



LLANHARAN COMMUNITY COUNCIL

Minutes of the Open Spaces Committee, Rights of Way and Allotments Committee (ORA) held remotely at 7.00pm on Tuesday 30th July 2024

The meeting was held on a remote basis in accordance with:
The Local Government and Elections (Wales) Act 2021

Present:

Councillors: Mark Steer (Chair), Neil Feist, Robert Smith

Clerk to the Council: Leigh Smith

Apologies received: Olie Wicks, Cllrs Will Thomas, Helen Donnan

Absent: None

ORA2024/048 Welcome, introductions, and apologies for absence

The Chair welcomed everyone to the meeting.

Apologies were received from Olie Wicks.

RESOLVED

To accept the reasons proffered with Cllr Will Thomas' apology as a valid reason for absence.

RESOLVED

To accept the reasons proffered with Cllr Helen Donnan's apology as a valid reason for absence.

ORA2024/049 Disclosures of Interests

Cllr Robert Smith declared a personal interest in agenda item 12.

Cllr Neil Feist declared a general personal interest being a member of Cycling UK.

Cllr Neil Feist declared a general personal interest, jointly holding an allotment tenancy on a council site.



ORA2024/050 Public speaking slot

None.

ORA2024/051 Minutes

RESOLVED

The minutes of the ORA Committee meeting held remotely on 4th June 2024 at were approved as a true and accurate record of the meeting.

ORA2024/052 Correspondence

None

ORA2024/053 ORA Action plan

Noted

ORA2024/054 Development of small 'Starter plots' on the councils allotment sites.

RECOMMENDED

To hold back 1 plot on each of the Council's allotment sites to be divided up and developed into smaller 'starter plots', with a view to letting in January 2025.

ORA2024/055 Update from the Walking Route Leaflets Working Group

Noted.

ORA2024/056 Quotations for work on barriers and gates at Meadow Rise open space.

RECOMMENDED

To select Vendor 1 to carry out the work pending the receipt of proof of public liability insurance. The council's financial regulations (11.3e)iii) being duly satisfied.



ORA2024/057 Risk assessments on Mountain Hare play area and Oakbrook skate Park and next steps.

RECOMMENDED

For the condition of and future options for the repair or development of the Oakbrook Skatepark to be referred to the 'Oakbrook Refurb working Group' as a matter of urgency. The group's existing terms of reference are:
Reporting to the CIL Committee. To investigate the feasibility and arrangements of refurbishing the Oakbrook skatepark. And to request that the group make recommendations to the CIL Committee, the outcome to be considered by Council at a future meeting.

ORA2024/058 To exclude the press and public by virtue of the Public Bodies (Admission to Meetings) Act 1960

RESOLVED

To exclude the press and public by virtue of the Public Bodies (Admission to Meetings) Act 1960, the press and public to be excluded from the meeting on the basis that with regards to the following agenda item, disclosure thereof would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

ORA2024/059 Potential eviction of an allotment plot-holder following the expiry of a previously issued 3-month improvement notice as detailed in the confidential report provided.

a) RESOLVED

To issue 1 months' notice of eviction and to evict the plot-holders currently occupying Pendre plot 18 named in the confidential paper presented to the ORA Committee (Appendix 7, 30th July 2024). Under the terms expressed in the warning letters and under the following terms of the tenancy agreement:

5. Use and Cultivation of the Allotments

d) The Tenant shall keep the Allotment in a good state of cultivation and not allow it to become overgrown with weeds.



e) The Tenant must ensure that general rubbish or building materials are not deposited or dumped anywhere on the site and that the Allotment is kept in a reasonably tidy condition.

And in line with the following clause:

12. Termination of Tenancy

c)

ii. One month's written notice to quit if the rent is overdue by 40 days or more.

iii. One month's notice to quit if the Tenant is not duly observing the conditions of the tenancy.

For the Clerk to write to the plot-holders informing them of the eviction decision of the committee along with details of the appeals process and timelines contained in the confidential report presented, in line with Council policy.

ORA2024/060 Urgent items for information or items suggested to the Clerk for future agenda.

RESOLVED

To suggest that a future agenda includes consideration of a process for re-admitting previously evicted tenants to the allotment waiting list.

There being no further business the meeting closed at 7.50pm.

The next meeting is scheduled for 1st October 2024

Councillor Mark Steer
Chair of the ORA Committee



LLANHARAN COMMUNITY COUNCIL

Minutes of the Open Spaces Committee, Rights of Way and Allotments Committee (ORA) held remotely at 7.00pm on Tuesday 4th June 2024

The meeting was held on a remote basis in accordance with:
The Local Government and Elections (Wales) Act 2021

Present:

Councillors: Mark Steer (Chair), Neil Feist, Will Thomas, Helen Donnan.

Clerk to the Council: Leigh Smith

Deputy clerk/RFO: Lisa Phillips

Two members of the public.

Apologies received: Olie Wicks

Absent: None

ORA2024/031 Welcome, introductions, and apologies for absence

The Chair welcomed everyone to the meeting.

Apologies were received from Olie Wicks.

ORA2024/032 Disclosures of Interests

None.

ORA2024/033 Public speaking slot

Two members of the public spoke regarding agenda item 16.

ORA2024/034 Minutes

RESOLVED

The minutes of the ORA Committee meeting held remotely on 2nd April 2024 at were approved as a true and accurate record of the meeting.



ORA2024/035 Correspondence

Noted

ORA2024/036 ORA Action plan

Noted

ORA2024/037 Summer planting of seeding/bulbs on sections of 'New Road' (A473). Referred to ORA by the Community Engagement Committee.

RECOMMENDED

To proceed with planting of seeds/bulbs on sections of new road (A473) as per the drawings attached in the appendix provided (appendix 4). Allowing the grounds-person some practical leeway to make minor alterations depending on ground conditions and ensuring appropriate plants are planted. The Clerk to seek permission from the land owner. The Clerk to ensure the land owner/local authority consents not to mow the areas where planting takes place in future.

ORA2024/038 Placement of a bench at Meadow Rise.

RECOMMENDED

To site a bench adjacent to the area of green space on Meadow Rise on an existing concrete pad and facing the road. To authorise the officers to spend £790, comprising £405 for a 2 seater bench (3 quotations having been considered and option 1 presented in appendix 5 selected) plus a 10% contingency and £385 fitting costs. To refer the matter to the CIL Committee for use of CIL funds, but if not allocated to purchase from general reserves making a virement where necessary.

ORA2024/039 Registration of poultry and pigeons from 1st October 2024

This matter was deferred to a future meeting.



ORA2024/040 Bird boxes at the Meadow Rise open space

RECOMMENDED

To place a number of freely obtained bird boxes at the Meadow Rise open space at appropriate locations.

ORA2024/041 Update from the Walking Route Leaflets Working Group Noted.

ORA2024/042 Update on Tan-y-bryn Bridleway wire and encroaching vegetation Noted.

ORA2024/043 Update on potential specification for southern barriers at Meadow rise open space. Noted.

ORA2024/044 To exclude the press and public by virtue of the Public Bodies (Admission to Meetings) Act 1960

RESOLVED

To exclude the press and public by virtue of the Public Bodies (Admission to Meetings) Act 1960, the press and public to be excluded from the meeting on the basis that with regards to the following two agenda items, disclosure thereof would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

ORA2024/045 Action plan regarding the ongoing upkeep of an allotment plot on Jubilee Street site and to consider next steps

RECOMMENDED

For the Clerk to continue to monitor progress on a monthly basis regarding cultivation and attendance on the plot.



ORA2024/046 Potential eviction of allotment plot-holders following the expiry of previously issued 3-month improvement notices and non-payment of allotment fees as detailed in the confidential report provided.

a) RECOMMENDED

To issue 1 months' notice of eviction and to evict the plot-holders currently occupying Bridgend Road plot 26 named in the confidential paper presented to the ORA Committee (Appendix 10, 4th June 2024). Under the terms expressed in the warning letters and under the following terms of the tenancy agreement:

1. Rent

(a) The first instalment of the annual rent is due on 1st of January each year whether demanded or not and tenants may pay quarterly if they so wish. If a tenant wishes to pay quarterly they must make the Officers of the Council aware and agree on which dates they intend to make quarterly payments.

5. Use and Cultivation of the Allotments

d) The Tenant shall keep the Allotment in a good state of cultivation and not allow it to become overgrown with weeds.

e) The Tenant must ensure that general rubbish or building materials are not deposited or dumped anywhere on the site and that the Allotment is kept in a reasonably tidy condition.

And in line with the following clause:

12. Termination of Tenancy

c)

ii. One month's written notice to quit if the rent is overdue by 40 days or more.

iii. One month's notice to quit if the Tenant is not duly observing the conditions of the tenancy.

For the Clerk to write to the plot-holders informing them of the eviction recommendation of the committee along with details of the appeals process and timelines.



b) RECOMMENDED

Regarding the plot holder currently occupying Bridgend Road plot 35 named in the confidential paper presented to the ORA Committee (Appendix 10, 4th June 2024). To defer any decision regarding eviction and to re-inspect the plot prior to the next scheduled ORA Committee meeting scheduled for 30th July 2024 to monitor progress. The Clerk to write to the plot holder extending the deadline to remove the concrete base and any brickwork until that time. The Clerk to also write to the plot holder to give a 3 month improvement notice in terms of active cultivation of the plot and /or to request a cultivation plan from the plot-holder against which they can be monitored.

c) RECOMMENDED

To issue 1 months' notice of eviction at the end of June 2024* and to evict the plot-holders currently occupying Jubilee Street plot 1, named in the confidential paper presented to the ORA Committee (Appendix 10, 4th June 2024) under the terms expressed in the warning letters and under the following terms of the tenancy agreement:

5. Use and Cultivation of the Allotments

d) The Tenant shall keep the Allotment in a good state of cultivation and not allow it to become overgrown with weeds.

And in line with the following clause:

12. Termination of Tenancy

c)

iii. One month's notice to quit if the Tenant is not duly observing the conditions of the tenancy.

With the following caveat:

*To request evidence from the plot holder (in confidence) that they are on the waiting list for the medical procedure. If this evidence can be obtained by the end of June 2024 to suspend the eviction and revisit the issue in 2025. If evidence cannot be provided by the end of June 2024, then notice of eviction be issued along with the right to appeal.



ORA2024/047 Urgent items for information or items suggested to the Clerk for future agenda.

None

There being no further business the meeting closed at 8.55pm.

The next meeting is scheduled for 30th July 2024

Councillor Mark Steer
Chair of the ORA Committee



Llanharan Community Council ORA Action Plan

Action no	Date added	Category	From	Action	Notes	Status	Owner
2020/232h	19.2.2021	Full Council	ORA	That a draft leaflet/factsheet be produced containing information outlining the rights and responsibilities of landowners, RCT, The Community Council and members of the public.	To be progressed once ROW database progress made.		LS
2022/155	22.7.2022	Full council	ORA	RESOLVED Whilst the Community Council cannot charge the public for services at this time, if its staff are to become trained and competent it could offer a 'without prejudice' advisory service to the public where Japanese knotweed appears on private land. And/or keep a list of contractors who may be able to assist private landowners.	Details of this to be ascertained. The Community Council knows of a number of licenced contractors and can provide this information. Training has been put on hold RE prohibitive costs.		LS
2022/233	16.12.2022	Full Council	ORA	RESOLVED PSM32/1 near Gellifedi Road That the Clerk formally write to RCTCBC Rights of Way Officers to request a site meeting to consider PSM31 and PSM32.	The Clerk emailed JB 16th January 2023. Awaiting response. Agreed. LS to obtain residents contact details. JB has agreed to a meeting and will arrange. Received in March - 'the Council is unlikely to pursue legal action over a substantial long-standing obstruction (i.e. of considerable size, worth and requiring major engineering works to remove or to reinstate public passage), a diversion may be considered an acceptable solution in such extenuating circumstances. While we are open to discussions with the landowners, we currently have a small very small team compared to the size of the PRoW network and are prioritising are work/enforcement accordingly. I am happy to arrange a meeting but this unlikely to happy over the coming weeks due to current work load. ' No progress. currently with RCTCBC.		LS
2023/041	17.02.2023	Full Council	ORA	RESOLVED ORA2022/060 Urgent items for information or items for future agenda. Future agenda to include training on basic tree safety training for staff and interested members.	Add to future agenda.		LS
2023/142	16.6.23	Full Council	ORA	RESOLVED ORA2023/038 Placement of additional benches from Bryncae to 'The Square'. That 4 addition benches be purchased and sited in the following locations. 1) Adjacent to Greggs/Ground Control 2) Adjacent to the Terry's Way/Enterprise Way roundabout , 3) At the junction with Llanharry Road, 4) On the square near to the junction with Hillside Avenue. That CIL funds be used, the Clerk to enquire with RCT highways on the specifics of each location and to obtain permission to site benches and present findings and costs to the ORA Committee.	Wrote to Terry Evans 13.7.23 acknowledgement received, awaiting response. Chased Sept 23. Locations approved RCTCBC Nov 23. Matter to be referred to the CIL Committee.	Completed	LS
2023/142	16.6.23	Full Council	ORA	RESOLVED ORA2023/039 Signage for allotment site gates That the officers be authorised to spend up to £400 for signage for the allotment gates and sites.	To be decided upon and ordered with evidence showing best value.		LS

2023/142	16.6.23	Full Council	ORA	RESOLVED ORA2023/041 Replacement way-marker for RAN 4/1 and RAN 3/2, and broken stile RAN3/2 For the Council to fund a replacement of the way-marker at RAN4/1 and 3/2, and to replace the broken stile on RAN3/2 with a self-closing gate. To be funded from CIL funds (pending approval from RCT CIL dept). the Clerk to obtain costs to be presented to Council.	Awaiting details of type and dimensions of required gate and consent from landowner. Cllr Steer engaging with landowner. June 2024.		LS
2023/142	16.6.23	Full Council	ORA	For the Clerk to be authorised to approach the relevant landowners to obtain permission for the Council to replace the way-marker and to replace the stile with a self-closing gate and to arrange access accordingly.	Clerk wrote to 3 x landowners 25.9.23. Awaiting responses. Response reviewed from 1, awaiting response from other. Have telephoned second landowner but awaiting response. Cllr Steer directly engaging landowners. June 2024		LS
2023/142	16.6.23	Full Council	ORA	RESOLVED ORA2023/042 Cut and collect techniques The Officers carry out a cost benefit exercise on the proposal to use cut and collect techniques on Council land	Awaiting information on the potential for a grant to purchase equipment from Rachel Carter ref 2013/225. Note Emailed RC on 25.9.23 to seek help on what equipment req and what funding might be available.Cllr Steer carrying out further investigations.		LS
2023/205	22.12.2023	Full Council	ORA	RESOLVED ORA2023/091 Adding individuals to long standing tenancy agreements, creating joint tenancies circumstances where this might be considered. To allow the principle of new joint tenancies under certain circumstances and the Clerk (alone or in conjunction with a working group) to draft a process and application form designed to allow the applicant to demonstrate that the applicant can meet a certain criteria (to be decided) and provide evidence of such. This would include an investigation by the Clerk to attempt to ascertain the validity of the application.	Clerk to draw up draft process map.		LS
2023/205	22.12.2023	Full Council	ORA	RESOLVED ORA2023/092 Access gate arrangements at Meadow Rise open space. To instruct the Clerk to obtain quotes to remove both gates and to install suitable staggered barriers at the Western entrance to the Meadow Rise open space following consultation with RCTCBC highways department	checked spec with RCTCBC. Min 1.2 clearance to be maintained on footway. Clerk to obtain quotes. Quotations received. Presenting to ORA July 24.		LS
2024/038	16.02.2024	Full Council	ORA	(ORA2024/010) Review arrangements for the fitting of a non-slip asphalt strip or other arrangements on Bridleway PSM40/4, Bethlehem View to Brynna Woods following a price increase from the initial quotation To instruct the Clerk to obtain fresh quotations for the proposed work to the same specification with a coloured asphalt. The costs to be referred to the CIL Committee for approval of the use of CIL funds.	Obtain fresh prices. CIL to consider a ceiling of £1,750 in the March meeting. RESOLVED March 24. Emailed highways and vendors for fresh documented quotations. March 2024 Awaiting documented quotations. Quote received presented to FC June 2024.Superseeded	Completed	LS
2024/135	21.06.2024	Full Council	ORA	i. RESOLVED ORA2024/019 Review of plans for the installation of staggered barriers to replace the current gate at the western end of the Meadow Rise play area To proceed with the obtaining of quotations for the work at Meadow Rise play area as per the specification presented to the ORA Committee (Appendix 3, 2nd April 2024).	Clerk to draw up a spec, obtain quotes and present to ORA.. Completed.	Completed	LS
2024/135	21.06.2024	Full Council	ORA	ii. RESOLVED ORA2024/023 Draft appeals procedure in the case of an eviction decision. To adopt the appeals procedure for allotment evictions as Council policy as presented to the ORA Committee (Appendix 6, 2nd April 2024). Detail of Appendix 6, 2nd April 2024. (Text not reproduced here).	Clerk to add to the draft of the 2025 tenancy agreement.		LS

2024/135	21.06.2024	Full Council	ORA	<p>iii. RESOLVED ORA2024/037 Summer planting of seeding/bulbs on sections of 'New Road' (A473). Referred to ORA by the Community Engagement Committee.</p> <p>To proceed with planting of seeds/bulbs on sections of new road (A473) as per the drawings attached in the appendix provided (appendix 4). Allowing the grounds-person some practical leeway to make minor alterations depending on ground conditions and ensuring appropriate plants are planted. The Clerk to seek permission from the landowner. The Clerk to ensure the landowner/local authority consents not to mow the areas where planting takes place in future.</p>	Obtain consent from RCTCBC and / /or landowner. Issue instruction to senior grounds person.		LS
2024/135	21.06.2024	Full Council	ORA	<p>ORA2024/038 Placement of a bench at Meadow Rise.</p> <p>To site a bench adjacent to the area of green space on Meadow Rise on an existing concrete pad and facing the road. To authorise the officers to spend £790, comprising £405 for a 2-seater bench (3 quotations having been considered and option 1 presented in appendix 5 selected) plus a 10% contingency and £385 fitting costs. To refer the matter to the CIL Committee for use of CIL funds, but if not allocated to purchase from general reserves making a wirement where necessary</p>	Purchase bench, instruct contractor. Put onto CIL Committee agenda to decide whether CIL funds allocated. Bench on order July 2024.		LS
2024/135	21.06.2024	Full Council	ORA	<p>vi. RESOLVED ORA2024/045 Action plan regarding the ongoing upkeep of an allotment plot on Jubilee Street site and to consider next steps - For the Clerk to continue to monitor progress on a monthly basis regarding cultivation and attendance on the plot.</p>	Monitor monthly report progress to ORA. Checked early July 24 - Good progress.		LS
2024/135	21.06.2024	Full Council	ORA	<p>vii. RESOLVED To issue 1 months' notice of eviction and to evict the plot-holders currently occupying Bridgend Road plot 26 named in the confidential paper presented to the ORA Committee (Appendix 10, 4th June 2024). Under the terms expressed in the warning letters and under the following terms of the tenancy agreement:</p>	Eviction notice issued. Vacant from 5th July 24	Completed	LS
2024/135	21.06.2024	Full Council	ORA	<p>viii. RESOLVED Regarding the plot holder currently occupying Bridgend Road plot 35 named in the confidential paper presented to the ORA Committee (Appendix 10, 4th June 2024). To defer any decision regarding eviction and to re-inspect the plot prior to the next scheduled ORA Committee meeting scheduled for 30th July 2024 to monitor progress. The Clerk to write to the plot holder extending the deadline to remove the concrete base and any brickwork until that time. The Clerk to also write to the plot holder to give a 3 month improvement notice in terms of active cultivation of the plot and /or to request a cultivation plan from the plot-holder against which they can be monitored.</p>	Produce 3 month improvement notice and arrange date for re-inspection. Have informed. Monitoring. Note: planned plot inspection 31st July 2024. (Also investigating reports of an unauthorised fire with photpgraphs).		LS
2024/135	21.06.2024	Full Council	ORA	<p>ix. RESOLVED To issue 1 months' notice of eviction at the end of June 2024* and to evict the plot-holders currently occupying Jubilee Street plot 1, named in the confidential paper presented to the ORA Committee (Appendix 10, 4th June 2024) under the terms expressed in the warning letters and under the following terms of the tenancy agreement: With the following caveat: *To request evidence from the plot holder (in confidence) that they are on the waiting list for the medical procedure. If this evidence can be obtained by the end of June 2024 to suspend the eviction and revisit the issue in 2025. If evidence cannot be provided by the end of June 2024, then notice of eviction be issued along with the right to appeal.</p>	Issued notices and letters. Plot being cleared. No contact from plotholder. Attempting to ascertain whether they are notified. Plotholder eviction effective 1st August 2024.	Completed	LS

Appendix 4

To consider quotations for work on barriers and gates at Meadow Rise open space.

Council previously resolved the following:

2023/205 RESOLVED

ORA2023/092 Access gate arrangements at Meadow Rise open space.

To instruct the Clerk to obtain quotes to remove both gates and to install suitable staggered barriers at the Western entrance to the Meadow Rise open space following consultation with RCTCBC highways department

The Clerk contacted 2 known companies who have carried out work for the Council in the past and advertised the work on Facebook, inviting quotations.

2 formal quotations were received.

Vendor 1 - £700

Vendor 2 - £2,040

Officer Recommendation.

To appoint vendor 1. The contractor is known to the Council having completed work to a high standard in the past and holds the appropriate public liability insurances. (To appoint ending receipt of public liability insurance certificate).

Note: The council's financial regulations (11.3e)iii)being satisfied

e. When it is intended to enter into a contract for the supply of goods or materials or for the execution of works or specialist services other than such goods, materials, works or specialist services as are excepted as set out in Regulation 11.3., where the value:

iii. is below £1,500 and above £250 the Proper Officer shall strive to obtain 3 estimates of the cost of proposed supply.

Appendix 5

Oakbrook skatepark annual risk assessment report

Officer note:

Whilst all items identified in the initial report (Dated May 2024) report are low risk, a number of repeat issues have arisen from last year's inspection giving rise to concerns over the condition of the timber backing of the ramps etc... For example, the fixing down of the steel plates using new screws has become difficult.

For this reason the overall appearance and condition of the ramps appears poor and it is likely that the risks will increase over time if action is not taken to resolve the repeat issues.

The Clerk commissioned a more thorough inspection of the underlying structure of the equipment from 'Urban Creations' which is reproduced below: (Note: The photographs have been sent to members separately)

We have inspected that skate park for structural integrity, current and potential requirements for repair.

The skate ramps were installed in May 2006 so are now just over 18 years old. They were installed by Evolution Skate Ramps, a division of Full Circle Leisure Ltd. A company check shows that Full Circle Leisure Ltd is in liquidation.

At the time of installation the manufacturer used galvanised steel sub frame and sheets and our inspection shows that these are all still in good structural condition and will continue to support the ramps for many years to come.

The skate ride surface is made up of 12 and 9mm ply wood sheets that then have a 6mm skate lite phenolic finished ride surface attached to them with the use of mainly screws but also a combination of rivets.

From previous work we have carried out on these ramps the problem always seems to be the plywood sheets beneath the ride surface as these soak up water over time and slowly

degrade which then means that the screws no longer have sufficient grip to hold the finished ride surface flush and level.

The current situation is that there are a number of areas that would need both the ride surface and the plywood sub surface being completely replaced (see pictures showing lifting surfaces)

The design and layout of the ramps means that a large quantity of water collects at the bottom of the ramps as there is no where for the water to drain away from this then means that the ramps can not be used very well.

Skate park layouts do tend to have a "shelf life" in terms of their design as what may have suited BMX and board riders 18 years ago may not suit the younger scooter riders of today, however I have never seen the ramps being used so I am not sure of the age and ability range but it may be worth trying to find this out. Money spent on maintaining ramps that are not really used may not be the best investment?

To summarise:

Structurally the ramps are currently sound and can continue to offer service with maintenance

Some areas require complete replacement of sub layer plywood and finished ride surface

Drainage of some description should be considered to prevent large areas of lying water

We would suggest a small consultation to find out who the users are and if the current design and layout is suitable for them.

Jerry Widdas, Urban Creations

Officer recommendation

For the matter to be referred to the 'Oakbrook Refurb working Group' as a matter of urgency. The group's existing terms of reference are:

Reporting to the CIL Committee. To investigate the feasibility and arrangements of refurbishing the Oakbrook skatepark.

And to request that the group make recommendations to the CIL Committee that can be considered by Council at its September meeting.



**Combined Playground
Services Ltd**

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Annual Inspection

Oak Brook Skate Park

21 May 2024



Inspection carried out by

Lyn Williams



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 the current 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 compliances 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 EN 1176. We have not assessed these against the requirements of 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 EN15312	Free access multi-sports equipment
BS EN 14974	Equipment - 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 on site but 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 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 inspector will not undertake any of the following works unless specifically agreed in writing at the time of the 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 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.

Table 1

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 Outdoor Inspection
6.1 d) Overall levels of safety of equipment (see note 1)	Yes	Yes (1)
6.1 d) Overall levels of safety of the foundations (see note 1)	Yes	Yes (1)
6.1 d) Overall levels of safety of playing surfaces (see note 2)	Yes	Yes (2)
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	Yes	Yes (3)
6.1 d) Effects of weather	Yes	Yes
6.1 d) Presence of rot, decay or corrosion (see note 1)	Yes	Yes (1)
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	Yes	Yes (4)
6.1 d) Excavation or dismantling/additional measures	No	No
6.2.1 Assessment of glass reinforced plastic components (see note 5)	Yes	Yes
6.2.1 Inspection of one post equipment (see note 1)	Yes	Yes (1)
6.2.4 Undertaking the Operators inspection protocol	Yes	No

N.B: The clause numbers in table 1 are taken from BS EN 1176-7: 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

Note 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 for with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment.

Note 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.

Note 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.

Note 4

The operator should use manufacturers' recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance of replaced parts.

Note 5

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

Timber

Where timber posts are set into the ground it is not always possible to determine levels of rot or decay, in particular internal rot. The owner/operator should ensure it conducts appropriate inspections to identify rot/decay in timber, especially at or just below ground level, before it becomes a problem

The majority of timber posts will rot/decay from the inside out making it difficult to identify a problem unless specialist tools (e.g. a Resistograph) are used and we would recommend the use of a Specialist to conduct such a survey when indications of rot are noted.

General comments:

The Standards referred to above are not retrospective or a legal requirement, however a site risk assessment is a legal requirement and good practice encourages the carrying out of the risk assessment in conjunction with a Standards compliance assessment. The Standards limitations should be recognised as mere compliance will not automatically create a safe playground. Like previous playground standards they are intended to be used intelligently as an aid and are aimed at providing a uniform source of reference throughout the U.K and the rest of Europe.

Some elements of the Standards are open to interpretation. In the event of a dispute a decision on interpretation may be sought from the BSI or from the European Standards Committee.

Risk Assessment Evaluation:

The risk assessment is based on a likelihood x possible severity of injury index with one being the lowest and safest value and five being the highest and most severe value.

Risk Score	Risk Categories
1 - 5	Low risk - Monitor
6 - 10	Low/medium risk - Carry out the inspectors recommendations
12 - 15	Medium risk - Programme actions to remove the hazard
15 - 16	Medium/high risk - Take action at the earliest possible opportunity / isolate the equipment
20 - 25	Unacceptable risk - Take immediate action to reduce the risk.

The above table is a guideline only and should be read in conjunction with the individual recommendations

NB: The inspection only identifies the current condition of the equipment, It is the responsibility of the owner/operator to provide a continued level of maintenance and to ensure that the equipment is kept in good working order and the site fit for use.

NOTE: Typically two non compliances will be highlighted when the recommendation is to monitor which may mean some non compliances present will not be indicated. All non compliances requiring action will be commented on.

Items present on site but not contained within this report have not been inspected.

Site Overview

The site is overlooked by residential properties

Disabled access:

The site is accessible to most people including those with severe disabilities if help is at hand

Site General



Comments:

- 1 Signage should be provided as recommended in BS EN 14974; this will include, but not exclusively, the use of the area, a recommendation to wear protective equipment, emergency contact details etc.
- 2 There is fire damage to the surface
- 3 There is graffiti present
- 4 There is a build up of silt on the surface

Recommendations:

- 1 Provide signage as recommended by BS EN 14974

Risk Assessment:

2 x 3

- 2 Monitor and repair if required

Risk Assessment:

2 x 3

- 3 Remove the graffiti

Risk Assessment:

2 x 2

- 4 Remove the silt

Risk Assessment:

2 x 4

Combination Ramp



Surfacing: Tarmac

EN14974 Compliance: No

EN1177 Compliance: Yes

Manufacturer: Evolution

Comments:

- 1 The full height of the barrier shall be attained within 300mm of the front of the barrier
- 2 There is damage to the riding surface
- 3 The riding surface is lifting due to missing fixings
- 4 There is / are fixings missing

Recommendations:

- 1 Monitor use

Risk Assessment: 2 x 3

- 2 Repair or replace the damaged riding surface

Risk Assessment: 2 x 4

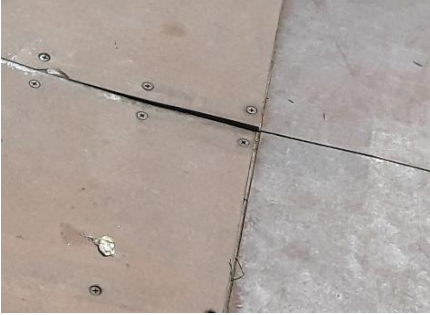
- 3 Resecure the riding surface/replace missing fixings

Risk Assessment: 2 x 4

- 4 Replace the missing fixings

Risk Assessment: 2 x 4

Transition Ramp



Surfacing: Tarmac

EN14974 Compliance: No

EN1177 Compliance: Yes

Manufacturer: Evolution

Comments:

- 1 The riding surface is lifting due to loose or missing fixings
- 2 There is damage to the riding surface
- 3 There are a number of fixings missing
- 4 There is a change in the level of the rolling surface at the end of the kicker plate in excess of 3mm and the item fails the requirements of BS EN 14974 Clause 5.1.2.3

Recommendations:

- 1 Resecure the riding surface/replace missing fixings

Risk Assessment: 2 x 4

- 2 Monitor and replace the damaged riding surface if required

Risk Assessment: 2 x 3

- 3 Replace the missing fixings

Risk Assessment: 2 x 4

- 4 Adjust the to remove the lip in the tarmac surface

Risk Assessment: 2 x 4

Combination Ramp



Surfacing:

Tarmac

EN14974 Compliance:

No

EN1177 Compliance:

Yes

Manufacturer:

Evolution

Comments:

- 1 The height of the barrier is less than 1200mm and fails the requirements of BS EN 14974
- 2 There is damage to the riding surface
- 3 The full height of the barrier shall be attained within 300mm of the front of the barrier

Recommendations:

- 1 Monitor use

Risk Assessment:

2 x 3

- 2 Repair or replace the damaged riding surface

Risk Assessment:

2 x 4

- 3 Monitor use

Risk Assessment:

2 x 3

Grind Rail



Surfacing:

Tarmac

EN14974 Compliance:

Yes

EN1177 Compliance:

Yes

Manufacturer:

Evolution

Comments:

The item is satisfactory

Recommendations:

No action required

Risk Assessment:

2 x 2

Appendix 6

Mountain Hare play area annual risk assessment report

Officer note:

As identified in the report remedial action will be carried out to rectify the following low risk items.

LOW RISK (Monitor)

Sign



Comments:

- 1 It is recommended that information signs with emergency contact details and site address are installed at each entrance/exit point to the playground

Recommendations:

- 1 Provide signage in accordance with the recommendations set out in BS EN 1176

Risk Assessment:

2 x 2

Bench



Comments:

- 1 The timber stain is in poor condition

Recommendations:

- 1 Treat and restain the timber

Risk Assessment:

2 x 2



**Combined Playground
Services Ltd**

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e-mail: info@playgroundservices.co.uk



Annual Inspection

Mountain Hare

21 May 2024



Inspection carried out by

Lyn Williams



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 the current 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 compliances 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 EN 1176. We have not assessed these against the requirements of 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 EN15312	Free access multi-sports equipment
BS EN 14974	Equipment - 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 on site but 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 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 inspector will not undertake any of the following works unless specifically agreed in writing at the time of the 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 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.

Table 1

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 Outdoor Inspection
6.1 d) Overall levels of safety of equipment (see note 1)	Yes	Yes (1)
6.1 d) Overall levels of safety of the foundations (see note 1)	Yes	Yes (1)
6.1 d) Overall levels of safety of playing surfaces (see note 2)	Yes	Yes (2)
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	Yes	Yes (3)
6.1 d) Effects of weather	Yes	Yes
6.1 d) Presence of rot, decay or corrosion (see note 1)	Yes	Yes (1)
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	Yes	Yes (4)
6.1 d) Excavation or dismantling/additional measures	No	No
6.2.1 Assessment of glass reinforced plastic components (see note 5)	Yes	Yes
6.2.1 Inspection of one post equipment (see note 1)	Yes	Yes (1)
6.2.4 Undertaking the Operators inspection protocol	Yes	No

N.B: The clause numbers in table 1 are taken from BS EN 1176-7: 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

Note 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 for with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment.

Note 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.

Note 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.

Note 4

The operator should use manufacturers' recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance of replaced parts.

Note 5

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

Timber

Where timber posts are set into the ground it is not always possible to determine levels of rot or decay, in particular internal rot. The owner/operator should ensure it conducts appropriate inspections to identify rot/decay in timber, especially at or just below ground level, before it becomes a problem

The majority of timber posts will rot/decay from the inside out making it difficult to identify a problem unless specialist tools (e.g. a Resistograph) are used and we would recommend the use of a Specialist to conduct such a survey when indications of rot are noted.

General comments:

The Standards referred to above are not retrospective or a legal requirement, however a site risk assessment is a legal requirement and good practice encourages the carrying out of the risk assessment in conjunction with a Standards compliance assessment. The Standards limitations should be recognised as mere compliance will not automatically create a safe playground. Like previous playground standards they are intended to be used intelligently as an aid and are aimed at providing a uniform source of reference throughout the U.K and the rest of Europe.

Some elements of the Standards are open to interpretation. In the event of a dispute a decision on interpretation may be sought from the BSI or from the European Standards Committee.

Risk Assessment Evaluation:

The risk assessment is based on a likelihood x possible severity of injury index with one being the lowest and safest value and five being the highest and most severe value.

Risk Score	Risk Categories
1 - 5	Low risk - Monitor
6 - 10	Low/medium risk - Carry out the inspectors recommendations
12 - 15	Medium risk - Programme actions to remove the hazard
15 - 16	Medium/high risk - Take action at the earliest possible opportunity / isolate the equipment
20 - 25	Unacceptable risk - Take immediate action to reduce the risk.

The above table is a guideline only and should be read in conjunction with the individual recommendations

NB: The inspection only identifies the current condition of the equipment, It is the responsibility of the owner/operator to provide a continued level of maintenance and to ensure that the equipment is kept in good working order and the site fit for use.

NOTE: Typically two non compliances will be highlighted when the recommendation is to monitor which may mean some non compliances present will not be indicated. All non compliances requiring action will be commented on.

Items present on site but not contained within this report have not been inspected.

Site Overview

The site is overlooked by residential properties

Disabled access:

The site is accessible to most people including those with severe disabilities if help is at hand

Site General



Comments:

- 1 There are weeds growing on the access footpath
- 2 There are trip hazards over the raised timber edgings
- 3 There are a number of molehills within the area and these may present unforeseen hazards for users
- 4 There are weeds growing through the stress fractures in the tarmac surface

Recommendations:

- 1 Remove the weeds

Risk Assessment: 2 x 3

- 2 Remove the trip points

Risk Assessment: 2 x 3

- 3 Remove moles by appropriate means, reinstate surfaces to level and maintain the area

Risk Assessment: 2 x 4

- 4 Remove the weeds and repair the surface

Risk Assessment: 2 x 3

Site General continued



Comments:

- 5 There is weed / vegetation growth on, between, or around the edges of the tarmac surfacing

Recommendations:

- 5 Remove the weeds

Risk Assessment:

2 x 3

Sign



Comments:

- 1 It is recommended that information signs with emergency contact details and site address are installed at each entrance/exit point to the playground

Recommendations:

- 1 Provide signage in accordance with the recommendations set out in BS EN 1176

Risk Assessment:

2 x 2

Kissing Gate



Comments:

- 1 The opening between the gate and the post is less than 12mm and could trap users fingers
- 2 The timber is rough / splintered
- 3 The posts are rotten at ground level
- 4 There is a redundant protruding nail in the rail

Recommendations:

- 1 Where possible a 12mm gap should be provided on both sides or between the gate leaves

Risk Assessment:

2 x 4

- 2 Rub down to remove the splinters

Risk Assessment:

2 x 3

- 3 Replace affected components

Risk Assessment:

2 x 4

- 4 Remove the nail

Risk Assessment:

2 x 3

Self Closing Gate



Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

Maintenance Gate



Comments:

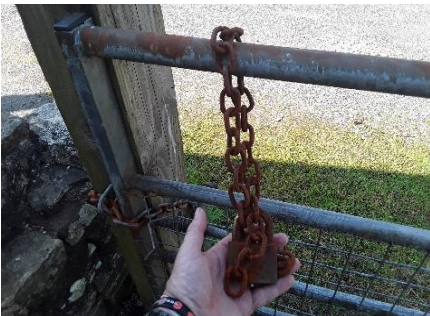
- 1 There is a redundant chain and padlock secured to the gate

Recommendations:

- 1 Remove the chain and padlock

Risk Assessment:

2 x 3



Picket Fence



Comments:

- 1 The posts are rotten at ground level

Recommendations:

- 1 Replace affected posts

Risk Assessment:

2 x 4

Post and Rail Fence



Comments:

- 1 The posts are rotten at ground level
- 2 There is rot in the tops of the posts

Recommendations:

- 1 Replace affected components

Risk Assessment:

2 x 4

- 2 Replace affected posts

Risk Assessment:

2 x 3

Bench



Comments:

- 1 **Comments:**
The item is satisfactory

- 1 **Recommendations:**

No action required

Risk Assessment:

2 x 2

Bench



Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

Bench



Comments:

- 1 The timber stain is in poor condition

Recommendations:

- 1 Treat and restain the timber

Risk Assessment:

2 x 2



Bench



Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

Picnic Table



Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

Litter Bin



Comments:

- 1 The liner of the litter bin is not secured

Recommendations:

- 1 Secure the bin liner in position

Risk Assessment:

2 x 3



Litter Bin



Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

Basketball Post



Surfacing:

Grass

EN15312 Compliance:

Yes

EN1177 Compliance:

N/A

Manufacturer:

Not identified

Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

Basket Swing



Surfacing:

Bonded Rubber Mulch

EN1176 Compliance:

No

EN1177 Compliance:

Yes

Manufacturer:

Sutcliffe

Comments:

- 1 The timber has a number of splits although these are not considered to be a problem at present
- 2 The chain openings are in excess of the maximum of 8.6mm recommended by BS EN 1176
- 3 The safety chain is twisted around the suspension chain

Recommendations:

- 1 Monitor to ensure the splits do not cross through fixing points of the structure and cause any instability

Risk Assessment:

2 x 3

- 2 Monitor use and replace with compliant chains during next maintenance cycle

Risk Assessment:

2 x 3

- 3 Adjust the chain

Risk Assessment:

2 x 4

Climbing Frame



Surfacing:

Bonded Rubber Mulch

EN1176 Compliance:

Yes

EN1177 Compliance:

Yes

Manufacturer:

Sutcliffe

Comments:

- 1 The timber has a number of splits although these are not considered to be a problem at present
- 2 The fixings have corroded

Recommendations:

- 1 Monitor to ensure the splits do not cross through fixing points of the structure and cause any instability

Risk Assessment:

2 x 3

- 2 Monitor and replace if required

Risk Assessment:

2 x 3

Adventure Trail



Surfacing:

Bonded Rubber Mulch

EN1176 Compliance:

Yes

EN1177 Compliance:

Yes

Manufacturer:

Sutcliffe

Comments:

- 1 The timber has a number of splits although these are not considered to be a problem at present
- 2 The step between the items is quite large and users may not be able to complete the step without touching ground, the items could therefore be considered to be within the falling space of each other, however the intention of the play activity continuity is easily apparent and foreseeable to the user

Recommendations:

- 1 Monitor to ensure the splits do not cross through fixing points of the structure and cause any instability

Risk Assessment:

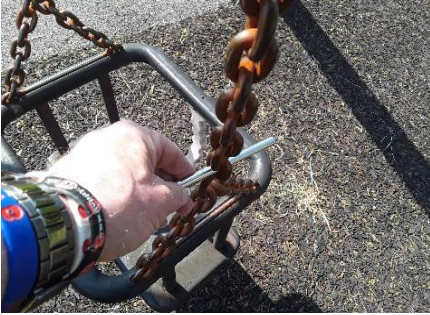
2 x 3

- 2 Monitor - No remedial work recommended

Risk Assessment:

2 x 3

One Bay Cradle Swing



Surfacing:

Bonded Rubber Mulch

EN1176 Compliance:

No

EN1177 Compliance:

Yes

Manufacturer:

Sutcliffe

Comments:

- 1 The chain openings are in excess of the maximum of 8.6mm recommended by BS EN 1176
- 2 There is some chain wear
- 3 There is minor damage to the seat
- 4 The timber has a number of splits although these are not considered to be a problem at present

Recommendations:

- 1 Monitor use and replace with compliant chains during next maintenance cycle

Risk Assessment:

2 x 3

- 2 Monitor for any further deterioration and replace when 40% worn

Risk Assessment:

2 x 3

- 3 Monitor and replace if required

Risk Assessment:

2 x 3

- 4 Monitor to ensure the splits do not cross through fixing points of the structure and cause any instability

Risk Assessment:

2 x 3

Spring Bike



Surfacing:

Grass Mat

EN1176 Compliance:

Yes

EN1177 Compliance:

Yes

Manufacturer:

Ledon

Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

Spring Chicken



Surfacing:

Grass Mat

EN1176 Compliance:

Yes

EN1177 Compliance:

Yes

Manufacturer:

Ledon

Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

Spinning Bowl



Surfacing:

Grass Mat

EN1176 Compliance:

Yes

EN1177 Compliance:

Yes

Manufacturer:

Sutcliffe

Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

Spring See Saw



Surfacing:

Grass Mat

EN1176 Compliance:

Yes

EN1177 Compliance:

Yes

Manufacturer:

Sutcliffe

Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

5 a side Goal



Surfacing: Grass
EN15312 Compliance: N/A
EN1177 Compliance: N/A
Manufacturer: Not identified

Comments:

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

Comments:

1 The item is satisfactory

Recommendations:

1 No action required

Risk Assessment:

2 x 2