



the **play** inspection company

Operational Inspection

Nashmills Parish Council

Bunkers Lane Play Area

Bunkers Lane, Hemel Hempstead, Hertfordshire, HP3



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>>				
				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).				
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.								



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Bunkers Lane Play Area

Inspection Ref: 2117886

Site Ref: 78681

Operational Inspection - 11-July-2023 - 07:56 Inspector David Fagan (RPII Annual Inspector)

Risk Assessment: **16 High Risk**



Location:

The site is partially overlooked by properties in the local community

Disabled Access:

Generally accessible; an area accessible to most.



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 weed / vegetation growth on, between, or around the edges of the surfacing - Remove weed / vegetation growth

Finding 2

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

6 - 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

Cable ties have been used to secure the sign to the gate - Consider providing a more permanent method of security

10 - Low Risk

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

Total Findings: 4



Finding 1

The bitumen surface is worn or damaged - Repair the bitumen to provide a uniform surface

Finding 3

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 4

There are openings that are less than 12mm that could trap or crush fingers - Provide a 12mm gap throughout full range of motion at both sides of gate

8 - Low Risk

Item: Bench
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 projecting bolt thread(s) present - Remove excess thread length and deburr or provide cap

Finding 3

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

Finding 2

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



4 - Very 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: 1



Finding 1

This item is satisfactory - no work required -

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: 2



Finding 1

The surface has eroded in some areas - Reinstate the surface

Finding 2

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting - Treat any rusting components and repaint

! 16 - High Risk

Item: 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes

Total Findings: 11



Finding 1

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

Finding 2

There is a large cavity within the timber support and the inspector has some concerns about the internal condition of the timber and was unable to verify the structural integrity without further testing. We recommend a Resi-PD survey to establish the condition of the timber at it's core. - Contact the Play Inspection Company office for further information

Finding 3

A number of fixing(s) have worked loose on the suspension mounts. The office and client have been notified of this - Secure all loose fixings

Finding 4

A number of fixing(s) have worked loose on the secondary safety chain - Secure all loose fixings

Finding 5

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

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

Finding 7

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

Finding 8

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

Finding 9

This design of swing joint has been known to fail on the weld connecting the joint to the threaded stud - We would recommend that the joint be dismantled and checked on a regular basis or consulting with manufacturer on whether a Secondary Safety Device can be fitted

Finding 10

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

Finding 11

The bushes are showing signs of wear - Monitor for any further deterioration and replace as required

i 9 - Low Risk

Item: 1 Bay 2 Seat (Cradle)
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes

Total Findings: 5



Finding 1

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

Finding 3

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

Finding 5

This design of swing joint has been known to fail on the weld connecting the joint to the threaded stud - We would recommend that the joint be dismantled and checked on a regular basis or consulting with manufacturer on whether a Secondary Safety Device can be fitted

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 4

The swing seat frame is severely corroded and requires replacement - Replace seat

! 12 - Moderate Risk

Item: Climbing Frame
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 10



Finding 1

A fixing appears to have been unscrewed - Secure correctly

Finding 2

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

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

Finding 5

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

Finding 6

The roof slats are lifting - Monitor for any further deterioration and repair as required

Finding 7

There is some 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

Finding 8

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

Finding 9

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

Finding 10

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

6 - Low Risk

Item: A Frame Climber
Manufacturer: Kompan Ltd
Surface Type: Mixed Surface
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 3



Finding 1

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

Finding 3

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

8 - Low Risk

Item: Log Walk
Manufacturer: Kompan Ltd
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes

Total Findings: 6



Finding 1

The platforms are rotting and the fixings are pulling through - Replace all affected timber

Finding 3

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

Finding 5

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

Finding 2

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

Finding 4

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

Finding 6

The item has missing component(s) (step top) - Consider replacing missing components

i 8 - Low Risk

Item: Balance Beam
Manufacturer: Kompan Ltd
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes

Total Findings: 7



Finding 1

The use of synthetic fillers in timber is not recommended; timber being a natural material will expand and contract as the moisture content changes and the use of fillers can exacerbate the length and depth of these cracks or shakes in the timber. The only treatment that is normally required is the removal of any rough or sharp edges unless the structural integrity of the item is affected. - Remove any rough or sharp edges and monitor timber for any further deterioration

Finding 3

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

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

Finding 7

There is/are several inserts missing - Replace missing inserts

Finding 2

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

Finding 4

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

Finding 6

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

4 - Very Low Risk

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

Total Findings: 1



Finding 1

This item is satisfactory - no work required -

8 - Low Risk

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

Total Findings: 3



Finding 1

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

Finding 3

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

Finding 2

There is some minor damage to the hand grips - Monitor for any further deterioration and replace as required

6 - Low Risk

Item: Spring 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

The use of synthetic fillers in timber is not recommended; timber being a natural material will expand and contract as the moisture content changes and the use of fillers can exacerbate the length and depth of these cracks or shakes in the timber. The only treatment that is normally required is the removal of any rough or sharp edges unless the structural integrity of the item is affected. - Remove any rough or sharp edges and monitor timber for any further deterioration

8 - Low Risk

Item: Multi Play (Toddler)
Manufacturer: Kompan Ltd
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes

Total Findings: 8



Finding 1

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

Finding 2

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

Finding 3

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

Finding 4

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

Finding 5

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

Finding 6

There is moderate damage to the surface - Replace the damaged areas of surfacing

Finding 7

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

Finding 8

There is some graffiti present - Remove the graffiti

10 - Low Risk

Item: Boulders
Manufacturer: Natural Feature
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 2



Finding 1

The rocks and/or boulders have moss/algae growth apparent - Clean and maintain

Finding 2

There is some graffiti present - Remove the graffiti

6 - Low Risk

Item: Stilts
Manufacturer: Kompan Ltd
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

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: Football Goal
Manufacturer: Kompan Ltd
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 2



Finding 1

The surface has eroded in some areas - Reinstate the surface

Finding 2

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

Findings information

6 - Low Risk (Finding 1)

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

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



Finding: There is weed / vegetation growth on, between, or around the edges of the surfacing
Action: Remove weed / vegetation growth

i 8 - Low Risk (Finding 2)

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

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



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

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Sign
Manufacturer: Owner/Operator

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



Finding: Cable ties have been used to secure the sign to the gate
Action: Consider providing a more permanent method of security

i 6 - Low Risk (Finding 1)

Item: Gates - Maintenance Gate
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bitmac



Finding: The bitumen surface is worn or damaged

Action: Repair the bitumen to provide a uniform surface

i 6 - Low Risk (Finding 2)

Item: Gates - Maintenance Gate
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bitmac



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 - Maintenance Gate
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bitmac



Finding: There is no padlock on the maintenance gate

Action: Provide a padlock to secure the gate

i 10 - Low Risk (Finding 4)

Item: Gates - Maintenance Gate
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bitmac



Finding: There are openings that are less than 12mm that could trap or crush fingers

Action: Provide a 12mm gap throughout full range of motion at both sides of gate

i 8 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Concrete



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: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Concrete



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 3)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Concrete



Finding: The concrete base has been damaged

Action: Monitor for any further deterioration and replace 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

Action: Reinstate the surface

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Bench
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

Action: Treat any rusting components and repaint

i 6 - Low Risk (Finding 1)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan 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 10 - Low Risk (Finding 2)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan Ltd

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



Finding: There is a large cavity within the timber support and the inspector has some concerns about the internal condition of the timber and was unable to verify the structural integrity without further testing. We recommend a Resi-PD survey to establish the condition of the timber at it's core.

Action: Contact the Play Inspection Company office for further information

! 16 - High Risk (Finding 3)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan Ltd

Risk Level: H - High Risk
Surface: Grass Matrix Tiles



Finding: A number of fixing(s) have worked loose on the suspension mounts. The office and client have been notified of this

Action: Secure all loose fixings

! 12 - Moderate Risk (Finding 4)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan Ltd

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



Finding: A number of fixing(s) have worked loose on the secondary safety chain

Action: Secure all loose fixings

i 6 - Low Risk (Finding 5)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan Ltd

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



Finding: There is some evidence of fire damage to the item **Action:** Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 6)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
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 8 - Low Risk (Finding 7)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan 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 8)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan 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 0 - Risk Assessment not Undertaken (Finding 9)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan Ltd

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



Finding: This design of swing joint has been known to fail on the weld connecting the joint to the threaded stud

Action: We would recommend that the joint be dismantled and checked on a regular basis or consulting with manufacturer on whether a Secondary Safety Device can be fitted

i 8 - Low Risk (Finding 10)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
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 11)

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
Manufacturer: Kompan Ltd

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



Finding: The bushes are showing signs of wear

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 1)

Item: Swings - 1 Bay 2 Seat (Cradle)
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 8 - Low Risk (Finding 2)

Item: Swings - 1 Bay 2 Seat (Cradle)
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:** Reinststate as required

i 6 - Low Risk (Finding 3)

Item: Swings - 1 Bay 2 Seat (Cradle)
Manufacturer: Kompan Ltd

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



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 9 - Low Risk (Finding 4)

Item: Swings - 1 Bay 2 Seat (Cradle)
Manufacturer: Kompan Ltd

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



Finding: The swing seat frame is severely corroded and requires replacement

Action: Replace seat

i 0 - Risk Assessment not Undertaken (Finding 5)

Item: Swings - 1 Bay 2 Seat (Cradle)
Manufacturer: Kompan Ltd

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



Finding: This design of swing joint has been known to fail on the weld connecting the joint to the threaded stud

Action: We would recommend that the joint be dismantled and checked on a regular basis or consulting with manufacturer on whether a Secondary Safety Device can be fitted

! 12 - Moderate Risk (Finding 1)

Item: Activity Equipment - Climbing Frame
Manufacturer: Kompan Ltd

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



Finding: A fixing appears to have been unscrewed

Action: Secure correctly

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Climbing Frame
Manufacturer: Kompan Ltd

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



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 3)

Item: Activity Equipment - Climbing Frame
Manufacturer: Kompan Ltd

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



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

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

i 6 - Low Risk (Finding 4)

Item: Activity Equipment - Climbing Frame
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 5)

Item: Activity Equipment - Climbing Frame
Manufacturer: Kompan Ltd

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



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

Action: Secure all loose fixings

i 6 - Low Risk (Finding 6)

Item: Activity Equipment - Climbing Frame
Manufacturer: Kompan Ltd

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



Finding: The roof slats are lifting



Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 7)

Item: Activity Equipment - Climbing Frame
Manufacturer: Kompan Ltd

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



Finding: There is some 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 8)

Item: Activity Equipment - Climbing Frame
Manufacturer: Kompan Ltd

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



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 9)

Item: Activity Equipment - Climbing Frame
Manufacturer: Kompan Ltd

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



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

Action: Secure all loose fixings

i 6 - Low Risk (Finding 10)

Item: Activity Equipment - Climbing Frame
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 6 - Low Risk (Finding 1)

Item: Activity Equipment - A Frame Climber
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Mixed Surface



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 2)

Item: Activity Equipment - A Frame Climber
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Mixed Surface



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

Action: Clean and treat appropriately

i 6 - Low Risk (Finding 3)

Item: Activity Equipment - A Frame Climber
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Mixed Surface



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: Activity Equipment - Log Walk
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass



Finding: The platforms are rotting and the fixings are pulling through
Action: Replace all affected timber

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Log Walk
Manufacturer: Kompan Ltd

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 3)

Item: Activity Equipment - Log Walk
Manufacturer: Kompan Ltd

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 4)

Item: Activity Equipment - Log Walk
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass



Finding: The timber has a number of splits/shakes or air cracks and this may affect the stability or allow water ingress fixing points of the structure and/or cause any instability which will accelerate the rotting process

Action: Monitor to ensure the splits do not cross through

i 6 - Low Risk (Finding 5)

Item: Activity Equipment - Log Walk
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass



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

Action: Secure all loose fixings

i 6 - Low Risk (Finding 6)

Item: Activity Equipment - Log Walk
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass



Finding: The item has missing component(s) (step top)

Action: Consider replacing missing components

i 6 - Low Risk (Finding 1)

Item: Activity Equipment - Balance Beam
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass



Finding: The use of synthetic fillers in timber is not recommended; timber being a natural material will expand and contract as the moisture content changes and the use of fillers can exacerbate the length and depth of these cracks or shakes in the timber. The only treatment that is normally required is the removal of any rough or sharp edges unless the structural integrity of the item is affected.

Action: Remove any rough or sharp edges and monitor timber for any further deterioration

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Balance Beam
Manufacturer: Kompan Ltd

Risk Level: L - 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 3)

Item: Activity Equipment - Balance Beam
Manufacturer: Kompan Ltd

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 4)

Item: Activity Equipment - Balance Beam
Manufacturer: Kompan Ltd

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 5)

Item: Activity Equipment - Balance Beam
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass



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 4 - Very Low Risk (Finding 6)

Item: Activity Equipment - Balance Beam
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Grass



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

Action: Replace missing or damaged bolt cap covers

i 4 - Very Low Risk (Finding 7)

Item: Activity Equipment - Balance Beam
Manufacturer: Kompan Ltd

Risk Level: V - Very Low Risk
Surface: Grass



Finding: There is/are several inserts missing

Action: Replace missing inserts

i 6 - Low Risk (Finding 1)

Item: Rocking Equipment - Misc Springer
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 4 - Very Low Risk (Finding 2)

Item: Rocking Equipment - Misc Springer
Manufacturer: Kompan Ltd

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



Finding: There is some minor damage to the hand grips

Action: Monitor for any further deterioration and replace as required

i 8 - Low Risk (Finding 3)

Item: Rocking Equipment - Misc Springer
Manufacturer: Kompan Ltd

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



Finding: The item has been damaged

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 1)

Item: Rocking Equipment - Spring See-Saw
Manufacturer: Kompan Ltd

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



Finding: The use of synthetic fillers in timber is not recommended; timber being a natural material will expand and contract as the moisture content changes and the use of fillers can exacerbate the length and depth of these cracks or shakes in the timber. The only treatment that is normally required is the removal of any rough or sharp edges unless the structural integrity of the item is affected.

Action: Remove any rough or sharp edges and monitor timber for any further deterioration

i 4 - Very Low Risk (Finding 1)

Item: Activity Equipment - Multi Play (Toddler)
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 (Toddler)
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 3)

Item: Activity Equipment - Multi Play (Toddler)
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 6 - Low Risk (Finding 4)

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

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



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 5)

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

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



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

Action: Secure all loose fixings

i 8 - Low Risk (Finding 6)

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

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



Finding: There is moderate damage to the surface

Action: Replace the damaged areas of surfacing

i 8 - Low Risk (Finding 7)

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

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 0 - Risk Assessment not Undertaken (Finding 8)

Item: Activity Equipment - Multi Play (Toddler)
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 10 - Low Risk (Finding 1)

Item: Ancillary Items - Boulders
Manufacturer: Natural Feature

Risk Level: L - Low Risk
Surface: Grass



Finding: The rocks and/or boulders have moss/algae growth apparent

Action: Clean and maintain

i 5 - Very Low Risk (Finding 2)

Item: Ancillary Items - Boulders
Manufacturer: Natural Feature

Risk Level: V - Very Low Risk
Surface: Grass



Finding: There is some graffiti present

Action: Remove the graffiti

i 6 - Low Risk (Finding 1)

Item: Activity Equipment - Stilts
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass



Finding: The timber has a number of splits/shakes or air cracks and this may affect the stability or allow water ingress fixing points of the structure and/or cause any instability which will accelerate the rotting process

Action: Monitor to ensure the splits do not cross through

i 6 - Low Risk (Finding 1)

Item: Multi Use Games Area - Football Goal
Manufacturer: Kompan Ltd

Risk Level: L - Low Risk
Surface: Grass



Finding: The surface has eroded in some areas

Action: Reinstate the surface



i 0 - Risk Assessment not Undertaken (Finding 2)

Item: Multi Use Games Area - Football Goal
Manufacturer: Kompan Ltd

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



Completed Findings Information

The following items have been marked as complete by the inspector during the course of this inspection.

6 - Low Risk (Finding 1) - Marked as complete on 11-July-2023

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

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



Finding: There is some tree debris on the surfacing

Action: Remove and maintain

8 - Low Risk (Finding 1) - Marked as complete on 11-July-2023

Item: Ancillary Items - Sign
Manufacturer: Owner/Operator

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



Finding: There are projecting bolt thread(s) present

Action: Remove excess thread length and deburr or provide cap

8 - Low Risk (Finding 2) - Marked as complete on 11-July-2023

Item: Ancillary Items - Sign
Manufacturer: Owner/Operator

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



Finding: There is or are fixings missing on the item

Action: Replace all missing fixings

0 - Risk Assessment not Undertaken (Finding 1) - Marked as complete on 11-July-2023

Item: Ancillary Items - Bench
Manufacturer: Not Identified

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



Finding: There is offensive graffiti present

Action: Remove as soon as practicable

6 - Low Risk (Finding 1) - Marked as complete on 11-July-2023

Item: Swings - 2 Bay 2 Flat 1 Basket Seat
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