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# *PLAY AREA SAFETY INSPECTION REPORT*

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## CORFE CASTLE PARISH COUNCIL

Park Name: West st. Play Area.  
Location: West st. Corfe Castle BH20 5HQ  
*///bride.conducted.pounding*

Inspection undertaken June 2023  
This report issued July 4<sup>th</sup> 2023

This report is an independent safety & condition assessment of above the sites and equipment therein produced by;

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## REPORT NOTES

The British Standard for Play Equipment Manufacture, Installation & Maintenance is UKEN 1176:2008/2017/19 in parts. It supersedes 1176:1998 which was withdrawn on 31 May 2009. The standard for Safety Surfacing is BSEN 1177. Operators and providers are advised that equipment conforming to EN 1176 requires regular maintenance. Guidance on this and appropriate inspection, maintenance and operation schedules are contained within BS EN 1176-7:2008.

National standards have been published by BSI on children's playground equipment since BS 3178 was first issued in 1959, this standard concentrated on specifications for specific types of equipment. It was replaced in 1979 by BS 5696 which switched focus to a design and safety approach. Playground equipment not complying with the various standards and revisions should not automatically be considered as being unsafe or to require replacement.

Goalposts are examined in this report in accordance with the revised guidelines published in BSEN16579:2018 or BS EN 748. Goalposts not complying with this revision should not automatically be considered as being unsafe or to require replacement.

MUGA's are examined in this report in accordance with guidelines published in BSEN15312:2007 + A1:2010 (Free access multi-sports equipment). Games areas not complying with this guidance should not automatically be considered as being unsafe or to require replacement.

Compliance with a British Standard cannot confer immunity from legal obligations and operators of play areas are required to ensure that their provision meets the statutory legal requirements of The Health & Safety at Work, etc. Act 1974.2. (HSWA), The Management of Health & Safety at Work Regulations 1999 (MHSW) and The Occupiers Liability Act 1957.

In accordance with the above regulations a risk assessment is used to determine what controls may be necessary or identify those in that are in place. This report will recommend actions where appropriate and includes a record of the risk assessments. Any actions identified will be assumed to be the responsibility of the site operator unless otherwise identified. (See Appendix 1-Risk Table).

**The inspection and the subsequent report will examine, but are not limited to:**

- The general environment surrounding the play area/equipment and the approach(es) to the equipment, detailing any issues that may affect the operators' duty of care under HSWA/MHSW/OLA.
- The condition and nature of the safety surfacing (if any) and its compliance with BSEN 1177 detailing any issues that require the operators' attention also detailing any issues that may affect the operators' duty of care under HSWA/MHSW/OLA
- The condition of the equipment and its compliance with the standards and guidelines shown above detailing any issues that require the operators' attention also detailing any issues that may affect the operators' duty of care under HSWA/MHSW/OLA
- The installation of the play equipment and its compliance with the standards and guidelines above also detailing any issues that may affect the operators' duty of care under HSWA/MHSW/OLA
- An inspection of previous reports (where available) and any actions taken as a result of those reports or that remain outstanding at the date of this inspection.
- The general compliance of the equipment with the standards and guidelines above including verification of manufacturers certification where provided.
- If required, and where possible, it may be necessary to dismantle elements. Sealed units will not be opened but will be subjected to detailed scrutiny.

Time constraints indicated on this report are from the date of issue of the report. Any items considered to be of immediate need of rectification will have been notified in advance of publication.

## Table of Contents

|                                                         |           |
|---------------------------------------------------------|-----------|
| REPORT NOTES.....                                       | 2         |
| <b>1 OVERVIEW.....</b>                                  | <b>5</b>  |
| Location Picture.....                                   | 6         |
| <b>2 ANCILLARIES &amp; EQUIPMENT RISK FINDINGS.....</b> | <b>7</b>  |
| <b>3 DETAILED RECOMMENDATIONS.....</b>                  | <b>9</b>  |
| <b>4 SPECIFIC FINDINGS.....</b>                         | <b>10</b> |
| 4.1 Twin Tower with Slide .....                         | 11        |
| 4.2 Wicksteed Rocking Horse See-Saw.....                | 12        |
| 4.3 Wicksteed 2 Bay Swing Set .....                     | 13        |
| 4.4 Wicksteed Non-Bump See-Saw.....                     | 14        |
| 4.5 SMP Multi-play unit.....                            | 15        |
| 4.6 Wicksteed Rotaplay.....                             | 16        |
| 4.7 Taylor Made Toddler Duo.....                        | 17        |
| 4.8 Fahr Baa (Sheep) Springer.....                      | 18        |
| 4.9 MUGA Goal End .....                                 | 19        |
| 4.10 Fencing & Gates.....                               | 20        |
| 4.11 Goal.....                                          | 21        |
| 4.12 Signage.....                                       | 22        |
| 4.13 Seating .....                                      | 23        |
| 4.14 Ancillaries .....                                  | 24        |
| <b>5. COSTS .....</b>                                   | <b>25</b> |
| <b>APPENDIX 1. RISK TABLE.....</b>                      | <b>26</b> |



# 1 OVERVIEW

This a small, but reasonably popular, playground next to a busy footpath on the route to school and so gets used in the mornings. The play site is overlooked by nearby housing and access is via a car park in a cul-de-sac and the adjacent field. The nearest roads are not adjacent to the play area. .

The surfacing is Bonded Rubber Mulch on the newer items and rubber tiles and grass mats on the older equipment and as such is suitable for the equipment installed and satisfies BSEN 1177 standard and requires no additional testing.

The Play Area occupies an area of approximately 750m<sup>2</sup> (50m x 15m)

The adjoining recreation area is approximately 4500m<sup>2</sup> (78m X 58m)

The overall risk for at the time of the inspection was Low.

## Location Picture



## 2 ANCILLARIES & EQUIPMENT RISK FINDINGS

| Ancillaries                                                   |                |                    |                 |                                                                  |                    |
|---------------------------------------------------------------|----------------|--------------------|-----------------|------------------------------------------------------------------|--------------------|
| No.                                                           | Item           | Condition          | Risk/Risk Level | Control / Control required                                       | By When            |
| 1                                                             | Fencing        | Requires attention | 6 /Low          | Keep suitably maintained / Repair damaged sections near car park | Ongoing / 6 months |
| 2                                                             | Signage        | Satisfactory       | 2 /Low          | Keep suitably maintained                                         | Ongoing            |
| 3                                                             | Gates          | Satisfactory       | 2 /Low          | Keep suitably maintained                                         | Ongoing            |
| 4                                                             | Bin            | Satisfactory       | 2 /Low          | Keep suitably maintained                                         | Ongoing            |
| 5                                                             | Benches        | Satisfactory       | 3 /Low          | Keep suitably maintained                                         | Ongoing            |
| 6                                                             | Picnic Table   | Satisfactory       | 2 /Low          | Keep suitably maintained                                         | Ongoing            |
| 7                                                             | Safety Surface | Satisfactory       | 4 /Low          | Keep suitably maintained                                         | Ongoing            |
| <b>Overall Risk For Ancillary Items at time of inspection</b> |                |                    |                 | <b>Low</b>                                                       | <b>3</b>           |

| Play Equipment                                          |                   |                    |                 |                                                    |          |
|---------------------------------------------------------|-------------------|--------------------|-----------------|----------------------------------------------------|----------|
| No.                                                     | Item              | Condition          | Risk/Risk Level | Control / Control required                         | By When  |
| 8                                                       | AF Play Tower     | Satisfactory       | 6 /Low          | Keep suitably maintained /Monitor                  | Ongoing  |
| 9                                                       | Rocking Horse     | Satisfactory       | 3 /Low          | Keep suitably maintained                           | Ongoing  |
| 10                                                      | Two bay Swing Set | Satisfactory       | 4 /Low          | Keep suitably maintained / Remove gateway shackles | Ongoing  |
| 11                                                      | Non-Bump Seesaw   | Satisfactory       | 3 /Low          | Keep suitably maintained                           | Ongoing  |
| 12                                                      | Multi Play        | Satisfactory       | 4 /Low          | Keep suitably maintained                           | Ongoing  |
| 13                                                      | Rotaplay          | Satisfactory       | 3 /Low          | Keep suitably maintained                           | Ongoing  |
| 14                                                      | Toddler Swing     | Requires attention | 6 /Low          | Cannot be maintained – Remove unit                 | 6 months |
| 15                                                      | Springer          | Satisfactory       | 4 /Low          | Keep suitably maintained                           | Ongoing  |
| 16                                                      | MUGA End          | Satisfactory       | 2 /Low          | Keep suitably maintained                           | Ongoing  |
| 17                                                      | Goal              | Satisfactory       | 2 /Low          | Keep suitably maintained                           | Ongoing  |
| <b>Overall Risk for Equipment at time of inspection</b> |                   |                    |                 | <b>Low</b>                                         | <b>4</b> |

| Environment                                                         |                   |                                                         |                 |                                                                    |          |
|---------------------------------------------------------------------|-------------------|---------------------------------------------------------|-----------------|--------------------------------------------------------------------|----------|
| No.                                                                 | Item              | Status                                                  | Risk/Risk Level | Control / Control required                                         | By When  |
| 18                                                                  | Access to traffic | Exit to footpath are some distance to the nearest road. | 4 /Low          | Maintain gates                                                     | Ongoing  |
| 19                                                                  | Layout            | Satisfactory                                            | 2 /Low          | Keep suitably maintained                                           | Ongoing  |
| 20                                                                  | Overlooked        | The site is overlooked                                  | 2 /Low          | There is good visibility of the site                               | N/A      |
| 21                                                                  | General Approach  | Satisfactory                                            | 2 /Low          | The approaches are clear and should be kept clear of obstructions. | Ongoing  |
| <b>Overall Risk for Environmental factors at time of inspection</b> |                   |                                                         |                 | <b>Low</b>                                                         | <b>3</b> |

### 3 DETAILED RECOMMENDATIONS

| Item | Issue                     | Recommendation                     |
|------|---------------------------|------------------------------------|
| 4.1  | Fall from height          | Monitor use for any reported falls |
| 4.3  | Gateway shackles can fail | Remove them                        |
| 4.7  | Beyond maintenance        | Remove                             |
| 4.9  | Powder coating failing    | Re-powder coat panels              |
| 4.10 | Damaged area by car park  | Repair /Tidy up broken sections    |
| 4.13 | Untreated timber          | Treat timbers                      |
| 4.13 | Unsupported tables        | Provide bases                      |



## 4 SPECIFIC FINDINGS

There are several items that are coming to the end of their useful life and plans should be made for their replacement.

The timber toddler swing is at the point where it could fail and should be removed.

Powder coating on the MUGA end is failing and given the location this means that it will corrode quickly. The panels are of a size where re-coating is a relatively inexpensive process, and this should be considered to protect the capital asset.

There are some potential issues around the height of various components on the Andy Frost unit and he has been approached for a manufacturers comment.

The surfacing on the two bay swing is in a poor state of repair. This could be removed entirely and laid to grass and rubber grass mat.

The Covid sign must be removed as there is no need for it, and it reduces the impact when such a warning is required.

There is an untidy and damaged section of fencing and old gateway near the parking area. This has the potential to cause minor injury and could also encourage anti-social behaviour by signalling an acceptance of neglect. It should be tidied up.

The picnic tables are twisting and causing additional load on the fixings as well as deforming the plastic. They will last much longer if installed onto solid bases.

Timbers should be regularly treated to prevent decay – the two benches are overdue for this.

Minor issues such as damaged bench, stops on the gate to prevent entrapment and adjusting the gate closest to the road exit so that it could be closed properly were all undertaken during the course of the inspection.

## 4.1 Twin Tower with Slide

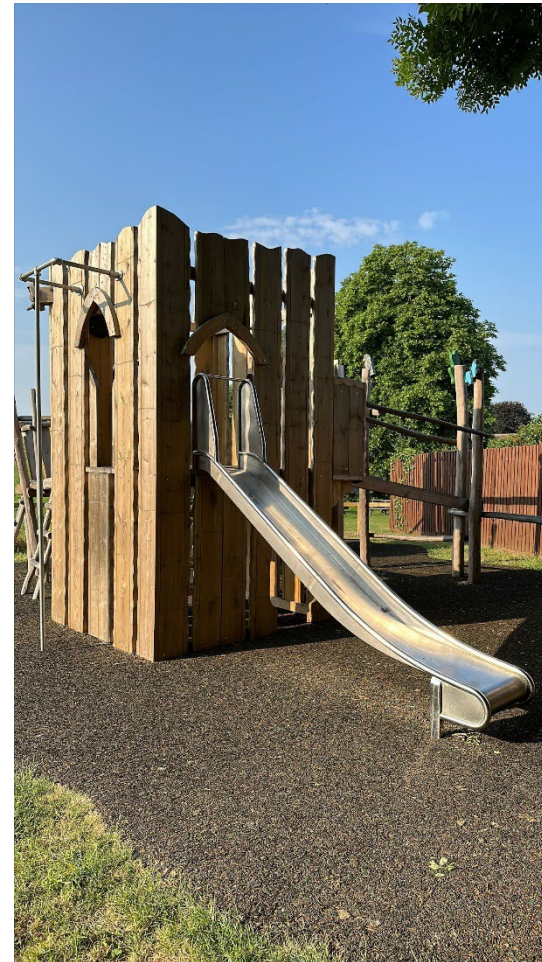
Item No. Bespoke Andy Frost Design

Manufactured: Sovereign Play 2015

CFH:1.7m

Safety Surface:

There are no significant issues with this unit. There are areas such as the climbing pole and the traversing bridge where adherence to the guidance in BS standard EN1176 is not strictly followed - but the unit is designed to be challenging and encourage a degree of risk taking and the impact absorbent surfacing is sufficient to limit the severity of any falls.





## 4.2 Wicksteed Rocking Horse See-Saw

Item No. 6060-011

Manufactured: Wicksteed Leisure

CFH: 1.1m

Safety Surface: Grass / Grassmat

There are no significant issues with this unit. It does not comply with BSEN1176 in various ways but is still being sold as seen by Wicksteed despite this. It has a demonstrable long and excellent safety history of over 40 years.

There is significant wear in the dampers and corrosion in the posts and so plans should be made to replace this unit over the next 2-3 years.





### 4.3 Wicksteed 2 Bay Swing Set

Item No. 6040-104

Manufactured: Wicksteed 2021/22

CFH: 1.45m

Safety Surface: EPDM Wetpour

Although this unit is in reasonable condition the surfacing is in poor condition. Wear patches have been cut in at some point but are now loose and easily lifted. Gateway shackles have been fitted to the flat seats and these could easily be removed to minimise risk of failure.

The twist on the basket ropes was addressed during the inspection. This unit is entirely serviceable and has many years left but plans should be made to renew the surfacing – grass with grassmats is quite suitable here.





#### 4.4 Wicksteed Non-Bump See-Saw

Item No. 6060-002

Manufactured: Wicksteed Leisure

CFH: 1.35m

Safety Surface: Grass / Grassmat

There are no significant issues with this item.

This is an older model of the version still sold, with the wooden deck and exposed posts. The unit contains an internal damping mechanism to prevent sudden jarring and this is wearing. The unit is rusting along its casing.

Plans should be made to replace this unit over the next 2-4 years.



## 4.5 SMP Multi-play unit

Item No. N/K

Manufactured: SMP

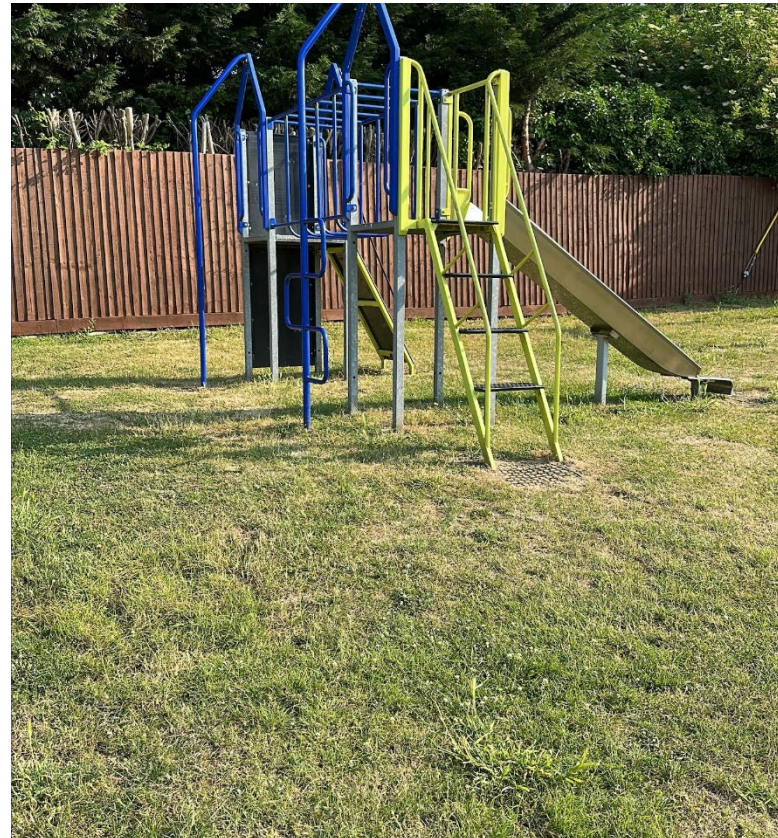
CFH: 1.5m

Safety Surface: Grass / Grassmat

There are no significant issues with this unit.

There is surface corrosion on some fittings and more extensive corrosion on some nuts. These should be monitored and replaced as necessary.

Previous reports have commented on unused fixing holes. These units were manufactured in component form with a number of possible configurations. The manufacturer ceased to exist many years ago and the holes are not an issue.





## 4.6 Wicksteed Rotaplay

Item No. 6020-020

Manufactured: Wicksteed

CFH: 0.1m

Safety Surface: Rubber tile

There are several minor issues with this unit.

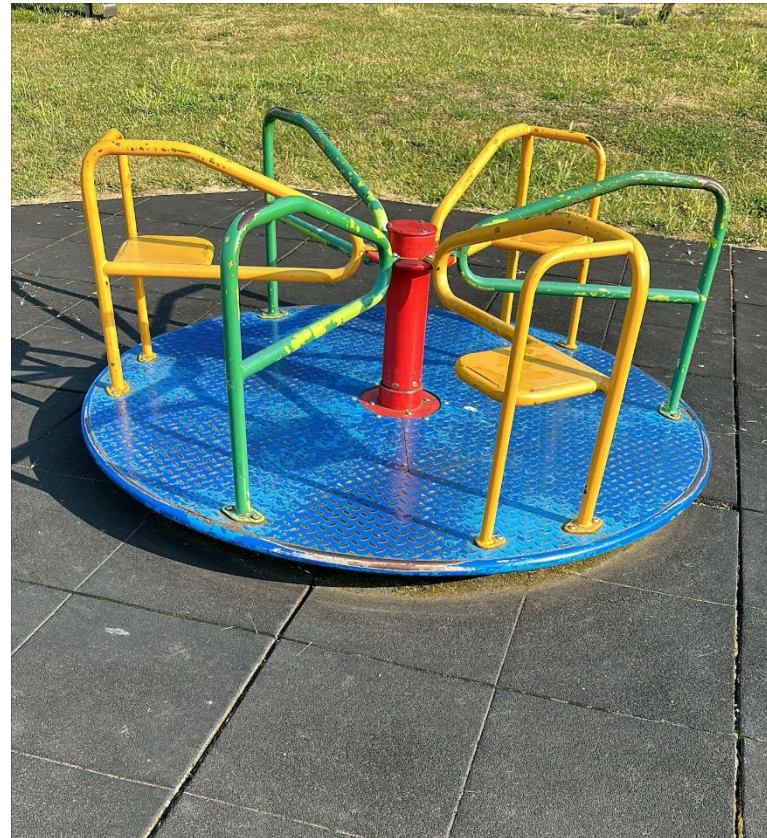
The fittings cannot be tightened on the handrails as they are seized.

The surfacing is worn but does not impact on safety.

There is some lateral movement suggestive of bearing wear. However, this unit and its parts are no longer manufactured. Units with limited bearing wear may persist for many years. If the wear becomes excessive then plans will need to be made to replace it.

There is quite significant corrosion on the spindle which is a load bearing element and there is a probability that this will be present in areas that are not visible.

Plans should be made to replace this unit in 1-5 years.



## 4.7 Taylor Made Toddler Duo

Item No. 0803

Manufactured: Taylor Made (David Taylor)

CFH: 0.6m

Safety Surface: Grass mats / grass

There are various issues with this unit.

The wooden posts installed into the ground will have significant decay.

The seats have internal corrosion and require replacement.

There is corrosion on the bearing bar.

The timber is decaying and splitting around the crossbar supports and these could easily fail.

There are no repairs possible on this unit and it has come to the end of its useful life.

Plans should be made to replace it within the next 6 months.  
There is space here for a replacement unit.





## 4.8 Fahr Baa (Sheep) Springer

Item No. FS2007

Manufactured: Fahr Industries

CFH: 0.6m

Safety Surface: Grass mats / grass

The item was slightly loose in its mountings but was tightened during the inspection.

There is corrosion on the mounting plate, but the body is sound. The mounting plate, spring, and buried ground frame are all replaceable when required. Currently it should be monitored and may need repairs within the next 18 months to two years.

There are no other significant issues.





## 4.9 MUGA Goal End

Item No. n/k

Manufactured: n/k

CFH: n/a

Safety Surface: Grass mats / grass

There are no significant issues with this item other than the failure of the powder coating. This is fairly inexpensive to remedy and it is worth contacting a local provider to quote for this. As an asset the unit comprises a significant investment and with the correct protection against corrosion will last a further 25 years.

The manufacturer should be identified – normally rebound panels would be expected behind the hoop and backboard but these are not present. It may be that they are missing or were never fitted. If fitted they would improve the play value.



The item has no fall height and cannot be climbed. There is no forced movement and therefore no finger entrapment.



## 4.10 Fencing & Gates

Both gates were fitted with spacers during the inspection and are otherwise in reasonable condition.

The right-hand gate was adjusted to close correctly.

The post and rail fence with mesh infill is in reasonable condition.

There is a timber feather edge fence in good condition to the rear.

There is a section of fencing in a state of disrepair next to the parking area which could pose a minor hazard.





## 4.11 Goal

There is a single 21 x 7 socketed goal in the recreation area.  
This is untreated with significant surface corrosion.  
Deflection is within expected norms but the goal predates the current standards.  
There are no obvious issues.



## 4.12 Signage

There is clear sign displaying operator & emergency contact details and location information and this is displayed in several locations.

There is a sign for Covid Controls which should be removed.

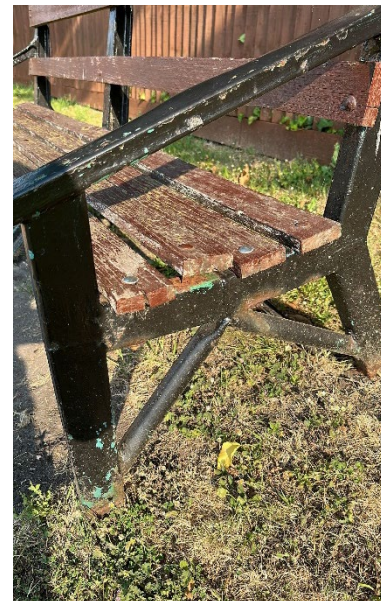




## 4.13 Seating

There are three picnic tables of reclaimed plastic. These could do with being set on firmer bases as they becoming distorted by being placed on uneven ground which in turn is loosening the fixings.

There are two wooden benches on metal frame. A lath on one bench was loose and reattached during the inspection. Both benches are in need of a preservative treatment.





## 4.14 Ancillaries

There is stone built shelter with cast seating. There are no obvious issues with this structure.

There is a refuse bin adjacent to the shelter and there are no obvious issues with the bin.



## 5. COSTS

| Item | Issues                    | Recommendation (s)                              | Supply Only | Supply & fit |
|------|---------------------------|-------------------------------------------------|-------------|--------------|
| 4.3  | Gateway shackles can fail | Remove, Fit standard shackles and adjust chains |             | £25          |



## APPENDIX 1. RISK TABLE

| Severity |               |
|----------|---------------|
| 1        | Minor         |
| 2        | Moderate      |
| 3        | Serious       |
| 4        | Major         |
| 5        | Life Changing |

| Probability |                 |
|-------------|-----------------|
| 1           | Highly Unlikely |
| 2           | Low Likelihood  |
| 3           | Possible        |
| 4           | Likely          |
| 5           | Highly Likely   |

|          |   | Probability |    |    |    |    |
|----------|---|-------------|----|----|----|----|
|          |   | 1           | 2  | 3  | 4  | 5  |
| Severity | 1 | 1           | 2  | 3  | 4  | 5  |
|          | 2 | 2           | 4  | 6  | 8  | 10 |
|          | 3 | 3           | 6  | 9  | 12 | 15 |
|          | 4 | 4           | 8  | 12 | 16 | 20 |
|          | 5 | 5           | 10 | 15 | 20 | 25 |

| RISK SCORING |             |                                                                                                                                                                                                                                                                                                           |
|--------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1-6          | Low Risk    | There is a very low likelihood of any injury. At the upper end of the scale there may be more risk to very young or vulnerable users                                                                                                                                                                      |
| 8-16         | Medium Risk | There is an increased possibility of injury and control measures may be required to reduce the likelihood or severity of injury. At the upper end of the scale there may be a need for increased control measures or access restrictions and monitoring and maintenance requirements may be more frequent |
| 20-25        | High Risk   | The likelihood of significant injury is close to certain and use of the equipment or play area should be curtailed immediately. Measures must be in place to prevent further use until corrective action has been completed                                                                               |