



CPCC Community Hub
Springfield Boulevard
Springfield
Milton Keynes
MK6 3JS
Tel: 01908 608559
clerk@campbell-park.gov.uk

A Meeting of the
ESTATES COMMITTEE
Will be held at the
CPCC Community Hub, Springfield Boulevard, Springfield
on
Tuesday 14 July 2026 at 6.30pm

AGENDA

Committee Members:

Cllr L Adura

Cllr B Barton

Cllr O Cole

Cllr V Dixon

Cllr R Golding (Chair)

Cllr B Greenwood

Cllr J Howard

Cllr D Kendrick

Cllr B Macharia

Cllr D Pafford

Cllr M Petchey

MEETING PROTOCOL

In order to facilitate the smooth running of meetings, members are asked to respect the following protocol:

- If a member arrives once the meeting has started, they will enter as quietly as possible and take a seat within the public area until invited forward by the Chair. This is to avoid disruption during the discussion of agenda items.
- All those present are asked to turn their mobile devices off or place into silent mode.
- Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is permitted. A person may not orally report or comment about a meeting as it takes place if they are present at the meeting of a community council or its committees but otherwise may:
 - a) Film, photograph or make an audio recording of a meeting;
 - b) use any other means for enabling persons not present to see or hear proceedings at a meeting of CPCC as it takes place or later.
 - c) Report or comment on the proceedings in writing during or after a meeting or orally report or comment after the meeting.

The Chair may stop the meeting and ask the person to leave the meeting if they feel there has been a breach of the above protocol.

IN CASE OF EMERGENCY

In the event of a fire use the nearest exit to evacuate the building.

Proceed to the designated fire assembly point which is located on the patio area adjacent to the pedestrian entrance and await instructions from emergency personnel.

AGENDA

1. **To Receive:**
Apologies for Absence
Declarations of Interest
2. **Appointment of Vice Chairperson**
Committee is invited to consider if there is a requirement to elect a Vice Chairperson, and if so, appoint a Vice Chair to May 2027.
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 2027.
4. **Minutes of the Meeting held on 12 May 2026** **Page 7**
Committee is invited to approve the minutes of the meeting held on 12 May 2026, 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. **Annual Allotment Plot Rent Review – 2027/28**
Committee is invited to review and make a recommendation to Council on allotment rent levels for 2027/28. The current rent is 53.0 pence per square metre, which will increase to 55.0 pence per metre in 2026/27. This sum reflects the decision by Council in September 2023 to round down the figure to whole pence. Committee is invited to note the most recent Consumer Prices Index (CPI inflation) rate is 2.8% (published 17 June 2026). Increasing rents by the current CPI for 2027/28 would equate to 56.0 pence per metre (rounded down figure).
7. **Community Hub – Working Group Update**
Committee is invited to receive a verbal report from the Working Group on their progression of the Community Hub project, including the procurement of external planters and secure cycle storage for the terrace area.
8. **Community Hub, Local Authority Building Control Award Nomination**
Committee is invited to note that the Council Community Hub in Springfield has been nominated for a Local Authority Building Control Award in the Public/Community Building category.
9. **Council Notice Board Replacement Programme**
Committee is invited to note that a replacement has been ordered for the Council notice board in Woolstone. The replacement has been sourced from the manufacturer of the Community Hub notice board to ensure continuity of

appearance and styling. The cost of the new notice board is £1,251 plus delivery and VAT, lead time 6-8 weeks.

10. Community Centre and Allotment Signage Replacement

Committee is invited to note that new signage has been ordered to replace the existing signs at the Oldbrook Centre, the Springfield Centre and at the two Council allotment sites. The signage has been sourced from the provider used for the Community Hub to ensure continuity of appearance and styling. The cost of the signage including installation is £2,355 plus VAT, lead time 4 weeks.

11. Woolstone Allotment Footpath Resurfacing

Committee is invited to receive a verbal report from the Clerk detailing specifications for the resurfacing of the footpath, including both medium and long-term options. Committee is invited to indicate its preferred option so that appropriate quotations can be sourced. The resurfacing work will require the closure of the site for 3-4 days and will be programmed for after the main crop season.

12. Kernow Crescent Play Park Annual Inspection Report

Page 11

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.

13. MKCC Community Infrastructure Fund 2027/28 (Council minute 225/25)

Council previously agreed that the 2027/28 application to the fund be made in relation to Fishermead Pirate Park. Application deadline date is 31 August 2026 (maximum application £20,000).

Further to the annual inspection report of the play equipment at the Pirate Park, Committee is invited to consider the Officer recommendation that the existing wooden Pirate Ship that was installed in 2009 be replaced with an alternative manufactured in steel. The alternative piece of equipment would retain the appearance of a Pirate Ship but would be lower maintenance and have a longer life span. Committee is further invited to consider the Officer recommendation that any funding awarded be supplemented by the £50,000 currently earmarked in the play area maintenance reserve.

14. Woolstone Sports Ground, Temporary Trial Use by Gallacticos FC

Committee is invited to receive a verbal report from the Clerk on the progression of this matter with Gallacticos FC.

15. Fishermead Sports Ground, Request to Site Storage Container

Committee is invited to consider a request to site a (second) storage container at Fishermead Sports Ground alongside the current one used by Gallacticos FC. The storage container would be used and operated by the Gender Pedal Gap Group with the aim to help more women to cycle. Full responsibility for the storage

container, including insurance would remain the responsibility of the Gender Pedal Gap Group.

16. Renault Kangoo Van

Committee is invited to note the new vehicle has been delivered and is now in use. Appropriate signage for it is being sourced by the provider previously used for the Community Hub to ensure continuity of appearance and styling. Cost to be advised at the next meeting.

17. Date of Next Meeting

Tuesday 8 September 2026 at 6.30pm

BY ORDER OF THE COUNCIL

Dominic Warner

D Warner

Clerk to Council

8 July 2026



CPCC Community Hub
Springfield Boulevard
Springfield
Milton Keynes
MK6 3JS
Tel: No. 01908 608559
clerk@campbell-park.gov.uk

**Minutes of the meeting of the Estates Committee
held on Tuesday 12 May 2026 at 6.30pm
at the
CPCC Community Hub, Springfield Boulevard, Springfield**

This meeting was open to the public

Members Present

Cllr L Adura
Cllr B Barton
Cllr R Golding (Chair)
Cllr B Greenwood

Cllr J Howard
Cllr R McCafferty
Cllr D Pafford

59/25 Apologies for Absence

Cllr B Macharia
Cllr M Petchey – personal commitment

60/25 Declarations of Interest

None

61/25 Minutes of the Meeting held on 10 March 2026

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

62/25 Public Involvement – Deputations, Petitions and Questions

None

63/25 Community Hub – Working Group Update

Committee received a verbal report from the Working Group on their progression of the Community Hub project, including updated information on outstanding defects to be remediated prior to the end of the retention period. The Clerk confirmed that the works were on course to be completed in the next month and that the role of the Working Group would need to be extended accordingly.

- 64/25 Community Centre Conditions of Hire Review**
Committee considered amendments to the terms and conditions of hire to include a requirement for the hirer to produce risk assessments and proof of public liability insurance for public events.
The amendment was agreed as presented.
- 65/25 Landscape Equipment Update – Report E04/25**
Committee reviewed, considered and accepted a report from the Estates Manager detailing the current status of equipment and setting out a medium-term strategy for the replacement of road vehicles including associated funding. Committee identified the requirement for future budgets from 2027/28 onwards to include a separate provision for replacement road vehicles.
- 66/25 Council Notice Board Replacement Programme**
Committee considered and agreed the Clerk to Council recommendation that the Council notice boards in Fishermead, Woolstone and Willen are replaced over the next three years, with the Woolstone notice board prioritised within the current financial year. Sufficient budget provision will need to be included for 2027/28 and 2028/29 to replace the notice boards in Fishermead and Willen. Replacing the notice boards will bring them into alignment with the ones purchased more recently for Oldbrook and Springfield, including CPCC name and logos. Cllr Pafford requested that consideration also be given to the future provision of a notice board in Newlands.
- 67/25 Fishermead Sports Ground Working Group Review, including Future Direction Options – Report E05/25**
Committee reviewed and considered a report from the Clerk to Council on the impact and effectiveness of the Fishermead Sports Ground Working Group to date and accepted the recommendation regarding its future direction that it adopts a wider review approach, extending its focus to include Oldbrook Green and Woolstone Sports Ground alongside Fishermead. Decision to be conveyed to the Working Group, with an accommodation extended to them to return the initiative to the Committee if they considered it appropriate.
- 68/25 Woolstone Sports Ground, Temporary Trial Use by Gallacticos FC**
Council agreed in June 2021 to the weekday evening use of Woolstone Sports Ground by Gallacticos FC for training purposes on a trial basis (see attached report for associated details). The agreement was not implemented, and no service level agreement was established. Gallacticos FC have recently confirmed that they have insufficient pitch availability to match the needs of their match and training schedule and would like to revisit the potential of using Woolstone Sports Ground. Following discussion, Committee agreed to the request, using the 2021 Council decision (and associated report) as the guideline for a trial period through to October 2026 (maximum 2 weekday evening training sessions per week). Committee discussed the need for the decision to be communicated in advance to Woolstone residents.

69/25

Woolstone Sports Ground Memorial Request

Committee considered a memorial request at Woolstone Sports Ground. Memorial to be in the form of a plaque attached to an existing bench or a newly installed bench including plaque, all costs to be met by the requester. Committee resolved to designate one of the existing benches at the site as a 'Pet Memorial Bench', with the requester invited to have a plaque on the bench.

70/25

Renault Kangoo Van

Committee noted the arrangements for the delivery of the new lease vehicle are being progressed, it is anticipated that it will be delivered early to mid-June. The lease on the existing vehicle will be extended if the delivery of the new vehicle is delayed.

71/25

Date of Next Meeting

Tuesday 14 July 2026 at 6.30pm



Annual Inspection Report



Kernow Crescent Play Area

Client:	Campbell Park Parish Council
Address:	1 Pencarrow Place Fishermead Milton Keynes MK6 2AS
Date:	14th May 2026
Inspector:	Jamie Haynes

Assessed site risk at time of inspection

High Risk (13)

32 Manor Road Barton Seagrave Northants NN15 6WD

Mob: 07983 339879 Tel: 01536 724034

Email: p.briggs@seagraveinspectionsservices.co.uk

www.seagraveinspectionsservices.co.uk



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;

Risk rating		Action
1 - 3	Very Low Risk	Monitor
4 - 7	Low Risk	Monitor and take reasonable action if required
8 - 12	Medium Risk	Take action to reduce if possible
13 - 20	High Risk	Take action ASAP to implement control measures
21+	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.

<u>Item</u>	<u>Classification</u>	<u>Comments and Recommendations</u>
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

Item	Site				
Supplier	Unknown				
Surface	N/a				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		

Item EN Compliance		Surface EN Compliance	
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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



Tarmac subsidence evident around site.

Recommendation:
Monitor to repair as necessary.

4

Item					
Supplier					
Surface					
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable

Recommendation:

Recommendation:

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:

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

Item EN Compliance	No	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



Slight chain/connecting link(s) wear evident.

Recommendation:
Monitor to replace at 40% dia wear.

8



As above finding.

Recommendation:
As above comment.

8



Recommendation:

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

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.

7



Recommendation:



Recommendation:



Recommendation:

Item	Chin Up Bars				
Supplier	Unknown				
Surface	Wet Pour				
Risk Rating Overall	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:

Item	Spinning Dish				
Supplier	Sutcliffe				
Surface	Rubber Bonded Fibre				
Risk Rating Overall	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

Recommendation:

Recommendation:

Recommendation:

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

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

Recommendation:

Recommendation:

Recommendation:

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

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



Missing trampoline pad evident.

Recommendation:
Consider removing item, item infilled with soil.

4

Recommendation:

Recommendation:

Recommendation:

Item	Trampoline				
Supplier	Unknown				
Surface	Rubber Bonded Fibre				
Risk Rating Overall	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



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

Item	Tower Multiplay Unit				
Supplier	Kompan				
Surface	Rubber Bonded Fibre				
Risk Rating Overall	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



Chain/connecting link(s) wear evident.

Recommendation:
Monitor to replace at 40% dia wear.

8



As above finding.

Recommendation:
As above comment.

8

Item	1 Bay 2 Cradle Swing 2 of 2				
Supplier	Still GmbH				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		

Recommendation:

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



Most areas of unit showing signs of decay with large splits & protruding fixings.

Recommendation:
Repair/replace areas asap.

13



As above finding.

Recommendation:
As above comment.

13



As above.

Recommendation:
As above.

13



As above.

Recommendation:
As above.

13

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

Item EN Compliance		Surface EN Compliance							
As above image									

Item					
Supplier					
Surface					
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable



As above.
Recommendation:
As above.

13



As above.
Recommendation:
As above.

13



As above.
Recommendation:
As above.

13



Damaged ladder fixing.
Recommendation:
As above.

13

Item EN Compliance	N/a	Surface EN Compliance	N/a						
									

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



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

7



Gate post loose in ground fixing.
Recommendation:
Monitor to repair this condition.

7

Item EN Compliance	Yes	Surface EN Compliance	Yes						
									

Item	Bloxx Climbers x 2				
Supplier	Kompan				
Surface	Grass Matting				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		



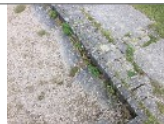
Worn/poor surface evident.
Recommendation:
Carry our improvements to surfacing.

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.

Recommendation:
Repair as required **asap.**

8



As above finding.

Recommendation:
As above comment.

8



Recommendation:



Recommendation:

Item	Games Area				
Supplier	Unknown				
Surface	Tarmac				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		

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

Item	Various Gym Items x 5				
Supplier	Great Outdoor Gym Co. & Others				
Surface	Grass Matting & Rubber Bonded Fibre				
Risk Rating Overall	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:



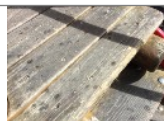
Recommendation:

Item	Triple Seat Spring Seesaw				
Supplier	Unknown				
Surface	Wet Pour				
Risk Rating Overall	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



Slight decay evident.
Recommendation:
Monitor for deterioration.

7

Recommendation:

Recommendation:

Recommendation:

Item	Multiplay Unit				
Supplier	Europlay				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
		7			

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:

Item	Play Feature				
Supplier	Unknown				
Surface	Wet Pour				
Risk Rating Overall	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:

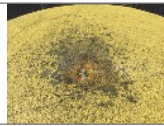
Recommendation:

Item	Balance Log				
Supplier	Europlay				
Surface	Wet Pour				
Risk Rating Overall	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



Slight damage evident to top of unit.

Recommendation:
Monitor this condition.

5

Recommendation:

Recommendation:

Recommendation:

Item	Wet Pour Mound				
Supplier	Unknown				
Surface	Wet Pour				
Risk Rating Overall	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.

7



As above finding.

Recommendation:
As above comment.

7



Chain/connecting link(s) wear evident.

Recommendation:
Monitor to replace at 40% dia wear.

7

Recommendation:

Item	Wobble Bridge				
Supplier	Europlay				
Surface	Wet Pour				
Risk Rating Overall	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.

6

Recommendation:

Recommendation:

Recommendation:

Item	Roundabout				
Supplier	Unknown				
Surface	Wet Pour				
Risk Rating Overall	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 Indoor and Outdoor Annual Inspectors (where relevant) on the RPII Register of Inspectors when undertaking 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.

For the avoidance of doubt, references to compliance relate only to those aspects that can be assessed visually or manually, within the limitations of a non-dismantling, non-destructive inspection, and without the use of specialist equipment.

The following standards define the technical framework within which inspections are carried out; not all requirements within these standards can be verified during an inspection. 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; any comments will be made using the principles of BS EN 1176 as guidance only, rather than as a formal assessment of compliance.

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 basic manual stability check appropriate to a visual inspection 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. For the purposes of this inspection, "reasonably accessible" means accessible without the use of specialist access equipment, tools, or unsafe working practices. 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.

Responsibility of the Owner/Operator

The owner/operator has overall responsibility for the safety, management, and ongoing maintenance of the play equipment and surrounding area. This includes ensuring that equipment is appropriately installed, inspected, maintained, repaired, and managed in accordance with the relevant standards, manufacturer guidance, and applicable legislation.

Inspections undertaken by RPII Annual Inspectors contribute to the owner/operator's discharge of these responsibilities but do not replace the requirement for the owner/operator to carry out suitable and sufficient risk assessments, routine monitoring, and maintenance, or to act on identified defects and recommendations. Responsibility for initiating or undertaking any actions arising from this report rests solely with the Client.

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 Inclusion or exclusion within this table does not imply an exhaustive assessment; all inspections and checks are subject to the limitations described within this methodology. 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 inspection responsibilities as detailed in the relevant standards. RPII Annual Inspectors may, where readily available, refer to manufacturer installation instructions for general context, but do not check against these in full on any item as inspections are focused on compliance with relevant standards and maintenance defects; the responsibility for ensuring that installation instructions are adhered to lies with the owner and the installer.

[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.