

Dear Councillor,

I hereby summon you to attend a meeting of the **RECREATION COMMITTEE** on Thursday 10th September 2026 at 7:30 PM, to be held at The Pavilion, Hunter Park, SO21 1QS

Yours sincerely,



J.P. Matthews
Clerk to the Council

1 Chairman's Announcements

2 Apologies for Absence

To receive and approve apologies for absence.

3 Dispensation under Section 33 of the Localism Act 2011

To consider the granting of dispensation under Section 33 of the Localism Act 2011 to enable members to participate in and vote on an item of business on the agenda where they would otherwise have a disclosable pecuniary interest and to confirm how long this dispensation may have effect.

4 Declarations of Interest on agenda items

To receive and record Declarations of Interest. Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in an item of business on the agenda no later than when the item is reached. Unless dispensation has been granted, members may not participate in any discussion, or vote on, or discharge any function related to any matter in which they have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. Councillors must withdraw from the room when the meeting discusses and votes on the matter.

5 Approval of Minutes of previous meeting

To approve as a correct record and authorise the signing of the minutes of the Recreation Committee held on 14th May 2026.

6 Public Representation

Public Representation - Councillors to receive representation, including on agenda items, from members of the public provided they have given notice of their intention to the Clerk no later than 12 noon of the day of the meeting. The maximum time limit allowed per person is 3 minutes and the maximum time designated for this agenda item is 15 minutes. Questions shall not require a response at the meeting nor start a debate on the question. The Chair of the meeting may direct that a written or oral response be given.

7 Assistant Clerk's Report

To receive the Assistant Clerk's report.

8 Maintenance

To receive a report on general maintenance.

9 Hunter Park

Special Motion:

Notice has been given, under Standing Order 7, by Councillors Mitchell, Sellars and Percival, to reverse a previous resolution R54/25-2 made by the committee in May 2026.
This motion requires approval by the committee in order to consider Item 2 on the agenda below:

Hunter Park Matters

1) To receive and consider a report on the provision of a Pump Track at Hunter Park.

2) To receive and consider a report on usage of the old cricket net area.

3) To receive and consider a report on tree planting at Hunter Park

10 Pavilion

To receive and consider a report on the cleaning arrangements of the Pavilion

11 Trees

To Receive the Visual Tree Assessment conducted in May 2026 and **consider** the recommendations.

12 Play Inspection Reports

To Receive the Annual Play Area Inspection reports for Hunter Park and Northfields.

13 Lengthsman

To receive a report on the August Lengthsman completed works.

14 Budget

To consider items for inclusion in 2027/28 budget.

15 Future Agenda Items

To consider items for future meetings.

Item 7



Twyford Parish Council

Recreation Committee 10th September 2026

Assistant Clerk's Report

Councillors are reminded that the items within this report are provided for information only and not available for debate. If it is considered that an item listed within the report should be debated fully by members, then it will be placed on the next appropriate committee or council agenda. Any member wanting clarification or further information on any aspect of items within the report please contact either of us in advance of the meeting.

General updates

1) Hunter Park:

- Renovations to football pitch could not be carried out during the very hot and dry summer months by Southern Ground Care. The goalmouths require reseeding however the ground was too hard to get the depth required for the seed, so the work has been postponed until the end of September. SGC advised that the pitch could still be used for football and would not impact the new grass from growing.
- Following the use of the football pitch by the Party in the Park the ground was irrigated on and off over a period of two weeks to promote grass recovery and any grass damage soon disappeared.
- A new Under 14s team are using Hunter Park as their home ground on Sunday afternoons. In total, Hunter Park are hosting 2 junior teams, 1 ladies team, 2 senior teams and 1 veterans' team.
- Cricket is almost at the end of the season with just one junior match and one ladies match. There were no bookings from corporate hirers or any of the other usual external hirers other than TCC and Hampshire Cricket Club.
- The old cricket training nets have been dismantled. Reported elsewhere on the agenda.
- A member of the public flying a drone in the park has been spoken with and advised permission has not be given by Council to carry out such activity. In addition, the manor in which the drone was being flown did not comply with CAA Code which apply to drones of the size being flown.
- The picnic bench donated by Twyford Cricket Club, alongside the coffee pod is being replaced and is within budget.

2) Hunter Park Car Park:

- Advice was received from Hampshire Legal Services continues regarding unlawful use of the car park and the Full Council was advised of the matter in July, with an update due at the September meeting.

- Until Full Council has resolved the matter, the proposed trial of charging for non-park visitors will not be progressed.

3) Pavilion

- Replacement of some shiplap cladding on the southern side of the Pavilion has been delayed, but it is hoped to be completed during September, subject to suitable dry weather conditions.
- A COSHH review has been conducted.
- The cleaning arrangements are being reviewed, reported elsewhere on the agenda.

4) Allotments:

- The tenancy of Plot 27 was ended, the plot weeded by Greensmiles and a new tenant started on 1st July 2026.
- Officers are in the process of securing a new tenant to plot 7b, which will leave 10 residents on the waiting list. Greensmiles have been asked to weed the plot prior to handover.
- A meeting will be scheduled for the Autumn for allotment tenants. This annual meeting is facilitated by TPC, giving tenants the opportunity to get together and discuss general allotment matters.

5) Northfields

- The palisade bollard fencing at Northfields has been replaced.

6) Trees

- A Visual Tree Assessment was carried out in July, reported elsewhere on the agenda.

Sue Nias, Assistant Clerk &
Jamie Matthews, Parish Clerk
3rd September 2026

Item 8



Twyford Parish Council

Recreation Committee 2026

Maintenance Items

Completed jobs:

Since May's meeting of the Recreation Committee, the following maintenance items have been completed:

Hunter Park:

- Leak repaired in field cabinet
- Moss and algae removed on surface of play area and basketball area
- Bark chip replenished in climbing activity area
- Sandpit topped up
- Manhole cover to septic tank replaced

Pavilion:

- Routine monthly checks on Pavilion, ie water temperature testing, fire extinguisher checks, smoke detectors, lights and drains
- Attempted repairs to Henry Hoover
- Smoke alarm battery replaced
- Guttering repaired
- Eye wash station installed
- Soap dispensers refilled throughout
- Leak in urinals repaired

Allotments:

- Dog signage installed

Northfields:

- Dog signage installed

Other:

- New solar panelled SIDs installed on Hazeley Road and High Street
- New bench on Queens Street installed
- Glass replaced at Northfields telephone box

Planned jobs:

The following is a list of maintenance jobs that will be undertaken over the coming months:

- Northfields - Refurbishment of bench
- Pavilion - replace lightbulb to outside light
- Allotments – clean and store water butts over winter
- Hunter Park – remove tree supports from new tree area on bank

Sue Nias

Assistant Clerk

3rd September 2026

Item 9.1



Twyford Parish Council

Recreation Committee 10th September 2026

Hunter Park – Pump Track

Background

At its meeting on 12th February 2026, members asked officers to investigate the provision of a Pump Track at Hunter Park.

The Assistant Clerk contacted Colden Common Parish Council who installed a pump track a few years ago which; at that time, was £65k. They had a small area of woodland with many dead trees which needed clearing out, so the location was ideal.

The advice they received from many BMX riders was not to have a dirt track as users would try to change the ramps which makes it dangerous and unpredictable for users unless an expert.

At this preliminary stage, members are asked if they wish officers to investigate the possibility of a pump track further taking into account the unknown demand for and the significant expenditure required for such a facility.

19th August 2026

Sue Nias, Assistant Clerk

Item 9.2



Twyford Parish Council

Recreation Committee 10th September 2026

Hunter Park – Petanque

Background

At its meeting in May 2026, the Recreation Committee approved the relocation of the 5-a-side football goal to the former cricket net area and secure it in a permanent position, with consideration to providing an additional goal.

The planning application for the old cricket net area requires that the old nets were removed and the ground reinstated to grass no later than three months after the first use of the new cricket nets. Work on this is progressing and the old net framework and matting have been removed leaving only the underlying compacted area. It is unclear the exact make up of the ground, but it appears to be a depth of around 100 to 200mm.

Over the summer period, some residents have enjoyed using the area for pétanque, and a request has been made to retain the existing surface to utilise as a permanent area for pétanque.

Current situation

There are currently 4 strips of hardcore surface, two at approximately 8 metres in length and the other two are approximately 15 metres in length. The two longer lengths would be suitable for residents to use for pétanque, the remaining shorter 8 metre strips are unlikely to be needed and could be restored to grass.

Financial Considerations

Ongoing maintenance of a pétanque area is likely to be limited and can most likely be accommodated within the existing maintenance budget for the park. However, replacement wooden edge boarding maybe required to ensure that gravel material remains with the playing area and does not spill onto the grass.

Planning Consent

The Council does not require planning permission to create a pétanque area in the park as this would be allowed for under Permitted Development rights for Local Authorities. However, there is a Condition attached to the permission related to new cricket nets which required the area of the old nets to be put back to grass. If members are minded approving the area for use to play pétanque then Officers would explore the matter with the Local Planning Authority with a view to modifying the planning permission Condition.

Recommendation

If Members have satisfied themselves that there is demand for providing a permanent pétanque, then Officers recommend that the two 2 x 15 metres strips are retained, and improved where required, to allow a permanent area for pétanque. Officers will seek permission from the Local Planning Authority to make the relevant changes to the Planning Condition. Officers will identify an alternative location for the small football goal post which were previously approved to be installed in the area.

3rd September 2026

Sue Nias, Assistant Clerk &

Jamie Matthews, Parish Clerk

Item 9.3



Twyford Parish Council

Recreation Committee 14th May 2026

Hunter Park – Tree Planting

Background

In November 2025, the committee agreed to plant disease resistant Elm trees in the area south of the pavilion. However, the application deadline to apply for these trees was passed before an application could be submitted in mid November.

Members may wish to plant alternative trees and consider whether one or two walnut trees planted in the same location is something the committee would like to do, considering two young self seeded trees were removed from the football pitch embankment during the last winter. There are already two mature walnut trees located in the south eastern corner of the park.

Selecting the right location for tree planting is critical to the success of both the establishment of a tree and its long-term success as it becomes a mature tree of decades in age. This is especially important in a public park setting, where a range of considerations are required, which wouldn't otherwise be relevant in say a large forest or private woodland with less public access.

Alternative locations could include the area to the east of the tennis courts or on the area adjacent to the wildflower and unmown grass zone, although this area already has some young trees and mixing the walnut tree in with, or being too close to the wildflower and long grass is likely to cause an impact on that area due to the allelopathic compounds released by the tree. Consideration should also be given to size of any planted tree when fully mature and the area in which it sits.

The cost of purchase of a standard Walnut tree, say 2.5m to 3m tall, would be between £100 and £150 for a bare rooted and between £150 to £200 for a slightly larger potted option. This does not include ground preparation. Planting would be best scheduled for the Autum/Winter time.

Sue Nias, Assistant Clerk &
Jamie Matthews, Parish Clerk
3rd September 2026



Twyford Parish Council

Recreation Committee 10th September 2026

Hunter Park Pavilion – Cleaning Arrangements

Background

For several years, TPC has employed a cleaner to clean Hunter Park Pavilion for two hours per week. The current cleaner, who has been employed for almost five years, has decided to retire, with her final working day being 27th August 2026.

Historically, TPC has employed the cleaner directly and provided all cleaning equipment and chemicals. Officers have also covered the cleaning during periods of annual leave and sickness absence.

Following the cleaner's resignation, Officers have reviewed the current arrangements and considered whether contract cleaning would provide a more efficient and effective solution.

From the Council's perspective, employing a cleaner for only two hours per week is not considered an efficient use of resources. Two quotations were therefore obtained for a contract cleaning service. The main benefits of using a contractor are:

- Annual leave and sickness cover would be managed by the contractor.
- TPC would no longer need to purchase or store cleaning equipment and chemicals.
- Cleaning operatives are trained in the safe use of equipment and COSHH.
- The contractor is fully insured and will provide evidence of its insurance cover.
- TPC would not need to directly employ and manage a cleaner.
- The contractor provides a 48-hour cancellation period.

The most cost-effective quote received was from 1stKlass Cleaning Services Ltd, at a cost of £40 per week. The company already provides cleaning services at Twyford and Compton primary schools, and at offices at Hazeley Enterprise Park.

The contractor will provide their own cleaning materials. Although the weekly cost is slightly higher than the equivalent basic hourly cost of the current cleaner, when employment costs, annual leave and sickness cover, cleaning equipment and chemicals, and Officer time are taken into account, the contract represents better value and is within the existing budget for the remainder of the financial year.

The proposed arrangement has been agreed in principle by Cllrs Cllrs Mitchell and Sellars, and 1stKlass Cleaning Services Ltd is scheduled to undertake an initial deep clean at a cost of £160. This will include scrubbing floors, removing cobwebs, descaling taps and cleaning windows. The company has also been asked to provide a quotation for cleaning the exterior of the Pavilion.

Financial Implications:

	Replacement cleaner	Cleaning Contractor
Basic annual cleaning cost	£1,352	£2,080
Employment costs	Additional cost	Included

Cleaning equipment/chemicals	Additional	Included
Absence cover	TPC Officers	Included
Cleaning consumables	Additional	Additional

The contractor's cost is approximately £728 per annum more than the current cleaner's basic wages. However, this does not take into account the additional employment costs, cleaning equipment and chemicals, absence cover or Officer time associated with directly employing a cleaner.

The contract therefore it is consider that a contractor solution provides a more efficient arrangement and reduces the administrative burden on Officers, while remaining within the remaining budget.

Recommendation:

The Recreation Committee is asked to formally ratify the decision to appoint 1stKlass Cleaning Services Ltd to provide weekly cleaning services at Hunter Park Pavilion at a cost of £40 per week, with effect from 10th September 2026.

The Committee is also asked to note the initial deep clean cost of £160.

Sue Nias
Assistant Clerk
3rd September 2026



Twyford Parish Council

Recreation Committee 10th September 2026

Visual Tree Assessment

Background

The Visual Tree Assessment (VTA) was carried out in July 2026 to assess the condition and safety of trees at Northfields and Hunter Park.

The VTA report has identified a number of works that are recommended to ensure the trees are appropriately maintained and that any potential risks are addressed.

One item identified for immediate action was the removal of a bench and rope swing at Hunter Park. This work has already been completed by Greensmiles.

The remaining recommended works are detailed on pages 22 and 23 of the VTA report.

Recommendation

Officer's recommendation:

1. To approve the tree works identified in the VTA at Northfields and Hunter Park, as detailed on pages 22 and 23 of the report.
2. Authorise Officers to obtain quotations from suitably qualified and insured tree surgeons and appoint a contractor to undertake the required works.
3. Note that the recommended immediate action to remove the bench and rope swing at Hunter Park has already been completed.

Sue Nias
Assistant Clerk
3rd September 2026

Item 13



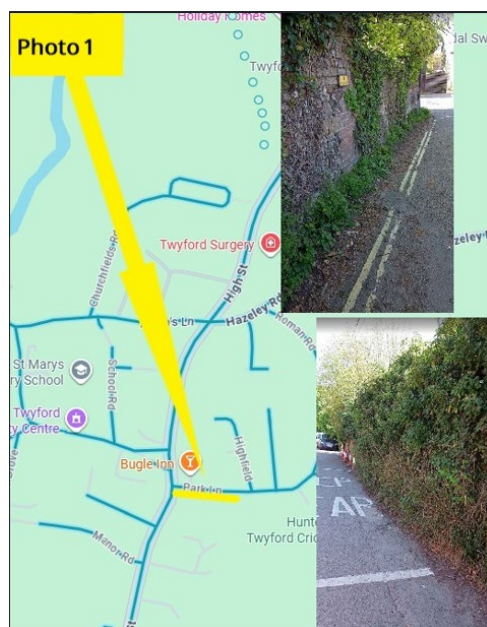
Twyford Parish Council

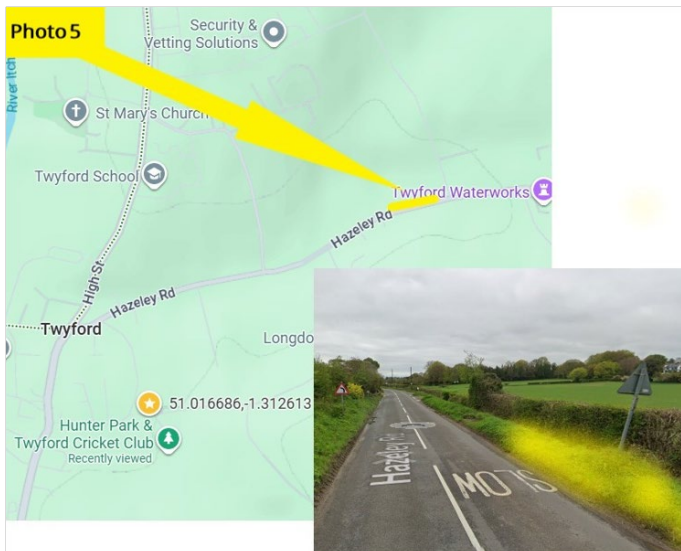
Recreation Committee 10th September 2026

August Lengthsman Visit

The following list of jobs were carried out during the August Lengthsman visit:

Scrub removal and weed killing	From entrance of Park Lane right up to cones	Vegetation needs cutting back from the entrance of Park Lane up to and including where the cones are. Please scrape away vegetation on ground and treat with weedkiller	1	1
Hedging	B3335 Cox's Hill from sweeping bend up to wall	Please strim hedge back which has overgrown over the pavement, making the footpath narrow for pedestrians	2	1
Scrub removal from pavement	B3335 Searles Hill	Opposite Parish Hall and up the hill - Footpath narrow along the bank, please scrape back soil and scrub to reveal full width of footpath	3	2
Clearing of vegetation on ROW	B3335 south from Manor Farm Road to Woodland Drove	There are a few low hanging branches along this stretch, please cut back and remove (do not leave in ditch)	4	3
Strimming	Hazeley Road	We currently have a flashing speed sign at this location, please strim the nettles and vegetation surrounding the sign	5	4





The next visit is scheduled for 4th November 2026. Please submit any requests for work to the Assistant Clerk by 20th October.

Sue Nias
Assistant Clerk
1st September 2026



**VISUAL TREE ASSESSMENT REPORT
(VTA)**

At:

**TWYFORD MEAD AND BERRY MEADOW,
NORTHFIELDS CHILDRENS PLAY AREA,
HUNTER PARK,
TWYFORD,
HAMPSHIRE**

For:

TWYFORD PARISH COUNCIL

Author;

**Marco Bartolini,
Arboricultural Consultant TechCertArb, PTI, FdScWM, Dip Mgmt**



*This report is the explicit responsibility of Arbor-Eco Consultancy.
No reproduction or reissue of this report is permitted in any form.
It should be noted that whilst every effort is made to meet the client's brief,
no site investigation can ensure complete assessment
or prediction of the natural environment.*

Report Number: MB260510

May 2026

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1. INTRODUCTION

1.1 Project Brief

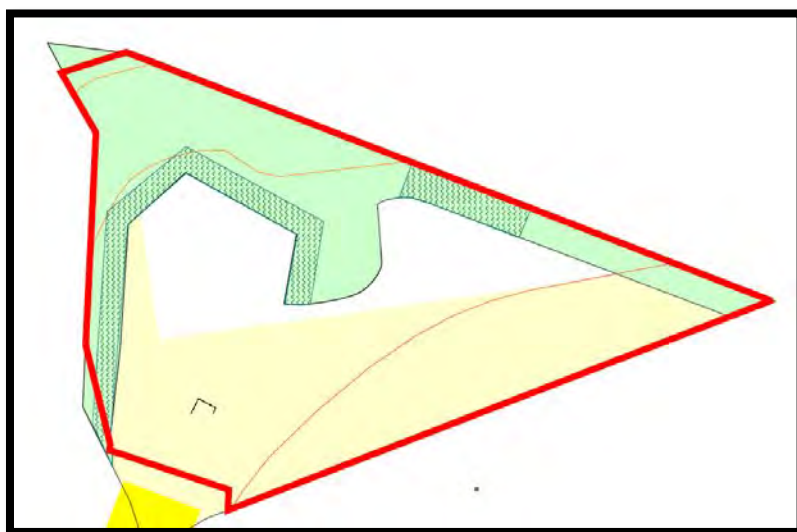
Arbor-Eco Consultancy was commissioned by the Assistant Clerk to Twyford Parish Council, to undertake a ground level Visual Tree Assessment of trees growing on land within the curtilage of the sites as shown on Fig 1, and to produce a Negative Tree Survey Report (endorsed by HSE) for trees with obvious hazards.



Twyford Mead



Berry Meadow



Northfields Play Area



Hunter Park

Fig 1: Land Boundary Maps.

The purpose of the report was primarily to determine the condition and health and safety of all trees that were the responsibility of Twyford Parish Council to maintain by carrying out a Passive Survey. Where a Detailed Survey was required then the report also informs the landowner of tree management recommendations. The recommendations, once fulfilled, will discharge the responsibilities of the Occupiers Liabilities' Act.

In the absence of a topographical survey of trees and in order to assist with locating individually recorded trees during the survey, each tree has been identified with a tree number that has been cross referenced within the report. The locations of the trees have been recorded on W3W and indicatively marked on a plan, Arbor-Eco Consultancy drawing number MB260103-01, in Section 8.

1.2 Site Description & Weather Conditions

Twyford is a village and civil parish in the Hampshire. Twyford village is located approximately 5 km south from the city of Winchester. The B3335, major road runs north-south through the village, linking with Junction 11 of the M3 Motorway to the north and the neighbouring village of Colden Common to the south.

Twyford Mead and Berry Meadow

The survey area, comprised of pastoral fields, historical flooded meadows criss-crossed with ditches and bound by watercourses. The trees were situated mainly towards the periphery of the site, with a few scattered trees internally within the double-rhomboidal shaped parcels of land. The site provided a good recreational activity for the local community with walking, fishing and swimming.

Cattle were grazing the land at the time of the survey.

The site was bound at all cardinal points by either a water course (tributaries of the River Itchen) or further pastoral fields with exception to the southern boundary which abutted Shawford Road, minor road.

The survey area is centred at Ordnance Survey Grid Reference SU 47839 25187. The topography of the site is such that the ground was generally flat with a number of ditches that crossed the site.

Northfields

The survey area, comprised of amenity grassland, reduce-sized football pitch, children's play area and parkland. The site also included a woodland area that was partially accessible to the public. The trees were situated towards the periphery of the site and within a triangular shaped parcel of land. The site provided a good recreational activity for the local community. There was a narrow section of woodland (outside of the survey area) that abutted the B3335, The High Street, major road, and provided good visual separation between neighbouring land.

The survey area was demarcated to the north by arable fields. The eastern boundary tapered to a point with the southern boundary and met at the cul-de-sac and turning head of Coles Close, minor road. The southern boundary was delineated by Coles Lane, minor road and Shipley Road turning head. The western boundary abutted a woodland shelterbelt that separated the site from the B3335, Coks Hill, major road.

The survey area is centred at Ordnance Survey Grid Reference SU 48340 25437. The topography of the site is such that the ground was terraced and a slope from west to east was prevalent. This included a steep drop-off from the site to a decline that met with Coks Hill, B3335, major road.

The sites historical history is such that it was a sewage plant prior to becoming a play area.

Hunter Park

The survey area, comprised of amenity grassland, cricket pitch, children's play area, football pitches and tennis courts. The trees were situated mainly towards the periphery of the site, with a few scattered trees internally within the generally rectangular shaped parcel of land. The site provided a good recreational activity for the local community. There was a strip of woodland that abutted the southern and western boundaries that provided good visual separation between neighbouring land.

Construction activity was recorded at the site with an area demarcated from public access.

The site was bound to the north by the village allotments and properties off Park Lane, minor road. The eastern and southern boundaries were delineated by pastoral fields. The western boundary was demarcated by the properties off B3555, major road.

The survey area is centred at Ordnance Survey Grid Reference SU 48291 24227. The topography of the site is such that the ground was generally flat with a number of terraced sections that supported various sports activities.

The average weather conditions at the time of the survey are shown in Fig 2.

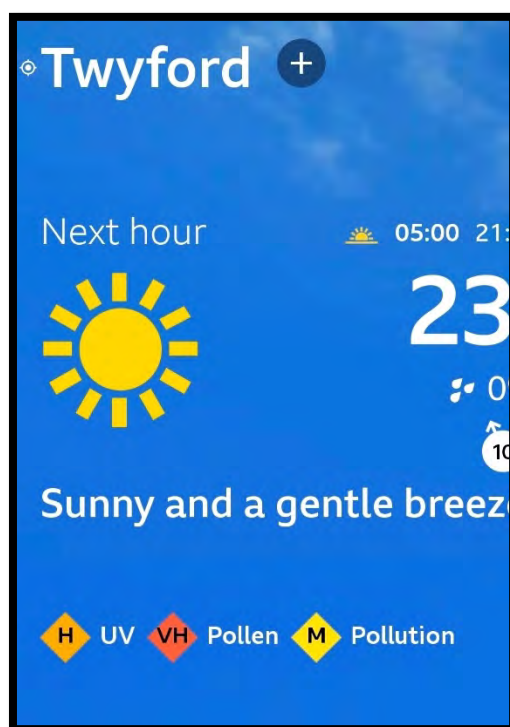


Fig 1: Weather at time of survey.

1.3 Limitations and Constraints

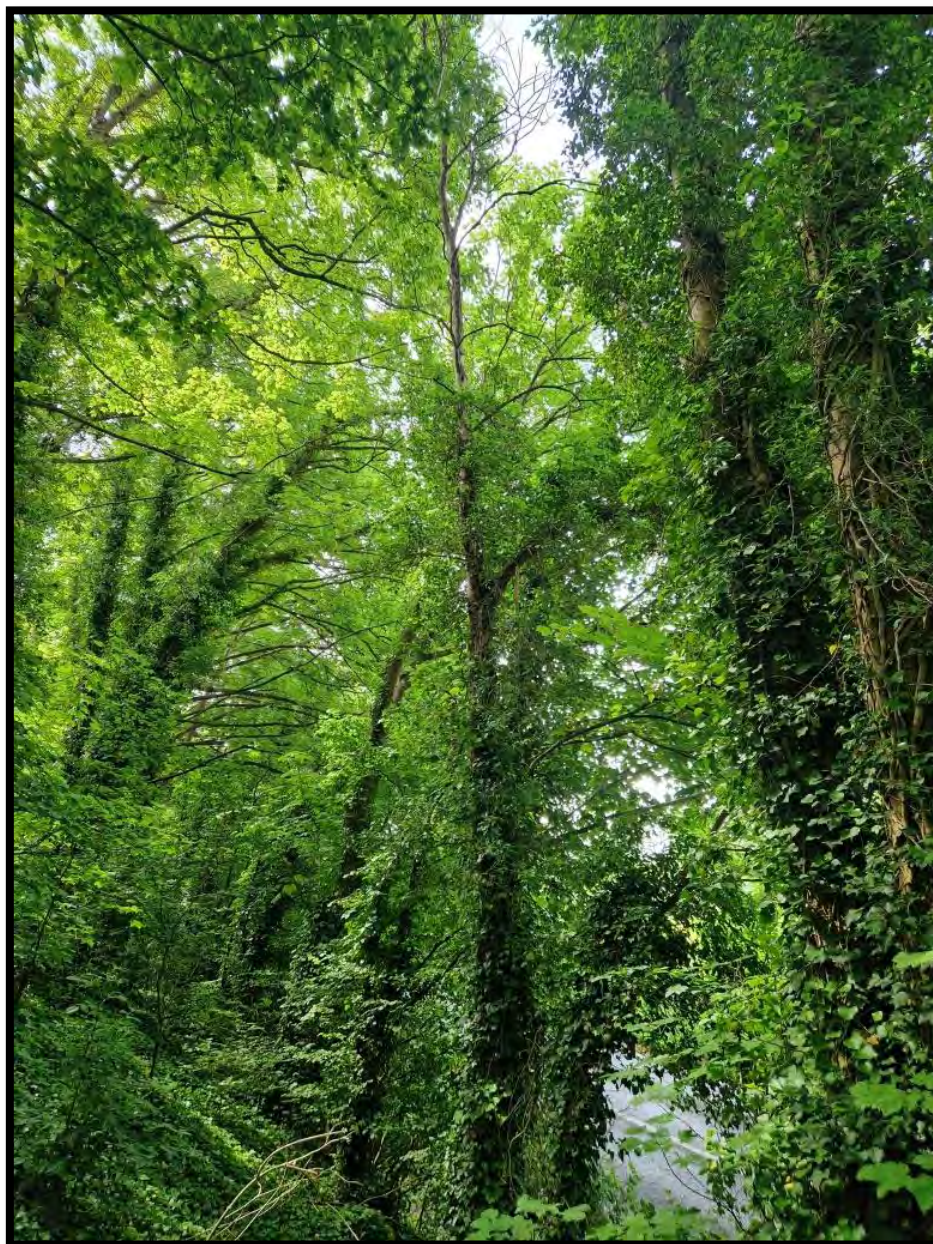
The action of pedestrian traffic walking over the roots of trees and compacting the ground may have a longer-term impact as the roots require oxygen, nutrients and water to survive. The air pockets are squeezed out of the soil and this will encourage water run-off in favour of soaking the water.

Planting additional trees, aerating the soil, adding mulch rings around the trees will all combat the effects of extreme weather events. The unpredictability of the trees reactions to these vectors is becoming increasingly apparent. Drought and waterlogging can cause reactions in a tree that include branch drop or early wilt or even sudden death.

The sites contained many inaccessible woodland areas, shelterbelts, scrub and bodies of water.

A number of sections of land were of dense understorey and impassable in places. This led to a number of surveys of trees being carried out at a distance using binoculars where possible.

Trees at Northfields were partially inaccessible due to the steep embankment and the eroded land.



**Plate 1: Inaccessible trees due to dense understorey and a steep, eroding embankment.
(Northfields)**

2. STATUTORY LEGISLATION AND GUIDANCE

2.1 Protected Trees

Twyford Mead and Berry Meadow

Examination of the Winchester Council interactive Planning Mapping System (<http://winch.maps.arcgis.com/apps/>) accessed on 29th May 2026 indicates, that at the time of the survey, none of the trees surveyed are the subject of a Tree Preservation Order.

Further examination of the Winchester Council interactive Planning Mapping System (<http://winch.maps.arcgis.com/apps/>) accessed on 29th May 2026 indicates, that at the time of the survey, none of the trees are situated within a Conservation Area.

Northfields

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Hunter Park

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It is noteworthy that the northern and western boundary of Hunter Park abutted Twyford Conservation Area. Therefore, any vegetation overhanging the site that requires remedial work will be required to submit a Section 211 Notice to the Local Authority.

It is important that prior to any tree works taking place, the Arboricultural Officer for the South Downs National Park Authority, are consulted as courtesy.

Conservation Area

The Town and Country Planning (Tree Preservation) (England) Regulations 2012, Part 4 – Applications for Consent under Tree Preservation Orders states that an application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which an order is for the time being in force shall be made in writing to the authority on a form published by the Secretary of State for the purpose of proceedings under these Regulations.

Until such time as the application has been granted no works must be undertaken on the trees identified as being subject to TPOs or Conservation Area that contravene the order. Works include pruning, topping, lopping, uprooting or wilfully damaging these trees. Any proposed pruning works will need to be fully specified and agreed within any planning application.

2.2 Natural England Designations

Examination of MAGIC Mapping 2026 (<https://magic.defra.gov.uk/MagicMap.html>) accessed on 29th May 2026, indicated that the site is within South Downs National Park.

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3. TREE STOCK ASSESSMENT

3.1 Tree Condition

All trees adjacent to the highway have been inspected in accordance with National Tree Safety Group Guidelines (2024). The following observations and recommendations apply to all sites unless specifically mentioned.

3.1.1 The trees surveyed were considered to be young to veteran in age. The trees were recorded as partly managed; however, minor damage was obvious at the time of the survey and further management was required which has been recorded in Table 3.1 below. Trees requiring remedial work have provided with a unique numbered metal disc attached to the stem for ease of identification.



Photo 1: Tree ident marking.

3.1.2 A number of trees were observed to be growing adjacent to the highway and footway. Trees and vegetation that overhang the highway should be crown-lifted to at least 5.2 m to allow safe passage of high sided vehicles as well as being cut back sufficiently from the edge of the carriageway to allow clearance for wing mirrors. Trees and vegetation that overhang footways and footpaths should be crown-lifted to at least 2.5 m and cut back to ensure the footpath/way is at least 1.2 m in width. This is to allow safe passage for all footpath/way users including wheelchairs, mobility scooters, etc.

These heights have been selected as an acceptable standard and any vegetation below this may be deemed to be an obstruction. Local Authorities may enforce Section 154 of the Highways Act (1980) which allows a local authority to serve notice upon the owner of the trees/vegetation informing them that they need to clear any obstructions safely.

Across the site, a number of trees were observed to have low hanging branches where pedestrians or vehicles may interfere with the tree.

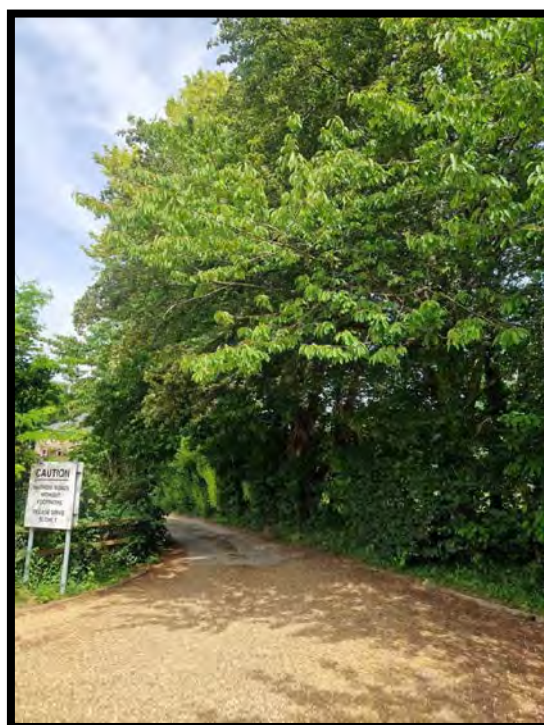


Plate 2: Low hanging branches alongside car parking access road at Huner Park.

3.1.3 Environmental Benefits of Trees.

It is worthwhile noting that the trees can intercept many of the hostile elements humans and animals need shelter from. Trees provide shading and offer significant humidity regulation and a cooling effect felt at ground level. All trees will consume a considerable amount of ground water that will regulate the local hydrology and may assist with the removal of local flooding issues. A mature tree will consume tens of thousands of litres of water during a year. A group of trees can provide an element of acoustic dampening effect at ground level and growing next to a road many tree species have been linked with the sequestration of impurities from the atmosphere. Finally, the trees will provide some shelter from prevailing winds and inclement weather. Therefore, it can be seen that the trees will benefit, rather than hinder, the landscape in which they are growing.

3.1.4 Extreme Weather Events

2026 has experienced a false spring with unprecedented rainfall at the beginning of the year. In May 2026, temperature records were broken across the UK. The change from waterlogged to dried ground has a significant effect on the stability of trees. The ground is now dry and the root to soil adhesion is partly lost.

The UK's hottest summer on record, in terms of mean temperature, was **Summer 2025**, averaging 16.1°C, surpassing 2003, 2006, 2018, and 2022. While 2025 saw multiple heatwaves, with daytime maximum temperatures, for 9 days over 32°C, in 2025. The 2024/2025 season had 6 named storms that have passed over the UK causing extensive damage to trees and infrastructure as well as mass flooding events.

When rain has fallen, the ground is so hard that the water cannot percolate to lower depths, or even soak the upper soil levels, but has run-off towards rivers, land-drains and water courses that collect the rain-water. Shallow rooted trees such as Silver Birch (*Betula pendula*), Scots Pine (*Pinus Sylvestris*) and Ornamental Cherry (*Prunus* spp.) have suffered from wilt and consequently been unable to

recover meaning that within two years the trees have been killed by lack of water. This is a common theme throughout the areas surveyed in the south of UK and according to Kew Gardens and Oxford University, the effects will be felt for the following 10 years.

3.1.5 Sudden Branch Drop

Cladogenesis is a process in which trees shed their branches or “self-prune” as part of their normal physiology or in response to stress through the formation of an abscission layer at the branch base. Sources of stress which may contribute to this shedding include drought, soil and root compaction, or presence of disease. In the case of certain tree species, however, none of these factors need be present in order for Cladogenesis to occur. For some tree species, including Larch, Pine, Poplar, Willow, Maple, Walnut, Ash, and Oak, shedding of branches is normal, often occurring annually in the autumn, similar to the shedding of leaves from deciduous trees. Additionally, as trees get older, the number of branches which will be “self-pruned” often increases.

Research aimed at gaining an understanding of the advantage to the tree that this process would offer has yielded a wide range of results which suggest that it depends greatly upon the tree species. There is evidence that cladogenesis may occur due to a need to remove less vigorous foliage or foliage which is disadvantaged in its resource availability, and these issues are likely more prominent in mature, older trees and in trees under stress. In other cases, cladogenesis may have a reproductive benefit or promote a more advantageous growth habit.

3.1.6 Hostile Environment

Hard surfacing, underground services and artificial structures that impede root growth will prevent the tree from achieving its mature height if compared to a tree grown in an open field for example. Where there is hard surfacing then this produces a heat map that exceeds ‘normal’ air temperature and can affect growth and leaf production.



Plate 3: Group of trees adjacent to car parking bays and building.

Trees can adapt to the hostile environment that we place them within. Selection of suitable species tolerant of an urban environment should be considered when replacement becomes necessary around these hostile sections of the site. Stressed trees were evident from the compaction of the ground to the artificial structures placed around them.

3.1.7 Soil Erosion and Fly-tipping

At Northfields Park, it is evident that the soil erosion from rainfall being diverted down a very steep embankment has exposed roots and removed soil from directly beneath the tree stem. Whilst many of the trees are not within the ownership of Twyford PC, a duty of care required the surveyor to identify these trees as they are immediately adjacent to a busy B-road.

A revetment, or terracing should be engineered to prevent trees collapsing down the bank. Water diversion gullies could also assist with reducing erosion.

Where this waste has been left within watercourses, then the levels of the water has risen and is now undermining the banks where trees are growing. It is assumed that the recent collapse of a veteran and ancient boundary bank Ash tree occurred was due to these raised levels as it can be seen the soil has eroded beneath the trees' roots which were supporting it.



Plate 4: Soil erosion at Northfields Park.



Plate 5: Fly-tipped garden waste and building materials at Northfields Park.

3.1.8 Trees within watercourses

During the survey of Twyford Mead and Berry Meadow, it was apparent that this land is relatively waterlogged, criss-crossed with watercourses and ponds along with sections of the River Itchen.



b

Plate 6: Montage of trees and watercourses.

Navigating some of these sections was impossible, however, using binoculars and gaining access from adjoining land it was evident that a good number of trees had fallen into the various watercourses and across boundary fences. A number of trees were growing within neighbouring land and the landowners should be reminded of their responsibilities as tree owners. It is the decision of Twyford PC as to whether these trees should remain or be removed. Unfortunately, a number of trees would be attractive to climb but are not safe to do so.

There are cattle bridges spanning this waterlogged section; however, they were so overgrown that the gates could not be accessed.



Plate 7: Neighbouring tree has damaged the boundary fence.

3.1.9 Managed Trees

It was evident that a number of trees have been managed. Pruning points and coppice work was evident. Where branches are removed, then they can be cut into 1 m lengths and stacked neatly in piles for biodiversity habitat in favour of leaving them where they fall (obstruction) or taking the timber away.

3.1.10 Ash Dieback

It was noted that there were a number of Ash trees growing within the site. First confirmed in Britain in 2012, Chalara dieback of ash, also known as 'Chalara', ash dieback or Chalara ash dieback, is a disease of ash trees caused by a fungus called *Hymen scyphus fraxineus*. Chalara causes leaf loss, crown dieback and bark lesions in affected trees. Once a tree is infected the disease is usually fatal, either directly, or indirectly by weakening the tree to the point where it succumbs more readily to attacks by other pests or pathogens, especially *Armillaria* sp., or honey fungus. However, some ash trees appear to be able to tolerate or resist infection, and scientists are studying the genetic factors which make this possible so that tolerant ash trees can be bred for the future.

Public Safety

A judgment on the extent of the infection and assess risk each tree possess is paramount. The best current advice is from the Forestry Commission, who state: *"Public safety is likely to be one the biggest management issues for owners of ash trees in woodlands, parks, roadsides etc. as the disease kills or weakens trees over the coming years. Trees in areas with high levels of public access need to be monitored carefully for risks to public safety, and some felling or pruning of dead or dying trees is advisable if risk assessments show they are a hazard."*

Investigations that have been carried out by Defra and FC indicate that younger trees are most susceptible to ADB and are killed rapidly. This is useful knowledge when assessing an entire site and dictates the timescales for when sites i.e., gardens, roadside boundaries etc. should be re-monitored. There is no current cure, however measures can be put in place to help reduce the risk of further spread. This focuses efforts on reducing the level of spores present. The fungi for the most part like damp conditions, therefore if it is possible to increase light levels and airflow into densely planted areas at risk this could be beneficial and also consideration for the selective and responsible thinning out of densely planted stands of trees.

The most effective option in reducing the spread of the spores and, therefore disease, is to encourage the tree owners to remove all ash leaf litter from around the trees in the autumn and winter to reduce the local source of spores the following summer.

There are also a number of veteran Ash trees and these should be retained and managed as veteran trees as they have important ecological benefits. The Ash tree at the cattle bridge within Berry Meadows is a veteran Ash tree.



Plate 8: Veteran Ash tree.

3.1.11 Ivy

A number of the trees across the site were recorded to have had ivy (*Hedera helix*) growing on the stem and in the crown. Particularly those growing near to the highway adjacent to Northfields Park.

The wildlife benefits of ivy out-weigh its' removal however, where trees are growing in close proximity to a hazard (footpath, highway or building) it is advisable to maintain a clear stem for survey and inspection access. Ivy does not directly harm a tree as it uses the tree stem to gain height in order to maximise photosynthetic opportunity. Once growing within a crown of a tree it can shade out the parent tree leaves causing dieback. In addition to this, the ivy creates an additional sail that catches the wind and the weight of this is not compensated for by the tree and it can cause branch failure.

Ivy is a relatively simple plant to eradicate on a tree. It can be done cutting a ring from the stem of the ivy plant leaving a gap between broken or cut parts of about 100 mm. These ivy rings will prevent water and nutrients from reaching the leaves and the leaves and stems will eventually fall from the tree from where they were attached.

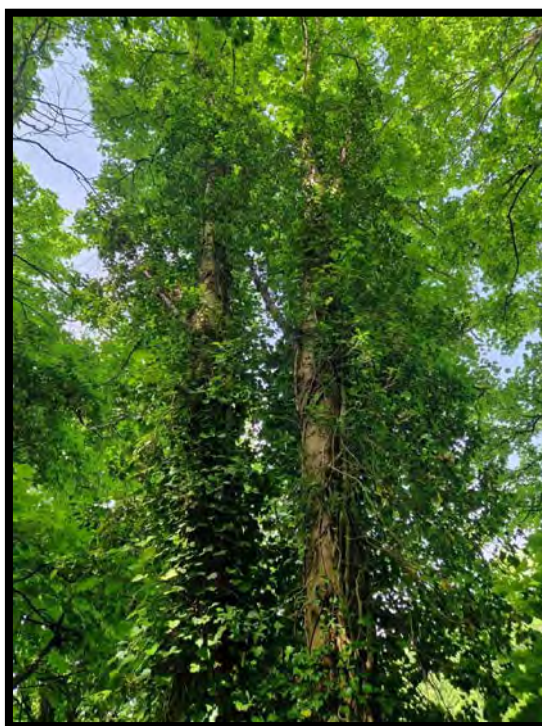


Plate 9: Ivy suppressed trees adjacent to highway.

3.1.12 New Trees

Newly planted trees across the sites were recorded to be staked with a crossbar and tie. The ties on a number of trees were strangulating the tree. These should be checked regularly and released once the trees are established. The crossbars are lacking any protection for the stem of the tree. The abrasions will prevent the vascular system (just below the bark) from operating or even die.



Plate 10: Strangled tree (Hunter Park).

The most effective form of tree stake and ties are shown below.



Plate 11: Example tree planting.

3.1.13 Rope Swings

Rope swings are a contentious matter for tree owners and the public that see them as a fun item. There is a more sinister side to a rope swing and there are incidents of misadventure and death from the rope swing.

The court opinions described herein, a rope swing hanging from a tree in a public park would not normally constitute the type of unreasonable risk of harm necessary to establish landowner liability for negligence. Moreover, applicable statutory or governmental immunity may preclude liability for ordinary negligence.

The mere existence of a rope swing hanging from a tree does not make the land itself unreasonably dangerous, providing a basis for landowner liability. On the contrary, the danger associated with one's choosing to use a rope swing installed on the land by unknown third parties would present an open and obvious risk of serious injury. While rope swings pose an obvious and easily avoidable risk of harm, under limited circumstances, a public body may still have a general legal duty to discover and remove known or readily discoverable hazardous debris from the premises within a reasonable time

In 2009 Seminar Proceedings of the Countryside Recreation Network produced a paper after examining the effects of children playing outside and the risk involved if certain activities were not 'policed' effectively.

It is therefore recommended that the rope swings are removed and signage discouraging their use posted within the sites.



Plate 12: Rope swing at Hunter Park.

3.1.14 Benches Under Trees

It was noted that benches were placed beneath trees. To prevent accidental injury to person or damage to property it is recommended that these items are relocated. During the survey it became apparent that the first point of refuge and cover was beneath a tree (hot day = shade). It is therefore important that all trees are managed and there are no areas considered less than a high-risk zone.

Users of this site shading from the weather (sun, wind or rain) will be beneath a tree at some point during the day (as was observed during the survey). It is recommended that benches are positioned away from mature trees and would be better placed alongside a hedgerow if shade was a requirement.



Plate 13: Tree beneath a Beech tree that sheds branches.

3.2 Tree Survey Results

The results of the tree survey inspection are detailed within Table 3.1.

Northfields Park

Tree ID & Tag		Common Name	Age Class	Height	Est Stem Dia (mm)	Overall Cond	Risk Cond	Comments	Recommended Works	Rec'd Priority Work (mths)
1		Common Ash	D	9.0	200	D	NA	- Dead standing tree adjacent to open space. - Partially inaccessible due to dense understorey and nature of plants (thorns). - No tag due to obvious tree.	Fell to retain short monolith for biodiversity habitat and stack timber in neat piles within shelterbelt.	1
2 1098		Common Ash	EM	18.0	450	P	NT	- Growing within dense woodland shelterbelt. - Ash dieback evident Class 3. - Major deadwood in crown and significant dieback. Leans towards open space. - Honey fungus infection around base of stem.	Crown reduce to 4m tall. Stack timber in neat piles within woodland for biodiversity habitat.	3
3 No tag		Sycamore	D	18.0	350	D	NA	- Off-site tree. - Dead standing tree adjacent to highway.	Fell to ground level and stack timber in neat piles within woodland for biodiversity habitat.	Imm
W1 No tag		Mixed Species	M	23.0	700	F	NA	- On and off-site trees. - All trees are suppressed by ivy. - Many trees have experienced minor root heave and erosion is evident with many roots exposed and even soil has been lost directly beneath the tree. - Major deadwood overhanging highway. - Dead trees adjacent to boundary with the highway and green open space. - A number of trees have not been inspected due to physical location on steep embankment and dense understorey vegetation - thorns, nettles, bramble etc.	Restrict public access. Introduce no Fly-tipping signs. Engineer terrace revetment and divert water to dedicated gullies. Sever ivy from all trees. Fell dead trees. Remove major deadwood overhanging highway and public space. Provide access to survey trees.	3

Table 3.1: (cont'd) Tree Survey Schedule (continues)

Hunter Park

Tree ID & Tag		Common Name	Age Class	Height	Est Stem Dia (mm)	Overall Cond	Risk Cond	Comments	Recommended Works	Rec'd Priority Work (mths)
1 342		Common Ash	EM	11.0	450	P	NT	• Ash dieback evident Class 4. Poor form and vitality.	Fell to retain short monolith for biodiversity habitat and stack timber in neat piles within shelterbelt for biodiversity habitat.	3
2 343		Common Lime	M	25.0	500	G	NT	• Suckers at base of stem restricted access to survey. • Heavily compacted ground. • Bifurcated at 3m above ground level.	Remove suckers at base of stem and resurvey.	6
3 767		Common Ash	V	23.0	800	F	NT	• Veteran attributes. • Innonotus hispidus on primary branch. • Woodpecker holes in stem. • Major deadwood in crown. • Heavily compacted ground. Ash dieback evident.	Carry out retrenchment pruning using conservation pruning methods to include fracture wounds and coronet cuts. Reduce stubs and reduce deadwood in crown.	6
4 775		Common Beech	V	26.0	1900	G	NT	• Ganoderma bracket in crown at old tear out wound. • Veteran tree attributes. • Rope swing in crown. • Low hanging branches. • Damage to buttress roots.	Remove rope swing. Remove bench. Reduce mowing beneath tree to deter pedestrian traffic and activities.	Imm
5 346		Myrobalan Plum	OM	6.0	400	P	NT	• Tree has collapsed due to root heave. • Snapped stems and leans towards open space.	Fell to ground level and stack timber in neat piles within shelterbelt for biodiversity habitat.	1
6 701		Common Lime	M	28.0	1400	G	NT	• Major deadwood overhanging open space.	Remove major deadwood. Leave grass unmown.	3
7 2569		Common Lime	M	28.0	1400	G	NT	• Major deadwood overhanging open space.	Remove major deadwood. Leave grass unmown.	3
8 No tag		Common Holly	OM	8.0	400	F	NT	• Tree has been suppressed by ivy and the crown has died. • Tree growing adjacent to boundary with properties.	Crown reduce by 3m to new crown height. Sever ivy.	3
G1 No tag	p	Mixed Species	M	20.0	800	G	NT	• Low hanging branches over entrance to park.	Crown lift to statutory heights and prune back to edge of kerb.	1
G2 No tag		Mixed Species	EM	10.0	220	G	NT	• Low hanging branches over car parking bays.	Crown lift to statutory heights and prune back to edge of kerb.	1
Key Age Class Y: Young = tree within first third of average life expectancy EM: Early Mature = tree within second third of average life expectancy M: Mature = tree within final third of average life expectancy OM: Over mature = tree beyond average life expectancy V: Veteran = Historical or culturally important tree (in decline) D: Dead Overall Condition G: Good = no health problems F: Fair = symptoms of ill health that may be remedied P: Poor = poor health D: Dead Major deadwood: branches in excess of 50 mm diameter Minor deadwood: branches/twigs less than 50 mm diameter RPA: Root Protection Area in accordance with BS5837:2012. T = Tolerable NT = Not Tolerable A = Acceptable NA = Not Acceptable										

Table 3.1: (cont'd) Tree Survey Schedule

4. CONCLUSIONS AND RECOMMENDATIONS

4.1 Introducing Passive Assessments will identify tree hazards immediately. That's because it becomes a *high volume, low effort, day in day out* citizen science risk assessment that's carried out by staff on a daily/hourly basis that is most likely to record a tree hazard well before an **Active Assessment** is carried out on a routine inspection. Should a tree hazard be identified then it can be recorded and verified following a Basic, Detailed or Advanced assessment.

4.2 The tree risk rating is defined from **Not Acceptable, Not Tolerable, Tolerable** to **Acceptable**. These are configured in accordance with ISO 31000 - Risk Management and the Tolerability of Risk Framework (ToR) to Tree Risk-Benefit Management and Assessment

4.3 If a Duty Holder carries out reasonable, proportionate, and reasonably practicable risk management following a passive or active assessment it should result in only a few **Not Acceptable** risks being recorded. Taking into account that some of the work can be carried out in-house as it is recorded, then forecasting a situation where budget limitations prevent the reduction of **Not Acceptable** risks should not be difficult.

4.4 **Not Acceptable** risks will be reduced to an **Acceptable** level. **Not Tolerable** risks will be reduced to **Tolerable** or an **Acceptable** level of risk. **Tolerable** risks may not be reduced, but may require an increased frequency of assessment than **Acceptable** risks. **Acceptable** risks will not be reduced. This may not require tree work immediately but to isolate the risk while the budget allows for the tree work to be carried out. Each tree hazard will present its' own solution to reduce the risk and this can be discussed in house with guidance from the Arboricultural Consultant.

4.5 'The practice of providing a date for 'works to be completed' is no longer practical (or acceptable) as predicting the 'future event' following the recording of a tree hazard is impossible. Therefore, the objective is to manage the risk from tree failure to an **Acceptable** or **Tolerable** level.

The **Recommended Priority** of work is a guide where finances allow as alternatives to carrying out the work are available; for example, cordon off and add signage to a vulnerable tree with obvious hazards until such time as funds become available. This could reduce a **Not Acceptable** tree to **Tolerable** tree.

Recommendations

- Carry out the recommended works within Section 3.
- Carry out all tree works as recommended within Table 3.1.
- Introduce post-storm event inspections of trees where they are growing within High-Risk zones.
- Review risk zones and annotate drawings with relevant zones in order to prioritise management of trees appropriately. The Arboricultural Consultant can advise if necessary.
- Inform neighbouring landowners of their tree responsibilities.
- All tree works should be carried out in accordance with BS3998:2010 Tree works - Recommendations.
- This Arboricultural Survey is valid for a period of 12 months. If works are not commenced within this time period, then it is advised that the trees are re-inspected to ensure no significant defects have developed since the original survey.

5. INSPECTION PERIOD

Risk Zones and Inspection Intervals:

High Risk:

- Trees in areas with high pedestrian or vehicular traffic, or near valuable property, should be inspected at least annually, and potentially more frequently, especially after high winds.

Medium Risk:

- Trees in areas with moderate foot traffic or potential for minor damage may be inspected every two years.

Low Risk:

- Trees in low-risk areas, or those with minimal potential for harm, may be inspected every three years or even less frequently, with informal inspections or visual checks in between.

Frequency of inspections shall be the responsibility of the landowner based on frequency of usage of the site as outlined above or the landowner's standard policy.

6. ENVIRONMENTAL ENHANCEMENTS

There is an opportunity to install bird and bat boxes on the stem of trees within the site. Where groups of trees exist or open ground is available, small log piles stacked and secured can act as hibernacula for small mammals and reptiles.

There are areas of ground that can be utilised for additional tree planting. Hedgerows should be restocked or in-filled where gaps are evident.

A small orchard or wildflower meadow where land allows will offer good food for pollinators.

7. DISCLAIMER

Arbor-Eco Consultancy accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared. This report has not been compiled as part of an insurance claim and should not be used in conjunction with any such activity.

It should be noted that trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. As such following any significant meteorological event or changes in the growing environment of the trees they should be re-assessed by a suitably qualified and experienced arboriculturist.

8. DRAWINGS

1. Drawing Number MB260510-01 Tree Location Drawing Twyford Mead and Berry Meadow
2. Drawing Number MB260510-02 Tree Location Drawing Northfields Park
3. Drawing Number MB260510-03 Tree Location Drawing Hunter Park

Northfields Park

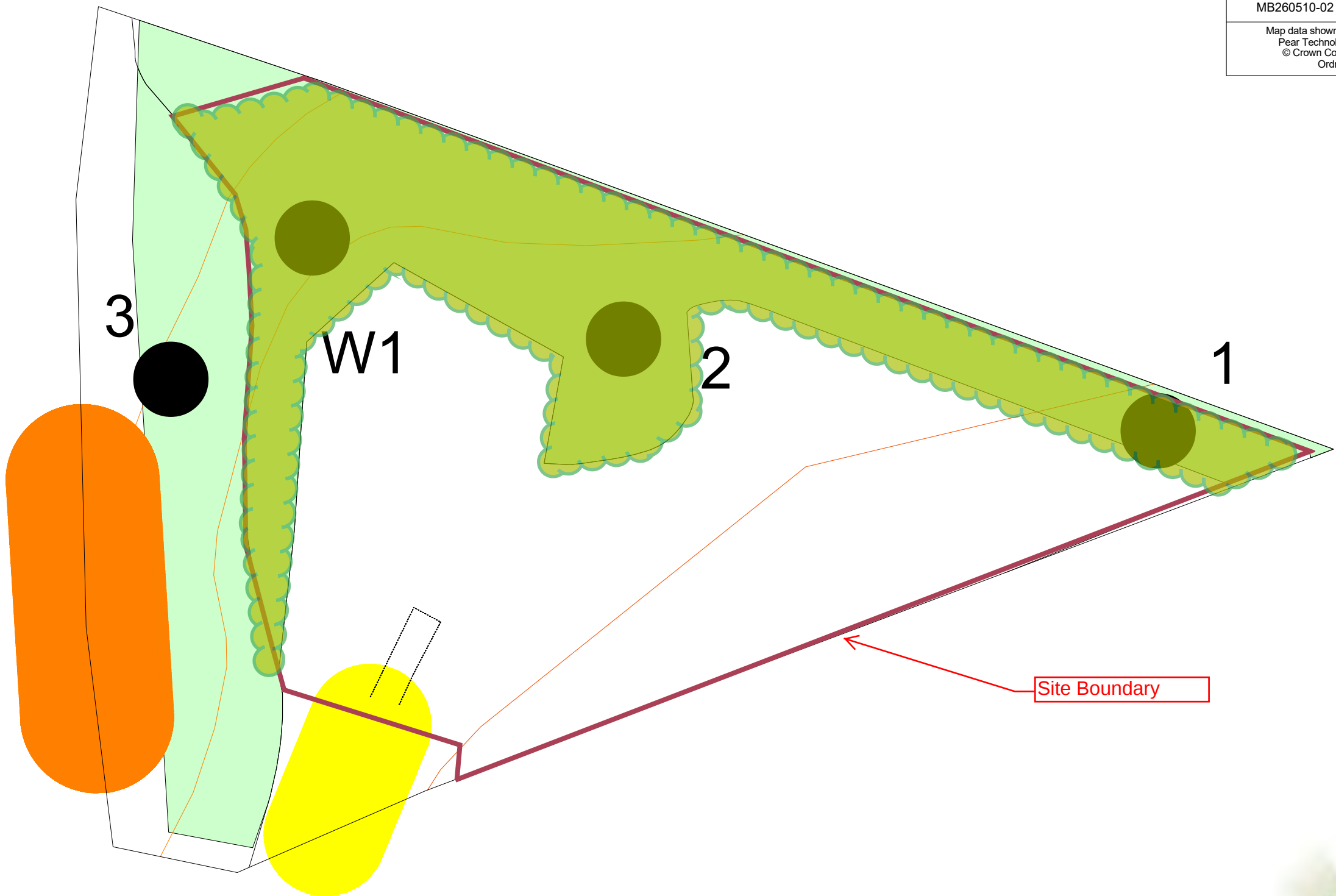
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Hunter Park

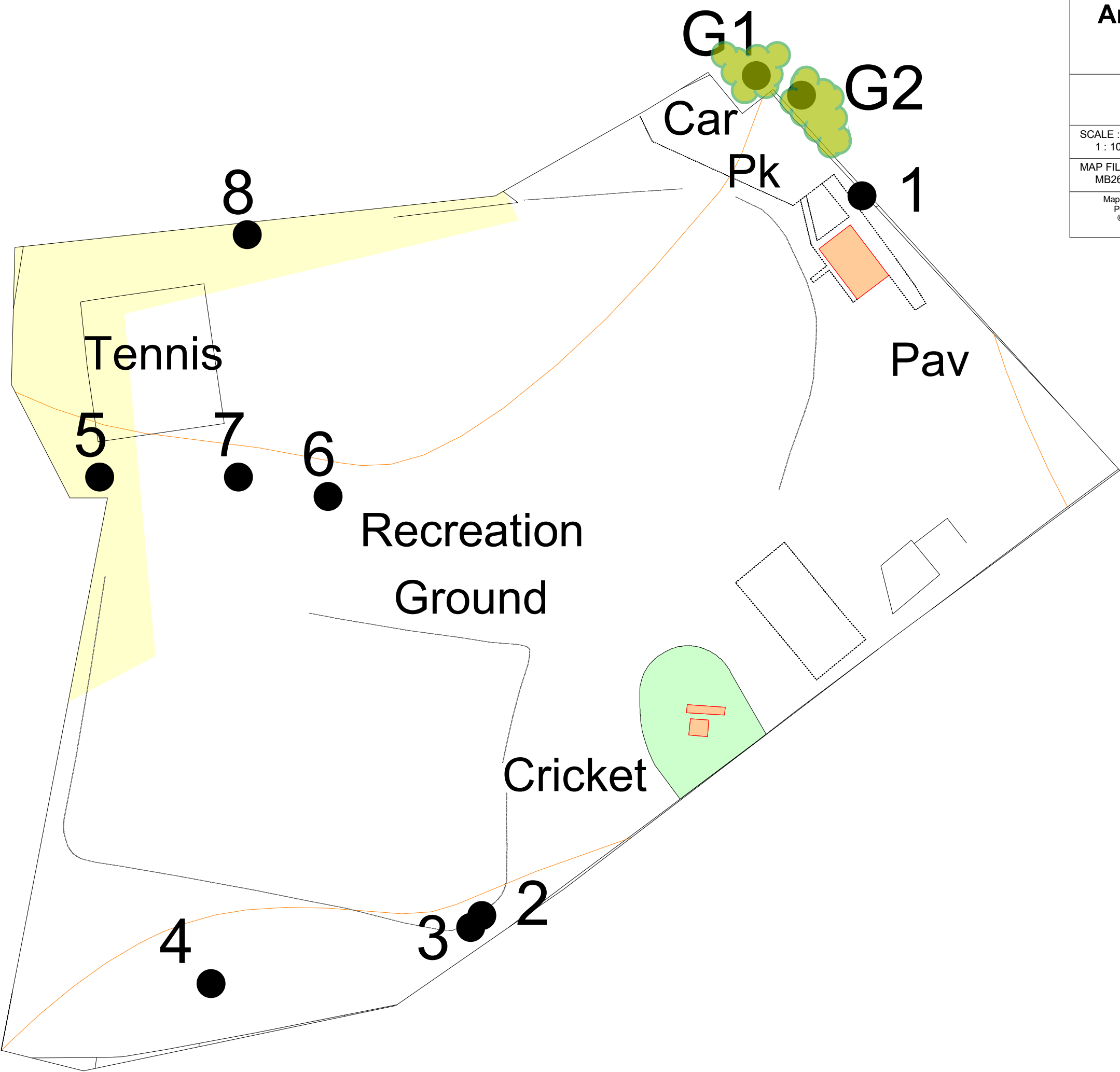
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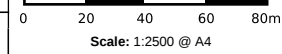
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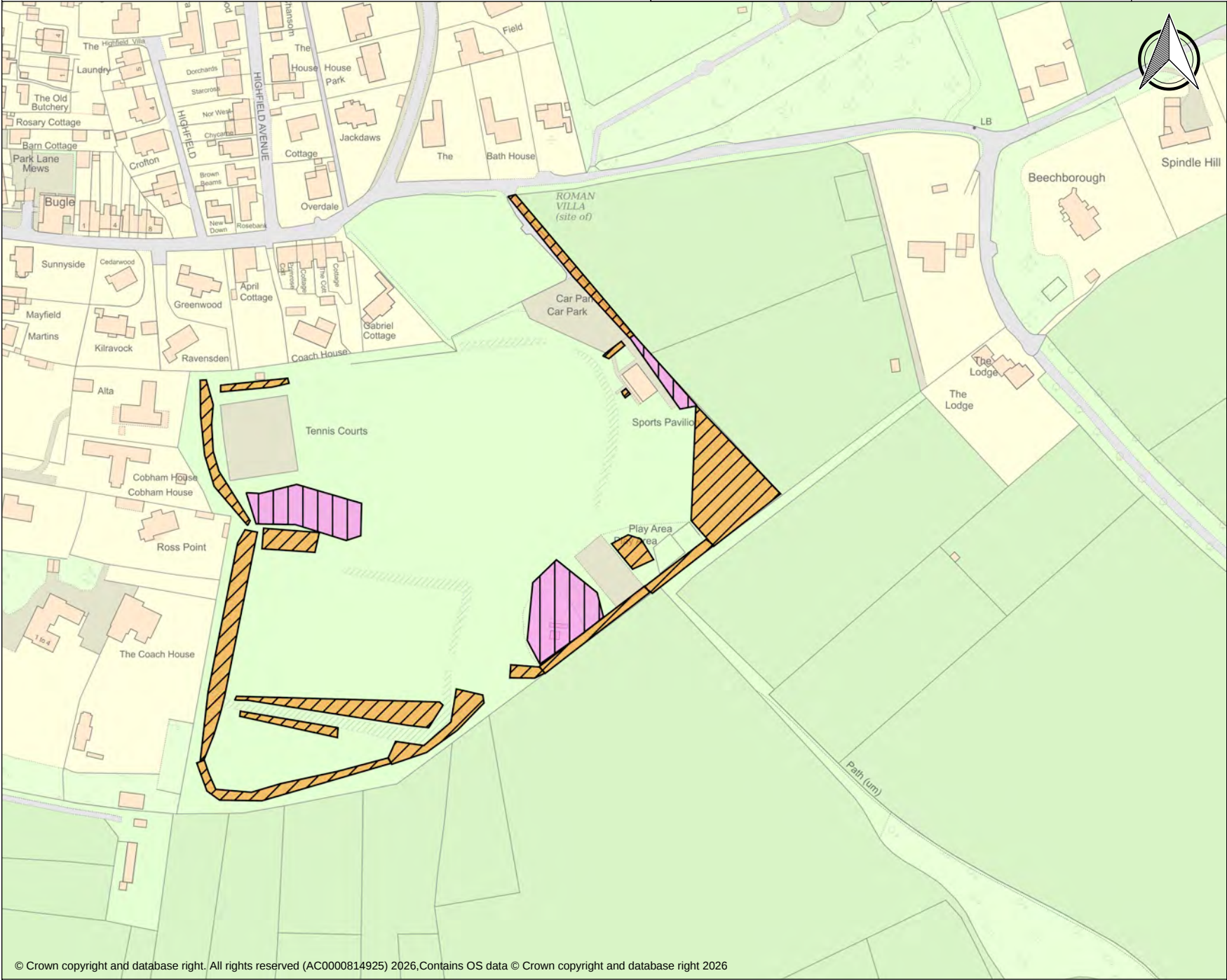


Parish



Tree Areas - Medium Public Access





- Parish
-  Tree Areas - Medium Public Access
 -  Tree Areas - High Public Access
 - 



the **play inspection** company

Annual Inspection

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Hunter Park (Twyford PC)

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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.

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.

Risk Assessment Matrix

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

Hunter Park (Twyford PC)

Inspection Ref: 3101333

Site Ref: 95403

Inspected: 31-May-2026 - 08:14 by Dom Park (RPII Annual Inspector)

Risk Assessment: 10 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:

Generally accessible - The area provides access to a range of users, including some people with disabilities; however, certain features may require reasonable assistance or adjustment to enable full use.

i 8 - Low Risk

Item: Site General
Manufacturer: Owner/Operator
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 4



Finding 1

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

Finding 3

There is weed / vegetation growth within the surface - Remove weed / vegetation growth

Finding 2

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

Finding 4

There is some minor damage to the surface - Monitor for any further deterioration and repair as required

i 5 - Very Low Risk

Item: Sign
Manufacturer: Not Identified
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

It is recommended that signage, with information including the site address, contact information for maintenance issues and emergency contact details are provided for the facility - Provide in accordance with the recommendations

i 4 - Very Low Risk

Item: Gate - Self Closing
Manufacturer: I.A.E. Fencing
Surface Type: Bonded Rubber Mulch
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 9 - Low Risk

Item: Fencing - Timber
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 3



Finding 1

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

Finding 3

There are a number of loose posts around the fence - Monitor for any further deterioration and reset as required

Finding 2

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

i 4 - Very Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
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 6 - Low Risk

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

Total Findings: 1



Finding 1

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

i 4 - Very Low Risk

Item: Picnic Table
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
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 10 - Low Risk

Item: 1 Bay 2 Seat Swing
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 8



Finding 1

The safety harness is not designed to be left on the seat as it presents a strangulation risk if not used as intended. The manufacturer advises that the harness is an accessory that comes to the play area with the supervisor and leaves with the supervisor. The harness is not to be left attached to the seat when not in use. - Remove harness

Finding 3

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

Finding 5

The shoulder harness can extend fully to the rear while in use and the chain or bar stop to prevent this may be missing - Refer to manufacturer's for correct installation

Finding 7

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 2

The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 - Monitor - No action given the risk assessment

Finding 4

The seats are too close to each other as defined in BS EN 1176 Part 2; this is a low risk failure and no remedial action is required - Monitor - No action given the risk assessment

Finding 6

The seat clearance from finished surface level to the underside of the seat is too low and does not meet the requirements of BS EN 1176 Part 2 (350mm minimum clearance required) - Adjust seat height/s (400mm-500mm is recommended)

Finding 8

There is some wear to the shackles. - Monitor for any further deterioration and replace when 40% worn

i 8 - Low Risk

Item: Sand Box
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A
Life Expectancy: 3 - 5 Years
Total Findings: 1



Finding 1

Sand is migrating on to the surrounding surface which may become slippery - Clean and maintain

i 8 - Low Risk

Item: Free Standing Slide
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 3



Finding 1

The fixings have corroded excessively - Replace all corroded fixings

Finding 2

Bolt cap cover/s missing or damaged - Replace

Finding 3

There is / are toggle entrapment/s present in contravention of the recommendations set out in BS EN 1176 Part 1 - Monitor - No action given the risk assessment

i 6 - Low Risk

Item: Spring See-Saw
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 3 - 5 Years
Total Findings: 1



Finding 1

This item is satisfactory - no work required -

i 8 - Low Risk

Item: Multi Play (Junior)
Manufacturer: A.E.Evans
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 3



Finding 1

There is/are finger entrapment/s in the slide starting section and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers - Remove the entrapments

Finding 2

The timber has a number of splits/shakes or air cracks and this may affect the stability or allow water ingress which will accelerate the rotting process. Timber splits may also create rough / splintering edges. - Monitor, sand down any rough edges and ensure the splits do not cross through fixing points of the structure and/or cause any instability

Finding 3

The unit is easily accessible and should have the appropriate barriers installed to meet the requirements of BS EN 1176 Part 1 as the height of the unit exceeds 600mm - Monitor - No action given the risk assessment

i 8 - Low Risk

Item: Climbing Frame
Manufacturer: Not Identified
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 1



Finding 1

There is some minor damage to the surface - Monitor for any further deterioration and repair as required

i 8 - Low Risk

Item: 1 Bay 2 Seat (Flat)
Manufacturer: Not Identified
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 3



Finding 1

The chain openings are in excess of the 8.6mm as recommended by BS EN 1176 - Monitor - No action given the risk assessment

Finding 2

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

Finding 3

The surface is lifting at the edges and creating trip points - Repair perimeter of surfacing to remove trip points

i 6 - Low Risk

Item: Table Tennis
Manufacturer: HeBlad
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: N/A
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

This item is satisfactory - no work required -

i 6 - Low Risk

Item: Multi Use Games Area (MUGA)
Manufacturer: Not Identified
Surface Type: Bitmac
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: N/A
Life Expectancy: >10 Years
Total Findings: 3



Finding 1

A clearly visible facility sign should be provided in a prominent position with the wording as detailed BS EN 15312 - the equipment is not intended for children less than 3 years old - the warning - Do not climb on the framework or nets - the warning - Do not hang on the ring (if provided) - the warning - Do not wear rings or other jewellery - name and telephone number of the administrator - number to call in case of accident - Provide signage to BS EN 15312

Finding 3

There are projecting bolt thread(s) present - Remove excess thread length and deburr or provide cap

Finding 2

There is/are finger entrapments in the mesh and the item fails to meet the requirements of BS EN 15312 Clause 4.4.2.2 Entrapment of fingers - Monitor - No action given the risk assessment

i 8 - Low Risk

Item: Traverse Wall
Manufacturer: Not Identified
Surface Type: Woodchip
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 2



Finding 1

The safety surface is low and the membrane is exposed creating trip points - Remove or resecure the exposed membrane and top up the surface to the correct level

Finding 2

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

i 8 - Low Risk

Item: Log Climber
Manufacturer: Dylan Group Ltd
Surface Type: Woodchip
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: No
Life Expectancy: >10 Years
Total Findings: 6



Finding 1

The depth of the loose fill surfacing is lower than the recommended depth specified in BS EN 1176; the free height of fall of the equipment is less than 2.0m and a minimum of 300mm depth should be provided (including an extra 100mm to allow for compaction and displacement as per BS EN 1176 Part 1 - Table 4) - Top up loose fill surfacing to recommended levels

Finding 3

The timber edging forms a projecting obstacle / hard object within the falling space of the equipment, in contravention of the requirements of BS EN 1176 Part 1 - Top up loose fill to level with the edging

Finding 5

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

Finding 2

There are falls in excess of 600mm between adjacent components on the structure, in contravention of the recommendations set out in BS EN 1176 Part 1; 4.2.8.4 - Monitor - No action given the risk assessment

Finding 4

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

Finding 6

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

i 8 - Low Risk

Item: Basket Swing - Type 1
Manufacturer: Playdale Playgrounds Ltd
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 3



Finding 1

Swings of this design should have a secondary safety mechanism fitted to prevent collapse of the seat in the event of a joint failure to comply with BS EN 1176 Part 2, however this swing was installed prior to the standards being updated in 2018 and the manufacturer has confirmed that the joint was independently cycle tested by BSi - Monitor use and check the joint and fixing security regularly

Finding 3

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

Finding 2

Bolt cap cover/s missing or damaged - Replace

i 4 - Very Low Risk

Item: Play Panel
Manufacturer: Hand Made Places
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: N/A
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

This item is satisfactory - no work required -

i 8 - Low Risk

Item: Musical Instrument
Manufacturer: Inclusive Play
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: N/A
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

The area around the item has eroded and may become slippery - Reinstate eroded area

i 4 - Very Low Risk

Item: Sign
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 6 - Low Risk

Item: Sit Up Station
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 2



Finding 1

There are post protectors around the timber posts that are preventing the inspector from thoroughly testing for signs of decay and we are unable to verify the condition of the posts in these locations. NOTE - timber rot / decay is possible even with the post protectors in place - Refer to manufacturer inspection / maintenance recommendations

Finding 2

The item is slightly loose in its foundations - Monitor for any further deterioration and repair as required

i 8 - Low Risk

Item: Ability Bench
Manufacturer: Not Identified
Surface Type: Mixed Surface
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 3 - 5 Years
Total Findings: 2



Finding 1

The edges of the grass mat surface are raised / lifting above the surrounding surface - Secure edges of grass mats as per the API Code of Practice to remove trip hazards

Finding 2

The area around the item has eroded and may become slippery - Reinststate eroded area

i 6 - Low Risk

Item: Hurdles
Manufacturer: Not Identified
Surface Type: Grass
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 3 - 5 Years
Total Findings: 2



Finding 1

There are post protectors around the timber posts that are preventing the inspector from thoroughly testing for signs of decay and we are unable to verify the condition of the posts in these locations. NOTE - timber rot / decay is possible even with the post protectors in place - Refer to manufacturer inspection / maintenance recommendations

Finding 2

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

i 8 - Low Risk

Item: Pull Up Station
Manufacturer: Not Identified
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 3 - 5 Years
Total Findings: 5



Finding 1

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinstate as required

Finding 3

There are post protectors around the timber posts that are preventing the inspector from thoroughly testing for signs of decay and we are unable to verify the condition of the posts in these locations. NOTE - timber rot / decay is possible even with the post protectors in place - Refer to manufacturer inspection / maintenance recommendations

Finding 5

Cable ties are present and there are sharp projecting ends - Remove

Finding 2

There are gaps opening between the grass mat tiles - Provide additional ties or secure / reinstate surface

Finding 4

The timber has a number of splits/shakes or air cracks and this may affect the stability or allow water ingress which will accelerate the rotting process. Timber splits may also create rough / splintering edges. - Monitor, sand down any rough edges and ensure the splits do not cross through fixing points of the structure and/or cause any instability

i 8 - Low Risk

Item: Parallel Bars
Manufacturer: Not Identified
Surface Type: Grass Matrix Tiles
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: 3 - 5 Years
Total Findings: 3



Finding 1

The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. - Reinstate as required

Finding 3

There are post protectors around the timber posts that are preventing the inspector from thoroughly testing for signs of decay and we are unable to verify the condition of the posts in these locations. NOTE - timber rot / decay is possible even with the post protectors in place - Refer to manufacturer inspection / maintenance recommendations

Finding 2

There is some strimmer / machinery damage apparent on the posts, this can penetrate the preservative applied to the timber and accelerate the rotting process - Monitor for any deterioration (rot) and replace as required

Findings information

8 - Low Risk (Finding 1)			
Item:	Ancillary Items - Site General	Risk Level:	L - Low Risk
Manufacturer:	Owner/Operator	Surface:	N/A
			
			
Finding: There is moderate damage to the surface		Action: Repair the damaged areas of surfacing	

i 8 - Low Risk (Finding 2)

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

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



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

Action: Clean and treat appropriately

i 6 - Low Risk (Finding 3)

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

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



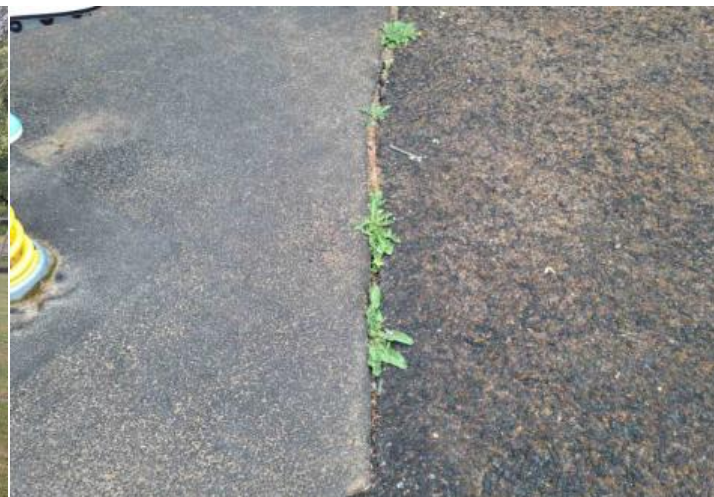
Finding: There is weed / vegetation growth within the surface

Action: Remove weed / vegetation growth

i 4 - Very Low Risk (Finding 4)

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

Risk Level: V - Very Low Risk
Surface: N/A



Finding: There is some minor damage to the surface

Action: Monitor for any further deterioration and repair as required

i 5 - Very Low Risk (Finding 1)

Item: Ancillary Items - Sign
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: N/A



Finding: It is recommended that signage, with information including the site address, contact information for maintenance issues and emergency contact details are provided for the facility

Action: Provide in accordance with the recommendations

i 6 - Low Risk (Finding 1)

Item: Fences - Fencing - Timber
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: There is some evidence of rot in the timber

Action: Monitor for any further deterioration and replace as required

i 9 - Low Risk (Finding 2)

Item: Fences - Fencing - Timber
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: There are areas or parts of the timber on the structure that have rotted

Action: Replace all affected timbers

i 6 - Low Risk (Finding 3)

Item: Fences - Fencing - Timber
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: There are a number of loose posts around the fence

Action: Monitor for any further deterioration and reset as required

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Litter Bin
Manufacturer: Not Identified

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 10 - Low Risk (Finding 1)

Item: Swings - 1 Bay 2 Seat Swing
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The safety harness is not designed to be left on the seat as it presents a strangulation risk if not used as intended. The manufacturer advises that the harness is an accessory that comes to the play area with the supervisor and leaves with the supervisor. The harness is not to be left attached to the seat when not in use.

Action: Remove harness

i 5 - Very Low Risk (Finding 2)

Item: Swings - 1 Bay 2 Seat Swing
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: Bonded Rubber Mulch



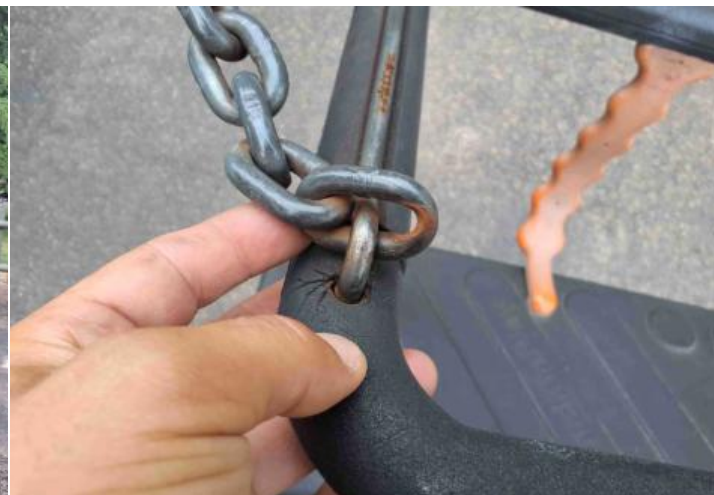
Finding: The chain openings are in excess of the 8.6mm as recommended by BS EN 1176

Action: Monitor - No action given the risk assessment

i 6 - Low Risk (Finding 3)

Item: Swings - 1 Bay 2 Seat Swing
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



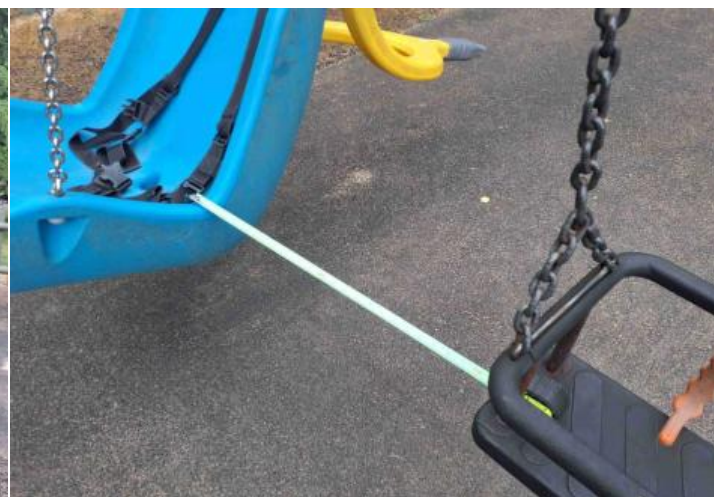
Finding: There is some notable evidence of chain wear

Action: Monitor for any further deterioration and replace when 40% worn

i 6 - Low Risk (Finding 4)

Item: Swings - 1 Bay 2 Seat Swing
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The seats are too close to each other as defined in BS EN 1176 Part 2; this is a low risk failure and no remedial action is required

Action: Monitor - No action given the risk assessment

 10 - Low Risk (Finding 5)			
Item: Swings - 1 Bay 2 Seat Swing		Risk Level: L - Low Risk	
Manufacturer: Not Identified		Surface: Bonded Rubber Mulch	
			
Finding: The shoulder harness can extend fully to the rear while in use and the chain or bar stop to prevent this may be missing		Action: Refer to manufacturer's for correct installation	

i 10 - Low Risk (Finding 6)

Item: Swings - 1 Bay 2 Seat Swing
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The seat clearance from finished surface level to the underside of the seat is too low and does not meet the requirements of BS EN 1176 Part 2 (350mm minimum clearance required)

Action: Adjust seat height/s (400mm-500mm is recommended)

i 6 - Low Risk (Finding 7)

Item: Swings - 1 Bay 2 Seat Swing
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 6 - Low Risk (Finding 8)

Item: Swings - 1 Bay 2 Seat Swing
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



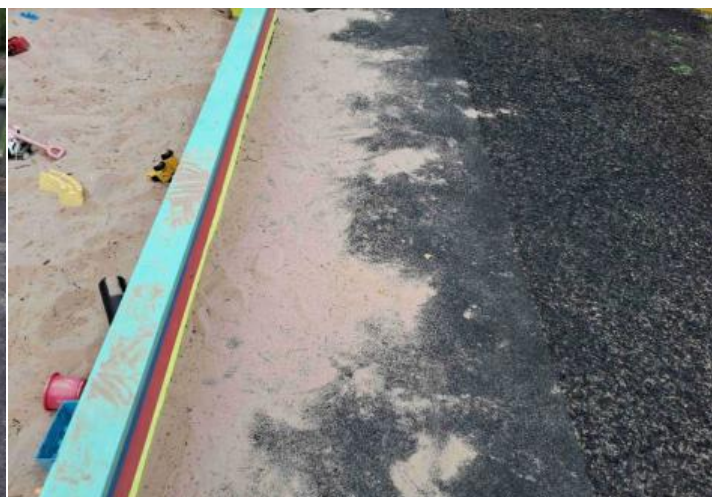
Finding: There is some wear to the shackles.

Action: Monitor for any further deterioration and replace when 40% worn

i 8 - Low Risk (Finding 1)

Item: Other - Sand Box
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: Sand is migrating on to the surrounding surface which may become slippery

Action: Clean and maintain

i 8 - Low Risk (Finding 1)

Item: Other - Free Standing Slide
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The fixings have corroded excessively

Action: Replace all corroded fixings

i 4 - Very Low Risk (Finding 2)

Item: Other - Free Standing Slide
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: Bonded Rubber Mulch



Finding: Bolt cap cover/s missing or damaged

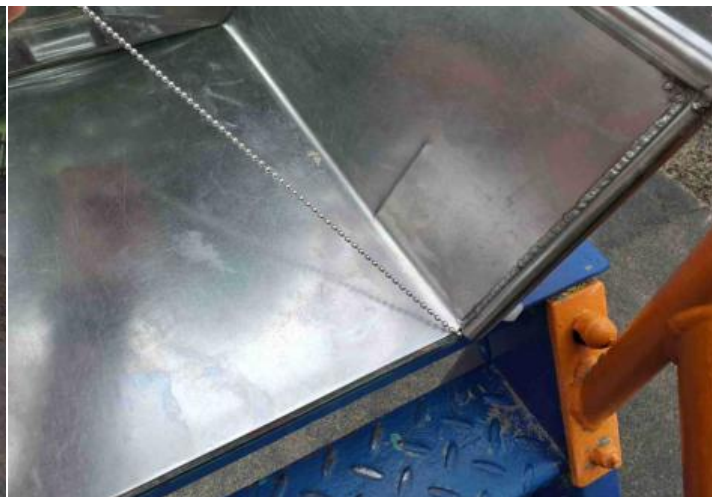
Action: Replace



5 - Very Low Risk (Finding 3)

Item: Other - Free Standing Slide
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: Bonded Rubber Mulch



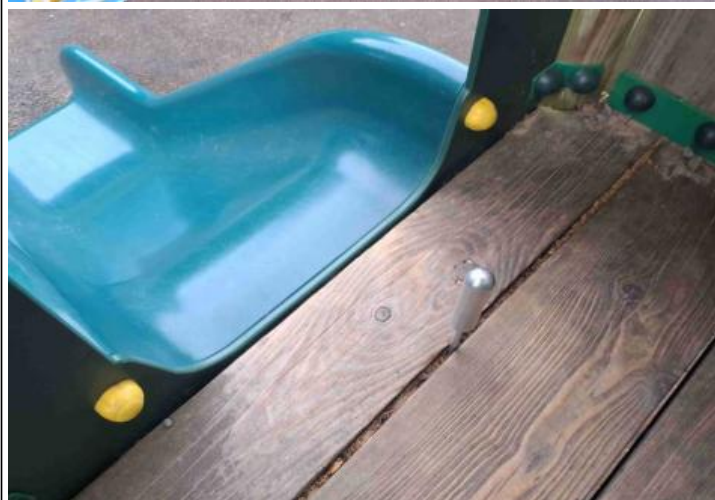
Finding: There is / are toggle entrapment/s present in contravention of the recommendations set out in BS EN 1176 Part 1

Action: Monitor - No action given the risk assessment

i 8 - Low Risk (Finding 1)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: A.E.Evans

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



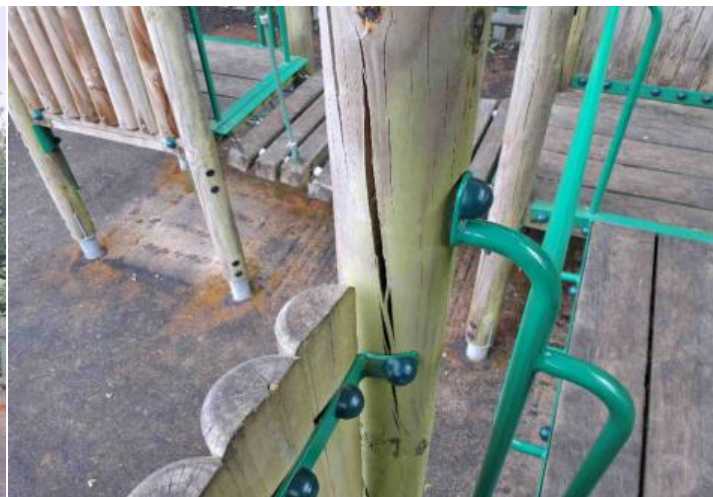
Finding: There is/are finger entrapment/s in the slide starting section and the item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.6 Entrapment of fingers

Action: Remove the entrapments

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: A.E.Evans

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The timber has a number of splits/shakes or air cracks and this may affect the stability or allow water ingress which will accelerate the rotting process. Timber splits may also create rough / splintering edges.

Action: Monitor, sand down any rough edges and ensure the splits do not cross through fixing points of the structure and/or cause any instability

i 6 - Low Risk (Finding 3)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: A.E.Evans

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The unit is easily accessible and should have the appropriate barriers installed to meet the requirements of BS EN 1176 Part 1 as the height of the unit exceeds 600mm

Action: Monitor - No action given the risk assessment

i 8 - Low Risk (Finding 1)

Item: Activity Equipment - Climbing Frame
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: There is some minor damage to the surface

Action: Monitor for any further deterioration and repair as required

i 5 - Very Low Risk (Finding 1)

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

Risk Level: V - Very Low Risk
Surface: Wet Pour



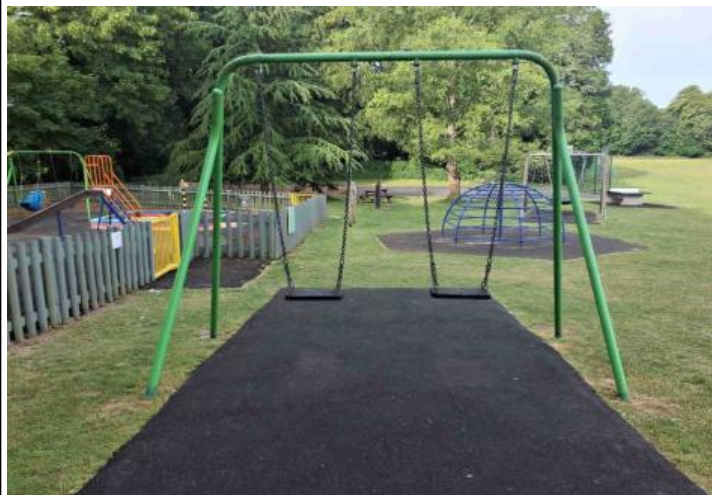
Finding: The chain openings are in excess of the 8.6mm as recommended by BS EN 1176

Action: Monitor - No action given the risk assessment

i 6 - Low Risk (Finding 2)

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

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: There is some notable evidence of chain wear

Action: Monitor for any further deterioration and replace when 40% worn

i 8 - Low Risk (Finding 3)

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

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The surface is lifting at the edges and creating trip points

Action: Repair perimeter of surfacing to remove trip points

i 5 - Very Low Risk (Finding 1)

Item: Multi Use Games Area - Multi Use Games Area (MUGA)
Manufacturer: Not Identified

Risk Level: V - Very Low Risk

Surface: Bitmac



Finding: A clearly visible facility sign should be provided in a prominent position with the wording as detailed BS EN 15312 - the equipment is not intended for children less than 3 years old - the warning - Do not climb on the framework or nets - the warning - Do not hang on the ring (if provided) - the warning - Do not wear rings or other jewellery - name and telephone number of the administrator - number to call in case of accident

Action: Provide signage to BS EN 15312

i 5 - Very Low Risk (Finding 2)

Item: Multi Use Games Area - Multi Use Games Area (MUGA)
Manufacturer: Not Identified

Risk Level: V - Very Low Risk

Surface: Bitmac



Finding: There is/are finger entrapments in the mesh and the item fails to meet the requirements of BS EN 15312 Clause 4.4.2.2 Entrapment of fingers

Action: Monitor - No action given the risk assessment

i 6 - Low Risk (Finding 3)

Item: Multi Use Games Area - Multi Use Games Area (MUGA)
Manufacturer: Not Identified

Risk Level: L - Low Risk

Surface: Bitmac



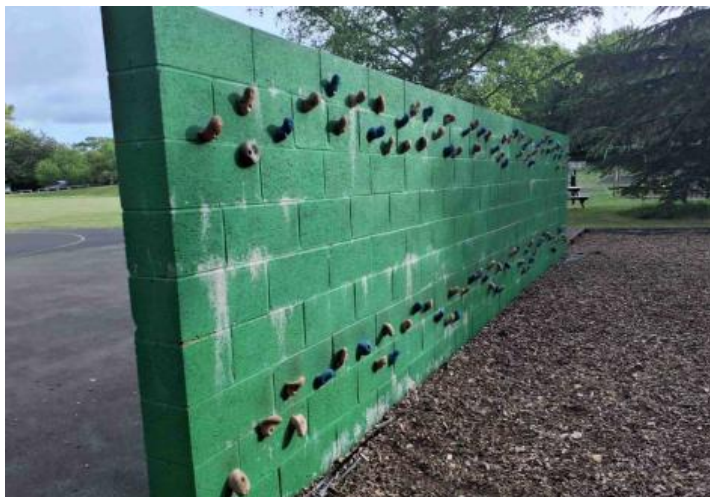
Finding: There are projecting bolt thread(s) present

Action: Remove excess thread length and deburr or provide cap

i 8 - Low Risk (Finding 1)

Item: Activity Equipment - Traverse Wall
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Woodchip



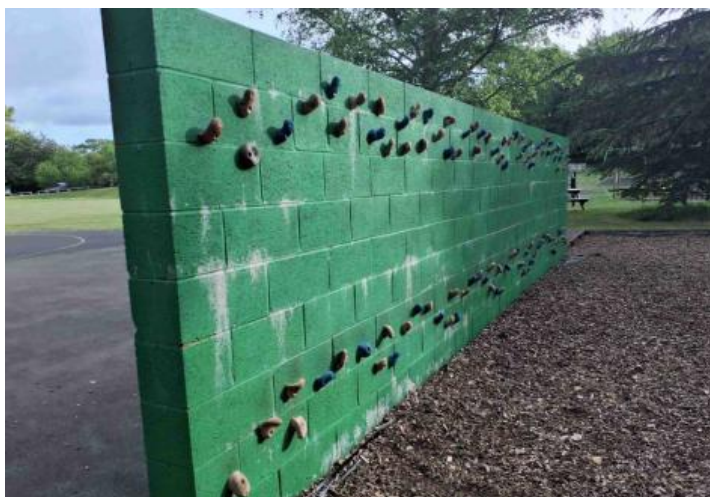
Finding: The safety surface is low and the membrane is exposed creating trip points

Action: Remove or resecure the exposed membrane and top up the surface to the correct level

i 8 - Low Risk (Finding 2)

Item: Activity Equipment - Traverse Wall
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Woodchip



Finding: The surface has eroded and the foundations are exposed

Action: Reinstate surrounding surfaces to cover the foundations

i 8 - Low Risk (Finding 1)

Item: Activity Equipment - Log Climber
Manufacturer: Dylan Group Ltd

Risk Level: L - Low Risk
Surface: Woodchip



Finding: The depth of the loose fill surfacing is lower than the recommended depth specified in BS EN 1176; the free height of fall of the equipment is less than 2.0m and a minimum of 300mm depth should be provided (including an extra 100mm to allow for compaction and displacement as per BS EN 1176 Part 1 - Table 4)

Action: Top up loose fill surfacing to recommended levels

i 8 - Low Risk (Finding 2)

Item: Activity Equipment - Log Climber
Manufacturer: Dylan Group Ltd

Risk Level: L - Low Risk
Surface: Woodchip



Finding: There are falls in excess of 600mm between adjacent components on the structure, in contravention of the recommendations set out in BS EN 1176 Part 1; 4.2.8.4

Action: Monitor - No action given the risk assessment

i 8 - Low Risk (Finding 3)

Item: Activity Equipment - Log Climber
Manufacturer: Dylan Group Ltd

Risk Level: L - Low Risk
Surface: Woodchip



Finding: The timber edging forms a projecting obstacle / hard object within the falling space of the equipment, in contravention of the requirements of BS EN 1176 Part 1

Action: Top up loose fill to level with the edging

i 6 - Low Risk (Finding 4)

Item: Activity Equipment - Log Climber
Manufacturer: Dylan Group Ltd

Risk Level: L - Low Risk
Surface: Woodchip



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

Action: Secure all loose fixings

i 8 - Low Risk (Finding 5)

Item: Activity Equipment - Log Climber
Manufacturer: Dylan Group Ltd

Risk Level: L - Low Risk
Surface: Woodchip



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

Action: Secure all loose fixings

6 - Low Risk (Finding 6)

Item: Activity Equipment - Log Climber
Manufacturer: Dylan Group Ltd

Risk Level: L - Low Risk
Surface: Woodchip



Finding: There is some evidence of rot in the timber

Action: Monitor for any further deterioration and replace as required

4 - Very Low Risk (Finding 1)

Item: Swings - Basket Swing - Type 1
Manufacturer: Playdale Playgrounds Ltd

Risk Level: V - Very Low Risk
Surface: Bonded Rubber Mulch



Finding: Swings of this design should have a secondary safety mechanism fitted to prevent collapse of the seat in the event of a joint failure to comply with BS EN 1176 Part 2, however this swing was installed prior to the standards being updated in 2018 and the manufacturer has confirmed that the joint was independently cycle tested by BSi

Action: Monitor use and check the joint and fixing security regularly

i 4 - Very Low Risk (Finding 2)

Item: Swings - Basket Swing - Type 1
Manufacturer: Playdale Playgrounds Ltd

Risk Level: V - Very Low Risk
Surface: Bonded Rubber Mulch



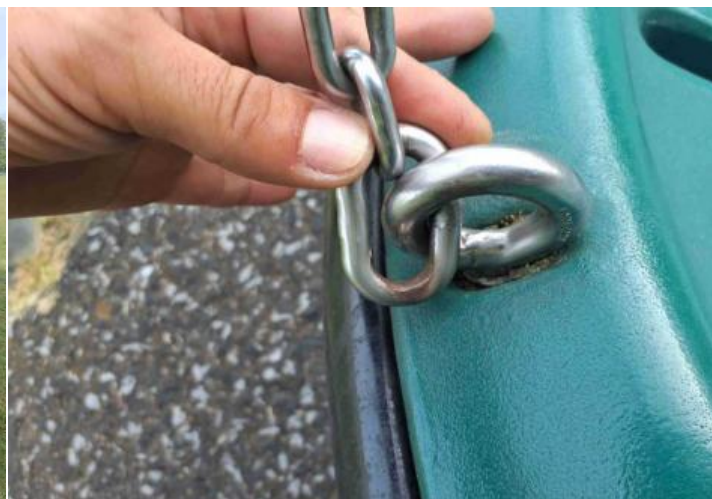
Finding: Bolt cap cover/s missing or damaged

Action: Replace

i 8 - Low Risk (Finding 3)

Item: Swings - Basket Swing - Type 1
Manufacturer: Playdale Playgrounds Ltd

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: There is some notable evidence of chain wear

Action: Monitor for any further deterioration and replace when 40% worn

i 8 - Low Risk (Finding 1)

Item: Other - Musical Instrument
Manufacturer: Inclusive Play

Risk Level: L - Low Risk
Surface: Grass



Finding: The area around the item has eroded and may become slippery

Action: Reinststate eroded area

i 0 - Risk Assessment not Undertaken (Finding 1)

Item: Outdoor Fitness Equipment - Sit Up Station
Manufacturer: Not Identified

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



Finding: There are post protectors around the timber posts that are preventing the inspector from thoroughly testing for signs of decay and we are unable to verify the condition of the posts in these locations. NOTE - timber rot / decay is possible even with the post protectors in place

Action: Refer to manufacturer inspection / maintenance recommendations

i 6 - Low Risk (Finding 2)

Item: Outdoor Fitness Equipment - Sit Up Station **Risk Level:** L - Low Risk
Manufacturer: Not Identified **Surface:** Grass



Finding: The item is slightly loose in its foundations

Action: Monitor for any further deterioration and repair as required

i 8 - Low Risk (Finding 1)

Item: Outdoor Fitness Equipment - Ability Bench **Risk Level:** L - Low Risk
Manufacturer: Not Identified **Surface:** Mixed Surface



Finding: The edges of the grass mat surface are raised / lifting above the surrounding surface

Action: Secure edges of grass mats as per the API Code of Practice to remove trip hazards

i 8 - Low Risk (Finding 2)

Item: Outdoor Fitness Equipment - Ability Bench
Manufacturer: Not Identified
Risk Level: L - Low Risk
Surface: Mixed Surface



Finding: The area around the item has eroded and may become slippery

Action: Reinststate eroded area

i 0 - Risk Assessment not Undertaken (Finding 1)

Item: Outdoor Fitness Equipment - Hurdles
Manufacturer: Not Identified
Risk Level: N - Risk Assessment not Undertaken
Surface: Grass



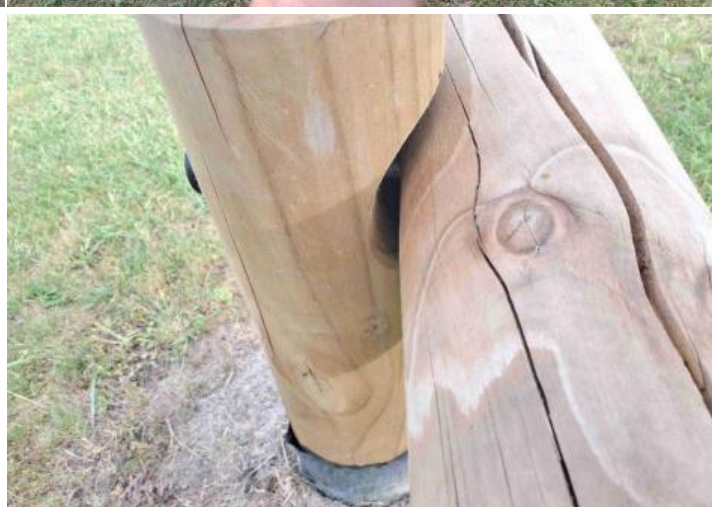
Finding: There are post protectors around the timber posts that are preventing the inspector from thoroughly testing for signs of decay and we are unable to verify the condition of the posts in these locations. NOTE - timber rot / decay is possible even with the post protectors in place

Action: Refer to manufacturer inspection / maintenance recommendations

i 6 - Low Risk (Finding 2)

Item: Outdoor Fitness Equipment - Hurdles
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 1)

Item: Outdoor Fitness Equipment - Pull Up Station
Manufacturer: Not Identified

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



Finding: The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet. **Action:** Reinstate as required

i 6 - Low Risk (Finding 2)

Item: Outdoor Fitness Equipment - Pull Up Station
Manufacturer: Not Identified

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



Finding: There are gaps opening between the grass mat tiles **Action:** Provide additional ties or secure / reinstate surface

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Outdoor Fitness Equipment - Pull Up Station

Risk Level: N - Risk Assessment not Undertaken

Manufacturer: Not Identified

Surface: Grass Matrix Tiles



Finding: There are post protectors around the timber posts that are preventing the inspector from thoroughly testing for signs of decay and we are unable to verify the condition of the posts in these locations. NOTE - timber rot / decay is possible even with the post protectors in place

Action: Refer to manufacturer inspection / maintenance recommendations

i 8 - Low Risk (Finding 4)

Item: Outdoor Fitness Equipment - Pull Up Station

Risk Level: L - Low Risk

Manufacturer: Not Identified

Surface: Grass Matrix Tiles



Finding: The timber has a number of splits/shakes or air cracks and this may affect the stability or allow water ingress which will accelerate the rotting process. Timber splits may also create rough / splintering edges.

Action: Monitor, sand down any rough edges and ensure the splits do not cross through fixing points of the structure and/or cause any instability

6 - Low Risk (Finding 5)

Item: Outdoor Fitness Equipment - Pull Up Station

Risk Level: L - Low Risk

Manufacturer: Not Identified

Surface: Grass Matrix Tiles



Finding: Cable ties are present and there are sharp projecting ends

Action: Remove

8 - Low Risk (Finding 1)

Item: Outdoor Fitness Equipment - Parallel Bars

Risk Level: L - Low Risk

Manufacturer: Not Identified

Surface: Grass Matrix Tiles



Finding: The grass mats are silted up, the soil is compacted and the area will become very slippery when the soil is wet.

Action: Reinstate as required

i 6 - Low Risk (Finding 2)

Item: Outdoor Fitness Equipment - Parallel Bars
Manufacturer: Not Identified

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



Finding: There is some strimmer / machinery damage apparent on the posts, this can penetrate the preservative applied to the timber and accelerate the rotting process

Action: Monitor for any deterioration (rot) and replace as required

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Outdoor Fitness Equipment - Parallel Bars
Manufacturer: Not Identified

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



Finding: There are post protectors around the timber posts that are preventing the inspector from thoroughly testing for signs of decay and we are unable to verify the condition of the posts in these locations. NOTE - timber rot / decay is possible even with the post protectors in place

Action: Refer to manufacturer inspection / maintenance recommendations



the **play inspection** company

Annual Inspection

Winchester City Council

Northfield (Twyford PC)

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API Associate



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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.

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.

Risk Assessment Matrix

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

Northfield (Twyford PC)

Inspection Ref: 3101332

Site Ref: 95402

Inspected: 31-May-2026 - 06:53 by Dom Park (RPII Annual Inspector)

Risk Assessment: 10 Low Risk



Location:

The site is partially overlooked by properties in the local community

Disabled Access:

Some accessible features - The area includes limited accessible elements; however, aspects of the layout, surfacing, or equipment may present barriers to use for some people with disabilities without reasonable adjustments or assistance.

i 5 - Very Low Risk

Item: Sign
Manufacturer: Not Identified
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



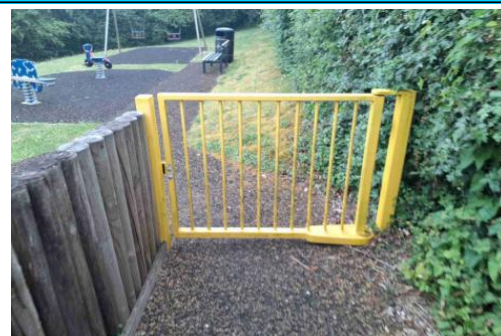
Finding 1

It is recommended that signage, with information including the site address, contact information for maintenance issues and emergency contact details are provided for the facility - Provide in accordance with the recommendations

i 4 - Very Low Risk

Item: Gate - Self Closing
Manufacturer: I.A.E. Fencing
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

Insert/s missing or damaged - Replace

i 8 - Low Risk

Item: Fencing - Timber
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 3



Finding 1

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

Finding 2

There are a number of loose posts around the fence - Monitor for any further deterioration and reset as required

Finding 3

The fence is severely damaged in places - Repair or replace all affected sections

i 6 - Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

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

i 4 - Very Low Risk

Item: Bench
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 2
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 1



Finding 1

This item is satisfactory - no work required -

i 4 - Very Low Risk

Item: Litter Bin
Manufacturer: Glasdon
Surface Type: Bonded Rubber Mulch
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 6 - Low Risk

Item: Spring See-Saw
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 5 -10 Years
Total Findings: 1



Finding 1

The end of handgrips and/or footrests have a cross section of less than 15cm² and fail to meet the requirements of BS EN 1176 Part 6 - Monitor - No action given the risk assessment

i 6 - Low Risk

Item: Spring Bike
Manufacturer: 3D Program
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 3 - 5 Years
Total Findings: 3



Finding 1

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

Finding 2

Bolt cap cover/s missing or damaged - Replace

Finding 3

The end of handgrips and/or footrests have a cross section of less than 15cm² and fail to meet the requirements of BS EN 1176 Part 6 - Monitor - No action given the risk assessment

i 10 - Low Risk

Item: 1 Bay 2 Seat (Cradle)
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 4



Finding 1

The split pins are missing from the shackles - Insert split pins to secure the shackles

Finding 3

The Anti Wrap bearings are dry and not moving freely - Lubricate bearings in accordance with the manufacturers recommendations

Finding 2

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

Finding 4

The fixings have corroded excessively - Replace all corroded fixings

i 8 - Low Risk

Item: Multi Play (Junior)
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: >10 Years
Total Findings: 6



Finding 1

The item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.2 for head and neck entrapment in the bridge - Remove entrapments

Finding 3

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

Finding 5

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

Finding 2

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 action given the risk assessment

Finding 4

Insert/s missing or damaged - Replace

Finding 6

There is some wear to the shackles - Monitor for any further deterioration and replace when 40% worn

i 10 - Low Risk

Item: Basket Swing - Type 1
Manufacturer: Not Identified
Surface Type: Bonded Rubber Mulch
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes
Life Expectancy: 3 - 5 Years
Total Findings: 4



Finding 1

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

Finding 3

The seat clearance from finished surface level to the underside of the seat is too low and does not meet the requirements of BS EN 1176 Part 2 (350mm minimum clearance required) - Adjust seat height/s (400mm-500mm is recommended)

Finding 2

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

Finding 4

The connecting links are in excess of 8.6mm and less than 12mm and fail the requirements of BS EN 1176 Part 1; clause 4.2.13, Chains - Monitor - No action given the risk assessment

i 8 - Low Risk

Item: Basketball Post
Manufacturer: Not Identified
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: N/A
Life Expectancy: 5 -10 Years
Total Findings: 4



Finding 1

The free space between the backboard and the framework is less than 600mm and fails the requirements of BS EN15312:2007 +A1 2010 - Monitor - No action given the risk assessment

Finding 3

The item is slightly loose in its foundations - Monitor for any further deterioration and repair as required

Finding 2

The net has some minor damage - Monitor for any further deterioration and replace as required

Finding 4

The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding - Treat affected areas and repaint

i 8 - Low Risk

Item: Football Goal
Manufacturer: Harrod
Surface Type: Grass
Item Quantity: 2
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 2



Finding 1

NB: We have undertaken a maintenance inspection only of the football goal(s); full load testing falls outside the scope of our inspection. - Implement load testing as required

Finding 2

The area around the item has eroded and may become slippery - Reinstate eroded area

Findings information

5 - Very Low Risk (Finding 1)			
Item:	Ancillary Items - Sign	Risk Level:	V - Very Low Risk
Manufacturer:	Not Identified	Surface:	N/A
			
Finding: It is recommended that signage, with information including the site address, contact information for maintenance issues and emergency contact details are provided for the facility		Action: Provide in accordance with the recommendations	

i 4 - Very Low Risk (Finding 1)

Item: Gates - Gate - Self Closing
Manufacturer: I.A.E. Fencing

Risk Level: V - Very Low Risk
Surface: Bonded Rubber Mulch



Finding: Insert/s missing or damaged

Action: Replace

 8 - Low Risk (Finding 1)			
Item: Fences - Fencing - Timber		Risk Level: L - Low Risk	
Manufacturer: Not Identified		Surface: Bonded Rubber Mulch	
			
			
Finding: There are areas or parts of the timber on the structure that have rotted		Action: Replace all affected timbers	

i 8 - Low Risk (Finding 2)

Item: Fences - Fencing - Timber
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The fence is severely damaged in places

Action: Repair or replace all affected sections

i 6 - Low Risk (Finding 3)

Item: Fences - Fencing - Timber
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: There are a number of loose posts around the fence

Action: Monitor for any further deterioration and reset as required

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The paint is flaking off the metalwork

Action: Rub down and re-paint

i 6 - Low Risk (Finding 1)

Item: Rocking Equipment - Spring See-Saw
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The end of handgrips and/or footrests have a cross section of less than 15cm² and fail to meet the requirements of BS EN 1176 Part 6

Action: Monitor - No action given the risk assessment

i 6 - Low Risk (Finding 1)

Item: Rocking Equipment - Spring Bike
Manufacturer: 3D Program

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The paintwork on the spring has been damaged or worn exposing the metal underneath which is rusting
Action: Treat any rusting components and repaint

i 4 - Very Low Risk (Finding 2)

Item: Rocking Equipment - Spring Bike
Manufacturer: 3D Program

Risk Level: V - Very Low Risk
Surface: Bonded Rubber Mulch



Finding: Bolt cap cover/s missing or damaged
Action: Replace

6 - Low Risk (Finding 3)

Item: Rocking Equipment - Spring Bike
Manufacturer: 3D Program

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The end of handgrips and/or footrests have a cross section of less than 15cm² and fail to meet the requirements of BS EN 1176 Part 6
Action: Monitor - No action given the risk assessment

10 - Low Risk (Finding 1)

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

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The split pins are missing from the shackles
Action: Insert split pins to secure the shackles

i 6 - Low Risk (Finding 2)

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

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: There is some notable evidence of chain wear

Action: Monitor for any further deterioration and replace when 40% worn

i 6 - Low Risk (Finding 3)

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

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The Anti Wrap bearings are dry and not moving freely

Action: Lubricate bearings in accordance with the manufacturers recommendations

i 8 - Low Risk (Finding 4)

Item:	Swings - 1 Bay 2 Seat (Cradle)	Risk Level:	L - Low Risk
Manufacturer:	Not Identified	Surface:	Bonded Rubber Mulch

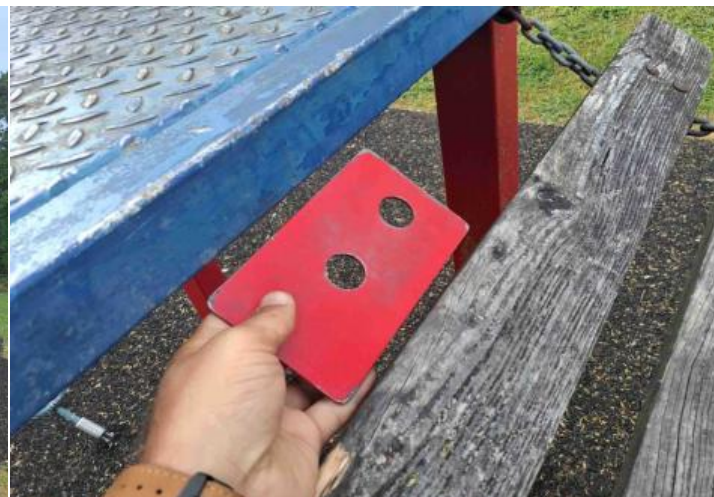


Finding:	The fixings have corroded excessively	Action:	Replace all corroded fixings
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i 8 - Low Risk (Finding 1)

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

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.2 for head and neck entrapment in the bridge

Action: Remove entrapments

i 6 - Low Risk (Finding 2)

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

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



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 action given the risk assessment

i 6 - Low Risk (Finding 3)

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

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 4 - Very Low Risk (Finding 4)

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

Risk Level: V - Very Low Risk
Surface: Bonded Rubber Mulch



Finding: Insert/s missing or damaged

Action: Replace

i 6 - Low Risk (Finding 5)

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

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: There is some evidence of rot in the timber

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 6)

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

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: There is some wear to the shackles

Action: Monitor for any further deterioration and replace when 40% worn

i 6 - Low Risk (Finding 1)

Item: Swings - Basket Swing - Type 1
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: There is some evidence of rot in the timber

Action: Monitor for any further deterioration and replace as required

i 10 - Low Risk (Finding 2)

Item: Swings - Basket Swing - Type 1
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: There are areas or parts of the timber on the structure that have rotted

Action: Replace all affected timbers

i 8 - Low Risk (Finding 3)

Item: Swings - Basket Swing - Type 1
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Bonded Rubber Mulch



Finding: The seat clearance from finished surface level to the underside of the seat is too low and does not meet the requirements of BS EN 1176 Part 2 (350mm minimum clearance required)

Action: Adjust seat height/s (400mm-500mm is recommended)

i 5 - Very Low Risk (Finding 4)

Item: Swings - Basket Swing - Type 1
Manufacturer: Not Identified

Risk Level: V - Very Low Risk
Surface: Bonded Rubber Mulch



Finding: The connecting links are in excess of 8.6mm and less than 12mm and fail the requirements of BS EN 1176 Part 1; clause 4.2.13, Chains

Action: Monitor - No action given the risk assessment

i 8 - Low Risk (Finding 1)

Item: Multi Use Games Area - Basketball Post
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Wet Pour



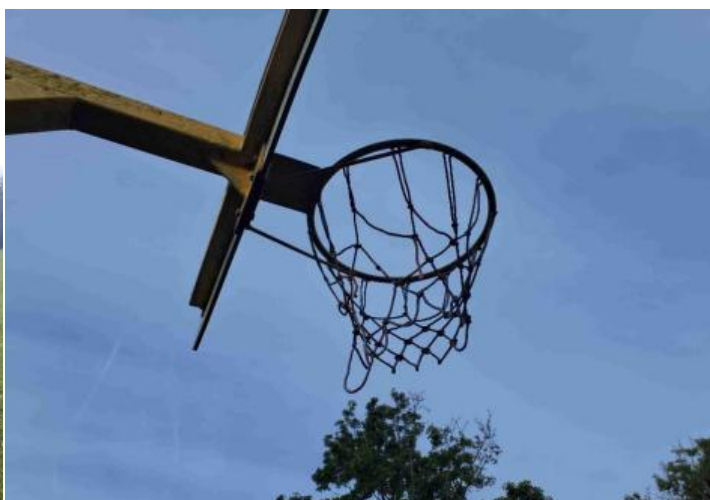
Finding: The free space between the backboard and the framework is less than 600mm and fails the requirements of BS EN15312:2007 +A1 2010

Action: Monitor - No action given the risk assessment

i 6 - Low Risk (Finding 2)

Item: Multi Use Games Area - Basketball Post
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The net has some minor damage

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 3)

Item: Multi Use Games Area - Basketball Post
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The item is slightly loose in its foundations

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 4)

Item: Multi Use Games Area - Basketball Post
Manufacturer: Not Identified

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting / corroding

Action: Treat affected areas and repaint

i 0 - Risk Assessment not Undertaken (Finding 1)

Item: Multi Use Games Area - Football Goal
Manufacturer: Harrod

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



Finding: NB: We have undertaken a maintenance inspection only of the football goal(s); full load testing falls outside the scope of our inspection.

Action: Implement load testing as required

i 8 - Low Risk (Finding 2)

Item: Multi Use Games Area - Football Goal
Manufacturer: Harrod

Risk Level: L - Low Risk
Surface: Grass



Finding: The area around the item has eroded and may become slippery

Action: Reinstate eroded area