EN 14974 (Facilities for users of roller sports equipment)
- BS EN 15312 (Free access multi-sports equipment)
- BS EN 16899 (Parkour Equipment)
- BS EN 16630 (Outdoor Fitness Equipment).

Cherry Hill

Inspection Ref: 2341689

Site Ref: 5630

Inspected: 14-April-2024 - 09:09 by Tristian Morrison (RPII Annual Inspector)

Risk Assessment: 10 Low Risk



Location:

The site is located in an area of public open space and is overlooked by a number of properties in the local community.

Disabled Access:

Some accessible features; an area that presents difficulties to the majority of people with disabilities but in favourable circumstances and certainly in partnership can be accessed.

i 8 - Low Risk

Item: Site General
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinststate as required

i 5 - Very Low Risk

Item: Sign
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

BS EN 1176 Part 7 recommends that signage shall include the site name / address - Provide additional information

i 8 - Low Risk

Item: Gate
Manufacturer: Not Identified
Surface Type: Paving Slabs
Item Quantity: 2
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 2

Finding 1

The gate is closing too slowly (in excess of 8 seconds) - Take effective action to ensure the gate closes between 4 and 8 seconds

Finding 2

There are trip hazards at the edges of the surface - Reinstate surrounding surface levels to remove the trip points

i 6 - Low Risk

Item: Gate - Maintenance
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 3

Finding 1

The maintenance gate was correctly padlocked at the time of inspection, however this means that the inspector was unable to fully assess the gate - Ensure that there are 12mm gaps throughout the full range of motion on gate/s and between leaves where relevant

Finding 2

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 3

The gate has no drop bolt sleeves and/or drop bolts fitted - Provide drop bolt sleeves and/or drop bolts

i 6 - Low Risk

Item: Fence - Steel Mesh
Manufacturer: Not Identified
Surface Type: Grass
Item Part Number:
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A
Total Findings: 1



Finding 1

Cable ties have been used on the item and there are sharp projecting ends - Remove if not required or replace with a more appropriate alternative fixing method if used as a fixing

i 6 - Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A
Total Findings: 1



Finding 1

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

i 6 - Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Concrete
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 4

Finding 1

There is algae, silt or moss growth on the surface resulting in slippery conditions - Clean and treat appropriately

Finding 2

There is algae or moss on the surface of the equipment - Clean and treat appropriately

Finding 3

There is some damage to the item - repair or replace as required

Finding 4

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

i 8 - Low Risk

Item: Litter Bin
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 3

Finding 1

The bin is not securely fixed to the surface and there is some possibility of the item tipping or rolling over - Secure the bin to the ground

Finding 2

The lid or door of the litter bin is not secured - Ensure the lid or door is kept locked

Finding 3

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

i 4 - Very Low Risk

Item: Litter Bin
Manufacturer: Not Identified
Surface Type: N/A
Item Quantity: 2
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 6 - Low Risk

Item: 5 a side Goals
Manufacturer: Not Identified
Surface Type: Grass
Item Part Number:
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A
Life Expectancy: 5 -10 Years
Total Findings: 3



Finding 1

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 2

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 3

NB: We have undertaken a maintenance inspection only of the football goal(s); full load testing falls outside the scope of our inspection. - Implement load testing as required

i 8 - Low Risk

Item: Multi Play (Junior)
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 3

Finding 1

There are a number of dents in the slide surface - Monitor for any further deterioration and repair as required

Finding 2

Parts of the timber are rough or splintered - Remove all rough or sharp edges

Finding 3

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinstate as required

i 8 - Low Risk

Item: Spring Bulldozer
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 2

Finding 1

There is/are bolt cap covers missing or damaged on the item - Replace missing or damaged bolt cap covers

Finding 2

There is algae or moss on the surface of the equipment - Clean and treat appropriately



i 6 - Low Risk

Item: Spring Bike
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes

Total Findings: 1



Finding 1

The item is slightly loose in its foundations - Monitor for any further deterioration and repair as required



i 6 - Low Risk

Item: 3 Bay Swing
Manufacturer: Hags
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 12



Finding 1

There are gaps opening between the grass mat tiles - Provide additional ties or secure / reinstate surface

Finding 2

The fixings or components for this item were in excess of 2.5m above the standing surface and could not be fully accessed by the inspector. We have completed a visual inspection of the fixings from ground level but a maintenance inspection should be undertaken to assess the condition, security and wear of the components at intervals in accordance with the manufacturers recommendations. - Inspect in accordance with the manufacturers recommendations

Finding 3

There is some wear to the shackles - Monitor for any further deterioration and replace when 40% worn

Finding 4

There is some notable evidence of connecting link wear - Monitor for any further deterioration and replace when 40% worn

Finding 5

There is some notable evidence of chain wear - Monitor for any further deterioration and replace when 40% worn

Finding 6

The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 - Monitor - No remedial work recommended

Finding 7

The seats are too close to each other as defined in BS EN 1176 Part 2; this is a low risk failure and no remedial action is required - Monitor - No remedial work recommended

Finding 8

The seats are too close to the frame as defined in BS EN 1176 Part 2; this is a low risk failure and no remedial action is required - Monitor - No remedial work recommended

Finding 9

The swing seat connectors are loose - Tighten to secure

Finding 10

There are Anti-bird devices attached to the crossbeam - Remove and replace with upturned cable ties

Finding 11

The paint is flaking off the metalwork - Rub down and re-paint

Finding 12

The seat has minor damage or wear - Monitor for any further deterioration and replace as required

i 10 - Low Risk

Item: Roundabout
Manufacturer: G L Jones Playgrounds Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 5



Finding 1

The surface has subsided in some areas - Monitor for any further deterioration and repair as required

Finding 2

There are gaps opening between the grass mat tiles - Provide additional ties or secure / reinstate surface

Finding 3

The bearing is worn / damaged and the item is not operating correctly - Repair / replace

Finding 4

The paint is flaking off the metalwork - Rub down and re-paint

Finding 5

The distance between the underside of the roundabout platform and the playing surface is in excess of 110mm and contravenes the requirements of BS EN 1176 Part 5 which requires that the distance be maintained between 60mm-110mm - for the entire circumference of the roundabout - Monitor - No remedial work recommended

i 4 - Very Low Risk

Item: Rope Climber
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Total Findings: 1



Finding 1

There is/are bolt cap covers missing or damaged on the item - Replace missing or damaged bolt cap covers

Findings information

8 - Low Risk (Finding 1)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: The grass mats are silted up, the soil is compacted **Action:** Reinststate as required and the area will become very slippery when the soil is wet.

i 5 - Very Low Risk (Finding 1)

Item: Ancillary Items - Sign
Manufacturer: Owner/Operator

Risk Level: V - Very Low Risk
Surface: N/A



Finding: BS EN 1176 Part 7 recommends that signage shall include the site name / address
Action: Provide additional information

i 5 - Very Low Risk (Finding 1)

Item: Gates - Gate
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: Paving Slabs



Finding: The gate is closing too slowly (in excess of 8 seconds)

Action: Take effective action to ensure the gate closes between 4 and 8 seconds

i 8 - Low Risk (Finding 2)

Item: Gates - Gate
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Paving Slabs



Finding: There are trip hazards at the edges of the surface

Action: Reinstate surrounding surface levels to remove the trip points

i 0 - Risk Assessment not Undertaken (Finding 1)

Item: Gates - Gate - Maintenance
Manufacturer: Not Identified

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass



Finding: The maintenance gate was correctly padlocked at the time of inspection, however this means that the inspector was unable to fully assess the gate

Action: Ensure that there are 12mm gaps throughout the full range of motion on gate/s and between leaves where relevant

i 6 - Low Risk (Finding 2)

Item: Gates - Gate - Maintenance
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 6 - Low Risk (Finding 3)

Item: Gates - Gate - Maintenance
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The gate has no drop bolt sleeves and/or drop bolts fitted

Action: Provide drop bolt sleeves and/or drop bolts

i 6 - Low Risk (Finding 1)

Item: Fences - Fence - Steel Mesh
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: Cable ties have been used on the item and there are sharp projecting ends

Action: Remove if not required or replace with a more appropriate alternative fixing method if used as a fixing

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded in some areas and may be slippery in wet conditions

Action: Reinstate the surface

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Concrete



Finding: There is algae, silt or moss growth on the surface resulting in slippery conditions
Action: Clean and treat appropriately

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Bench
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Concrete



Finding: There is algae or moss on the surface of the equipment
Action: Clean and treat appropriately

i 6 - Low Risk (Finding 3)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Concrete



Finding: There is some damage to the item

Action: repair or replace as required

i 6 - Low Risk (Finding 4)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Concrete



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 8 - Low Risk (Finding 1)

Item: Ancillary Items - Litter Bin
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The bin is not securely fixed to the surface and there is some possibility of the item tipping or rolling over

Action: Secure the bin to the ground

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Litter Bin
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The lid or door of the litter bin is not secured

Action: Ensure the lid or door is kept locked

i 6 - Low Risk (Finding 3)

Item: Ancillary Items - Litter Bin
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 6 - Low Risk (Finding 1)

Item: Multi Use Games Area - 5 a side Goals
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded in some areas and may be slippery in wet conditions

Action: Reinstate the surface

i 6 - Low Risk (Finding 2)

Item: Multi Use Games Area - 5 a side Goals
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Multi Use Games Area - 5 a side Goals
Manufacturer: Not Identified

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass



Finding: NB: We have undertaken a maintenance inspection only of the football goal(s); full load testing falls outside the scope of our inspection.

Action: Implement load testing as required

i 4 - Very Low Risk (Finding 1)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There are a number of dents in the slide surface

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: Parts of the timber are rough or splintered

Action: Remove all rough or sharp edges

i 8 - Low Risk (Finding 3)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. **Action:** Reinstate as required

i 4 - Very Low Risk (Finding 1)

Item: Rocking Equipment - Spring Bulldozer
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There is/are bolt cap covers missing or damaged on the item **Action:** Replace missing or damaged bolt cap covers

i 8 - Low Risk (Finding 2)

Item: Rocking Equipment - Spring Bulldozer
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is algae or moss on the surface of the equipment

Action: Clean and treat appropriately

i 6 - Low Risk (Finding 1)

Item: Rocking Equipment - Spring Bike
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The item is slightly loose in its foundations

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 1)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are gaps opening between the grass mat tiles

Action: Provide additional ties or secure / reinstate surface

i 0 - Risk Assessment not Undertaken (Finding 2)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass Matrix Tiles



Finding: The fixings or components for this item were in excess of 2.5m above the standing surface and could not be fully accessed by the inspector. We have completed a visual inspection of the fixings from ground level but a maintenance inspection should be undertaken to assess the condition, security and wear of the components at intervals in accordance with the manufacturers recommendations.

Action: Inspect in accordance with the manufacturers recommendations

i 6 - Low Risk (Finding 3)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



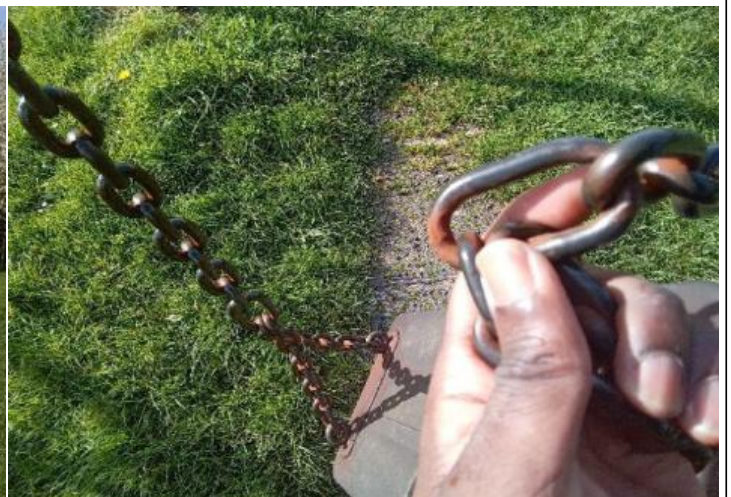
Finding: There is some wear to the shackles

Action: Monitor for any further deterioration and replace when 40% worn

i 6 - Low Risk (Finding 4)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some notable evidence of connecting link wear

Action: Monitor for any further deterioration and replace when 40% worn

i 6 - Low Risk (Finding 5)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some notable evidence of chain wear

Action: Monitor for any further deterioration and replace when 40% worn

i 5 - Very Low Risk (Finding 6)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 **Action:** Monitor - No remedial work recommended

i 4 - Very Low Risk (Finding 7)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The seats are too close to each other as defined in BS EN 1176 Part 2; this is a low risk failure and no remedial action is required
Action: Monitor - No remedial work recommended

i 4 - Very Low Risk (Finding 8)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The seats are too close to the frame as defined in BS EN 1176 Part 2; this is a low risk failure and no remedial action is required
Action: Monitor - No remedial work recommended

i 6 - Low Risk (Finding 9)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The swing seat connectors are loose

Action: Tighten to secure

i 6 - Low Risk (Finding 10)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are Anti-bird devices attached to the crossbeam

Action: Remove and replace with upturned cable ties

i 6 - Low Risk (Finding 11)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 6 - Low Risk (Finding 12)

Item: Swings - 3 Bay Swing
Manufacturer: Hags

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The seat has minor damage or wear

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 1)

Item: Rotor Play - Roundabout
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The surface has subsided in some areas

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 2)

Item: Rotor Play - Roundabout
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are gaps opening between the grass mat tiles

Action: Provide additional ties or secure / reinstate surface

i 10 - Low Risk (Finding 3)

Item: Rotor Play - Roundabout
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The bearing is worn / damaged and the item is not operating correctly
Action: Repair / replace

i 6 - Low Risk (Finding 4)

Item: Rotor Play - Roundabout
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paint is flaking off the metalwork
Action: Rub down and re-paint

i 6 - Low Risk (Finding 5)

Item: Rotor Play - Roundabout
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The distance between the underside of the roundabout platform and the playing surface is in excess of 110mm and contravenes the requirements of BS EN 1176 Part 5 which requires that the distance be maintained between 60mm-110mm - for the entire circumference of the roundabout

Action: Monitor - No remedial work recommended

i 4 - Very Low Risk (Finding 1)

Item: Activity Equipment - Rope Climber
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There is/are bolt cap covers missing or damaged on the item

Action: Replace missing or damaged bolt cap covers



the **play inspection** company

Annual Inspection

St Albans City and District Council

Greenwood Park Play Area

Greenwood Park, Tippendell Lane, St Albans, AL2 3HW



API Associate



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Inspection Scope for RPII Inspection Methodology

This document outlines the RPII scope for inspections undertaken by the Inspectors listed as Annual Inspectors on the RPII Register of Inspectors when undertaking Indoor Annual, Outdoor Annual, Outdoor Operational and Outdoor Routine inspections.

Inspections are undertaken with reference to the standards listed in this preamble only; where no date for the standard is given it will be the standard that is current at the time of inspection except where overlap periods are granted by the standards committee when standards are updated. The information contained in reports is provided to assist the owner/operator in fulfilling their responsibilities as detailed in the relevant standard. Other standards referenced within the listed standards do not form part of the inspection, unless they are also explicitly listed here.

The following standards are relevant to all installations of equipment that are publicly accessible to users; this includes public parks, pay and play parks, schools, nurseries, public houses, holiday parks, indoor play centres, farm parks etc. All equipment used or employed in publicly accessible areas should meet with the requirements of the relevant standards (listed below):

BS EN 1176 Parts 1, 2, 3, 4, 5, 6, 10 & 11 Playground equipment intended for permanent installation outdoors & indoors.

BS EN 1176 Part 7 - 'Guidance on Installation, Inspection, Maintenance and Operation' (this document gives guidance to the owners/operators of the facility on the installation, inspection, maintenance and operation of playground equipment, excluding ancillary items).

In the United Kingdom the National Foreword forms an important part to the understanding and implementation of the recommendations set out in this document. It clarifies the application of the document within the UK as best practice guidance, as the document has been used since its initial publication. Therefore, in the UK this standard (BS EN 1176 – Part 7) contains no requirements and needs to be read and implemented as guidance, with the use of the term 'shall' therefore becoming a recommendation, as in the term 'should'.

Domestic play equipment falls outside of the scope of BS EN 1176 and has its own standards (BS EN 71 series – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report but any comments concerning compliance will follow the requirements and recommendations of BS EN 1176.

When water play items, including spray parks, are inspected any comments concerning compliance within the inspection will refer to BS EN 1176. We have not assessed these against the requirements of BS EN 17232 (Water play equipment and features).

Other equipment that is not clearly identified as unsupervised or domestic (natural play, self-build equipment etc.) will be assessed for compliance with the relevant standard listed below:

BS EN 15312 Free access multi-sports equipment
BS EN 14974 Skateparks
BS EN 16630 Permanently installed outdoor fitness equipment
BS EN 16899 Parkour equipment (plus RPII/API guidance notes)

Annual and Post Installation inspections will take into consideration compliance with these current standards, and defects related to wear and vandalism. Items not listed in the report have not been included in the inspection. The inspection will cover the playground equipment and the active area (that area which is obviously part of the playground), nominally up to three metres around, the fence line if closer, or other areas as agreed.

Operational inspections only take into consideration defects related to cleanliness, equipment ground clearances, ground surface finishes, exposed foundations, sharp edges, missing parts, excessive wear (of moving parts) structural integrity, wear and vandalism.

Routine visual inspections relate only to the most obvious defects such as broken or missing parts, litter, vandalism and issues created by severe weather conditions (the intention is to identify hazards created by storm damage).

All inspections are non-dismantling, non-destructive and do not include any structural, toxicology or impact assessments defined in the standard; however, the inspector will undertake a manual test for stability and if equipment fails under manual load, or any other hazard is identified as an unacceptable risk, the owner/operator will be notified as soon as practicably possible.

The inspector will access all reasonably accessible equipment and will assess all reasonably accessible parts above the standing surface. Where it is not possible to access parts of the equipment without employing an alternative means of access the report will record the action required by the owner/operator to ensure the continued safe use of the equipment.

Ancillary equipment will be assessed using the inspector's knowledge and experience of the standards named in this document. (Note: Ancillary items are not included in the specific equipment-type parts of the EN 1176 series; hence they are not assessed for compliance with EN 1176 series and are subject to a general safety assessment).

The owner/operator is responsible for the overall safety of the equipment and area.

The inspector will not undertake any of the following works unless specifically agreed in writing at the time of order:

Checking the depth and underlying structural integrity of any surface areas and/or carrying out any testing of the impact attenuating properties of any surfaces; the identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection; the inspection of any equipment (or part thereof) that is beneath the playing surface (loose-fill materials may be moved to expose foundations); tightening any bolts, hinges or other fixing devices on any apparatus or equipment; assessing or inspecting any electrical installations contained on any site and/or apparatus and/or equipment; assessing or inspecting any water supplies and/or water features and/or any associated computerised systems (including carrying out any programming); where planting or trees are mentioned in the report no assessments of toxicity, suitability or condition are undertaken – the owner/operator should have suitable inspections provided by a competent person.

The owner/operator should have a 'design risk assessment' provided by the manufacturer/designer of the area for the equipment and location in which the facility is installed.

The operator is responsible for managing risks of their provision and is required by law to carry out a 'suitable and sufficient assessment' of the risks associated with a site or activity. This inspection shall be considered as contributing to the operator's discharge of this responsibility.

The details contained within the report are a snapshot of the condition at the time of inspection only and subsequent events may affect the condition of the facility. Suggested remedial actions are based on the knowledge and experience of the inspector and/or that of the inspection company. The owner/operator should always seek the advice of the manufacturer or a competent person when undertaking repairs and/or modifications to equipment.

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The operator is responsible for following the guidance of the relevant standards. The standards give guidance on the installation, inspection, maintenance and operation of the various types of facilities. The inspection guidance is listed in Table 1, with an indication of which parts will be included in an RPII Annual or Post-Installation Inspection. The relevant standards also contain additional parts which the operator should follow.

Inspection recommendations of relevant standards Refer to relevant standards for full text	Annual Main	RPII Annual/ Post Installation Inspection
6.1 d) Overall levels of safety of equipment (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of foundations (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of playing surfaces (see note 2)	✓	✓ [2]
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	✓	✓ [3]
6.1 d) Effects of weather	✓	✓
6.1 d) Presence of rot, decay or corrosion (see note 1)	✓	✓ [1]
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	✓	✓ [4]
6.1 d) Excavation or dismantling/additional measures	✓	✗
6.2.1 Assessment of glass reinforced plastics (see note 5)	✓	✓ [5]
6.2.1 Inspection of one post equipment (see note 1)	✓	✓ [1]
6.2.4 Undertaking the Operators inspection protocol	✓	✗

NB: The clause numbers in table 1 are taken from BS EN 1176 - Part 7:2020. The content is equally applicable to all other relevant standards listed herein. Playgrounds contain a range of equipment from different manufacturers and installed over a number of years; operators should implement any guidance provided by the manufacturer. Item specific detail is not readily available to RPII Playground Inspectors, whose report contributes to the operator's overall Annual Main Inspection as detailed in the relevant standards.

[1] A manual test only is undertaken for stability. Wear and instability are only detectable where readily apparent without dismantling or destruction and without the use of tools, excavation or specialist equipment. Rot and corrosion are tested or with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment.

[2] Only the visible condition and dimensional compliance of surface extent is considered. Neither testing of impact attenuating properties nor measurement of the thickness of bound surfaces are undertaken on RPII annual inspections.

[3] The inspection assesses compliance where this can be tested on site using manual methods without dismantling, destruction and without the use of tools or specialist equipment.

[4] The operator should use manufacturer's recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance.

[5] Visible glass fibres will be noted in reports. The operator is responsible for repairs or replacement.

Risk Assessment Matrix

			Scores in the report are multiplication factors of Likelihood x Severity					
			Severity>>					
Likelihood	Very High probability, if the situation is not addressed an accident is almost certain.	5	Very High	VL (5)	L (10)	M (15)	H (20)	VH (25)
	High probability an accident is probable without any added factor.	4	High	VL (4)	L (8)	M (12)	H (16)	H (20)
	Moderate probability an incident is foreseeable.	3	Moderate	VL (3)	L (6)	L (9)	M (12)	M (15)
	Some probability, requires a combination of factors to take place.	2	Low	VL (2)	VL (4)	L (6)	L (8)	L (10)
	No significant probability; lightning strike, freak accident.	1	Very Low	VL (1)	VL (2)	VL (3)	VL (4)	VL (5)
			Very Low	Low	Moderate	High	Very High	
			1	2	3	4	5	
			No injury likely e.g. damaged or soiled clothing, minor bruising, grazes	Minor injury, laceration or bruising requiring first aid only	Injury requiring medical intervention e.g. cuts requiring stitches	Serious injury including concussions or fracture of long bones	Severe injury involving a potential life changing injury or fatality	
			Severity>>					
<p>Note 1: The total risk scores included within our reports are a multiplication factor of the calculated Likelihood and Severity of each finding. Both Likelihood and Severity are given a number between 1 - 5 as shown on the matrix above and these two numbers are then multiplied together to give the total risk score that is shown against defects on the report. Total risk scores can be divided in both directions, i.e. a total risk score of 12 could be a Likelihood (3) x Severity (4) or Likelihood (4) x Severity (3).</p> <p>Note 2: When we inspect we only see a snapshot of the current condition of the equipment. It is the operators responsibility to ensure that there is a continuing level of maintenance to keep the equipment in good working order and the site fit for use.</p>								

Equipment has been assessed to the following standards where relevant:

- BS EN 1176 Parts 1-11 (Playground equipment and surfacing)
- BS EN 14974 (Facilities for users of roller sports equipment)
- BS EN 15312 (Free access multi-sports equipment)
- BS EN 16899 (Parkour Equipment)
- BS EN 16630 (Outdoor Fitness Equipment).



Greenwood Park Play Area

Inspection Ref: 2341688

Site Ref: 5631

Inspected: 14-April-2024 - 06:54 by Tristian Morrison (RPII Annual Inspector)

Risk Assessment: 15 Moderate Risk



Location:

The site is partially overlooked by properties in the local community

Disabled Access:

Some accessible features; an area that presents difficulties to the majority of people with disabilities but in favourable circumstances and certainly in partnership can be accessed.



i 8 - Low Risk

Item: Site General
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 2

Finding 1

There is sand on the surface - Remove sand from surface

Finding 2

The safety surface is low and the membrane is exposed creating trip points - Remove or resecure the exposed membrane and top up the surface to the correct level

i 5 - Very Low Risk

Item: Sign
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

It is recommended that signage, with information including the site address, contact information for maintenance issues and emergency contact details are provided for the facility - Provide in accordance with the recommendations

i 6 - Low Risk

Item: Kissing Gate
Manufacturer: Not Identified
Surface Type: Paving Slabs
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

i 8 - Low Risk

Item: Gate - Maintenance
Manufacturer: Not Identified
Surface Type: Concrete
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 3

Finding 1

There are trip hazards at the edges of the surface - Reinstate surrounding surface levels to remove the trip points

Finding 2

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 3

The maintenance gate was correctly padlocked at the time of inspection, however this means that the inspector was unable to fully assess the gate - Ensure that there are 12mm gaps throughout the full range of motion on gate/s and between leaves where relevant

i 6 - Low Risk

Item: Fence - Steel Mesh
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 2

Finding 1

There are a number of loose posts around the fence - Monitor for any further deterioration and reset as required

Finding 2

There is some damage to the fence sections - Monitor for any further deterioration and repair as required

i 6 - Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 7
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 5

Finding 1

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 2

There is some evidence of rot in the timber - Monitor for any further deterioration and replace as required

Finding 3

There are projecting bolt thread(s) present - Remove excess thread length and deburr or provide cap

Finding 4

There is some damage to the item - Monitor for any further deterioration and repair as required

Finding 5

There is some strimmer / machinery damage apparent on the posts, this can penetrate the preservative applied to the timber and accelerate the rotting process - Monitor for any deterioration (rot) and replace as required

i 6 - Low Risk

Item: Picnic Table
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 4
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 5

Finding 1

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 2

Parts of the timber are rough or splintered - Remove all rough or sharp edges

Finding 3

The timber stain is in poor condition - Prepare all affected parts and re-stain with an appropriate preservative

Finding 4

There are projecting bolt thread(s) present - Remove excess thread length and deburr or provide cap

Finding 5

There is some evidence of rot in the timber - Monitor for any further deterioration and replace as required

i 8 - Low Risk

Item: Litter Bin
Manufacturer: Not Identified
Surface Type: Concrete
Item Quantity: 5
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

The surface has eroded and the foundations are exposed - Reinstate surrounding surfaces to cover the foundations

i 4 - Very Low Risk

Item: Sun Canopy
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

Canopy has been removed. Posts remain - Consider replacing canopy

i 8 - Low Risk

Item: 5 a side Goals
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A
Life Expectancy: 5 -10 Years
Total Findings: 3



Finding 1

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 2

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 3

NB: We have undertaken a maintenance inspection only of the football goal(s); full load testing falls outside the scope of our inspection. - Implement load testing as required

i 5 - Very Low Risk

Item: Supernova
Manufacturer: Kompan Ltd
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

This item is satisfactory - no work required -

i 6 - Low Risk

Item: Multi Play (Toddler)
Manufacturer: Wicksteed Playgrounds
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 3



Finding 1

There are a number of dents in the slide surface - Monitor for any further deterioration and repair as required

Finding 2

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 3

There is some damage to the item - Monitor for any further deterioration and repair as required

i 6 - Low Risk

Item: Climbing Blocks
Manufacturer: Kompan Ltd
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 1



Finding 1

There is some damage to the item - Monitor for any further deterioration and repair as required

i 8 - Low Risk

Item: Embankment Slide
Manufacturer: R&T Stainless A/S
Surface Type: Mixed Surface
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 4



Finding 1

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 2

The edges of the grass mat surface are raised / lifting above the surrounding surface - Tuck in or pin edges of grass mats as per the API Code of Practice to remove trip hazards

Finding 3

There are gaps opening between the grass mat tiles - Provide additional ties or secure / reinstate surface

Finding 4

There are a number of dents in the slide surface - Monitor for any further deterioration and repair as required

i 10 - Low Risk

Item: Cable Runway
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes

Total Findings: 6



Finding 1

We have completed a visual inspection of the suspension links, cable and fixing points from ground level, however it is not possible to fully inspect these areas without either hiring equipment to gain access or removing the cable and suspension and inspecting at ground level. We recommend that the main cable and fixing security is thoroughly inspected at least in accordance with the manufacturers recommendations to check for wear, damage, security or internal rusting; this will help to ensure the continued safe use of the equipment - Inspect in accordance with the manufacturers recommendations

Finding 2

The nylon inserts are worn or missing at the point the cable enters the traveller - Replace worn or missing inserts as required

Finding 3

The seat connection cannot be inspected without dismantling the seat - Dismantle the seat to inspect the seat connection for wear

Finding 4

The chain links are worn in excess of 40% and require renewing - Replace worn chains

Finding 5

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 6

There are gaps opening between the grass mat tiles - Provide additional ties or secure / reinstate surface

i 8 - Low Risk

Item: Leap Frog
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

There is moderate damage to the grass matrix tile surface - Repair the damaged areas of surfacing

i 8 - Low Risk

Item: Activity Trail
Manufacturer: Corocord
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes

Total Findings: 3



Finding 1

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinststate as required

Finding 2

There is some damage to the item - Monitor for any further deterioration and repair as required

Finding 3

There is/are finger entrapment/s in the rope connections and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers - Monitor - No remedial work recommended

i 6 - Low Risk

Item: 1 Bay 2 Seat (Cradle)
Manufacturer: GL Jones
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 5



Finding 1

The surface has subsided in some areas - Monitor for any further deterioration and repair as required

Finding 2

There is some wear to the shackles. - Monitor for any further deterioration and replace when 40% worn

Finding 3

There is some notable evidence of chain wear - Monitor for any further deterioration and replace when 40% worn

Finding 4

The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 - Monitor - No remedial work recommended

Finding 5

The seat has minor damage or wear - Monitor for any further deterioration and replace as required

! 15 - Moderate Risk

Item: 2 Bay 3 Flat 1 Inclusive Seat
Manufacturer: G L Jones Playgrounds Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 8



Finding 1

The fixings or components for this item were in excess of 2.5m above the standing surface and could not be fully accessed by the inspector. We have completed a visual inspection of the fixings from ground level but a maintenance inspection should be undertaken to assess the condition, security and wear of the components at intervals in accordance with the manufacturers recommendations. - Inspect in accordance with the manufacturers recommendations

Finding 2

BS EN 1176 Part 2: Annex A makes a recommendation that fences or enclosures should be upto 1.50m from the edges of the swing seat to the sides, and subject to risk assessment, from the edge of the impact area. This is however, a low risk finding and no remedial action is recommended. - Monitor - No remedial work recommended

Finding 3

The bushes are worn or missing - Replace worn or missing bushes

Finding 4

There is some wear to the shackles. - Monitor for any further deterioration and replace when 40% worn

Finding 5

The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 - Monitor - No remedial work recommended

Finding 6

There is some notable evidence of chain wear - Monitor for any further deterioration and replace when 40% worn

Finding 7

The swing seat connectors are loose - Tighten to secure

Finding 8

The connecting link is cut/ damaged - Replace damaged link



i 4 - Very Low Risk

Item: Low Rotator
Manufacturer: Kompan Ltd
Surface Type: Sand
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 4 - Very Low Risk

Item: Spinner Bowl
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

This item is satisfactory - no work required -

i 6 - Low Risk

Item: Space Net
Manufacturer: Corocord
Surface Type: Sand
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes



Total Findings: 4

Finding 1

The side of the slide is damaged - Monitor for any further deterioration and repair as required

Finding 2

There are a number of dents in the slide surface - Monitor for any further deterioration and repair as required

Finding 3

The ropes/nets are worn/damaged in places - Monitor for any further deterioration and repair or replace as required

Finding 4

There is/are finger entrapment/s in the rope connections and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers - Monitor - No remedial work recommended

i 5 - Very Low Risk

Item: Somersault Bars
Manufacturer: Kompan Ltd
Surface Type: Sand
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

There is/are finger entrapment/s / crush in the Somersault bars fixing and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers - Monitor - No remedial work recommended

i 4 - Very Low Risk

Item: Spinning Pole
Manufacturer: Kompan Ltd
Surface Type: Sand
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 4 - Very Low Risk

Item: Spring Horse
Manufacturer: Kompan Ltd
Surface Type: Sand
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 6 - Low Risk

Item: Playhouse
Manufacturer: Kompan Ltd
Surface Type: Sand
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

There is some damage to the item - Monitor for any further deterioration and repair as required

i 4 - Very Low Risk

Item: Spinner Bowl
Manufacturer: Kompan Ltd
Surface Type: Sand
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 4 - Very Low Risk

Item: Sand Play Unit
Manufacturer: Kompan Ltd
Surface Type: Sand
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

There is/are bolt cap covers missing or damaged on the item - Replace missing or damaged bolt cap covers

i 4 - Very Low Risk

Item: Multi Play (Toddler)
Manufacturer: Kompan Ltd
Surface Type: Sand
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 8 - Low Risk

Item: Embankment Slide
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes



Total Findings: 8

Finding 1

The surface has eroded and the foundations are exposed - Reinstate surrounding surfaces to cover the foundations

Finding 2

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 3

The slide start section incline is not in the direction of travel; it should slope towards the direction of the sliding surface to meet the requirements of BS EN 1176 Part 3 - Monitor - No remedial work recommended

Finding 4

There are a number of dents in the slide surface - Monitor for any further deterioration and repair as required

Finding 5

The concrete foundation forms a projecting obstacle / hard object within the free space of the equipment, in contravention of the requirements of BS EN 1176 Part 1 - Reinstate the surface

Finding 6

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 7

A number of fixing(s) have worked loose - Secure all loose fixings

Finding 8

The weld(s) on this item have failed - Repair item

i 6 - Low Risk

Item: Play Panel
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: N/A



Total Findings: 2

Finding 1

The item is slightly loose in its foundations - Monitor for any further deterioration and repair as required

Finding 2

There is some damage to the item - Monitor for any further deterioration and repair as required

i 8 - Low Risk

Item: See Saw
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

There is or are fixings missing on the item causing finger entrapment - Replace all missing fixings to remove entrapment

Findings information

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: There is sand on the surface

Action: Remove sand from surface

i 8 - Low Risk (Finding 2)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: The safety surface is low and the membrane is exposed creating trip points

Action: Remove or resecure the exposed membrane and top up the surface to the correct level

i 5 - Very Low Risk (Finding 1)

Item: Ancillary Items - Sign
Manufacturer: Owner/Operator

Risk Level: V - Very Low Risk
Surface: Grass



Finding: It is recommended that signage, with information including the site address, contact information for maintenance issues and emergency contact details are provided for the facility

Action: Provide in accordance with the recommendations

i 6 - Low Risk (Finding 1)

Item: Gates - Kissing Gate
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Paving Slabs



Finding: The surface has eroded in some areas and may be slippery in wet conditions

Action: Reinstate the surface

i 8 - Low Risk (Finding 1)

Item: Gates - Gate - Maintenance
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Concrete



Finding: There are trip hazards at the edges of the surface

Action: Reinstate surrounding surface levels to remove the trip points

i 6 - Low Risk (Finding 2)

Item: Gates - Gate - Maintenance
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Concrete



Finding: The surface has eroded in some areas and may be slippery in wet conditions

Action: Reinstate the surface

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Gates - Gate - Maintenance
Manufacturer: Not Identified

Risk Level: N - Risk Assessment not Undertaken
Surface: Concrete



Finding: The maintenance gate was correctly padlocked at the time of inspection, however this means that the inspector was unable to fully assess the gate

Action: Ensure that there are 12mm gaps throughout the full range of motion on gate/s and between leaves where relevant

i 6 - Low Risk (Finding 1)

Item: Fences - Fence - Steel Mesh
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There are a number of loose posts around the fence

Action: Monitor for any further deterioration and reset as required

i 6 - Low Risk (Finding 2)

Item: Fences - Fence - Steel Mesh
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There is some damage to the fence sections

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass

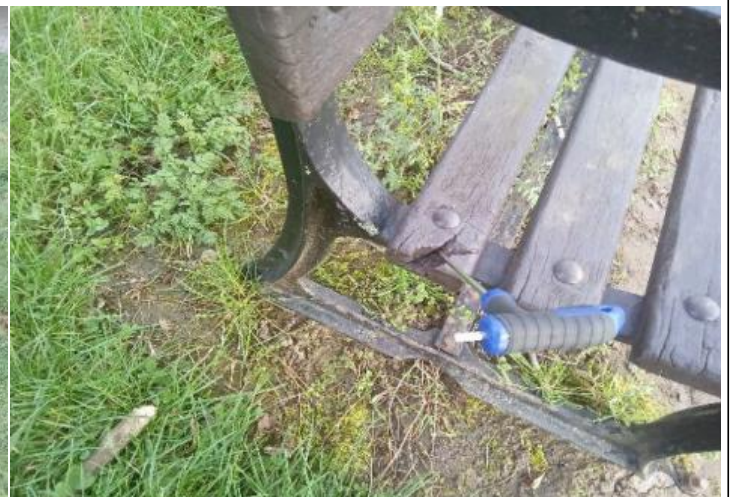


Finding: The surface has eroded in some areas and may be slippery in wet conditions
Action: Reinststate the surface

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There is some evidence of rot in the timber

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 3)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There are projecting bolt thread(s) present

Action: Remove excess thread length and deburr or provide cap

i 6 - Low Risk (Finding 4)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There is some damage to the item

Action: Monitor for any further deterioration and repair as required

i 4 - Very Low Risk (Finding 5)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: Grass



Finding: There is some strimmer / machinery damage apparent on the posts, this can penetrate the preservative applied to the timber and accelerate the rotting process

Action: Monitor for any deterioration (rot) and replace as required

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Picnic Table
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded in some areas and may be slippery in wet conditions
Action: Reinstate the surface

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Picnic Table
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: Parts of the timber are rough or splintered
Action: Remove all rough or sharp edges

i 6 - Low Risk (Finding 3)

Item: Ancillary Items - Picnic Table
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The timber stain is in poor condition

Action: Prepare all affected parts and re-stain with an appropriate preservative

i 4 - Very Low Risk (Finding 4)

Item: Ancillary Items - Picnic Table
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: Grass



Finding: There are projecting bolt thread(s) present

Action: Remove excess thread length and deburr or provide cap

i 6 - Low Risk (Finding 5)

Item: Ancillary Items - Picnic Table
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There is some evidence of rot in the timber

Action: Monitor for any further deterioration and replace as required

i 8 - Low Risk (Finding 1)

Item: Ancillary Items - Litter Bin
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Concrete



Finding: The surface has eroded and the foundations are exposed

Action: Reinststate surrounding surfaces to cover the foundations

i 4 - Very Low Risk (Finding 1)

Item: Ancillary Items - Sun Canopy
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: Grass



Finding: Canopy has been removed. Posts remain

Action: Consider replacing canopy

i 8 - Low Risk (Finding 1)

Item: Multi Use Games Area - 5 a side Goals
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded in some areas and may be slippery in wet conditions

Action: Reinstate the surface

i 6 - Low Risk (Finding 2)

Item: Multi Use Games Area - 5 a side Goals
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Multi Use Games Area - 5 a side Goals
Manufacturer: Not Identified

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass



Finding: NB: We have undertaken a maintenance inspection only of the football goal(s); full load testing falls outside the scope of our inspection.

Action: Implement load testing as required

i 4 - Very Low Risk (Finding 1)

Item: Activity Equipment - Multi Play (Toddler)
Manufacturer: Wicksteed Playgrounds

Risk Level: V - Very Low Risk
Surface: Wet Pour



Finding: There are a number of dents in the slide surface

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Multi Play (Toddler)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 6 - Low Risk (Finding 3)

Item: Activity Equipment - Multi Play (Toddler)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: There is some damage to the item

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 1)

Item: Activity Equipment - Climbing Blocks
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: There is some damage to the item

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 1)

Item: Other - Embankment Slide
Manufacturer: R&T Stainless A/S

Risk Level: L - Low Risk
Surface: Mixed Surface



Finding: The surface has eroded in some areas and may be slippery in wet conditions
Action: Reinststate the surface

i 8 - Low Risk (Finding 2)

Item: Other - Embankment Slide
Manufacturer: R&T Stainless A/S

Risk Level: L - Low Risk
Surface: Mixed Surface



Finding: The edges of the grass mat surface are raised / lifting above the surrounding surface
Action: Tuck in or pin edges of grass mats as per the API Code of Practice to remove trip hazards

i 6 - Low Risk (Finding 3)

Item: Other - Embankment Slide
Manufacturer: R&T Stainless A/S

Risk Level: L - Low Risk
Surface: Mixed Surface



Finding: There are gaps opening between the grass mat tiles

Action: Provide additional ties or secure / reinstate surface

i 4 - Very Low Risk (Finding 4)

Item: Other - Embankment Slide
Manufacturer: R&T Stainless A/S

Risk Level: V - Very Low Risk
Surface: Mixed Surface



Finding: There are a number of dents in the slide surface

Action: Monitor for any further deterioration and repair as required

i 0 - Risk Assessment not Undertaken (Finding 1)

Item: Other - Cable Runway
Manufacturer: Kompan Ltd

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass Matrix Tiles



Finding: We have completed a visual inspection of the suspension links, cable and fixing points from ground level, however it is not possible to fully inspect these areas without either hiring equipment to gain access or removing the cable and suspension and inspecting at ground level. We recommend that the main cable and fixing security is thoroughly inspected at least in accordance with the manufacturers recommendations to check for wear, damage, security or internal rusting; this will help to ensure the continued safe use of the equipment

Action: Inspect in accordance with the manufacturers recommendations

i 5 - Very Low Risk (Finding 2)

Item: Other - Cable Runway
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The nylon inserts are worn or missing at the point the cable enters the traveller

Action: Replace worn or missing inserts as required

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Other - Cable Runway
Manufacturer: Kompan Ltd

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass Matrix Tiles



Finding: The seat connection cannot be inspected without dismantling the seat

Action: Dismantle the seat to inspect the seat connection for wear

i 10 - Low Risk (Finding 4)

Item: Other - Cable Runway
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The chain links are worn in excess of 40% and require renewing

Action: Replace worn chains

i 6 - Low Risk (Finding 5)

Item: Other - Cable Runway
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The surface has eroded in some areas and may be slippery in wet conditions

Action: Reinstate the surface

i 6 - Low Risk (Finding 6)

Item: Other - Cable Runway
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are gaps opening between the grass mat tiles

Action: Provide additional ties or secure / reinstate surface tiles

i 8 - Low Risk (Finding 1)

Item: Activity Equipment - Leap Frog
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is moderate damage to the grass matrix tile surface **Action:** Repair the damaged areas of surfacing

i 8 - Low Risk (Finding 1)

Item: Activity Equipment - Activity Trail
Manufacturer: Corocord

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. **Action:** Reinstate as required

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Activity Trail
Manufacturer: Corocord

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some damage to the item

Action: Monitor for any further deterioration and repair as required

i 5 - Very Low Risk (Finding 3)

Item: Activity Equipment - Activity Trail
Manufacturer: Corocord

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There is/are finger entrapment/s in the rope connections and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers

Action: Monitor - No remedial work recommended

i 6 - Low Risk (Finding 1)

Item: Swings - 1 Bay 2 Seat (Cradle)
Manufacturer: GL Jones

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The surface has subsided in some areas

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 2)

Item: Swings - 1 Bay 2 Seat (Cradle)
Manufacturer: GL Jones

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some wear to the shackles.

Action: Monitor for any further deterioration and replace when 40% worn

i 6 - Low Risk (Finding 3)

Item: Swings - 1 Bay 2 Seat (Cradle)
Manufacturer: GL Jones

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some notable evidence of chain wear

Action: Monitor for any further deterioration and replace when 40% worn

i 5 - Very Low Risk (Finding 4)

Item: Swings - 1 Bay 2 Seat (Cradle)
Manufacturer: GL Jones

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 **Action:** Monitor - No remedial work recommended

i 6 - Low Risk (Finding 5)

Item: Swings - 1 Bay 2 Seat (Cradle)
Manufacturer: GL Jones

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The seat has minor damage or wear **Action:** Monitor for any further deterioration and replace as required

i 0 - Risk Assessment not Undertaken (Finding 1)

Item: Swings - 2 Bay 3 Flat 1 Inclusive Seat
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass Matrix Tiles



Finding: The fixings or components for this item were in excess of 2.5m above the standing surface and could not be fully accessed by the inspector. We have completed a visual inspection of the fixings from ground level but a maintenance inspection should be undertaken to assess the condition, security and wear of the components at intervals in accordance with the manufacturers recommendations.

Action: Inspect in accordance with the manufacturers recommendations

i 6 - Low Risk (Finding 2)

Item: Swings - 2 Bay 3 Flat 1 Inclusive Seat
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: BS EN 1176 Part 2: Annex A makes a recommendation that fences or enclosures should be upto 1.50m from the edges of the swing seat to the sides, and subject to risk assessment, from the edge of the impact area. This is however, a low risk finding and no remedial action is recommended.

Action: Monitor - No remedial work recommended

i 8 - Low Risk (Finding 3)

Item: Swings - 2 Bay 3 Flat 1 Inclusive Seat
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The bushes are worn or missing

Action: Replace worn or missing bushes

i 6 - Low Risk (Finding 4)

Item: Swings - 2 Bay 3 Flat 1 Inclusive Seat
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some wear to the shackles.

Action: Monitor for any further deterioration and replace when 40% worn

i 5 - Very Low Risk (Finding 5)

Item: Swings - 2 Bay 3 Flat 1 Inclusive Seat
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 **Action:** Monitor - No remedial work recommended

i 6 - Low Risk (Finding 6)

Item: Swings - 2 Bay 3 Flat 1 Inclusive Seat
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some notable evidence of chain wear

Action: Monitor for any further deterioration and replace when 40% worn

i 6 - Low Risk (Finding 7)

Item: Swings - 2 Bay 3 Flat 1 Inclusive Seat
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The swing seat connectors are loose

Action: Tighten to secure

 15 - Moderate Risk (Finding 8)

Item: Swings - 2 Bay 3 Flat 1 Inclusive Seat
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: M - Moderate Risk
Surface: Grass Matrix Tiles



Finding: The connecting link is cut/ damaged

Action: Replace damaged link

6 - Low Risk (Finding 1)

Item: Activity Equipment - Space Net
Manufacturer: Corocord
Risk Level: L - Low Risk
Surface: Sand



Finding: The side of the slide is damaged
Action: Monitor for any further deterioration and repair as required

4 - Very Low Risk (Finding 2)

Item: Activity Equipment - Space Net
Manufacturer: Corocord
Risk Level: V - Very Low Risk
Surface: Sand



Finding: There are a number of dents in the slide surface
Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 3)

Item: Activity Equipment - Space Net
Manufacturer: Corocord

Risk Level: L - Low Risk
Surface: Sand



Finding: The ropes/nets are worn/damaged in places

Action: Monitor for any further deterioration and repair or replace as required

i 5 - Very Low Risk (Finding 4)

Item: Activity Equipment - Space Net
Manufacturer: Corocord

Risk Level: V - Very Low Risk
Surface: Sand



Finding: There is/are finger entrapment/s in the rope connections and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers

Action: Monitor - No remedial work recommended

5 - Very Low Risk (Finding 1)

Item: Activity Equipment - Somersault Bars
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Sand



Finding: There is/are finger entrapment/s / crush in the Somersault bars fixing and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers

Action: Monitor - No remedial work recommended

6 - Low Risk (Finding 1)

Item: Activity Equipment - Playhouse
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Sand



Finding: There is some damage to the item

Action: Monitor for any further deterioration and repair as required

i 4 - Very Low Risk (Finding 1)

Item: Activity Equipment - Sand Play Unit
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Sand



Finding: There is/are bolt cap covers missing or damaged on the item

Action: Replace missing or damaged bolt cap covers

i 8 - Low Risk (Finding 1)

Item: Other - Embankment Slide
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded and the foundations are exposed

Action: Reinstate surrounding surfaces to cover the foundations

i 6 - Low Risk (Finding 2)

Item: Other - Embankment Slide
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 4 - Very Low Risk (Finding 3)

Item: Other - Embankment Slide
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: Grass



Finding: The slide start section incline is not in the direction of travel; it should slope towards the direction of the sliding surface to meet the requirements of BS EN 1176 Part 3

Action: Monitor - No remedial work recommended

i 4 - Very Low Risk (Finding 4)

Item: Other - Embankment Slide
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: Grass



Finding: There are a number of dents in the slide surface

Action: Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 5)

Item: Other - Embankment Slide
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The concrete foundation forms a projecting obstacle / hard object within the free space of the equipment, in contravention of the requirements of BS EN 1176 Part 1

Action: Reinststate the surface

i 8 - Low Risk (Finding 6)

Item: Other - Embankment Slide
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded in some areas and may be slippery in wet conditions
Action: Reinstate the surface

i 6 - Low Risk (Finding 7)

Item: Other - Embankment Slide
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: A number of fixing(s) have worked loose

Action: Secure all loose fixings

i 8 - Low Risk (Finding 8)

Item: Other - Embankment Slide
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The weld(s) on this item have failed

Action: Repair item

i 6 - Low Risk (Finding 1)

Item: Activity Equipment - Play Panel
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The item is slightly loose in its foundations

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Play Panel
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some damage to the item

Action: Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 1)

Item: Rocking Equipment - See Saw
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is or are fixings missing on the item causing finger entrapment
Action: Replace all missing fixings to remove entrapment



the **play** inspection company

Annual Inspection

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Inspection Scope for RPII Inspection Methodology

This document outlines the RPII scope for inspections undertaken by the Inspectors listed as Annual Inspectors on the RPII Register of Inspectors when undertaking Indoor Annual, Outdoor Annual, Outdoor Operational and Outdoor Routine inspections.

Inspections are undertaken with reference to the standards listed in this preamble only; where no date for the standard is given it will be the standard that is current at the time of inspection except where overlap periods are granted by the standards committee when standards are updated. The information contained in reports is provided to assist the owner/operator in fulfilling their responsibilities as detailed in the relevant standard. Other standards referenced within the listed standards do not form part of the inspection, unless they are also explicitly listed here.

The following standards are relevant to all installations of equipment that are publicly accessible to users; this includes public parks, pay and play parks, schools, nurseries, public houses, holiday parks, indoor play centres, farm parks etc. All equipment used or employed in publicly accessible areas should meet with the requirements of the relevant standards (listed below):

BS EN 1176 Parts 1, 2, 3, 4, 5, 6, 10 & 11 Playground equipment intended for permanent installation outdoors & indoors.

BS EN 1176 Part 7 - 'Guidance on Installation, Inspection, Maintenance and Operation' (this document gives guidance to the owners/operators of the facility on the installation, inspection, maintenance and operation of playground equipment, excluding ancillary items).

In the United Kingdom the National Foreword forms an important part to the understanding and implementation of the recommendations set out in this document. It clarifies the application of the document within the UK as best practice guidance, as the document has been used since its initial publication. Therefore, in the UK this standard (BS EN 1176 – Part 7) contains no requirements and needs to be read and implemented as guidance, with the use of the term 'shall' therefore becoming a recommendation, as in the term 'should'.

Domestic play equipment falls outside of the scope of BS EN 1176 and has its own standards (BS EN 71 series – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report but any comments concerning compliance will follow the requirements and recommendations of BS EN 1176.

When water play items, including spray parks, are inspected any comments concerning compliance within the inspection will refer to BS EN 1176. We have not assessed these against the requirements of BS EN 17232 (Water play equipment and features).

Other equipment that is not clearly identified as unsupervised or domestic (natural play, self-build equipment etc.) will be assessed for compliance with the relevant standard listed below:

BS EN 15312 Free access multi-sports equipment
BS EN 14974 Skateparks
BS EN 16630 Permanently installed outdoor fitness equipment
BS EN 16899 Parkour equipment (plus RPII/API guidance notes)

Annual and Post Installation inspections will take into consideration compliance with these current standards, and defects related to wear and vandalism. Items not listed in the report have not been included in the inspection. The inspection will cover the playground equipment and the active area (that area which is obviously part of the playground), nominally up to three metres around, the fence line if closer, or other areas as agreed.

Operational inspections only take into consideration defects related to cleanliness, equipment ground clearances, ground surface finishes, exposed foundations, sharp edges, missing parts, excessive wear (of moving parts) structural integrity, wear and vandalism.

Routine visual inspections relate only to the most obvious defects such as broken or missing parts, litter, vandalism and issues created by severe weather conditions (the intention is to identify hazards created by storm damage).

All inspections are non-dismantling, non-destructive and do not include any structural, toxicology or impact assessments defined in the standard; however, the inspector will undertake a manual test for stability and if equipment fails under manual load, or any other hazard is identified as an unacceptable risk, the owner/operator will be notified as soon as practicably possible.

The inspector will access all reasonably accessible equipment and will assess all reasonably accessible parts above the standing surface. Where it is not possible to access parts of the equipment without employing an alternative means of access the report will record the action required by the owner/operator to ensure the continued safe use of the equipment.

Ancillary equipment will be assessed using the inspector's knowledge and experience of the standards named in this document. (Note: Ancillary items are not included in the specific equipment-type parts of the EN 1176 series; hence they are not assessed for compliance with EN 1176 series and are subject to a general safety assessment).

The owner/operator is responsible for the overall safety of the equipment and area.

The inspector will not undertake any of the following works unless specifically agreed in writing at the time of order:

Checking the depth and underlying structural integrity of any surface areas and/or carrying out any testing of the impact attenuating properties of any surfaces; the identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection; the inspection of any equipment (or part thereof) that is beneath the playing surface (loose-fill materials may be moved to expose foundations); tightening any bolts, hinges or other fixing devices on any apparatus or equipment; assessing or inspecting any electrical installations contained on any site and/or apparatus and/or equipment; assessing or inspecting any water supplies and/or water features and/or any associated computerised systems (including carrying out any programming); where planting or trees are mentioned in the report no assessments of toxicity, suitability or condition are undertaken – the owner/operator should have suitable inspections provided by a competent person.

The owner/operator should have a 'design risk assessment' provided by the manufacturer/designer of the area for the equipment and location in which the facility is installed.

The operator is responsible for managing risks of their provision and is required by law to carry out a 'suitable and sufficient assessment' of the risks associated with a site or activity. This inspection shall be considered as contributing to the operator's discharge of this responsibility.

The details contained within the report are a snapshot of the condition at the time of inspection only and subsequent events may affect the condition of the facility. Suggested remedial actions are based on the knowledge and experience of the inspector and/or that of the inspection company. The owner/operator should always seek the advice of the manufacturer or a competent person when undertaking repairs and/or modifications to equipment.

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The operator is responsible for following the guidance of the relevant standards. The standards give guidance on the installation, inspection, maintenance and operation of the various types of facilities. The inspection guidance is listed in Table 1, with an indication of which parts will be included in an RPII Annual or Post-Installation Inspection. The relevant standards also contain additional parts which the operator should follow.

Inspection recommendations of relevant standards Refer to relevant standards for full text	Annual Main	RPII Annual/ Post Installation Inspection
6.1 d) Overall levels of safety of equipment (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of foundations (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of playing surfaces (see note 2)	✓	✓ [2]
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	✓	✓ [3]
6.1 d) Effects of weather	✓	✓
6.1 d) Presence of rot, decay or corrosion (see note 1)	✓	✓ [1]
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	✓	✓ [4]
6.1 d) Excavation or dismantling/additional measures	✓	✗
6.2.1 Assessment of glass reinforced plastics (see note 5)	✓	✓ [5]
6.2.1 Inspection of one post equipment (see note 1)	✓	✓ [1]
6.2.4 Undertaking the Operators inspection protocol	✓	✗

NB: The clause numbers in table 1 are taken from BS EN 1176 - Part 7:2020. The content is equally applicable to all other relevant standards listed herein. Playgrounds contain a range of equipment from different manufacturers and installed over a number of years; operators should implement any guidance provided by the manufacturer. Item specific detail is not readily available to RPII Playground Inspectors, whose report contributes to the operator's overall Annual Main Inspection as detailed in the relevant standards.

[1] A manual test only is undertaken for stability. Wear and instability are only detectable where readily apparent without dismantling or destruction and without the use of tools, excavation or specialist equipment. Rot and corrosion are tested or with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment.

[2] Only the visible condition and dimensional compliance of surface extent is considered. Neither testing of impact attenuating properties nor measurement of the thickness of bound surfaces are undertaken on RPII annual inspections.

[3] The inspection assesses compliance where this can be tested on site using manual methods without dismantling, destruction and without the use of tools or specialist equipment.

[4] The operator should use manufacturer's recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance.

[5] Visible glass fibres will be noted in reports. The operator is responsible for repairs or replacement.

Risk Assessment Matrix

			Scores in the report are multiplication factors of Likelihood x Severity					
			Severity>>					
Likelihood	Very High probability, if the situation is not addressed an accident is almost certain.	5	Very High	VL (5)	L (10)	M (15)	H (20)	VH (25)
	High probability an accident is probable without any added factor.	4	High	VL (4)	L (8)	M (12)	H (16)	H (20)
	Moderate probability an incident is foreseeable.	3	Moderate	VL (3)	L (6)	L (9)	M (12)	M (15)
	Some probability, requires a combination of factors to take place.	2	Low	VL (2)	VL (4)	L (6)	L (8)	L (10)
	No significant probability; lightning strike, freak accident.	1	Very Low	VL (1)	VL (2)	VL (3)	VL (4)	VL (5)
			Very Low	Low	Moderate	High	Very High	
			1	2	3	4	5	
			No injury likely e.g. damaged or soiled clothing, minor bruising, grazes	Minor injury, laceration or bruising requiring first aid only	Injury requiring medical intervention e.g. cuts requiring stitches	Serious injury including concussions or fracture of long bones	Severe injury involving a potential life changing injury or fatality	
			Severity>>					
			<p>Note 1: The total risk scores included within our reports are a multiplication factor of the calculated Likelihood and Severity of each finding. Both Likelihood and Severity are given a number between 1 - 5 as shown on the matrix above and these two numbers are then multiplied together to give the total risk score that is shown against defects on the report. Total risk scores can be divided in both directions, i.e. a total risk score of 12 could be a Likelihood (3) x Severity (4) or Likelihood (4) x Severity (3).</p> <p>Note 2: When we inspect we only see a snapshot of the current condition of the equipment. It is the operators responsibility to ensure that there is a continuing level of maintenance to keep the equipment in good working order and the site fit for use.</p>					

Equipment has been assessed to the following standards where relevant:

- BS EN 1176 Parts 1-11 (Playground equipment and surfacing)
- BS EN 14974 (Facilities for users of roller sports equipment)
- BS EN 15312 (Free access multi-sports equipment)
- BS EN 16899 (Parkour Equipment)
- BS EN 16630 (Outdoor Fitness Equipment).

Mayflower Road

Inspection Ref: 2340171

Site Ref: 5632

Inspected: 12-April-2024 - 09:41 by Tristian Morrison (RPII Annual Inspector)

Risk Assessment: 9 Low Risk



Location:

The site is partially overlooked by properties in the local community

Disabled Access:

Some accessible features; an area that presents difficulties to the majority of people with disabilities but in favourable circumstances and certainly in partnership can be accessed.

i 6 - Low Risk

Item: Site General
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

The surface has eroded in some areas and may be slippery in wet conditions - Reinststate the surface

i 5 - Very Low Risk

Item: Sign
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

BS EN 1176 Part 7 recommends that signage shall include the site name / address - Provide additional information

i 8 - Low Risk

Item: Gate - Self Closing
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 2
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 2

Finding 1

There are trip hazards at the edges of the surface - Reinstate surrounding surface levels to remove the trip points

Finding 2

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

i 6 - Low Risk

Item: Gate - Self Closing
Manufacturer: Easy Gate Ltd
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

i 6 - Low Risk

Item: Gate - Maintenance
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 2

Finding 1

The maintenance gate was correctly padlocked at the time of inspection, however this means that the inspector was unable to fully assess the gate - Ensure that there are 12mm gaps throughout the full range of motion on gate/s and between leaves where relevant

Finding 2

The gate has no drop bolt sleeves and/or drop bolts fitted - Provide drop bolt sleeves and/or drop bolts

i 6 - Low Risk

Item: Fence - Chainlink
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 2

Finding 1

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 2

Cable ties have been used on the item and there are sharp projecting ends - Remove if not required or replace with a more appropriate alternative fixing method if used as a fixing



i 4 - Very Low Risk

Item: Fence - Steel Mesh
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 8 - Low Risk

Item: Bench
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 2
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 3

Finding 1

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 2

There are areas or parts of the timber on the structure that have rotted - Replace all affected timbers

Finding 3

Parts of the timber are rough or splintered - Remove all rough or sharp edges

i 8 - Low Risk

Item: Litter Bin
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 2
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

The bin is not securely fixed to the surface and there is some possibility of the item tipping or rolling over - Secure the bin to the ground

i 8 - Low Risk

Item: Litter Bin
Manufacturer: Broxap
Surface Type: Paving Slabs
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

The bin is not securely fixed to the surface and there is some possibility of the item tipping or rolling over - Secure the bin to the ground

i 9 - Low Risk

Item: Net Climber
Manufacturer: Wicksteed Playgrounds
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 2



Finding 1

The rope has worn and wire strands are exposed - Replace rope or net

Finding 2

The connecting links are worn in excess of 40% and require renewing - Replace worn chains

i 6 - Low Risk

Item: Roundabout
Manufacturer: Wicksteed Playgrounds
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 3 - 5 Years
Total Findings: 4



Finding 1

The item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.2 for head and neck entrapment in the roundabout - Monitor - No remedial work recommended

Finding 2

The paint is flaking off the metalwork - Rub down and re-paint

Finding 3

There is some graffiti present - Remove the graffiti

Finding 4

The bearing is showing signs of wear - Monitor for any further deterioration and replace as required

i 6 - Low Risk

Item: Multi Play (Junior)
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 4



Finding 1

A number of fixing(s) have worked loose on guardrail - Secure all loose fixings

Finding 2

There are gaps opening between the grass mat tiles - Provide additional ties or secure / reinstate surface

Finding 3

There is some graffiti present - Remove the graffiti

Finding 4

There is/are finger entrapment/s in the barrier next to access element and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers - Monitor - No remedial work recommended

i 8 - Low Risk

Item: Free Standing Slide
Manufacturer: G L Jones Playgrounds Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 4



Finding 1

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinstate as required

Finding 2

Fixing Pins have been installed in the impact areas of the grass mats - Remove pins from impact areas

Finding 3

The side of the slide is damaged - Monitor for any further deterioration and repair as required

Finding 4

The paint is flaking off the metalwork - Rub down and re-paint

i 6 - Low Risk

Item: 2 Bay (2 Flat, 2 Cradle)
Manufacturer: Record RSS
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 9



Finding 1

There is some notable evidence of chain wear - Monitor for any further deterioration and replace when 40% worn

Finding 2

The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 - Monitor - No remedial work recommended

Finding 3

The swing seat connectors are loose - Tighten to secure

Finding 4

The seat has minor damage or wear - Monitor for any further deterioration and replace as required

Finding 5

There is some graffiti present - Remove the graffiti

Finding 6

There is some wear to the shackles. - Monitor for any further deterioration and replace when 40% worn

Finding 7

There is algae or moss on the surface of the equipment - Clean and treat appropriately

Finding 8

Fixing Pins have been installed in the impact areas of the grass mats - Remove pins from impact areas

Finding 9

There are gaps opening between the grass mat tiles - Provide additional ties or secure / reinstate surface

i 8 - Low Risk

Item: Overhead Rotator
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 3

Finding 1

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinstate as required

Finding 2

The seat has been damaged - Monitor for any further deterioration and replace as required

Finding 3

The seat connection cannot be inspected without dismantling the seat - Dismantle the seat to inspect the seat connection for wear

i 8 - Low Risk

Item: Three Way Springer
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 2

Finding 1

There is or are fixings missing on the item - Replace all missing fixings

Finding 2

The Handgrips/Footrests rotate and may cause an unexpected movement for the user - Secure Handgrips/Footrests to prevent rotation.



i 4 - Very Low Risk

Item: Inclusive Roundabout
Manufacturer: Kompan Ltd
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

There is/are bolt cap covers missing or damaged on the item - Replace missing or damaged bolt cap covers



Findings information

6 - Low Risk (Finding 1)

Item:	Ancillary Items - Site General	Risk Level:	L - Low Risk
Manufacturer:	Owner/Operator	Surface:	N/A



Finding: The surface has eroded in some areas and may be slippery in wet conditions
Action: Reinstate the surface

i 5 - Very Low Risk (Finding 1)

Item: Ancillary Items - Sign
Manufacturer: Owner/Operator

Risk Level: V - Very Low Risk
Surface: N/A



Finding: BS EN 1176 Part 7 recommends that signage shall include the site name / address
Action: Provide additional information

i 8 - Low Risk (Finding 1)

Item: Gates - Gate - Self Closing
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There are trip hazards at the edges of the surface
Action: Reinstate surrounding surface levels to remove the trip points

i 6 - Low Risk (Finding 2)

Item: Gates - Gate - Self Closing
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded in some areas and may be slippery in wet conditions
Action: Reinstate the surface

i 6 - Low Risk (Finding 1)

Item: Gates - Gate - Self Closing
Manufacturer: Easy Gate Ltd

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded in some areas and may be slippery in wet conditions
Action: Reinstate the surface

i 0 - Risk Assessment not Undertaken (Finding 1)

Item: Gates - Gate - Maintenance
Manufacturer: Owner/Operator

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass



Finding: The maintenance gate was correctly padlocked at the time of inspection, however this means that the inspector was unable to fully assess the gate

Action: Ensure that there are 12mm gaps throughout the full range of motion on gate/s and between leaves where relevant

i 6 - Low Risk (Finding 2)

Item: Gates - Gate - Maintenance
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: The gate has no drop bolt sleeves and/or drop bolts fitted

Action: Provide drop bolt sleeves and/or drop bolts

i 6 - Low Risk (Finding 1)

Item: Fences - Fence - Chainlink
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 6 - Low Risk (Finding 2)

Item: Fences - Fence - Chainlink
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: Cable ties have been used on the item and there are sharp projecting ends

Action: Remove if not required or replace with a more appropriate alternative fixing method if used as a fixing

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded in some areas and may be slippery in wet conditions
Action: Reinststate the surface

i 8 - Low Risk (Finding 2)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: There are areas or parts of the timber on the structure that have rotted
Action: Replace all affected timbers

i 6 - Low Risk (Finding 3)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: Parts of the timber are rough or splintered

Action: Remove all rough or sharp edges

i 8 - Low Risk (Finding 1)

Item: Ancillary Items - Litter Bin
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: The bin is not securely fixed to the surface and there is some possibility of the item tipping or rolling over

Action: Secure the bin to the ground

i 8 - Low Risk (Finding 1)

Item: Ancillary Items - Litter Bin
Manufacturer: Broxap

Risk Level: L - Low Risk
Surface: Paving Slabs



Finding: The bin is not securely fixed to the surface and there is some possibility of the item tipping or rolling over

Action: Secure the bin to the ground

i 9 - Low Risk (Finding 1)

Item: Activity Equipment - Net Climber
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The rope has worn and wire strands are exposed

Action: Replace rope or net

i 8 - Low Risk (Finding 2)

Item: Activity Equipment - Net Climber
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The connecting links are worn in excess of 40% and require renewing

Action: Replace worn chains

i 5 - Very Low Risk (Finding 1)

Item: Rotor Play - Roundabout
Manufacturer: Wicksteed Playgrounds

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.2 for head and neck entrapment in the roundabout

Action: Monitor - No remedial work recommended

i 6 - Low Risk (Finding 2)

Item: Rotor Play - Roundabout
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Rotor Play - Roundabout
Manufacturer: Wicksteed Playgrounds

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass Matrix Tiles



Finding: There is some graffiti present

Action: Remove the graffiti

i 6 - Low Risk (Finding 4)

Item: Rotor Play - Roundabout
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The bearing is showing signs of wear

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 1)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: A number of fixing(s) have worked loose on guardrail

Action: Secure all loose fixings

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are gaps opening between the grass mat tiles

Action: Provide additional ties or secure / reinstate surface

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass Matrix Tiles



Finding: There is some graffiti present

Action: Remove the graffiti

i 5 - Very Low Risk (Finding 4)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There is/are finger entrapment/s in the barrier next to access element and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers
Action: Monitor - No remedial work recommended

i 8 - Low Risk (Finding 1)

Item: Other - Free Standing Slide
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. **Action:** Reinstate as required

i 5 - Very Low Risk (Finding 2)

Item: Other - Free Standing Slide
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: Fixing Pins have been installed in the impact areas of the grass mats
Action: Remove pins from impact areas

i 6 - Low Risk (Finding 3)

Item: Other - Free Standing Slide
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The side of the slide is damaged

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 4)

Item: Other - Free Standing Slide
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 6 - Low Risk (Finding 1)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: Record RSS

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some notable evidence of chain wear

Action: Monitor for any further deterioration and replace when 40% worn

i 5 - Very Low Risk (Finding 2)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: Record RSS

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 **Action:** Monitor - No remedial work recommended

i 6 - Low Risk (Finding 3)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: Record RSS

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The swing seat connectors are loose **Action:** Tighten to secure

i 6 - Low Risk (Finding 4)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: Record RSS

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The seat has minor damage or wear

Action: Monitor for any further deterioration and replace as required

i 0 - Risk Assessment not Undertaken (Finding 5)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: Record RSS

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass Matrix Tiles



Finding: There is some graffiti present

Action: Remove the graffiti

i 6 - Low Risk (Finding 6)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: Record RSS

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some wear to the shackles.

Action: Monitor for any further deterioration and replace when 40% worn

i 6 - Low Risk (Finding 7)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: Record RSS

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is algae or moss on the surface of the equipment

Action: Clean and treat appropriately

i 6 - Low Risk (Finding 8)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: Record RSS

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: Fixing Pins have been installed in the impact areas **Action:** Remove pins from impact areas of the grass mats

i 6 - Low Risk (Finding 9)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: Record RSS

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are gaps opening between the grass mat tiles

Action: Provide additional ties or secure / reinstate surface

i 8 - Low Risk (Finding 1)

Item: Rotor Play - Overhead Rotator
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet.

Action: Reinstate as required

i 6 - Low Risk (Finding 2)

Item: Rotor Play - Overhead Rotator
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The seat has been damaged

Action: Monitor for any further deterioration and replace as required

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Rotor Play - Overhead Rotator
Manufacturer: Kompan Ltd

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass Matrix Tiles



Finding: The seat connection cannot be inspected without dismantling the seat

Action: Dismantle the seat to inspect the seat connection for wear

i 8 - Low Risk (Finding 1)

Item: Rocking Equipment - Three Way Springer
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is or are fixings missing on the item

Action: Replace all missing fixings

i 6 - Low Risk (Finding 2)

Item: Rocking Equipment - Three Way Springer
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The Handgrips/Footrests rotate and may cause an unexpected movement for the user
Action: Secure Handgrips/Footrests to prevent rotation.

i 4 - Very Low Risk (Finding 1)

Item: Rotor Play - Inclusive Roundabout
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Wet Pour



Finding: There is/are bolt cap covers missing or damaged on the item

Action: Replace missing or damaged bolt cap covers



the **play inspection** company

Annual Inspection

St Albans City and District Council

North Close Play Area

St Albans, AL2 3HB



API Associate



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Inspection Scope for RPII Inspection Methodology

This document outlines the RPII scope for inspections undertaken by the Inspectors listed as Annual Inspectors on the RPII Register of Inspectors when undertaking Indoor Annual, Outdoor Annual, Outdoor Operational and Outdoor Routine inspections.

Inspections are undertaken with reference to the standards listed in this preamble only; where no date for the standard is given it will be the standard that is current at the time of inspection except where overlap periods are granted by the standards committee when standards are updated. The information contained in reports is provided to assist the owner/operator in fulfilling their responsibilities as detailed in the relevant standard. Other standards referenced within the listed standards do not form part of the inspection, unless they are also explicitly listed here.

The following standards are relevant to all installations of equipment that are publicly accessible to users; this includes public parks, pay and play parks, schools, nurseries, public houses, holiday parks, indoor play centres, farm parks etc. All equipment used or employed in publicly accessible areas should meet with the requirements of the relevant standards (listed below):

BS EN 1176 Parts 1, 2, 3, 4, 5, 6, 10 & 11 Playground equipment intended for permanent installation outdoors & indoors.

BS EN 1176 Part 7 - 'Guidance on Installation, Inspection, Maintenance and Operation' (this document gives guidance to the owners/operators of the facility on the installation, inspection, maintenance and operation of playground equipment, excluding ancillary items).

In the United Kingdom the National Foreword forms an important part to the understanding and implementation of the recommendations set out in this document. It clarifies the application of the document within the UK as best practice guidance, as the document has been used since its initial publication. Therefore, in the UK this standard (BS EN 1176 – Part 7) contains no requirements and needs to be read and implemented as guidance, with the use of the term 'shall' therefore becoming a recommendation, as in the term 'should'.

Domestic play equipment falls outside of the scope of BS EN 1176 and has its own standards (BS EN 71 series – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report but any comments concerning compliance will follow the requirements and recommendations of BS EN 1176.

When water play items, including spray parks, are inspected any comments concerning compliance within the inspection will refer to BS EN 1176. We have not assessed these against the requirements of BS EN 17232 (Water play equipment and features).

Other equipment that is not clearly identified as unsupervised or domestic (natural play, self-build equipment etc.) will be assessed for compliance with the relevant standard listed below:

BS EN 15312 Free access multi-sports equipment
BS EN 14974 Skateparks
BS EN 16630 Permanently installed outdoor fitness equipment
BS EN 16899 Parkour equipment (plus RPII/API guidance notes)

Annual and Post Installation inspections will take into consideration compliance with these current standards, and defects related to wear and vandalism. Items not listed in the report have not been included in the inspection. The inspection will cover the playground equipment and the active area (that area which is obviously part of the playground), nominally up to three metres around, the fence line if closer, or other areas as agreed.

Operational inspections only take into consideration defects related to cleanliness, equipment ground clearances, ground surface finishes, exposed foundations, sharp edges, missing parts, excessive wear (of moving parts) structural integrity, wear and vandalism.

Routine visual inspections relate only to the most obvious defects such as broken or missing parts, litter, vandalism and issues created by severe weather conditions (the intention is to identify hazards created by storm damage).

All inspections are non-dismantling, non-destructive and do not include any structural, toxicology or impact assessments defined in the standard; however, the inspector will undertake a manual test for stability and if equipment fails under manual load, or any other hazard is identified as an unacceptable risk, the owner/operator will be notified as soon as practicably possible.

The inspector will access all reasonably accessible equipment and will assess all reasonably accessible parts above the standing surface. Where it is not possible to access parts of the equipment without employing an alternative means of access the report will record the action required by the owner/operator to ensure the continued safe use of the equipment.

Ancillary equipment will be assessed using the inspector's knowledge and experience of the standards named in this document. (Note: Ancillary items are not included in the specific equipment-type parts of the EN 1176 series; hence they are not assessed for compliance with EN 1176 series and are subject to a general safety assessment).

The owner/operator is responsible for the overall safety of the equipment and area.

The inspector will not undertake any of the following works unless specifically agreed in writing at the time of order:

Checking the depth and underlying structural integrity of any surface areas and/or carrying out any testing of the impact attenuating properties of any surfaces; the identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection; the inspection of any equipment (or part thereof) that is beneath the playing surface (loose-fill materials may be moved to expose foundations); tightening any bolts, hinges or other fixing devices on any apparatus or equipment; assessing or inspecting any electrical installations contained on any site and/or apparatus and/or equipment; assessing or inspecting any water supplies and/or water features and/or any associated computerised systems (including carrying out any programming); where planting or trees are mentioned in the report no assessments of toxicity, suitability or condition are undertaken – the owner/operator should have suitable inspections provided by a competent person.

The owner/operator should have a 'design risk assessment' provided by the manufacturer/designer of the area for the equipment and location in which the facility is installed.

The operator is responsible for managing risks of their provision and is required by law to carry out a 'suitable and sufficient assessment' of the risks associated with a site or activity. This inspection shall be considered as contributing to the operator's discharge of this responsibility.

The details contained within the report are a snapshot of the condition at the time of inspection only and subsequent events may affect the condition of the facility. Suggested remedial actions are based on the knowledge and experience of the inspector and/or that of the inspection company. The owner/operator should always seek the advice of the manufacturer or a competent person when undertaking repairs and/or modifications to equipment.

A full copy of the Play Inspection Company Ltd. Terms & Conditions is available on our website (www.playinspections.co.uk)

The operator is responsible for following the guidance of the relevant standards. The standards give guidance on the installation, inspection, maintenance and operation of the various types of facilities. The inspection guidance is listed in Table 1, with an indication of which parts will be included in an RPII Annual or Post-Installation Inspection. The relevant standards also contain additional parts which the operator should follow.

Inspection recommendations of relevant standards Refer to relevant standards for full text	Annual Main	RPII Annual/ Post Installation Inspection
6.1 d) Overall levels of safety of equipment (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of foundations (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of playing surfaces (see note 2)	✓	✓ [2]
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	✓	✓ [3]
6.1 d) Effects of weather	✓	✓
6.1 d) Presence of rot, decay or corrosion (see note 1)	✓	✓ [1]
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	✓	✓ [4]
6.1 d) Excavation or dismantling/additional measures	✓	✗
6.2.1 Assessment of glass reinforced plastics (see note 5)	✓	✓ [5]
6.2.1 Inspection of one post equipment (see note 1)	✓	✓ [1]
6.2.4 Undertaking the Operators inspection protocol	✓	✗

NB: The clause numbers in table 1 are taken from BS EN 1176 - Part 7:2020. The content is equally applicable to all other relevant standards listed herein. Playgrounds contain a range of equipment from different manufacturers and installed over a number of years; operators should implement any guidance provided by the manufacturer. Item specific detail is not readily available to RPII Playground Inspectors, whose report contributes to the operator's overall Annual Main Inspection as detailed in the relevant standards.

[1] A manual test only is undertaken for stability. Wear and instability are only detectable where readily apparent without dismantling or destruction and without the use of tools, excavation or specialist equipment. Rot and corrosion are tested or with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment.

[2] Only the visible condition and dimensional compliance of surface extent is considered. Neither testing of impact attenuating properties nor measurement of the thickness of bound surfaces are undertaken on RPII annual inspections.

[3] The inspection assesses compliance where this can be tested on site using manual methods without dismantling, destruction and without the use of tools or specialist equipment.

[4] The operator should use manufacturer's recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance.

[5] Visible glass fibres will be noted in reports. The operator is responsible for repairs or replacement.

Risk Assessment Matrix

			Scores in the report are multiplication factors of Likelihood x Severity					
			Severity>>					
Likelihood	Very High probability, if the situation is not addressed an accident is almost certain.	5	Very High	VL (5)	L (10)	M (15)	H (20)	VH (25)
	High probability an accident is probable without any added factor.	4	High	VL (4)	L (8)	M (12)	H (16)	H (20)
	Moderate probability an incident is foreseeable.	3	Moderate	VL (3)	L (6)	L (9)	M (12)	M (15)
	Some probability, requires a combination of factors to take place.	2	Low	VL (2)	VL (4)	L (6)	L (8)	L (10)
	No significant probability; lightning strike, freak accident.	1	Very Low	VL (1)	VL (2)	VL (3)	VL (4)	VL (5)
			Very Low	Low	Moderate	High	Very High	
			1	2	3	4	5	
			No injury likely e.g. damaged or soiled clothing, minor bruising, grazes	Minor injury, laceration or bruising requiring first aid only	Injury requiring medical intervention e.g. cuts requiring stitches	Serious injury including concussions or fracture of long bones	Severe injury involving a potential life changing injury or fatality	
			Severity>>					
<p>Note 1: The total risk scores included within our reports are a multiplication factor of the calculated Likelihood and Severity of each finding. Both Likelihood and Severity are given a number between 1 - 5 as shown on the matrix above and these two numbers are then multiplied together to give the total risk score that is shown against defects on the report. Total risk scores can be divided in both directions, i.e. a total risk score of 12 could be a Likelihood (3) x Severity (4) or Likelihood (4) x Severity (3).</p> <p>Note 2: When we inspect we only see a snapshot of the current condition of the equipment. It is the operators responsibility to ensure that there is a continuing level of maintenance to keep the equipment in good working order and the site fit for use.</p>								

Equipment has been assessed to the following standards where relevant:

- BS EN 1176 Parts 1-11 (Playground equipment and surfacing)
- BS EN 14974 (Facilities for users of roller sports equipment)
- BS EN 15312 (Free access multi-sports equipment)
- BS EN 16899 (Parkour Equipment)
- BS EN 16630 (Outdoor Fitness Equipment).



North Close Play Area

Inspection Ref: 2340172

Site Ref: 17781

Inspected: 12-April-2024 - 11:02 by Tristian Morrison (RPII Annual Inspector)

Risk Assessment: 10 Low Risk



Location:

The site is located in an area of public open space and is not directly overlooked by any properties in the local community.

Disabled Access:

Some accessible features; an area that presents difficulties to the majority of people with disabilities but in favourable circumstances and certainly in partnership can be accessed.

i 6 - Low Risk

Item: Site General
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

The signage is damaged or missing - Replace signage

i 5 - Very Low Risk

Item: Sign
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

BS EN 1176 Part 7 recommends that signage shall include the site name / address - Provide additional information

i 8 - Low Risk

Item: Gate - Self Closing
Manufacturer: Not Identified
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 2

Finding 1

There are trip hazards caused by the grass matrix tiles at the edges of the surface - Adjust grass matrix tile and reinstaate surrounding surface levels to remove the trip points

Finding 2

There are projecting bolt thread(s) present - Remove excess thread length and deburr or provide cap

i 6 - Low Risk

Item: Gate - Maintenance
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 3

Finding 1

There is no padlock on the maintenance gate - Provide a padlock to secure the gate

Finding 2

The gate has no drop bolt sleeves and/or drop bolts fitted - Provide drop bolt sleeves and/or drop bolts

Finding 3

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

i 6 - Low Risk

Item: Fence - Steel Mesh
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 4

Finding 1

Cable ties have been used on the item and there are sharp projecting ends - Remove if not required or replace with a more appropriate alternative fixing method if used as a fixing

Finding 2

There are a number of loose posts around the fence - Monitor for any further deterioration and reset as required

Finding 3

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 4

There is some damage to the fence sections - Monitor for any further deterioration and repair as required

i 8 - Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Concrete
Item Quantity: 3
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 4

Finding 1

There is algae, silt or moss growth on the surface resulting in slippery conditions - Clean and treat appropriately

Finding 2

There is some minor damage to the surface - Monitor for any further deterioration and repair as required

Finding 3

There are areas or parts of the timber on the structure that have rotted - Replace all affected timbers

Finding 4

Parts of the timber are rough or splintered - Remove all rough or sharp edges

i 8 - Low Risk

Item: Litter Bin
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 4



- | | |
|--|---|
| <p>Finding 1
 The lid or door of the litter bin is not secured - Ensure the lid or door is kept locked</p> <p>Finding 3
 There is some damage to the item - Monitor for any further deterioration and repair as required</p> | <p>Finding 2
 The bin is not securely fixed to the surface and there is some possibility of the item tipping or rolling over - Secure the bin to the ground</p> <p>Finding 4
 The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint</p> |
|--|---|

i 8 - Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 3



- | | |
|--|--|
| <p>Finding 1
 There is algae, silt or moss growth on the surface resulting in slippery conditions - Clean and treat appropriately</p> <p>Finding 3
 There is some minor damage to the surface - Monitor for any further deterioration and repair as required</p> | <p>Finding 2
 There are trip hazards at the edges of the surface - Reinstate surrounding surface levels to remove the trip points</p> |
|--|--|



i 6 - Low Risk

Item: See Saw
Manufacturer: Wicksteed Playgrounds
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 8



Finding 1

The surface has subsided in some areas - Monitor for any further deterioration and repair as required

Finding 3

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 5

The item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.2 for head and neck entrapment in the see saw handles - Monitor - No remedial work recommended

Finding 7

There is no gaiter protection for accessible moving parts (possible shear trap) as recommended in BS EN 1176 Part 1; 4.2.6 Moving Parts - Monitor - No remedial work recommended

Finding 2

There is some minor damage to the surface - Monitor for any further deterioration and repair as required

Finding 4

The seat has been damaged - Monitor for any further deterioration and replace as required

Finding 6

The paint is flaking off the metalwork - Rub down and re-paint

Finding 8

There is surface corrosion / rust present on the item - Consider treating the item

i 9 - Low Risk

Item: Net Climber
Manufacturer: Wicksteed Playgrounds
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 2



Finding 1

The rope has worn and wire strands are exposed - Replace rope or net

Finding 2

The chain/rope covering is damaged - Monitor for any further deterioration and replace as required

i 10 - Low Risk

Item: Rocking Horse
Manufacturer: Wicksteed Playgrounds
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 5



Finding 1

There is some damage to the seat - Monitor for any further deterioration and repair as required

Finding 2

There are areas or parts of the timber on the structure that have rotted - Replace all affected timbers

Finding 3

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 4

There is no gaiter protection for accessible moving parts (possible shear trap) as recommended in BS EN 1176 Part 1; 4.2.6 Moving Parts - Monitor - No remedial work recommended

Finding 5

There is/are finger entrapment/s in the rocking horse frame and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers - Remove the entrapment



i 6 - Low Risk

Item: 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 10



Finding 1

There is some wear to the shackles. - Monitor for any further deterioration and replace when 40% worn

Finding 2

The fixings or components for this item were in excess of 2.5m above the standing surface and could not be fully accessed by the inspector. We have completed a visual inspection of the fixings from ground level but a maintenance inspection should be undertaken to assess the condition, security and wear of the components at intervals in accordance with the manufacturers recommendations. - Inspect in accordance with the manufacturers recommendations

Finding 3

There is some notable evidence of chain wear - Monitor for any further deterioration and replace when 40% worn

Finding 4

The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 - Monitor - No remedial work recommended

Finding 5

The seat has minor damage or wear - Monitor for any further deterioration and replace as required

Finding 6

The seat has minor damage or wear - Monitor for any further deterioration and replace as required

Finding 7

There are caps missing from the underside of the seats - Replace missing caps under the seats

Finding 8

The seats are too close to each other as defined in BS EN 1176 Part 2; this is a low risk failure and no remedial action is required - Monitor - No remedial work recommended

Finding 9

The seats are too close to the frame as defined in BS EN 1176 Part 2; this is a low risk failure and no remedial action is required - Monitor - No remedial work recommended

Finding 10

The paint is flaking off the metalwork - Rub down and re-paint

i 8 - Low Risk

Item: Spring Board
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 4



Finding 1

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinstate as required

Finding 2

There is algae or moss on the surface of the equipment - Clean and treat appropriately

Finding 3

There is/are bolt cap covers missing or damaged on the item - Replace missing or damaged bolt cap covers

Finding 4

The paintwork on the spring has been damaged or worn exposing the metal underneath which is rusting - Treat any rusting components and repaint

i 8 - Low Risk

Item: Free Standing Slide
Manufacturer: G L Jones Playgrounds Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 3



Finding 1

There are a number of dents in the slide surface - Monitor for any further deterioration and repair as required

Finding 2

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinstate as required

Finding 3

Fixing Pins have been installed in the impact areas of the grass mats - Remove pins from impact areas

i 6 - Low Risk

Item: Multi Play (Junior)
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes

Total Findings: 5



Finding 1

The item is slightly loose in its foundations - Monitor for any further deterioration and repair as required

Finding 2

The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 - Monitor - No remedial work recommended

Finding 3

There is algae or moss on the surface of the equipment - Clean and treat appropriately

Finding 4

There is some tree debris on the surfacing - Remove and maintain

Finding 5

The timber has a number of splits/shakes or air cracks and this may affect the stability or allow water ingress which will accelerate the rotting process - Monitor to ensure the splits do not cross through fixing points of the structure and/or cause any instability

i 6 - Low Risk

Item: Roundabout
Manufacturer: Wicksteed Playgrounds
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 3



Finding 1

There are gaps opening between the grass mat tiles -
 Provide additional ties or secure / reinstate surface

Finding 2

The distance between the underside of the roundabout platform and the playing surface is less than 60mm and contravenes the requirements of BS EN 1176 Part 5 which requires that the distance be maintained between 60mm-110mm for the entire circumference of the roundabout - Monitor - No remedial work recommended

Finding 3

The bearing on the unit is dry - Service and lubricate the bearing(s)

Findings information

6 - Low Risk (Finding 1)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: The signage is damaged or missing

Action: Replace signage

i 5 - Very Low Risk (Finding 1)

Item: Ancillary Items - Sign
Manufacturer: Owner/Operator

Risk Level: V - Very Low Risk
Surface: N/A



Finding: BS EN 1176 Part 7 recommends that signage shall include the site name / address
Action: Provide additional information

i 8 - Low Risk (Finding 1)

Item: Gates - Gate - Self Closing
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are trip hazards caused by the grass matrix tiles at the edges of the surface

Action: Adjust grass matrix tile and reinstate surrounding surface levels to remove the trip points

i 8 - Low Risk (Finding 2)

Item: Gates - Gate - Self Closing
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are projecting bolt thread(s) present

Action: Remove excess thread length and deburr or provide cap

i 6 - Low Risk (Finding 1)

Item: Gates - Gate - Maintenance
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There is no padlock on the maintenance gate

Action: Provide a padlock to secure the gate

i 6 - Low Risk (Finding 2)

Item: Gates - Gate - Maintenance
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The gate has no drop bolt sleeves and/or drop bolts fitted

Action: Provide drop bolt sleeves and/or drop bolts

i 6 - Low Risk (Finding 3)

Item: Gates - Gate - Maintenance
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 6 - Low Risk (Finding 1)

Item: Fences - Fence - Steel Mesh
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



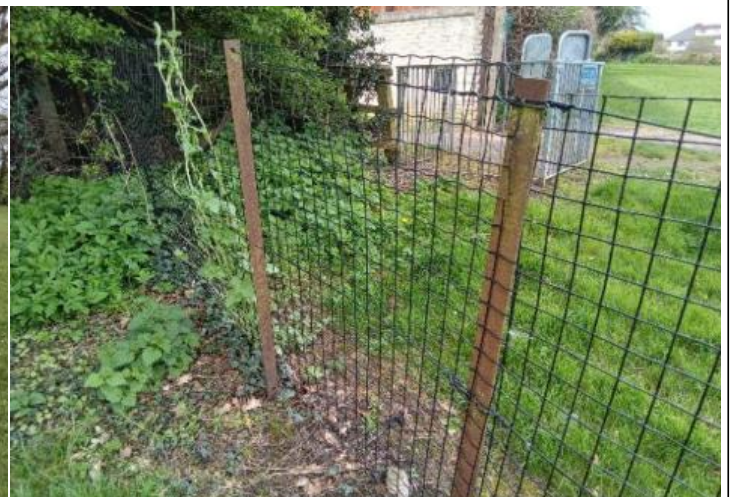
Finding: Cable ties have been used on the item and there are sharp projecting ends

Action: Remove if not required or replace with a more appropriate alternative fixing method if used as a fixing

i 6 - Low Risk (Finding 2)

Item: Fences - Fence - Steel Mesh
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There are a number of loose posts around the fence

Action: Monitor for any further deterioration and reset as required

i 6 - Low Risk (Finding 3)

Item: Fences - Fence - Steel Mesh
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 6 - Low Risk (Finding 4)

Item: Fences - Fence - Steel Mesh
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There is some damage to the fence sections

Action: Monitor for any further deterioration and repair as required

6 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Concrete



Finding: There is algae, silt or moss growth on the surface resulting in slippery conditions
Action: Clean and treat appropriately

4 - Very Low Risk (Finding 2)

Item: Ancillary Items - Bench
Manufacturer: Not Identified
Risk Level: V - Very Low Risk
Surface: Concrete



Finding: There is some minor damage to the surface
Action: Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 3)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Concrete



Finding: There are areas or parts of the timber on the structure that have rotted

Action: Replace all affected timbers

i 6 - Low Risk (Finding 4)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Concrete



Finding: Parts of the timber are rough or splintered

Action: Remove all rough or sharp edges

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Litter Bin
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The lid or door of the litter bin is not secured

Action: Ensure the lid or door is kept locked

i 8 - Low Risk (Finding 2)

Item: Ancillary Items - Litter Bin
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The bin is not securely fixed to the surface and there is some possibility of the item tipping or rolling over

Action: Secure the bin to the ground

i 6 - Low Risk (Finding 3)

Item: Ancillary Items - Litter Bin
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There is some damage to the item

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 4)

Item: Ancillary Items - Litter Bin
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: N/A



Finding: There is algae, silt or moss growth on the surface resulting in slippery conditions

Action: Clean and treat appropriately

i 8 - Low Risk (Finding 2)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: N/A



Finding: There are trip hazards at the edges of the surface

Action: Reinstate surrounding surface levels to remove the trip points

i 4 - Very Low Risk (Finding 3)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: N/A



Finding: There is some minor damage to the surface

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 1)

Item: Rocking Equipment - See Saw
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The surface has subsided in some areas

Action: Monitor for any further deterioration and repair as required

i 4 - Very Low Risk (Finding 2)

Item: Rocking Equipment - See Saw
Manufacturer: Wicksteed Playgrounds

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There is some minor damage to the surface

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 3)

Item: Rocking Equipment - See Saw
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The surface has eroded in some areas and may be slippery in wet conditions

Action: Reinstate the surface

i 6 - Low Risk (Finding 4)

Item: Rocking Equipment - See Saw
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The seat has been damaged

Action: Monitor for any further deterioration and replace as required

i 5 - Very Low Risk (Finding 5)

Item: Rocking Equipment - See Saw
Manufacturer: Wicksteed Playgrounds

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.2 for head and neck entrapment in the see saw handles

Action: Monitor - No remedial work recommended

i 6 - Low Risk (Finding 6)

Item: Rocking Equipment - See Saw
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 5 - Very Low Risk (Finding 7)

Item: Rocking Equipment - See Saw
Manufacturer: Wicksteed Playgrounds

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There is no gaiter protection for accessible moving parts (possible shear trap) as recommended in BS EN 1176 Part 1; 4.2.6 Moving Parts

Action: Monitor - No remedial work recommended

i 6 - Low Risk (Finding 8)

Item: Rocking Equipment - See Saw
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is surface corrosion / rust present on the item

Action: Consider treating the item

i 9 - Low Risk (Finding 1)

Item: Activity Equipment - Net Climber
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The rope has worn and wire strands are exposed

Action: Replace rope or net

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Net Climber
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The chain/rope covering is damaged

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 1)

Item: Rocking Equipment - Rocking Horse
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some damage to the seat

Action: Monitor for any further deterioration and repair as required

i 10 - Low Risk (Finding 2)

Item: Rocking Equipment - Rocking Horse
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are areas or parts of the timber on the structure that have rotted

Action: Replace all affected timbers

i 6 - Low Risk (Finding 3)

Item: Rocking Equipment - Rocking Horse
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 5 - Very Low Risk (Finding 4)

Item: Rocking Equipment - Rocking Horse
Manufacturer: Wicksteed Playgrounds

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There is no gaiter protection for accessible moving parts (possible shear trap) as recommended in BS EN 1176 Part 1; 4.2.6 Moving Parts

Action: Monitor - No remedial work recommended

i 5 - Very Low Risk (Finding 5)

Item: Rocking Equipment - Rocking Horse
Manufacturer: Wicksteed Playgrounds

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There is/are finger entrapment/s in the rocking horse frame and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers

Action: Remove the entrapment

i 6 - Low Risk (Finding 1)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some wear to the shackles.

Action: Monitor for any further deterioration and replace when 40% worn

i 0 - Risk Assessment not Undertaken (Finding 2)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass Matrix Tiles



Finding: The fixings or components for this item were in excess of 2.5m above the standing surface and could not be fully accessed by the inspector. We have completed a visual inspection of the fixings from ground level but a maintenance inspection should be undertaken to assess the condition, security and wear of the components at intervals in accordance with the manufacturers recommendations.

Action: Inspect in accordance with the manufacturers recommendations

i 6 - Low Risk (Finding 3)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some notable evidence of chain wear

Action: Monitor for any further deterioration and replace when 40% worn

i 5 - Very Low Risk (Finding 4)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 **Action:** Monitor - No remedial work recommended

i 6 - Low Risk (Finding 5)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The seat has minor damage or wear

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 6)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The seat has minor damage or wear

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 7)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are caps missing from the underside of the seats **Action:** Replace missing caps under the seats

i 4 - Very Low Risk (Finding 8)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The seats are too close to each other as defined in BS EN 1176 Part 2; this is a low risk failure and no remedial action is required **Action:** Monitor - No remedial work recommended

i 4 - Very Low Risk (Finding 9)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The seats are too close to the frame as defined in BS EN 1176 Part 2; this is a low risk failure and no remedial action is required

Action: Monitor - No remedial work recommended

i 6 - Low Risk (Finding 10)

Item: Swings - 2 Bay (2 Flat, 2 Cradle)
Manufacturer: S M P (Playgrounds Ltd)

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 8 - Low Risk (Finding 1)

Item: Rocking Equipment - Spring Board
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. **Action:** Reinstate as required

i 6 - Low Risk (Finding 2)

Item: Rocking Equipment - Spring Board
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is algae or moss on the surface of the equipment **Action:** Clean and treat appropriately

i 4 - Very Low Risk (Finding 3)

Item: Rocking Equipment - Spring Board
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There is/are bolt cap covers missing or damaged on the item

Action: Replace missing or damaged bolt cap covers

i 6 - Low Risk (Finding 4)

Item: Rocking Equipment - Spring Board
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paintwork on the spring has been damaged or worn exposing the metal underneath which is rusting

Action: Treat any rusting components and repaint

i 4 - Very Low Risk (Finding 1)

Item: Other - Free Standing Slide
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There are a number of dents in the slide surface

Action: Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 2)

Item: Other - Free Standing Slide
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. **Action:** Reinstate as required

i 5 - Very Low Risk (Finding 3)

Item: Other - Free Standing Slide
Manufacturer: G L Jones Playgrounds Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: Fixing Pins have been installed in the impact areas of the grass mats
Action: Remove pins from impact areas

i 6 - Low Risk (Finding 1)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The item is slightly loose in its foundations
Action: Monitor for any further deterioration and repair as required

i 5 - Very Low Risk (Finding 2)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: The chain openings are in excess of the 8.6mm as recommended by BS EN 1176
Action: Monitor - No remedial work recommended

i 6 - Low Risk (Finding 3)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is algae or moss on the surface of the equipment
Action: Clean and treat appropriately

i 6 - Low Risk (Finding 4)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There is some tree debris on the surfacing

Action: Remove and maintain

i 6 - Low Risk (Finding 5)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The timber has a number of splits/shakes or air cracks and this may affect the stability or allow water ingress which will accelerate the rotting process

Action: Monitor to ensure the splits do not cross through fixing points of the structure and/or cause any instability

i 6 - Low Risk (Finding 1)

Item: Rotor Play - Roundabout
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are gaps opening between the grass mat tiles

Action: Provide additional ties or secure / reinstate surface

i 6 - Low Risk (Finding 2)

Item: Rotor Play - Roundabout
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The distance between the underside of the roundabout platform and the playing surface is less than 60mm and contravenes the requirements of BS EN 1176 Part 5 which requires that the distance be maintained between 60mm-110mm for the entire circumference of the roundabout

Action: Monitor - No remedial work recommended

i 6 - Low Risk (Finding 3)

Item: Rotor Play - Roundabout
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The bearing on the unit is dry

Action: Service and lubricate the bearing(s)



the **play inspection** company

Annual Inspection

St Albans City and District Council

Park Street Play Area

Park Street Lane, St Albans, Hertfordshire, AL2 2LZ



API Associate



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Inspection Scope for RPII Inspection Methodology

This document outlines the RPII scope for inspections undertaken by the Inspectors listed as Annual Inspectors on the RPII Register of Inspectors when undertaking Indoor Annual, Outdoor Annual, Outdoor Operational and Outdoor Routine inspections.

Inspections are undertaken with reference to the standards listed in this preamble only; where no date for the standard is given it will be the standard that is current at the time of inspection except where overlap periods are granted by the standards committee when standards are updated. The information contained in reports is provided to assist the owner/operator in fulfilling their responsibilities as detailed in the relevant standard. Other standards referenced within the listed standards do not form part of the inspection, unless they are also explicitly listed here.

The following standards are relevant to all installations of equipment that are publicly accessible to users; this includes public parks, pay and play parks, schools, nurseries, public houses, holiday parks, indoor play centres, farm parks etc. All equipment used or employed in publicly accessible areas should meet with the requirements of the relevant standards (listed below):

BS EN 1176 Parts 1, 2, 3, 4, 5, 6, 10 & 11 Playground equipment intended for permanent installation outdoors & indoors.

BS EN 1176 Part 7 - 'Guidance on Installation, Inspection, Maintenance and Operation' (this document gives guidance to the owners/operators of the facility on the installation, inspection, maintenance and operation of playground equipment, excluding ancillary items).

In the United Kingdom the National Foreword forms an important part to the understanding and implementation of the recommendations set out in this document. It clarifies the application of the document within the UK as best practice guidance, as the document has been used since its initial publication. Therefore, in the UK this standard (BS EN 1176 – Part 7) contains no requirements and needs to be read and implemented as guidance, with the use of the term 'shall' therefore becoming a recommendation, as in the term 'should'.

Domestic play equipment falls outside of the scope of BS EN 1176 and has its own standards (BS EN 71 series – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report but any comments concerning compliance will follow the requirements and recommendations of BS EN 1176.

When water play items, including spray parks, are inspected any comments concerning compliance within the inspection will refer to BS EN 1176. We have not assessed these against the requirements of BS EN 17232 (Water play equipment and features).

Other equipment that is not clearly identified as unsupervised or domestic (natural play, self-build equipment etc.) will be assessed for compliance with the relevant standard listed below:

BS EN 15312 Free access multi-sports equipment
BS EN 14974 Skateparks
BS EN 16630 Permanently installed outdoor fitness equipment
BS EN 16899 Parkour equipment (plus RPII/API guidance notes)

Annual and Post Installation inspections will take into consideration compliance with these current standards, and defects related to wear and vandalism. Items not listed in the report have not been included in the inspection. The inspection will cover the playground equipment and the active area (that area which is obviously part of the playground), nominally up to three metres around, the fence line if closer, or other areas as agreed.

Operational inspections only take into consideration defects related to cleanliness, equipment ground clearances, ground surface finishes, exposed foundations, sharp edges, missing parts, excessive wear (of moving parts) structural integrity, wear and vandalism.

Routine visual inspections relate only to the most obvious defects such as broken or missing parts, litter, vandalism and issues created by severe weather conditions (the intention is to identify hazards created by storm damage).

All inspections are non-dismantling, non-destructive and do not include any structural, toxicology or impact assessments defined in the standard; however, the inspector will undertake a manual test for stability and if equipment fails under manual load, or any other hazard is identified as an unacceptable risk, the owner/operator will be notified as soon as practicably possible.

The inspector will access all reasonably accessible equipment and will assess all reasonably accessible parts above the standing surface. Where it is not possible to access parts of the equipment without employing an alternative means of access the report will record the action required by the owner/operator to ensure the continued safe use of the equipment.

Ancillary equipment will be assessed using the inspector's knowledge and experience of the standards named in this document. (Note: Ancillary items are not included in the specific equipment-type parts of the EN 1176 series; hence they are not assessed for compliance with EN 1176 series and are subject to a general safety assessment).

The owner/operator is responsible for the overall safety of the equipment and area.

The inspector will not undertake any of the following works unless specifically agreed in writing at the time of order:

Checking the depth and underlying structural integrity of any surface areas and/or carrying out any testing of the impact attenuating properties of any surfaces; the identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection; the inspection of any equipment (or part thereof) that is beneath the playing surface (loose-fill materials may be moved to expose foundations); tightening any bolts, hinges or other fixing devices on any apparatus or equipment; assessing or inspecting any electrical installations contained on any site and/or apparatus and/or equipment; assessing or inspecting any water supplies and/or water features and/or any associated computerised systems (including carrying out any programming); where planting or trees are mentioned in the report no assessments of toxicity, suitability or condition are undertaken – the owner/operator should have suitable inspections provided by a competent person.

The owner/operator should have a 'design risk assessment' provided by the manufacturer/designer of the area for the equipment and location in which the facility is installed.

The operator is responsible for managing risks of their provision and is required by law to carry out a 'suitable and sufficient assessment' of the risks associated with a site or activity. This inspection shall be considered as contributing to the operator's discharge of this responsibility.

The details contained within the report are a snapshot of the condition at the time of inspection only and subsequent events may affect the condition of the facility. Suggested remedial actions are based on the knowledge and experience of the inspector and/or that of the inspection company. The owner/operator should always seek the advice of the manufacturer or a competent person when undertaking repairs and/or modifications to equipment.

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The operator is responsible for following the guidance of the relevant standards. The standards give guidance on the installation, inspection, maintenance and operation of the various types of facilities. The inspection guidance is listed in Table 1, with an indication of which parts will be included in an RPII Annual or Post-Installation Inspection. The relevant standards also contain additional parts which the operator should follow.

Inspection recommendations of relevant standards Refer to relevant standards for full text	Annual Main	RPII Annual/ Post Installation Inspection
6.1 d) Overall levels of safety of equipment (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of foundations (see note 1)	✓	✓ [1]
6.1 d) Overall levels of safety of playing surfaces (see note 2)	✓	✓ [2]
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	✓	✓ [3]
6.1 d) Effects of weather	✓	✓
6.1 d) Presence of rot, decay or corrosion (see note 1)	✓	✓ [1]
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	✓	✓ [4]
6.1 d) Excavation or dismantling/additional measures	✓	✗
6.2.1 Assessment of glass reinforced plastics (see note 5)	✓	✓ [5]
6.2.1 Inspection of one post equipment (see note 1)	✓	✓ [1]
6.2.4 Undertaking the Operators inspection protocol	✓	✗

NB: The clause numbers in table 1 are taken from BS EN 1176 - Part 7:2020. The content is equally applicable to all other relevant standards listed herein. Playgrounds contain a range of equipment from different manufacturers and installed over a number of years; operators should implement any guidance provided by the manufacturer. Item specific detail is not readily available to RPII Playground Inspectors, whose report contributes to the operator's overall Annual Main Inspection as detailed in the relevant standards.

[1] A manual test only is undertaken for stability. Wear and instability are only detectable where readily apparent without dismantling or destruction and without the use of tools, excavation or specialist equipment. Rot and corrosion are tested or with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment.

[2] Only the visible condition and dimensional compliance of surface extent is considered. Neither testing of impact attenuating properties nor measurement of the thickness of bound surfaces are undertaken on RPII annual inspections.

[3] The inspection assesses compliance where this can be tested on site using manual methods without dismantling, destruction and without the use of tools or specialist equipment.

[4] The operator should use manufacturer's recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance.

[5] Visible glass fibres will be noted in reports. The operator is responsible for repairs or replacement.

Risk Assessment Matrix

			Scores in the report are multiplication factors of Likelihood x Severity					
			Severity>>					
Likelihood	Very High probability, if the situation is not addressed an accident is almost certain.	5	Very High	VL (5)	L (10)	M (15)	H (20)	VH (25)
	High probability an accident is probable without any added factor.	4	High	VL (4)	L (8)	M (12)	H (16)	H (20)
	Moderate probability an incident is foreseeable.	3	Moderate	VL (3)	L (6)	L (9)	M (12)	M (15)
	Some probability, requires a combination of factors to take place.	2	Low	VL (2)	VL (4)	L (6)	L (8)	L (10)
	No significant probability; lightning strike, freak accident.	1	Very Low	VL (1)	VL (2)	VL (3)	VL (4)	VL (5)
			Very Low	Low	Moderate	High	Very High	
			1	2	3	4	5	
			No injury likely e.g. damaged or soiled clothing, minor bruising, grazes	Minor injury, laceration or bruising requiring first aid only	Injury requiring medical intervention e.g. cuts requiring stitches	Serious injury including concussions or fracture of long bones	Severe injury involving a potential life changing injury or fatality	
			Severity>>					
<p>Note 1: The total risk scores included within our reports are a multiplication factor of the calculated Likelihood and Severity of each finding. Both Likelihood and Severity are given a number between 1 - 5 as shown on the matrix above and these two numbers are then multiplied together to give the total risk score that is shown against defects on the report. Total risk scores can be divided in both directions, i.e. a total risk score of 12 could be a Likelihood (3) x Severity (4) or Likelihood (4) x Severity (3).</p> <p>Note 2: When we inspect we only see a snapshot of the current condition of the equipment. It is the operators responsibility to ensure that there is a continuing level of maintenance to keep the equipment in good working order and the site fit for use.</p>								

Equipment has been assessed to the following standards where relevant:

- BS EN 1176 Parts 1-11 (Playground equipment and surfacing)
- BS EN 14974 (Facilities for users of roller sports equipment)
- BS EN 15312 (Free access multi-sports equipment)
- BS EN 16899 (Parkour Equipment)
- BS EN 16630 (Outdoor Fitness Equipment).

Park Street Play Area

Inspection Ref: 2340170

Site Ref: 2273

Inspected: 12-April-2024 - 07:24 by Tristian Morrison (RPII Annual Inspector)

Risk Assessment: 10 Low Risk



Location:

The site is partially overlooked by properties in the local community

Disabled Access:

Some accessible features; an area that presents difficulties to the majority of people with disabilities but in favourable circumstances and certainly in partnership can be accessed.



i 5 - Very Low Risk

Item: Sign
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

BS EN 1176 Part 7 recommends that signage shall include the site name / address - Provide additional information



i 8 - Low Risk

Item: Site General
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 7



Finding 1

There are holes in surface that may have been created purposely by users. - Infill to provide a sound reasonably level surface.

Finding 3

Signage should be provided for the outdoor fitness equipment in accordance with the requirements of BS EN 16630, key requirements of the sign include, but are not limited to, intended users, medical safety and emergency contact details - Provide appropriate signage

Finding 5

The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface

Finding 7

Fixing Pins have been installed in the impact areas of the grass mats - Remove pins from impact areas

Finding 2

There are gaps opening between the surfacing and the edging surround or between the joints in the surfacing - Monitor for any further deterioration and repair as required

Finding 4

It is recommended that Adult Outdoor Fitness equipment is installed a minimum of 25m away from a childrens playground or separated and screened to discourage access by younger children - Monitor use and review risk assessment regularly

Finding 6

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinstate as required

i 8 - Low Risk

Item: Gate - Self Closing
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 2
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 3

Finding 1

There is some minor damage to the surface - Monitor for any further deterioration and repair as required

Finding 2

There are trip hazards at the edges of the surface - Reinstate surrounding surface levels to remove the trip points

Finding 3

The paint is flaking off the metalwork - Rub down and re-paint

i 10 - Low Risk

Item: Gate - Maintenance
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 4

Finding 1

The area under the gate has eroded leaving uneven areas, or the concrete foundations exposed, resulting in trip hazards at the entrance/exit to the playground - Reinstate to level with surrounding surfaces

Finding 2

Parts of the steel on this item have corroded excessively and the metal has perforated in places - Ensure all affected areas are treated and repaired

Finding 3

The maintenance gate was correctly padlocked at the time of inspection, however this means that the inspector was unable to fully assess the gate - Ensure that there are 12mm gaps throughout the full range of motion on gate/s and between leaves where relevant

Finding 4

The gate has no drop bolt sleeves and/or drop bolts fitted - Provide drop bolt sleeves and/or drop bolts

i 10 - Low Risk

Item: Fence - Steel Mesh
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 5

Finding 1

There are projecting bolt thread(s) present - Remove excess thread length and deburr or provide cap

Finding 2

Cable ties have been used on the item and there are sharp projecting ends - Remove if not required or replace with a more appropriate alternative fixing method if used as a fixing

Finding 3

Parts of the steel on this item have corroded excessively and the metal has perforated in places - Ensure all affected areas are treated and repaired

Finding 4

There are a number of loose posts around the fence - Monitor for any further deterioration and reset as required

Finding 5

The fence panel has been cut to allow access to the litter bin from the outside of the play area. The cut sections have projections and sharp edges - Remove projections and sharp edges

i 4 - Very Low Risk

Item: Fence
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 8 - Low Risk

Item: Bench
Manufacturer: Owner/Operator
Surface Type: Paving Slabs
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 5

Finding 1

There are trip hazards at the edges of the surface - Reinstate surrounding surface levels to remove the trip points

Finding 2

There is algae, silt or moss growth on the surface resulting in slippery conditions - Clean and treat appropriately

Finding 3

The paint is flaking off the metalwork - Rub down and re-paint

Finding 4

There are projecting bolt thread(s) present - Remove excess thread length and deburr or provide cap

Finding 5

A number of fixing(s) have worked loose - Secure all loose fixings

i 6 - Low Risk

Item: Bench
Manufacturer: Owner/Operator
Surface Type: Grass
Item Quantity: 2
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 4

Finding 1

There is some evidence of rot in the timber - Monitor for any further deterioration and replace as required

Finding 2

There is algae or moss on the surface of the equipment - Clean and treat appropriately

Finding 3

The item is slightly loose in its foundations - Monitor for any further deterioration and repair as required

Finding 4

The paint is flaking off the metalwork - Rub down and re-paint

i 6 - Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 4



- | | |
|--|---|
| Finding 1
The surface has eroded in some areas and may be slippery in wet conditions - Reinstate the surface | Finding 2
There is some evidence of rot in the timber - Monitor for any further deterioration and replace as required |
| Finding 3
Parts of the timber are rough or splintered - Remove all rough or sharp edges | Finding 4
The paint is flaking off the metalwork - Rub down and re-paint |

i 4 - Very Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



- | |
|--|
| Finding 1
This item is satisfactory - no work required - |
|--|

i 4 - Very Low Risk

Item: Litter Bin
Manufacturer: Not Identified
Surface Type: Concrete
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 6 - Low Risk

Item: See Saw
Manufacturer: Wicksteed Playgrounds
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 2



Finding 1

A number of fixing(s) have worked loose - Secure all loose fixings

Finding 2

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

i 8 - Low Risk

Item: Skate Unit
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 3

Finding 1

Fixing Pins have been installed in the impact areas of the grass mats - Remove pins from impact areas

Finding 2

The surface has subsided in some areas - Monitor for any further deterioration and repair as required

Finding 3

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinstate as required

i 4 - Very Low Risk

Item: Roundabout
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 1



Finding 1

This item is satisfactory - no work required -

i 8 - Low Risk

Item: Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 11



Finding 1

There is an opening in the barriers exceeding the width allowed (500mm) in BS EN 1176, this is a low risk failure and no remedial action is required - Monitor - No remedial work recommended

Finding 2

There are a number of dents in the slide surface - Monitor for any further deterioration and repair as required

Finding 3

The side of the slide is damaged - Monitor for any further deterioration and repair as required

Finding 4

There are areas or parts of the timber on the structure that have rotted - Replace all affected timbers

Finding 5

There is/are finger entrapment/s in the slide platform and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers - Monitor - No remedial work recommended

Finding 6

A number of fixing(s) have worked loose - Secure all loose fixings

Finding 7

There are post / end caps damaged from the item - Replace damaged post caps

Finding 8

Fixings are damaged and/or have sharp edges - Repair or replace as required

Finding 9

There is or are fixings missing on the item - Replace all missing fixings

Finding 10

The paint is flaking off the metalwork - Rub down and re-paint

Finding 11

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

i 8 - Low Risk

Item: 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan Ltd
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 8 - Low Risk

Item: Spring Bike
Manufacturer: Proludic
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: No
Life Expectancy: 3 - 5 Years
Total Findings: 6



Finding 1

The surfacing dimensions are short and do not meet with the requirements of the current applicable standard - Monitor - no remedial action recommended

Finding 2

The end of handgrips and/or footrests have a cross section of less than 15cm² and fail to meet the requirements of BS EN 1176 Part 6 - Monitor - No remedial work recommended

Finding 3

The spring rotates on the base - Secure spring to prevent rotation

Finding 4

The spring clamps are loose - Tighten all loose fixings

Finding 5

The safety surface around the area is beginning to wear - Monitor for any further deterioration and repair as required

Finding 6

There are trip hazards at the edges of the surface - Reinstate surrounding surface levels to remove the trip points

i 8 - Low Risk

Item: Inclusive Roundabout
Manufacturer: Kompan Ltd
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 3

Finding 1

There is/are bolt cap covers missing or damaged on the item - Replace missing or damaged bolt cap covers

Finding 2

Roundabout is snagging against outer edge causing difficulty in rotating - Repair for rotation

Finding 3

There are trip hazards at the edges of the surface - Reinstate surrounding surface levels to remove the trip points

i 8 - Low Risk

Item: 1 Bay 2 Seat (Cradle)
Manufacturer: Kompan Ltd
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 4 - Very Low Risk

Item: Picnic Table
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

This item is satisfactory - no work required -

i 4 - Very Low Risk

Item: Pull Up Station
Manufacturer: Fresh Air Fitness
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

This item is satisfactory - no work required -

i 6 - Low Risk

Item: Leg Press
Manufacturer: Fresh Air Fitness
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

The surface has subsided in some areas - Monitor for any further deterioration and repair as required

i 8 - Low Risk

Item: Hip Twister
Manufacturer: Fresh Air Fitness
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 3 - 5 Years
Total Findings: 2



Finding 1

The deflection of the rotating user station exceeds the maximum 105 degrees required by BS EN 16630 - Monitor - No remedial work recommended

Finding 2

The rotating user station is not appropriately marked with a guideline of user direction and/or the original position as required by BS EN 16630 - Monitor - No remedial work recommended

i 8 - Low Risk

Item: Pull Down Challenger
Manufacturer: Fresh Air Fitness
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 3



Finding 1

The distance between the underside of the item and the ground is less than the 60mm required by BS EN 16630 - Monitor - No remedial work recommended

Finding 2

One or more handgrip(s) are damaged or missing. - Replace missing or damaged handgrips

Finding 3

There is/are bolt cap covers missing or damaged on the item - Replace missing or damaged bolt cap covers

i 8 - Low Risk

Item: Chest Press
Manufacturer: Fresh Air Fitness
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 2



Finding 1

One or more handgrip(s) are damaged or missing. - Replace missing or damaged handgrips

Finding 2

The seat has been damaged - Monitor for any further deterioration and replace as required

i 4 - Very Low Risk

Item: Shoulder Flex
Manufacturer: Fresh Air Fitness
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

This item is satisfactory - no work required -

i 6 - Low Risk

Item: Rider
Manufacturer: Fresh Air Fitness
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 2



Finding 1

There are post / end caps missing from the item - Replace missing post caps

Finding 2

The paint is flaking off the metalwork - Rub down and re-paint

i 6 - Low Risk

Item: Air Skier
Manufacturer: Fresh Air Fitness
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

i 8 - Low Risk

Item: Rower
Manufacturer: Fresh Air Fitness
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 2



Finding 1

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 2

One or more handgrip(s) are damaged or missing. - Replace missing or damaged handgrips



i 6 - Low Risk

Item: Dip Station
Manufacturer: Fresh Air Fitness
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Findings information

i 5 - Very Low Risk (Finding 1)

Item: Ancillary Items - Sign
Manufacturer: Owner/Operator

Risk Level: V - Very Low Risk
Surface: Grass



Finding: BS EN 1176 Part 7 recommends that signage shall include the site name / address
Action: Provide additional information

i 8 - Low Risk (Finding 1)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: There are holes in surface that may have been created purposely by users.

Action: Infill to provide a sound reasonably level surface.

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: There are gaps opening between the surfacing and the edging surround or between the joints in the surfacing
Action: Monitor for any further deterioration and repair as required

i 4 - Very Low Risk (Finding 3)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: V - Very Low Risk
Surface: N/A



Finding: Signage should be provided for the outdoor fitness equipment in accordance with the requirements of BS EN 16630, key requirements of the sign include, but are not limited to, intended users, medical safety and emergency contact details
Action: Provide appropriate signage

i 8 - Low Risk (Finding 4)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: It is recommended that Adult Outdoor Fitness equipment is installed a minimum of 25m away from a childrens playground or separated and screened to discourage access by younger children

Action: Monitor use and review risk assessment regularly

i 6 - Low Risk (Finding 5)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: The surface has eroded in some areas and may be slippery in wet conditions
Action: Reinstate the surface

i 8 - Low Risk (Finding 6)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: N/A



Finding: The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. **Action:** Reinstate as required

i 5 - Very Low Risk (Finding 7)

Item: Ancillary Items - Site General
Manufacturer: Owner/Operator

Risk Level: V - Very Low Risk
Surface: N/A



Finding: Fixing Pins have been installed in the impact areas of the grass mats
Action: Remove pins from impact areas

i 4 - Very Low Risk (Finding 1)

Item: Gates - Gate - Self Closing
Manufacturer: Owner/Operator

Risk Level: V - Very Low Risk
Surface: Grass



Finding: There is some minor damage to the surface

Action: Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 2)

Item:	Gates - Gate - Self Closing	Risk Level:	L - Low Risk
Manufacturer:	Owner/Operator	Surface:	Grass



Finding: There are trip hazards at the edges of the surface
Action: Reinstate surrounding surface levels to remove the trip points

i 6 - Low Risk (Finding 3)

Item:	Gates - Gate - Self Closing	Risk Level:	L - Low Risk
Manufacturer:	Owner/Operator	Surface:	Grass



Finding: The paint is flaking off the metalwork
Action: Rub down and re-paint

i 8 - Low Risk (Finding 1)

Item: Gates - Gate - Maintenance
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: The area under the gate has eroded leaving uneven areas, or the concrete foundations exposed, resulting in trip hazards at the entrance/exit to the playground

Action: Reinstate to level with surrounding surfaces

i 10 - Low Risk (Finding 2)

Item: Gates - Gate - Maintenance
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: Parts of the steel on this item have corroded excessively and the metal has perforated in places

Action: Ensure all affected areas are treated and repaired

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Gates - Gate - Maintenance
Manufacturer: Owner/Operator

Risk Level: N - Risk Assessment not Undertaken
Surface: Grass



Finding: The maintenance gate was correctly padlocked at the time of inspection, however this means that the inspector was unable to fully assess the gate

Action: Ensure that there are 12mm gaps throughout the full range of motion on gate/s and between leaves where relevant

i 6 - Low Risk (Finding 4)

Item: Gates - Gate - Maintenance
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: The gate has no drop bolt sleeves and/or drop bolts fitted

Action: Provide drop bolt sleeves and/or drop bolts

i 8 - Low Risk (Finding 1)

Item: Fences - Fence - Steel Mesh
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: There are projecting bolt thread(s) present

Action: Remove excess thread length and deburr or provide cap

i 6 - Low Risk (Finding 2)

Item: Fences - Fence - Steel Mesh
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: Cable ties have been used on the item and there are sharp projecting ends

Action: Remove if not required or replace with a more appropriate alternative fixing method if used as a fixing

i 10 - Low Risk (Finding 3)

Item: Fences - Fence - Steel Mesh
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: Parts of the steel on this item have corroded excessively and the metal has perforated in places

Action: Ensure all affected areas are treated and repaired

i 6 - Low Risk (Finding 4)

Item: Fences - Fence - Steel Mesh
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: There are a number of loose posts around the fence

Action: Monitor for any further deterioration and reset as required

i 6 - Low Risk (Finding 5)

Item: Fences - Fence - Steel Mesh
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: The fence panel has been cut to allow access to the litter bin from the outside of the play area. The cut sections have projections and sharp edges

Action: Remove projections and sharp edges

i 8 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Paving Slabs



Finding: There are trip hazards at the edges of the surface

Action: Reinstate surrounding surface levels to remove the trip points

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Paving Slabs



Finding: There is algae, silt or moss growth on the surface resulting in slippery conditions

Action: Clean and treat appropriately

i 6 - Low Risk (Finding 3)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Paving Slabs



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 8 - Low Risk (Finding 4)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Paving Slabs



Finding: There are projecting bolt thread(s) present

Action: Remove excess thread length and deburr or provide cap

i 6 - Low Risk (Finding 5)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Paving Slabs



Finding: A number of fixing(s) have worked loose

Action: Secure all loose fixings

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: There is some evidence of rot in the timber

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: There is algae or moss on the surface of the equipment

Action: Clean and treat appropriately

i 6 - Low Risk (Finding 3)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: The item is slightly loose in its foundations

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 4)

Item: Ancillary Items - Bench
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded in some areas and may be slippery in wet conditions
Action: Reinststate the surface

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Grass



Finding: There is some evidence of rot in the timber

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 3)

Item: Ancillary Items - Bench
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Grass



Finding: Parts of the timber are rough or splintered

Action: Remove all rough or sharp edges

i 6 - Low Risk (Finding 4)

Item: Ancillary Items - Bench
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Grass



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 6 - Low Risk (Finding 1)

Item: Rocking Equipment - See Saw
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: A number of fixing(s) have worked loose

Action: Secure all loose fixings

i 6 - Low Risk (Finding 2)

Item: Rocking Equipment - See Saw
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 5 - Very Low Risk (Finding 1)

Item: Activity Equipment - Skate Unit
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: Fixing Pins have been installed in the impact areas of the grass mats
Action: Remove pins from impact areas

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Skate Unit
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The surface has subsided in some areas
Action: Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 3)

Item: Activity Equipment - Skate Unit
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. **Action:** Reinstate as required

i 6 - Low Risk (Finding 1)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour

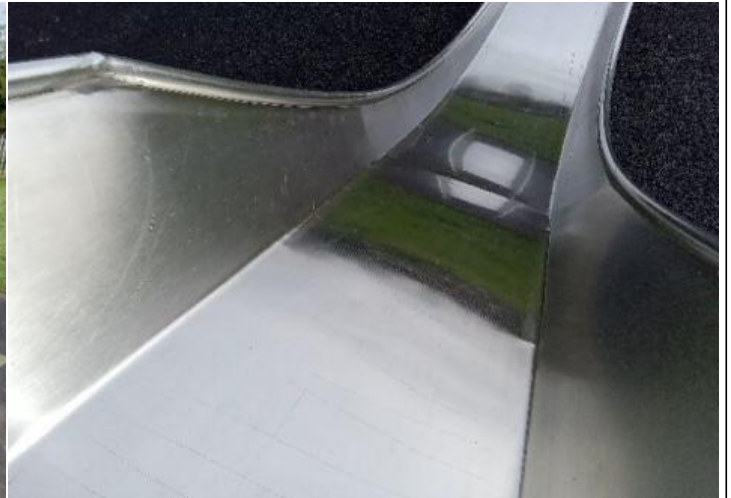


Finding: There is an opening in the barriers exceeding the width allowed (500mm) in BS EN 1176, this is a low risk failure and no remedial action is required **Action:** Monitor - No remedial work recommended

i 4 - Very Low Risk (Finding 2)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: V - Very Low Risk
Surface: Wet Pour



Finding: There are a number of dents in the slide surface

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 3)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The side of the slide is damaged

Action: Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 4)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: There are areas or parts of the timber on the structure that have rotted

Action: Replace all affected timbers

i 5 - Very Low Risk (Finding 5)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: V - Very Low Risk
Surface: Wet Pour



Finding: There is/are finger entrapment/s in the slide platform and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers

Action: Monitor - No remedial work recommended

i 6 - Low Risk (Finding 6)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: A number of fixing(s) have worked loose

Action: Secure all loose fixings

i 6 - Low Risk (Finding 7)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: There are post / end caps damaged from the item **Action:** Replace damaged post caps

i 6 - Low Risk (Finding 8)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: Fixings are damaged and/or have sharp edges

Action: Repair or replace as required

i 8 - Low Risk (Finding 9)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: There is or are fixings missing on the item

Action: Replace all missing fixings

i 6 - Low Risk (Finding 10)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 6 - Low Risk (Finding 11)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Wicksteed Playgrounds

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 5 - Very Low Risk (Finding 1)

Item: Rocking Equipment - Spring Bike
Manufacturer: Proludic

Risk Level: V - Very Low Risk
Surface: Wet Pour



Finding: The surfacing dimensions are short and do not meet with the requirements of the current applicable standard

Action: Monitor - no remedial action recommended

i 6 - Low Risk (Finding 2)

Item: Rocking Equipment - Spring Bike
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The end of handgrips and/or footrests have a cross section of less than 15cm² and fail to meet the requirements of BS EN 1176 Part 6

Action: Monitor - No remedial work recommended

i 8 - Low Risk (Finding 3)

Item: Rocking Equipment - Spring Bike
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The spring rotates on the base

Action: Secure spring to prevent rotation

i 6 - Low Risk (Finding 4)

Item: Rocking Equipment - Spring Bike
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The spring clamps are loose

Action: Tighten all loose fixings

i 6 - Low Risk (Finding 5)

Item: Rocking Equipment - Spring Bike
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The safety surface around the area is beginning to wear

Action: Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 6)

Item: Rocking Equipment - Spring Bike
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: There are trip hazards at the edges of the surface

Action: Reinststate surrounding surface levels to remove the trip points

i 4 - Very Low Risk (Finding 1)

Item: Rotor Play - Inclusive Roundabout
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Wet Pour



Finding: There is/are bolt cap covers missing or damaged on the item

Action: Replace missing or damaged bolt cap covers

i 5 - Very Low Risk (Finding 2)

Item: Rotor Play - Inclusive Roundabout
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Wet Pour



Finding: Roundabout is snagging against outer edge causing difficulty in rotating

Action: Repair for rotation

i 8 - Low Risk (Finding 3)

Item: Rotor Play - Inclusive Roundabout
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: There are trip hazards at the edges of the surface

Action: Reinstate surrounding surface levels to remove the trip points

i 6 - Low Risk (Finding 1)

Item: Outdoor Fitness Equipment - Leg Press
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The surface has subsided in some areas

Action: Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 1)

Item: Outdoor Fitness Equipment - Hip Twister
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The deflection of the rotating user station exceeds the maximum 105 degrees required by BS EN 16630
Action: Monitor - No remedial work recommended

i 6 - Low Risk (Finding 2)

Item: Outdoor Fitness Equipment - Hip Twister
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The rotating user station is not appropriately marked with a guideline of user direction and/or the original position as required by BS EN 16630
Action: Monitor - No remedial work recommended

i 8 - Low Risk (Finding 1)

Item: Outdoor Fitness Equipment - Pull Down Challenger
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The distance between the underside of the item and the ground is less than the 60mm required by BS EN 16630

Action: Monitor - No remedial work recommended

i 8 - Low Risk (Finding 2)

Item: Outdoor Fitness Equipment - Pull Down Challenger
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: One or more handgrip(s) are damaged or missing. **Action:** Replace missing or damaged handgrips

i 4 - Very Low Risk (Finding 3)

Item: Outdoor Fitness Equipment - Pull Down Challenger
Manufacturer: Fresh Air Fitness

Risk Level: V - Very Low Risk
Surface: Grass Matrix Tiles



Finding: There is/are bolt cap covers missing or damaged on the item **Action:** Replace missing or damaged bolt cap covers

i 8 - Low Risk (Finding 1)

Item: Outdoor Fitness Equipment - Chest Press
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: One or more handgrip(s) are damaged or missing. **Action:** Replace missing or damaged handgrips

i 6 - Low Risk (Finding 2)

Item: Outdoor Fitness Equipment - Chest Press
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The seat has been damaged

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 1)

Item: Outdoor Fitness Equipment - Rider
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: There are post / end caps missing from the item

Action: Replace missing post caps

i 6 - Low Risk (Finding 2)

Item: Outdoor Fitness Equipment - Rider
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 6 - Low Risk (Finding 1)

Item: Outdoor Fitness Equipment - Air Skier
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 6 - Low Risk (Finding 1)

Item: Outdoor Fitness Equipment - Rower
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 8 - Low Risk (Finding 2)

Item: Outdoor Fitness Equipment - Rower
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: One or more handgrip(s) are damaged or missing. **Action:** Replace missing or damaged handgrips

i 6 - Low Risk (Finding 1)

Item: Outdoor Fitness Equipment - Dip Station
Manufacturer: Fresh Air Fitness

Risk Level: L - Low Risk
Surface: Grass Matrix Tiles



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding **Action:** Treat affected areas and repaint

Play area 2024 Annual Inspection Report Resulting works.

Greenwood Park

- Remove wooden bench from Blox.
- Purchase a shade sail.
- Sand rough edges on blox.
- Buy x4 sleeper for the side of the toddler slide.
- Replace cradle seats.
- Fit new rollers on green toddler item.
- Replace nut/nut caps on Sandworks x1 nut, x2 nut caps.
- Re plank picnic bench by supernova.
- Remove grounds matting in toddler area with heat.
- Repair/ replace red board on the triple rope trail by bin.
- Check Big slide in sand pit for damage.
- Replace missing bolt and nut plus caps on seesaw.

Mayflower

- Look at bar on the mower climber and try and remove graffiti.
- Replace missing nut/caps from seesaw (blue seat).
- Replace seat flats on swing and clean/ grease top bar.
- Replace missing caps on roundabout x2.

Cherry hill

- Sand rough post.
- Replace nut cap on digger.
- Replace nut cap on Net post.
- Fix broken slat on seat.

North close

- Cut tread on top gate fence.
- Reclad seat by fence backing onto meadow.

Park street

- Make new corner post.
- Red paint red gate.
- Replace straining post near front gate.
- Reclad seat in corner by the parish sign.
- Replace nut cap on roundabout x1.