

# **PLAY AREA SAFETY INSPECTION REPORT**

**For Walberswick Common Lands Charity/Walberswick PC**

On 23rd March 2018

Play Area, Common, Church Lane, Walberswick



**An independent safety assessment of the playground and equipment by**

David Bracey ILAM Dip.

David Bracey Play Safety Inspections

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David Bracey has over fourteen year's experience of Play Inspections. Several thousands of sites have been successfully inspected. David has thirty years previous experience in Local Government working in Parks, Playground, Leisure and Environmental Management. He was a Play Inspector for Rospa between 2004 -11, and now concentrates working for his own company.

The company provide convenient and timely inspections undertaken by a Fully Independent Inspector, which guarantees a sensible approach and impartial report with no personal interest other than the safety of the facility. No links to any manufacturer or installer means a Fully Independent Inspection is given.

David Bracey is qualified to Rpii Annual Inspector Standard, which is the highest level. Has passed a Criminal Disclosure Check and holds Full Professional Indemnity and Public Liability Insurance.

# The following forms an integral part of the inspection report

Reading it may save you unnecessary expenditure

## SEE ALSO INSURANCE NOTES

1. The equipment has been assessed, as relevant, in accordance with BS EN 1176: "Playground Equipment", BS EN 15312 (Sports Areas) and BS EN 14974 (Wheeled Sports)

The BS EN1176 was published on 1 January 1999 when existing standards were withdrawn. There are a number of areas where existing equipment may fail the standard. **This does not mean that equipment has suddenly become dangerous or that remedial action is required. Generally equipment that fails BS EN 1176 but passed the previous standard BS 5696 at time of installation should be considered safe (excluding any maintenance issues).**

Where there is a compliance failure, this is briefly noted and a risk assessment made of the failure. **Where we believe action is required this is indicated in more detail and identified as a medium or high risk.** (See paragraph 13). Where no action is indicated, in our opinion there is no practical economic action that can be taken and the risks do not justify removal of the item.

Low risk items should be monitored and if accidents occur, remedial action will be required (There is no such thing as NO risk).

**Standard compliance is not mandatory or retrospective.**

2. The inspections cover :

Site safety

Suitability and conditions of ancillary items

Standard compliance, suitability and condition of equipment

Dimensional compliance, suitability and condition of surfacing

The report indicates the condition of the play area at the time of inspection. Subsequent events such as weather conditions, usage, or vandalism etc. may affect the condition of the play area. Routine inspections should be undertaken by the operator to monitor the effects of these.

3. Standard assessment is undertaken where appraisal may be made without dismantling or destruction.
4. The inspections are non-dismantling inspections. Where it is felt that removal of parts for assessment is required, this will be indicated. (See paragraph 13). It is not possible to check for internal corrosion/rot without dismantling the equipment.

5. Surfacing has been assessed solely in terms of the area covered and its condition or security.
6. Where there is open water within easy walking distance of the play area it is recommended that a water safety report be commissioned (David Bracey Play Safety Inspections can undertake this).
7. Where there are trees within falling distance of the play area it is recommended that a report on the integrity of the tree is obtained from a competent arboricultural expert (see [www.trees.org.uk](http://www.trees.org.uk) for list of qualified consultants)
8. Where no protective surface is provided with items which have a fall height in excess of 600mm, the installation of a protective surface should be considered. Such surfacing is not mandatory but does represent good practice. It should be noted that BS EN 1176 and BS EN 1177 allow well-maintained grass for fall heights of up to 1500mm.
9. Surfacing up to a fall height of 600mm does not require testing for impact absorbency.
10. In addition to inspecting the equipment and surfacing, the inspection also looked at ancillary items and general design features where relevant to safety.
11. Wear to shackle pins and bushes on swings is difficult to detect on non-dismantling inspections. Checks are made to identify excessive movement in the 'D' shackle and where dry bearings are obvious. Whilst this action can often identify serious defects it does not preclude the possibility of shackle pin failure in rare circumstances. It is recommended that random inspection by removal of the 'D' shackle and pin is carried out as a regular maintenance feature in the site owner's work programme.
12. It should be noted that this is a safety report, not a standard compliance report, and compliance/non compliance with EN1176 is normally indicated. However failures may not be mentioned where they are very minor, or of a technical nature, and have no noticeable effect on safety.
13. A risk assessment of faults and Standard failures is given in terms of low, medium and high. **As a general principle items marked as "low" only require monitoring.** Items marked as "medium" require appropriate action within resources and individual site assessment. **Items marked as "high" require urgent action.** In rare cases where an item is likely to result in major injury or death, the operator or appropriate representative will be notified from the site by telephone. This will be indicated on the report.
14. There can be problems with assessing ground decay where synthetic surfaces have been installed. Similar problems may occur with sub-surface degradation. While care is taken to check ground decay and corrosion in supports, this cannot be done fully without removal and destruction of the surface.
15. In order to provide economic reports, standard wording is used for most common standard/maintenance failures. The inspector also works using previous year's reports (where available). **This may mean that where there have been few changes to the site, the current report may be similar to the previous year's report.**
16. The Disability Discrimination Act applies to play areas. There is a duty, where practicable, to make reasonable provision for equal opportunities for disabled people. David Bracey Play Safety Inspections can advise on this.

17. The Management of Health and Safety Regulations require a risk assessment of the play area for risks to users. This is a highly specialised subject. A risk assessment is included in the report, although it is normally recommend that such formal risk assessments be undertaken every 4-5 years

## **INSURANCE NOTES**

The HSE and the courts state that where practical risks should be reduced to 'an acceptable level'. It is worth noting that the courts are being reasonably robust regarding claims and recent instances show that courts have thrown out speculative claims and also at the same time awarded costs against the claimant.

Successful litigation depends upon being able to prove negligence on behalf of the operator. Just because someone has an accident it does not mean that the operator was negligent. It could however be deemed that the failure of the operator to reduce the risk to an acceptable level is negligent. Some items of equipment, by the very nature of the activity that takes place on them, are deemed to be medium or high risk. This may be deemed to be an unacceptable level. For instance any sports facility (including Multi Use Games Areas etc.) will normally be at least medium risk. This is because by playing sport there is always a risk of injury (torn ligaments, sprains and contact injuries etc.). Someone cannot successfully sue just because they got an injury. They have to prove that they got the injury as a result of the negligence of the site operator. Similarly Wheeled Sports (Skateboard etc.) facilities, even in perfect condition, are high risk. This acknowledges that some 'nasty' injuries occur when a skateboarder, for instance, tries a complex trick and gets it wrong with subsequent injury. The only time the operator could be held responsible is if the accident could be caused by their negligence and 'getting a trick wrong' by the skateboarder is nothing to do with the operator.

It should be appreciated that there is no such thing as 'no risk'. There is a risk associated with everything we do and Low Risk is as low as you can get. Therefore as you cannot get lower than low risk, it is reasonable that remedial work on items indicated with low risk failures in this report *and where some remedial action is suggested* is only undertaken when resources are available. Very low cost work is recommended to be completed within 12 months but in all other circumstances a much longer time cycle is acceptable and in the

case of equipment nearing the end of its useful working life any action may not be considered necessary.

Finally, Professor David Ball, an adviser to the HSE, has estimated that the risk of a life threatening injury on any form of play area is less than 1:30,000,000. The HSE consider a 1:10,000,000 chance is negligible so the risk of any life threatening injury on an area where children and young people play is insignificant.

In spite of this, it is recommended that all site operators carry a minimum of £5,000,000 public liability insurance for their own protection and that they undertake routine documented inspections of their own in addition to the annual report.

**Name of site:** Play Area, Common, Church Lane, Walberswick  
**Owner:** Walberswick Common Land Charity/Walberswick PC  
**Date:** 23rd March 2018  
**Inspector:** David Bracey

### **Site Comments**

Well equipped play area on Common, split into two separate areas and part fenced.

The playground has some maintenance recommendations as noted in report.

### **Site and Ancillary Items**

The following items have been inspected and found to be in good order:

Fence Timber and wire (900mm)  
Minimum Space – equipment  
Movement Clash  
Pedestrian Gates x 4 self closers  
Seats x 3  
Cleanliness  
Planting  
Shelter



Work is recommended on the following:

Dog Ban and Ownership signs recommended.

Play Area signage should include:

Name of operator of the site

Contact details to report damage or accidents. Where the authority has a permanent office this should include the telephone number. Where a clerk works from home the use of a telephone number may not be appropriate

Location of nearest public telephone for contacting emergency services (Not essential)

Pictogram 'No Dog' signs are also strongly recommended

General surface –Grass –Recommend infill Rabbit holes, which are trip hazards (this should be an ongoing operation) –Low to Medium risk.



Access –Recommend removed damaged log under pedestrian gate, and remove /cover roots which are a trip hazard –Low to Medium risk.





Seats x 3 – Timber preservation is in poor condition to one seat. Recommend Rub Down and Stain with appropriate preservative. Most preservatives sold as child friendly by major DIY chains meet these standards.



Recommend remove Oar from site, as it can be played with –Low risk.



## **Item: Springy Sheep - Fahr**



### **EN1176 Compliance**

The item meets the requirements of EN1176 where this may be tested on site without dismantling or destruction.

### **Repair / Maintenance recommended**

No remedial maintenance work is required at this time.

### **Surfacing: Matting**

### **EN 1176 Compliance**

The surfacing meets the dimensional requirements of EN 1176.

### **Repair / Maintenance recommended**

The surfacing is in satisfactory condition and no work is required at this time.

**Item: Springy Racer - Playquip**



**EN1176 Compliance**

The item meets the requirements of EN1176 where this may be tested on site without dismantling or destruction.

**Repair / Maintenance recommended**

No remedial maintenance work is required at this time.

**Surfacing: Matting**

**EN 1176 Compliance**

The surfacing meets the dimensional requirements of EN 1176.

**Repair / Maintenance recommended**

The surfacing is in satisfactory condition and no work is required at this time.

**Item: 1 Bay 2 Cradle Seat Swing (2000mm) - Playquip**



**EN1176 Compliance**

The item meets the requirements of EN1176 where this may be tested on site without dismantling or destruction.

**Repair / Maintenance recommended**

Recommend replace two seats with metal exposed –Low risk.





Recommend remove large unused chain links at top of suspensions –  
Low risk.



### **Surfacing: Matting**

### **EN 1176 Compliance**

The surface meets the dimensional requirements of EN1176.

### **Repair / Maintenance recommended**

The surfacing is in satisfactory condition and no work is required at this time.

**Item: 1 Bay 2 Flat Seat Swing (2400mm)– Sutcliffe Leisure**



**EN1176 Compliance**

The item meets the requirements of EN1176 where this may be tested on site without dismantling or destruction.

**Repair / Maintenance recommended**

The swing seat has been damaged but does not require immediate replacement. Monitor and replace when hard material is exposed.



Paintwork is in poor condition. Recommend De-scale and coat with lead free paint, using appropriate precautions.



Some chain wear. Recommend Monitor for further deterioration and replace at 40% wear.



Recommend repair two supports that have splits –Low risk.





### **Surfacing: Tiles/Matting**

### **EN 1176 Compliance**

The surfacing meets the dimensional requirements of EN 1176.

### **Repair / Maintenance recommended**

The surfacing is in satisfactory condition and no work is required at this time.

## **Adventure Cube – Evans**



### **EN1176 Compliance**

The item meets the requirements of EN1176 where this may be tested on site without dismantling or destruction.

### **Repair / Maintenance recommended**

No remedial maintenance work is required at this time.

### **Surfacing: Matting**

### **EN 1176 Compliance**

The surface meets the dimensional requirements of EN1176.

### **Repair / Maintenance recommended**

The surfacing is in satisfactory condition and no work is required at this time.

## **Item: Ring Ladder - Evans**



### **EN1176 Compliance**

The item meets the requirements of EN1176 where this may be tested on site without dismantling or destruction.

### **Repair / Maintenance recommended**

No remedial maintenance work is required at this time.

### **Surfacing: Matting**

### **EN 1176 Compliance**

The surfacing meets the dimensional requirements of EN 1176.

### **Repair / Maintenance recommended**

The surfacing is in satisfactory condition and no work is required at this time.

## **Large Boat – Marriot Play and Leisure**



### **EN1176 Compliance**

The item fails to meet the requirements of EN1176 in the following respects:

Recommend that the two climbing ropes should be secured (clamped) at each end, and should not be loose to make a loop, which could be an entrapment risk. When securing the ropes, it must be ensured that the space between rope and panel is greater than 230mm at one point to eliminate entrapment – Medium risk.



## **Repair / Maintenance recommended**

No remedial maintenance work is required at this time.

## **Surfacing: Grass/Matting**

### **EN 1176 Compliance**

The surface meets the dimensional requirements of EN1176.

## **Repair / Maintenance recommended**

Recommend infill rabbit holes, which are trip hazards –Low to Medium risk.



## **Small Boat – Marriot Play and Leisure**



### **EN1176 Compliance**

The item meets the requirements of EN1176 where this may be tested on site without dismantling or destruction.

### **Repair / Maintenance recommended**

No remedial maintenance work is required at this time.

### **Surfacing: Grass**

### **EN 1176 Compliance**

The surface meets the dimensional requirements of EN1176.

Suitably well maintained grass and topsoil, with at least 150mm of soil beneath is acceptable to EN1176 for items with a fall height of up to 1500mm subject to a risk assessment.

### **Repair / Maintenance recommended**

Recommend cover concrete at bottom of mast –Low risk.



Recommend infill rabbit holes, which are trip hazards –Low to Medium risk.



Recommend remove loose stones –Low risk.





## **Small Goals**



### **BSEN 748 Compliance**

The item meets the requirements of BSEN 748 where this may be tested on site without dismantling or destruction.

### **Repair / Maintenance recommended**

Recommend replace one missing net –Low risk.



**Surfacing: Grass**

**EN 1176 Compliance**

The surface meets the dimensional requirements of EN1176.

### **Repair / Maintenance recommended**

Recommend infill rabbit scrapes and make good worn areas with turf –  
Medium risk.



## **Item: Two Full Size Goals**



### **BSEN 748 Compliance**

Full size goals fail to conform to BSEN 748 in the following:

Finger entrapments in sockets x 4 –Recommend add wedges to eliminate entrapments.



### **Repair / Maintenance recommended**

Paintwork is in poor condition. Recommend De-scale and coat with lead free paint, using appropriate precautions.



**Surfacing: Grass**

### **EN 1176 Compliance**

The item meets the requirements of EN1176 where this may be tested on site without dismantling or destruction.

### **Repair / Maintenance recommended**

Recommend infill rabbit scrapes to eliminate trip hazards =Low to Medium risk.



## Risk Assessment Evaluation

Client: Walberswick Common Lands Charity/Walberswick PC

Site: Play Area, Common, Walberswick

Date: 23<sup>rd</sup> March 2018

Type: Toddler, Junior and Sport

Risk Score	Risk Categories
1 -3	Very Low Risk -Monitor
4 -7	Low Risk – Monitor and take reasonable action if possible
8 - 12	Medium Risk – Take action to reduce if possible, or available
13 - 20	High Risk – Take Action immediately and access control measures
21 +	Unacceptable Risk – Remove or immobilise before taking immediate action and assessment of control measures

### Ancillary Items and Environmental or Other Hazards

Ancillary Items	Risk Score	Comments	Action or Control
Access	7		See Report
Planting	3		
Signs	4		See Report
Grass	7		See Report
Seats	4		See Report
Shelter	3		
Fencing	3		
Gates –Self closer	3		
Maintenance Gates	4		

Environmental Hazards	Risk Score	Action, Comment or Control Recommended
Free/Fall Space	3	
Traffic Clashes	3	
Design Defects	3	
Cleanliness	5	Recommend remove Oar

## Equipment and Surfacing

Equipment Items	Surface	Risk Score	Action, Control or Comments
Springy Sheep	Matting	3	
Springy Racer	Matting	3	
Cradle Seat Swing	“	5	See Report
Flat Seat Swing	Matting	7	See Report
Adventure Cube	“	4	
Ring Ladder	Grass	4	
Small Size Goals	Grass	8	See Report
Full Size Goals	“	7	See Report

Risk assessment evaluation should be read in conjunction with Annual or Post Installation reports. Where action or control relates to maintenance, non-compliance or minor defects read Annual Inspection or Post Installation reports for detailed comments. Serious or high risk failures should, however be noted. Failure to comply with the standards will be identified in the reports.

Design, location and physical site factors may determine the overall risk of the site. These may be difficult to change economically, However, where maintenance or control methods are undertaken the site could be reduced to **LOW** Risk subject to a future inspection and reassessment.

***ASSESSED LEVEL OF RISK FOR THE PLAYGROUND AT THE TIME OF INSPECTION WAS MEDIUM RISK***

# **PLAY AREA SAFETY INSPECTION REPORT**

**For Walberswick Common Lands Charity/Walberswick PC**

On 23rd March 2018

Play Area, The Green, Walberswick



**An independent safety assessment of the playground and equipment by**

David Bracey ILAM Dip.

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**Name of site:** Play Area, Village Green, Walberswick  
**Owner:** Walberswick Common Land Charity/Walberswick PC  
**Date:** 23rd March 2018  
**Inspector:** David Bracey

### **Site Comments**

Play area on Village Green.  
The playground surface needs to be upgraded, and maintenance is needed to reduce risk levels.

### **Site and Ancillary Items**

The following items have been inspected and found to be in good order:

Access  
Minimum Space – equipment  
Movement Clash  
Seats x 2  
Cleanliness  
Planting  
Signs - 20mph is in force through the village.

Work is recommended on the following:

Dog Ban and Ownership signs recommended.

Play Area signage should include:

Name of operator of the site

Contact details to report damage or accidents. Where the authority has a permanent office this should include the telephone number. Where a clerk works from home the use of a telephone number may not be appropriate

Location of nearest public telephone for contacting emergency services  
(Not essential)

Pictogram 'No Dog' signs are also strongly recommended

Road signs (Warning triangles) are Recommended – Highway Authority



may provide.

General surface – Grass –Recommend infill rabbit holes to eliminate trip hazards (ongoing) –Low to Medium risk.



**Item: 1 Bay 2 Flat Seat Swing (2700mm)**



**EN1176 Compliance**

The distance between the seat side and the support is insufficient – Recommend Monitor – Low Risk.



**Repair / Maintenance recommended**

Recommend infill holes at top of support, remove rust and repaint entire item, further repairs may be required/revealed when rust has been removed – Medium risk.



Recommend tighten loose seat bolts x 4 –Low risk.



Recommend to remove shackle bolt and check bush and shackle pin wear, replacing if necessary.



**Surfacing: Tiles/Bark**

**EN 1176 Compliance**

The surfacing meets the dimensional requirements of EN 1176.

**Repair / Maintenance recommended**

Loose fill levels are too low to provide adequate protection. Recommend fork over and top up (with Bark that complies with EN1176 recommendations) as required to maintain minimum depth (usually 300mm) – currently 240mm –Low risk.



Surface is lifting. Recommend rearrange, re-glue and fill gaps and joints as necessary - Low risk.



**Item: 1 Bay 1 Cradle Seat Swing (2000mm) - Playquip**

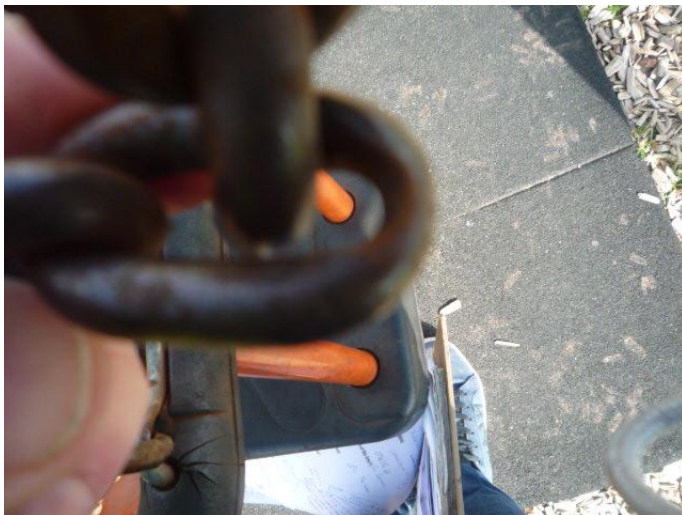


**EN1176 Compliance**

The item meets the requirements of EN1176 where this may be tested on site without dismantling or destruction.

**Repair / Maintenance recommended**

Chains worn, recommend monitor and replace when 40% worn –Low risk.



Recommend replace missing caps x 3 –Low risk.



### **Surfacing: Tiles/Bark**

#### **EN 1176 Compliance**

The surfacing meets the dimensional requirements of EN 1176.

#### **Repair / Maintenance recommended**

Loose fill levels are too low to provide adequate protection. Recommend fork over and top up (with Bark that complies with EN1176 recommendations) as required to maintain minimum depth (usually 300mm) - currently 200mm - Low risk.





## **Item: Slide (2000mm) – Wicksteed Leisure**



### **EN1176 Compliance**

The item fails to meet the requirements of EN1176 in the following respects:

Access fails entrapment requirements (at steps) - Recommend monitor only – Low Risk.



Width of steps fail EN1176 – Recommend monitor only –Low risk.



Steps should have infilled barriers –Recommend monitor only – Low risk.



NB Although not part of EN1176 – the slide surface faces south and may suffer from solar gain and get hot during the summer – Recommend monitor –Low risk.



### **Repair / Maintenance recommended**

Recommend repair/replace rotten sections at slide barrier and at step (sharp edges) –Medium risk.





### **Surfacing: Bark**

#### **EN 1176 Compliance**

The surface meets the dimensional requirements of EN1176.

#### **Repair / Maintenance recommended**

Loose fill levels are too low to provide adequate protection. Recommend fork over and top up (with Bark that complies with EN1176 recommendations) as required to maintain minimum depth (usually 300mm) – currently 170mm and geotextile is exposed – Low to Medium risk.



## Risk Assessment Evaluation

Client: Walberswick Common Lands Charity/Walberswick PC

Site: Play Area, Village Green, Walberswick

Date: 23rd March 2018

Type: Toddler and Junior

Risk Score	Risk Categories
1 -3	Very Low Risk -Monitor
4 -7	Low Risk – Monitor and take reasonable action if possible
8 - 12	Medium Risk – Take action to reduce if possible, or available
13 - 20	High Risk – Take Action immediately and access control measures
21 +	Unacceptable Risk – Remove or immobilise before taking immediate action and assessment of control measures

### Ancillary Items and Environmental or Other Hazards

Ancillary Items	Risk Score	Comments	Action or Control
Access	2		
Planting	2		
Signs	6		See Report
Grass	7		See Report
Seats	3		

Environmental Hazards	Risk Score	Action, Comment or Control Recommended
Free/Fall Space	3	
Traffic Clashes	3	
Design Defects	3	
Cleanliness	3	

## Equipment and Surfacing

Equipment Items	Surface	Risk Score	Action, Control or Comments
Flat Seat Swing	Tiles/Bark	8	See Report
Cradle Seat Swing	"	6	See Report
Slide	"	8	See Report

Risk assessment evaluation should be read in conjunction with Annual or Post Installation reports. Where action or control relates to maintenance, non-compliance or minor defects read Annual Inspection or Post Installation reports for detailed comments. Serious or high risk failures should, however be noted. Failure to comply with the standards will be identified in the reports.

Design, location and physical site factors may determine the overall risk of the site. These may be difficult to change economically, However, where maintenance or control methods are undertaken the site could be reduced to **LOW** Risk subject to a future inspection and reassessment.

***ASSESSED LEVEL OF RISK FOR THE PLAYGROUND AT THE TIME OF INSPECTION WAS MEDIUM RISK***