



the **play inspection** company

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## Annual Inspection

St Albans City and District Council

Sleapshyde Park

Sleapshyde Lane, Colney Heath, AL4 0SD



**API** Associate



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## RPII Inspection Methodology

This document outlines the RPII position on inspections undertaken by the Inspectors listed on the RPII Register of Inspectors for Indoor Annual, Outdoor Annual, Outdoor Operational and Outdoor Routine.

Inspections are undertaken with reference to the standards listed in this preamble only; where no date for the standard is given it the date of the standard will be that current at the time of inspection with the exception of 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.

The following standards are relevant to all installations of equipment that are publicly accessible to users; this would include 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, including ancillary items).

Domestic play equipment falls outside of the scope of BS EN 1176 and has its own standard (BS EN 71 – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report but any comments concerning compliance within the inspection will still refer to BS EN 1176.

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 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 up to 3.0 metres around, or the fence line if closer.

Operational inspections only take into consideration defects related to wear and vandalism. Routine visual inspections (if undertaken) relate only to the most obvious defects such as broken or missing parts, vandalism and issues created by severe weather conditions (the intention is to identify hazards created by storm damage).

The inspection is non-dismantling, non-destructive and does not include for 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 standing surfaces as necessary on the equipment and assess all parts up to 2.5m 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 to ensure as far as is reasonably practicable the continued safe use of the items concerned. The owner/operator is responsible for the overall safety of the equipment and area. Inspectors who are trained to use ladders may use them where it is safe to do so, but if members of the public are present on-site ladders may not be used to access the equipment.

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 impact absorbing properties of any surfaces. The identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection or the inspection of any equipment (or part thereof) that is underground. 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 aboricultural or horticultural 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 and 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 seek the advice of the manufacturer or a competent person at all times when undertaking repairs and/or modifications to equipment.

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**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<br>Refer to relevant standards for full text | Annual Main | RPII Annual Outdoor/<br>Fully enclosed Inspection |
|---|-------------|---|
| 6.1 d) Overall levels of safety of equipment (see note 1)                                     | ✓           | ✓ [1]   |
| 6.1 d) Overall levels of safety of foundations (see note 1)                                   | ✓           | ✓ [1]   |
| 6.1 d) Overall levels of safety of playing surfaces (see note 2)                              | ✓           | ✓ [2]   |
| 6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3) | ✓           | ✓ [3]   |
| 6.1 d) Effects of weather   | ✓           | ✓   |
| 6.1 d) Presence of rot, decay or corrosion (see note 1)                                       | ✓           | ✓ [1]   |
| 6.1 d) Assessment of repairs made or added or replaced components (see note 4)                | ✓           | ✓ [4]   |
| 6.1 d) Excavation or dismantling/additional measures  | ✓           | ✗   |
| 6.2.1 Assessment of glass reinforced plastics (see note 5)                                    | ✓           | ✓ [5]   |
| 6.2.1 Inspection of one post equipment (see note 1)   | ✓           | ✓ [1]   |
| 6.2.4 Undertaking the Operators inspection protocol   | ✓           | ✗   |

NB: The clause numbers in table 1 are taken from BS EN 1176 - Part 7:2020. The content is equally applicable to all other relevant standards listed herein. Playgrounds contain a range of equipment from different manufacturers and installed over a number of years; operators should implement any guidance provided by the manufacturer. Item specific detail is not readily available to RPII Playground Inspectors, whose report contributes to the operator's overall Annual Main Inspection as detailed in the relevant standards.

[1] A manual test only is undertaken for stability. Wear and instability are only detectable where readily apparent without dismantling or destruction and without the use of tools, excavation or specialist equipment. Rot and corrosion are tested or with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment.


[2] Only the visible condition and dimensional compliance of surface extent is considered. Neither testing of impact attenuating properties nor measurement of the thickness of bound surfaces are undertaken on RPII annual inspections.

[3] The inspection assesses compliance where this can be tested on site using manual methods without dismantling, destruction and without the use of tools or specialist equipment.

[4] The operator should use manufacturer's recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance

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

# Risk Assessment Matrix

|   |   |   | Scores in the report are multiplication factors of Likelihood x Severity |   |  |  |  |         |
|---|---|---|--|---|--|--|--|---------|
|   |   |   | Severity>>   |   |  |  |  |         |
| <b>Likelihood</b>   | Very High probability, if the situation is not addressed an accident is almost certain. | 5 | Very High  | VL (5)  | L (10)   | M (15)   | H (20)   | VH (25) |
|   | High probability an accident is probable without any added factor.                      | 4 | High   | VL (4)  | L (8)  | M (12)   | H (16)   | H (20)  |
|   | Moderate probability an incident is foreseeable.  | 3 | Moderate   | VL (3)  | L (6)  | L (9)  | M (12)   | M (15)  |
|   | Some probability, requires a combination of factors to take place.                      | 2 | Low  | VL (2)  | VL (4)   | L (6)  | L (8)  | L (10)  |
|   | No significant probability; lightning strike, freak accident.                           | 1 | Very Low   | VL (1)  | VL (2)   | VL (3)   | VL (4)   | VL (5)  |
|    |   |   | Very Low   | Low   | Moderate   | High   | Very High  |         |
|   |   |   | 1  | 2   | 3  | 4  | 5  |         |
|   |   |   | No injury likely e.g. damaged or soiled clothing, minor bruising, grazes | Minor injury, laceration or bruising requiring first aid only | Injury requiring medical intervention e.g. cuts requiring stitches | Serious injury including concussions or fracture of long bones | Severe injury involving a potential life changing injury or fatality |         |
|   |   |   | <b>Severity&gt;&gt;</b>  |   |  |  |  |         |
| <p>Note 1: The total risk scores included within our reports are a multiplication factor of the calculated Likelihood and Severity of each finding. Both Likelihood and Severity are given a number between 1 - 5 as shown on the matrix above and these two numbers are then multiplied together to give the total risk score that is shown against defects on the report. Total risk scores can be divided in both directions, i.e. a total risk score of 12 could be a Likelihood (3) x Severity (4) or Likelihood (4) x Severity (3).</p> <p>Note 2: When we inspect we only see a snapshot of the current condition of the equipment. It is the operators responsibility to ensure that there is a continuing level of maintenance to keep the equipment in good working order and the site fit for use.</p> |   |   |  |   |  |  |  |         |

**Equipment has been assessed to the following standards where relevant:**

- BS EN 1176 Parts 1-11 (Playground equipment and surfacing)
- BS EN 14974 (Facilities for users of roller sports equipment)
- BS EN 15312 (Free access multi-sports equipment)
- BS EN 16899 (Parkour Equipment)
- BS EN 16630 (Outdoor Fitness Equipment).



## Sleapshyde Park

Inspection Ref: 1294385

Site Ref: 77682

Inspected: 17-February-2021 - 10:58 by David Fagan (RPII Annual Inspector)

Risk Assessment: 9 Low Risk



**Location:**

The site is located in an area of public open space and is not directly overlooked by any properties in the local community.

**Disabled Access:**

Some accessible features; an area that presents difficulties to the majority of people with disabilities but in favourable circumstances and certainly in partnership can be accessed.



**i** 5 - Very Low Risk

**Item:** Sign  
**Manufacturer:** Owner/Operator  
**Surface Type:** Grass  
**Item Quantity:** 1  
**Equipment Compliance:** N/A  
**Surface Area Compliance:** N/A



**Total Findings:** 1

**Finding 1**

BS EN 1176 Part 7 recommends that signage shall include the site name / address - Provide additional information

**i** 6 - Low Risk

**Item:** Litter Bin  
**Manufacturer:** Owner/Operator  
**Surface Type:** Grass  
**Item Quantity:** 1  
**Equipment Compliance:** N/A  
**Surface Area Compliance:** N/A



**Total Findings:** 1

**Finding 1**

The lid or door of the litter bin is not secured - Ensure the lid or door is kept locked



**i** 8 - Low Risk

**Item:** Bench  
**Manufacturer:** Owner/Operator  
**Surface Type:** Grass  
**Item Quantity:** 1  
**Equipment Compliance:** N/A  
**Surface Area Compliance:** N/A



**Total Findings:** 1

**Finding 1**

The surface has eroded and the foundations are exposed - Reinstate surrounding surfaces to cover the foundations

**i** 4 - Very Low Risk

**Item:** Shelter  
**Manufacturer:** Not Identified  
**Surface Type:** Grass  
**Item Quantity:** 1  
**Equipment Compliance:** N/A  
**Surface Area Compliance:** N/A



**Total Findings:** 1

**Finding 1**

This item is satisfactory - no work required -



**i** 8 - Low Risk

**Item:** 1 Bay 2 Seat (Cradle)  
**Manufacturer:** Not Identified  
**Surface Type:** Wet Pour  
**Item Quantity:** 1  
**Equipment Compliance:** Yes  
**Surface Area Compliance:** Yes



**Total Findings:** 2

**Finding 1**

The paint is flaking off the metalwork - Rub down and re-paint

**Finding 2**

The surfacing around the item is damaged - Repair the damaged areas of surfacing

**i** 9 - Low Risk

**Item:** See Saw  
**Manufacturer:** Wicksteed Playgrounds  
**Surface Type:** Wet Pour  
**Item Quantity:** 1  
**Equipment Compliance:** Yes  
**Surface Area Compliance:** Yes



**Total Findings:** 3

**Finding 1**

The surface has subsided in some areas - Monitor for any further deterioration and repair as required

**Finding 2**

There are significant gaps (over 30mm) between the surface and the edging or between the joints in the surface; these are large enough for a small foot to enter - Repair surfacing

**Finding 3**

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





**i** 8 - Low Risk

**Item:** 1 Bay 2 Seat (Flat)  
**Manufacturer:** G L Jones Playgrounds Ltd  
**Surface Type:** Rubber Tiles  
**Item Quantity:** 1  
**Equipment Compliance:** No  
**Surface Area Compliance:** Yes



**Total Findings:** 6

**Finding 1**

The seat is severely damaged and requires replacing - Replace damaged seat

**Finding 2**

The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 - Monitor - No remedial work recommended

**Finding 3**

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

**Finding 4**

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

**Finding 5**

The surface has subsided in some areas - Monitor for any further deterioration and repair as required

**Finding 6**

There are gaps opening in between the tiles - Monitor for any further deterioration and repair as required

**i** 8 - Low Risk

**Item:** Activity Trail  
**Manufacturer:** Not Identified  
**Surface Type:** Grass  
**Item Quantity:** 1  
**Equipment Compliance:** Yes  
**Surface Area Compliance:** Yes



**Total Findings:** 4

**Finding 1**

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

**Finding 2**

There is or are fixings missing on the item - Replace all missing fixings

**Finding 3**

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

**Finding 4**

The rotating beam housing has been installed upside down - Correct the positioning of the item



**i** 6 - Low Risk

**Item:** Multi Play (Junior)  
**Manufacturer:** Not Identified  
**Surface Type:** Grass Matrix Tiles  
**Item Quantity:** 1  
**Equipment Compliance:** No  
**Surface Area Compliance:** Yes

**Total Findings:** 3



**Finding 1**

The unit is easily accessible and has an opening in the barrier to steep play elements in excess of 500mm in contravention of BS EN 1176 Part 1 - Monitor - No remedial work recommended

**Finding 3**

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

**Finding 2**

There is some evidence of fire damage to the item - Replace damaged component



## Findings information

### 5 - Very Low Risk (Finding 1)

**Item:** Ancillary Items - Sign  
**Manufacturer:** Owner/Operator

**Risk Level:** V - Very Low Risk  
**Surface:** Grass



**Finding:** BS EN 1176 Part 7 recommends that signage shall include the site name / address **Action:** Provide additional information



**i** 6 - Low Risk (Finding 1)

**Item:** Ancillary Items - Litter Bin  
**Manufacturer:** Owner/Operator

**Risk Level:** L - Low Risk  
**Surface:** Grass



**Finding:** The lid or door of the litter bin is not secured

**Action:** Ensure the lid or door is kept locked

**i** 8 - Low Risk (Finding 1)

**Item:** Ancillary Items - Bench  
**Manufacturer:** Owner/Operator

**Risk Level:** L - Low Risk  
**Surface:** Grass



**Finding:** The surface has eroded and the foundations are exposed

**Action:** Reinstate surrounding surfaces to cover the foundations



**i** 6 - Low Risk (Finding 1)

**Item:** Swings - 1 Bay 2 Seat (Cradle)  
**Manufacturer:** Not Identified

**Risk Level:** L - Low Risk  
**Surface:** Wet Pour



**Finding:** The paint is flaking off the metalwork

**Action:** Rub down and re-paint

**i** 8 - Low Risk (Finding 2)

**Item:** Swings - 1 Bay 2 Seat (Cradle)  
**Manufacturer:** Not Identified

**Risk Level:** L - Low Risk  
**Surface:** Wet Pour



**Finding:** The surfacing around the item is damaged

**Action:** Repair the damaged areas of surfacing



**i** 6 - Low Risk (Finding 1)

**Item:** Rocking Equipment - See Saw  
**Manufacturer:** Wicksteed Playgrounds

**Risk Level:** L - Low Risk  
**Surface:** Wet Pour



**Finding:** The surface has subsided in some areas

**Action:** Monitor for any further deterioration and repair as required

**i** 9 - Low Risk (Finding 2)

**Item:** Rocking Equipment - See Saw  
**Manufacturer:** Wicksteed Playgrounds

**Risk Level:** L - Low Risk  
**Surface:** Wet Pour



**Finding:** There are significant gaps (over 30mm) between the surface and the edging or between the joints in the surface; these are large enough for a small foot to enter

**Action:** Repair surfacing



**i** 8 - Low Risk (Finding 3)

**Item:** Rocking Equipment - See Saw  
**Manufacturer:** Wicksteed Playgrounds

**Risk Level:** L - Low Risk  
**Surface:** Wet Pour



**Finding:** There is algae or moss growth on the surface resulting in slippery conditions

**Action:** Clean and treat appropriately



**i** 8 - Low Risk (Finding 1)

**Item:** Swings - 1 Bay 2 Seat (Flat)  
**Manufacturer:** G L Jones Playgrounds Ltd

**Risk Level:** L - Low Risk  
**Surface:** Rubber Tiles



**Finding:** The seat is severely damaged and requires replacing

**Action:** Replace damaged seat





**i** 5 - Very Low Risk (Finding 2)

**Item:** Swings - 1 Bay 2 Seat (Flat)  
**Manufacturer:** G L Jones Playgrounds Ltd

**Risk Level:** V - Very Low Risk  
**Surface:** Rubber Tiles

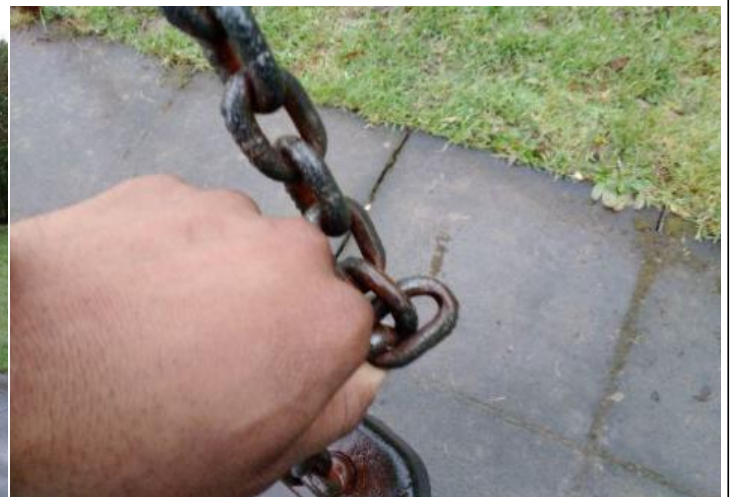


**Finding:** The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 **Action:** Monitor - No remedial work recommended

**i** 6 - Low Risk (Finding 3)

**Item:** Swings - 1 Bay 2 Seat (Flat)  
**Manufacturer:** G L Jones Playgrounds Ltd

**Risk Level:** L - Low Risk  
**Surface:** Rubber Tiles



**Finding:** There is some notable evidence of chain wear **Action:** Monitor for any further deterioration and replace when 40% worn



**i** 4 - Very Low Risk (Finding 4)

**Item:** Swings - 1 Bay 2 Seat (Flat)  
**Manufacturer:** G L Jones Playgrounds Ltd

**Risk Level:** V - Very Low Risk  
**Surface:** Rubber Tiles



**Finding:** The bushes are showing signs of wear

**Action:** Monitor for any further deterioration and replace as required

**i** 6 - Low Risk (Finding 5)

**Item:** Swings - 1 Bay 2 Seat (Flat)  
**Manufacturer:** G L Jones Playgrounds Ltd

**Risk Level:** L - Low Risk  
**Surface:** Rubber Tiles



**Finding:** The surface has subsided in some areas

**Action:** Monitor for any further deterioration and repair as required



**i** 6 - Low Risk (Finding 6)

**Item:** Swings - 1 Bay 2 Seat (Flat)  
**Manufacturer:** G L Jones Playgrounds Ltd

**Risk Level:** L - Low Risk  
**Surface:** Rubber Tiles



**Finding:** There are gaps opening in between the tiles

**Action:** Monitor for any further deterioration and repair as required

**i** 6 - Low Risk (Finding 1)

**Item:** Activity Equipment - Activity Trail  
**Manufacturer:** Not Identified

**Risk Level:** L - Low Risk  
**Surface:** Grass



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

**Action:** Secure all loose fixings



**i** 8 - Low Risk (Finding 2)

**Item:** Activity Equipment - Activity Trail  
**Manufacturer:** Not Identified

**Risk Level:** L - Low Risk  
**Surface:** Grass



**Finding:** There is or are fixings missing on the item

**Action:** Replace all missing fixings

**i** 8 - Low Risk (Finding 3)

**Item:** Activity Equipment - Activity Trail  
**Manufacturer:** Not Identified

**Risk Level:** L - Low Risk  
**Surface:** Grass



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

**Action:** Clean and treat appropriately



**i** 8 - Low Risk (Finding 4)

**Item:** Activity Equipment - Activity Trail  
**Manufacturer:** Not Identified

**Risk Level:** L - Low Risk  
**Surface:** Grass



**Finding:** The rotating beam housing has been installed upside down

**Action:** Correct the positioning of the item



**i** 6 - Low Risk (Finding 1)

**Item:** Activity Equipment - Multi Play (Junior)  
**Manufacturer:** Not Identified

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



**Finding:** The unit is easily accessible and has an opening in the barrier to steep play elements in excess of 500mm in contravention of BS EN 1176 Part 1  
**Action:** Monitor - No remedial work recommended



**i** 6 - Low Risk (Finding 2)

**Item:** Activity Equipment - Multi Play (Junior)  
**Manufacturer:** Not Identified

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



**Finding:** There is some evidence of fire damage to the item **Action:** Replace damaged component



**i** 4 - Very Low Risk (Finding 3)

**Item:** Activity Equipment - Multi Play (Junior)  
**Manufacturer:** Not Identified

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



**Finding:** There are a number of dents in the slide surface

**Action:** Monitor for any further deterioration and repair as required