

**Meeting of the**  
**ESTATES COMMITTEE**  
**Will be held at the Springfield Centre,**  
**Springfield Boulevard, Springfield**  
**on**  
**Tuesday 10 June 2025 at 6.30pm**

**AGENDA**

**Committee Members:**

Cllr L Adura

Cllr B Barton

Cllr R Golding (Chair)

Cllr B Greenwood

Cllr J Hearnshaw

Cllr J Howard

Cllr D Kendrick

Cllr B Macharia

Cllr R McCafferty

Cllr D Pafford

Cllr M Petchey



## **AGENDA**

- 1. To Receive:**  
Apologies for Absence  
Declarations of Interest
- 2. Appointment of Vice Chairperson**  
The Committee is invited to consider if there is a requirement to elect a Vice Chairperson, and if so, appoint a Vice Chair to May 2026.
- 3. Appointment of Lead Members**  
Committee is invited to consider if there is a requirement to appoint any Lead Member(s), and if so, appoint and define their role to May 2026.
- 4. Minutes of the Meeting held on 11 March 2025** **- page 5**  
Committee is invited to approve the minutes of the meeting held on 11 March 2025, previously circulated and therefore taken as read.
- 5. Public Involvement – Deputations, Petitions and Questions**  
Members of the public may make representations in respect of the business on the agenda.
- 6. Fishermead Community Council Notice Board, 1 Pencarrow Place**  
Committee is invited to note that the landlord of 1 Pencarrow Place has identified the requirement to remove the external notice board at the end of the lease period. Permission has been requested to temporarily relocate the notice board to the outside of the Trinity Centre until such time that a permanent solution is identified.
- 7. Kernow Crescent Play Park Annual Inspection Report** **- page 9**  
Committee is invited to receive, note, and action the independent annual Inspection report of Kernow Crescent play area as carried out by Seagrave Inspection Services Ltd.
- 8. MKCC – Community Infrastructure Fund 2026/27** (Council Min 220/24)  
Committee is invited to note that no project suggestions have been received by the Committee Clerk.  
Committee should be aware that a maximum of 3 applications can be submitted to MKCC, with successful awards typically being less than £10,000. Committee is invited to discuss any project ideas to be put forward to Council for determination, with the deadline for applications to MKCC being 31 August 2025.

**9. Springfield Centre Solar Panel Installation**

Further to Council approving the installation of solar panels at the Springfield Centre, Committee is invited to note that the work is scheduled to be completed w/c 9.6.25, with minimal disruption anticipated for user groups. The scope of works includes the provision of guards to prevent birds nesting under the panels.

**10. 1 Pencarrow Place – End of Lease Dilapidations**

Committee is invited to receive a verbal update from the Clerk on the progression of this item – delegated responsibility for the task has been given to the Chair and Vice Chair of Council in conjunction with the Clerk to Council

**11. Date of Next Meeting**

Tuesday 8 July 2025 at 6.30pm

**BY ORDER OF THE COUNCIL**

Dominic Warner

**D Warner**

**Clerk to Council**

**5 June 2025**

**Minutes of the meeting of the Estates Committee  
held on Tuesday 11 March 2025 at 6.30pm  
at the Springfield Centre, Springfield Boulevard, Springfield**

**This meeting was open to the public**

**Members Present**

Cllr L Adura	Cllr J Hearnshaw
Cllr B Barton – arrived 6.40pm	Cllr J Howard
Cllr V Dixon	Cllr D Pafford
Cllr B Greenwood	

**In Attendance**

D Warner, Clerk to Council

**86/24**

**Apologies for Absence**

Cllr R Golding – personal commitment  
Cllr K Kavarana – work commitment  
Cllr K Kent – personal commitment  
Cllr M Petchey - unwell

**87/24**

**Declarations of Interest**

None

**88/24**

**Members of the Public Present**

None

**89/24**

**Minutes of the Meeting held on 11 February 2025**

The minutes of the meeting having been previously circulated were approved as a correct record and signed by the Chair.

**90/24**

**Public Involvement – Deputations, Petitions and Questions**

None.

**91/24**

**Committee Terms of Reference Review**

Committee reviewed its Terms of Reference prior to the Annual Meeting of Council in May. Making two minor grammatical amendments to points 5 and 6,

Committee resolved to recommend them to Council for re-adoption. Committee also recommended that a further review be carried out on completion of the Community Hub to remove references to the project from the Terms of Reference.

**92/24 Council Community Centres – Hire Terms & Conditions Review**

Committee noted that the requirement for Hirer’s public liability cover and indemnification of the Council has been referred to Zurich Insurance for clarification - the Clerk confirmed that Zurich had verified Hirers’ liability cover was already in place to cover the cost of accidental damage or third-party injury caused by the hiring individuals or organisations.

Having received the above clarification, Committee resolved to recommend to Council the amended Hire Terms and Conditions discussed and agreed at the previous meeting.

**93/24 Council Allotments**

**i. Allotment Tenancies** (min no. 70/24i Report E07/24)

Committee reviewed and considered the new draft periodic tenancy agreement and tenancy rules addendum and agreed to recommend them to Council for adoption.

**94/24 Springfield Centre Solar Proposal** (min no. 95/23 Report E6/23)

Committee noted that the Milton Keynes City Council carbon offset funding was unlikely to become available during 2025, the delay in funding being linked to the progression and completion of associated S106 agreements. With funding already agreed for the project in the 2025/26 Campbell Park Council budget, Committee noted that updated quotations for the works will be presented for consideration at a future meeting.

**95/24 1 Pencarrow Place – End of Lease Dilapidations**

Committee noted that a Milton Keynes City Council (MKCC) contractor had completed an end of lease dilapidation survey of the building, the outcome of which is awaited. Committee resolved that should it be available, the report be taken directly to Council for consideration. Consideration to include the potential of reaching a financial agreement with MKCC in lieu of completing the dilapidations. Reaching a financial agreement might represent a saving of both officer time and Council funding.

**96/24 Community Hub, Working Group Update and Recommendations**

Committee received an update from the Working Group, including that an associated recommendation on the procurement of furniture for the community café would be taken directly to March Council. Committee also noted, received and considered the following:

- Contractors Report no.13
- Progress Photos

- Updated Project Programme
- Café Operator update

**97/24**

**Date of Next Meeting**

Tuesday 8 April 2025 at 6.30pm – meeting to be confirmed







## Annual Inspection Report



**Kernow Crescent Play Area**

<b>Client:</b>	Campbell Park Parish Council
<b>Address:</b>	1 Pencarrow Place Fishermead Milton Keynes MK6 2AS
<b>Date:</b>	22nd May 2025
<b>Inspector:</b>	Peter Briggs

**Assessed site risk at time of inspection**

**High Risk (18)**

32 Manor Road Barton Seagrave Northants NN15 6WD

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Email: [p.briggs@seagraveinspectionsservices.co.uk](mailto:p.briggs@seagraveinspectionsservices.co.uk)

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## **GENERAL COMMENTS**

Monitor area and review all fixings for security. The concept of the Operational/Annual/Post Installation is to assist the customer in providing a programme of works as recommended with any findings or EN failures. Consider a robust maintenance and inspection schedule. Guidance should be given that the installation process has been followed as per the manufactures/suppliers instructions.

The following notes form an important part of the inspection report - The equipment has been assessed to the relevant British version of the European Standard namely BSEN1176 for Playground Equipment, BSEN14974 for Wheeled Sports, BSEN15312 for Multi Use Games Areas and BSEN16630 for permanently installed Outdoor Fitness Gym Equipment. The standards mentioned are minimum standards and are not a legal requirement, where in the opinion of the Inspector compliance failure is noted then there is a risk assessed accordingly. Risk assessment is a legal requirement and should the need arise a court or a Health and Safety Inspector will ask to see the assessment, the level of risk has to be acceptable.

Seagrave Inspection Services Ltd risk assessment is based on Peter Heseltine and Bob Cooks Third Edition Assessing Risk on Children's Playgrounds, this is not a definitive list of terms of all equipment, however; the book principles will be applied, other factors such as accident statistics, Inspectors experience are also relevant.

Inspections are non-dismantling, for equipment that disappears into enclosed fixings dismantling inspection will be advised accordingly. Equipment over 2.5 metre heights are excluded from Seagrave Inspection Services Ltd, for wear parts above this height an advisory note will be provided if felt necessary.

Structural loadings should be provided by the manufacturer for all types of above mentioned equipment.

Guidance should be sought from the supplier for certification that the depth or type of surfacing used meets EN1177 for HIC requirements.

This report indicates the assessed level of risk at the time of visiting and not a given or implied guarantee to the installation process or product warranty. No dismantling of equipment took place or any other general maintenance. This report also does not confirm the playground will remain free from possible product conflict for the period until the next audit. Refer to the owner of the play area for any routine or operational inspections and the manufacturers recommended schedules for ongoing maintenance/inspection requirements before and after this audit.

There are three levels of inspection; Routine, Operational and Annual. The Annual Inspection checks the Operational and the Operational checks the Routine Inspections. A risk assessment is also provided where considered necessary and categorised on a score rating as follows;

<b>Risk rating</b>		<b>Action</b>
<b>1 - 3</b>	Very Low Risk	Monitor
<b>4 - 7</b>	Low Risk	Monitor and take reasonable action if required
<b>8 - 12</b>	Medium Risk	Take action to reduce if possible
<b>13 - 20</b>	High Risk	Take action ASAP to implement control measures
<b>21+</b>	Unacceptable Risk	Remove or immobilise immediately

## **ANCILLARY ITEMS**

Ancillary items such as; seats, litter bins, gates, planting form part of the inspection along with comments relating to the facilities in close proximity to roadways, water courses, electrical substations, overhead cables and any structure considered a hazard i.e. general safety of the area.

<b><u>Item</u></b>	<b><u>Classification</u></b>	<b><u>Comments and Recommendations</u></b>
Access	Monitor	None
Pathways	Average	See report
Fencing	Average	See report
Gate(s)	Average	See report
Sign(s)	Present: No	Consider ownership signage
Seat(s)	Average	See report
Litter Bin(s)	Acceptable	Monitor
Cleanliness	Average	Monitor area
Planting	Trees Grass	Monitor nearby trees Acceptable
Location	Monitor area	Monitor use

Item EN Compliance	N/a	Surface EN Compliance	N/a
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#### Findings at the time of inspection with risk number



Uneven pathway in places. Possible trip hazard.

**Recommendation:**  
Repair as required.

8



As above finding.

**Recommendation:**  
As above comment.

8



Distorted fence rail(s).

**Recommendation:**  
Repair as required.

4



Damaged bow top fencing.

**Recommendation:**  
Monitor this condition.

5

<b>Item</b>	Site				
<b>Supplier</b>	Unknown				
<b>Surface</b>	N/a				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
			10		

Item EN Compliance	N/a	Surface EN Compliance	N/a
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As above image

#### Findings at the time of inspection with risk number



Worn paintwork to benches evident.

**Recommendation:**  
Repaint as necessary.

4



Old tree stump evident in seating area. Possible trip/slip hazard.

**Recommendation:**  
Remove stump(s).

10



Trip hazard to various seating areas.

**Recommendation:**  
Improve to flush condition.

8



Tarmac subsidence evident around site.

**Recommendation:**  
Monitor to repair as necessary.

8

<b>Item</b>					
<b>Supplier</b>					
<b>Surface</b>					
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable

Item EN Compliance	N/a	Surface EN Compliance	N/a
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#### Findings at the time of inspection with risk number



No faults found during the inspection.

**Recommendation:**  
No action required, monitor this area.

5



**Recommendation:**



**Recommendation:**



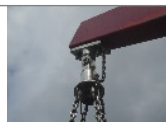
**Recommendation:**

<b>Item</b>	Football Area				
<b>Supplier</b>	Unknown				
<b>Surface</b>	Tarmac				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		5			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



Possible wear to universal joint and chains/bearings.

**Recommendation:**  
Investigate this area following recommended inspection/  
maintenance scheduling from the manufacturer.

12



Rubber Bonded Fibre breaking up.

**Recommendation:**  
Repair/replace as necessary.

7

<b>Item</b>	Pendulum Swing				
<b>Supplier</b>	Nijha Lochem				
<b>Surface</b>	Rubber Bonded Fibre				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
			12		

**Recommendation:**

**Recommendation:**

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



Splits/cracks evident to posts.

**Recommendation:**  
Monitor to remove any sharp edges.

7

**Recommendation:**

**Recommendation:**

**Recommendation:**

<b>Item</b>	Chin Up Bars				
<b>Supplier</b>	Unknown				
<b>Surface</b>	Wet Pour				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		7			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



No faults found during the inspection.

**Recommendation:**  
No action required, monitor this item.

7

**Recommendation:**

**Recommendation:**

**Recommendation:**

<b>Item</b>	Spinning Dish				
<b>Supplier</b>	Sutcliffe				
<b>Surface</b>	Rubber Bonded Fibre				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		7			



Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



Worn chains evident.

**Recommendation:**  
Monitor to replace at 40% diameter of wear asap.

12



"D" shackle/bushes worn.

**Recommendation:**  
Investigate to replace item(s) as required.

7

<b>Item</b>	1 Bay 2 Cradle Swing				
<b>Supplier</b>	Sutcliffe				
<b>Surface</b>	Rubber Bonded Fibre				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
			12		

**Recommendation:**

**Recommendation:**

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



No faults found during the inspection.

**Recommendation:**  
No action required, monitor this item.

4

<b>Item</b>	Van Rocker				
<b>Supplier</b>	Unknown				
<b>Surface</b>	Grass Matting				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		4			

**Recommendation:**

**Recommendation:**

**Recommendation:**

Item EN Compliance	N/a	Surface EN Compliance	No
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#### Findings at the time of inspection with risk number



Possible foot entrapment.

**Recommendation:**  
Monitor use.

7



Missing trampoline pad evident.

**Recommendation:**  
Consider removing item, item infilled with more soil.

7

<b>Item</b>	Trampoline				
<b>Supplier</b>	Unknown				
<b>Surface</b>	Rubber Bonded Fibre				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		7			

**Recommendation:**

**Recommendation:**

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



Cracks/splits evident to most posts.

**Recommendation:**  
Monitor this condition and refer back to manufacturer for comment if necessary.

9



As above finding.

**Recommendation:**  
As above comment.

9



Exposed screw fixings evident in places.

**Recommendation:**  
Remove this condition and refer back to manufacturer for comment if necessary.

8



Weathered wooden items.

**Recommendation:**  
Consider to re-stain areas.

6

<b>Item</b>	Tower Multiplay Unit				
<b>Supplier</b>	Kompan				
<b>Surface</b>	Rubber Bonded Fibre				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
			9		

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



Possible movement clash evident with roundabout.

**Recommendation:**  
Monitor this condition.

7



Broken/missing crutch strap.

**Recommendation:**  
Replace as required **asap**.

18



Chain/connecting link(s) wear evident.

**Recommendation:**  
Monitor to replace at 40% dia wear.

7



As above finding.

**Recommendation:**  
As above comment.

8

<b>Item</b>	1 Bay 2 Cradle Swing				
<b>Supplier</b>	Still GmbH				
<b>Surface</b>	Wet Pour				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
				18	

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



Most areas of timber appear to show evidence of splits/decay in places.

**Recommendation:**  
Repair or remove item from use asap.

13



As above finding.

**Recommendation:**  
As above comment.

13



As above.

**Recommendation:**  
As above.

13



As above.

**Recommendation:**  
As above.

13

<b>Item</b>	Ship Multiplay Unit (End of life item)				
<b>Supplier</b>	Ziegler Spielplatze				
<b>Surface</b>	Grass Matting				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
				13	

Item EN Compliance	N/a	Surface EN Compliance	N/a
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As above image

#### Findings at the time of inspection with risk number



As above.

**Recommendation:**  
As above.

13



As above.

**Recommendation:**  
As above.

13



As above.

**Recommendation:**  
As above.

13



Dents in chute area.

**Recommendation:**  
Monitor this condition.

7

<b>Item</b>					
<b>Supplier</b>					
<b>Surface</b>					
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable

Item EN Compliance	No	Surface EN Compliance	N/a
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#### Findings at the time of inspection with risk number



Gate closing too slow.

**Recommendation:**  
Adjust closing mechanism to operate between 4-8 seconds from a 90 degree position.

7



**Recommendation:**



**Recommendation:**



**Recommendation:**

<b>Item</b>	Gate				
<b>Supplier</b>	Unknown				
<b>Surface</b>	N/a				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		7			

#### Findings at the time of inspection with risk number



Worn surface and bricks evident on site.

**Recommendation:**  
Repair surface and remove bricks.

8



**Recommendation:**



**Recommendation:**



**Recommendation:**

Item EN Compliance	Yes	Surface EN Compliance	Yes
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<b>Item</b>	Bloxx Climbers x 2				
<b>Supplier</b>	Kompan				
<b>Surface</b>	Grass Matting				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
			8		



Item EN Compliance	N/a	Surface EN Compliance	N/a
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#### Findings at the time of inspection with risk number



Uneven trip hazard on tarmac. Poor condition of area.

**Recommendation:**  
Repair as required **asap.**

14



As above finding.

**Recommendation:**  
As above comment.

14



Damaged surrounding surface and steps.

**Recommendation:**  
Repair as necessary **asap.**

15



**Recommendation:**

<b>Item</b>	Games Area				
<b>Supplier</b>	Unknown				
<b>Surface</b>	Tarmac				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
				15	

Item EN Compliance	No	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



Rust/corrosion evident in some areas.

**Recommendation:**  
Monitor to rub down and repaint as required.

6



Gaps in matting.

**Recommendation:**  
Repair as required.

6



Rubber bonded fibre breaking up.

**Recommendation:**  
Repair/replace as necessary.

7



Signage missing on some items.

**Recommendation:**  
Replace as required.

7

<b>Item</b>	Various Gym Items x 5				
<b>Supplier</b>	Great Outdoor Gym Co. & Others				
<b>Surface</b>	Grass Matting & Rubber Bonded Fibre				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		7			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



No faults found during the inspection.

**Recommendation:**  
No action required, monitor this item.

5



**Recommendation:**



**Recommendation:**



**Recommendation:**

<b>Item</b>	Triple Seat Spring Seesaw				
<b>Supplier</b>	Unknown				
<b>Surface</b>	Wet Pour				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		5			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



No faults found during the inspection.

**Recommendation:**  
No action required, monitor this item.

5

**Recommendation:**

**Recommendation:**

**Recommendation:**

<b>Item</b>	Multiplay Unit				
<b>Supplier</b>	Europlay				
<b>Surface</b>	Wet Pour				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		5			

Item EN Compliance	N/a	Surface EN Compliance	N/a
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#### Findings at the time of inspection with risk number



No faults found during the inspection.

**Recommendation:**  
No action required, monitor this item.

5

**Recommendation:**

**Recommendation:**

**Recommendation:**

<b>Item</b>	Play Feature				
<b>Supplier</b>	Unknown				
<b>Surface</b>	Wet Pour				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		5			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



Splits/cracks and decay evident in wooden posts.

**Recommendation:**  
Monitor this condition & keep free from sharp edges.

6

**Recommendation:**

**Recommendation:**

**Recommendation:**

<b>Item</b>	Balance Log				
<b>Supplier</b>	Europlay				
<b>Surface</b>	Wet Pour				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		6			

Item EN Compliance	N/a	Surface EN Compliance	N/a
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#### Findings at the time of inspection with risk number



No faults found during the inspection.

**Recommendation:**  
No action required, monitor this item.

4

**Recommendation:**

**Recommendation:**

**Recommendation:**

<b>Item</b>	Wet Pour Mound				
<b>Supplier</b>	Unknown				
<b>Surface</b>	Wet Pour				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		4			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



Splits/cracks and decay evident in wooden posts.

**Recommendation:**  
Monitor this condition & keep free from sharp edges.

8



As above finding.

**Recommendation:**  
As above comment.

7

**Recommendation:**

**Recommendation:**

<b>Item</b>	Wobble Bridge				
<b>Supplier</b>	Europlay				
<b>Surface</b>	Wet Pour				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
			8		

Item EN Compliance	Yes	Surface EN Compliance	Yes
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#### Findings at the time of inspection with risk number



No faults found during the inspection.

**Recommendation:**  
No action required, monitor this item.

6

**Recommendation:**

**Recommendation:**

**Recommendation:**

<b>Item</b>	Roundabout				
<b>Supplier</b>	Unknown				
<b>Surface</b>	Wet Pour				
<b>Risk Rating Overall</b>	Very Low	Low	Medium	High	Unacceptable
		6			





## Inspection Scope for RPiI Annual Inspectors

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 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 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.

**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.

<b>Inspection Recommendations of relevant standards</b> Refer to relevant standards for full text	<b>Annual Main</b>	<b>RPII Annual/ Post Installation Inspection</b>
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

[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.