

Estates Manager's Report to the Environment and Community Committee Meeting to be held on Tuesday 5th March 2024

Item 1. Grounds Maintenance General

1/1 General

To **NOTE**;

- Following the successful grant application for 'Greening Your High Street' with £3,500 awarded, the works to improve the biodiversity at the front of the Station Road Halls will be carried out in between May - October 2024; Works will include x2 bug hotels at Cranleigh Court Road junction, borders at front of Parish Hall, YMCA window boxes, living flat roofs at YMCA and Parish Hall, bird & insect boxes & water butts to YMCA and Parish Hall;
- Tree/shrub planting to complete the Weca phase 1 & 2 projects will be carried out during March 2024;
- The Localism contract from 2024-2027 is being reviewed including the dog bin service included. (Delegated powers granted at January 2024 E&C meeting)

1/2 Graffiti & Litter

To **NOTE** graffiti was identified at Peg Hill Skate Park. This was removed immediately due to the offensive words used and was reported to the police.

1/3 SGC Streeting Cleaning and Maintenance Work for Town and Parish Council's; An Update

To **NOTE** further correspondence has been sent South Gloucestershire Council asking that the cycle hoops at Station Road (outside Tesco Express) be relocated.

1/4 Station Road -Transport Changes

Following correspondence sent to South Gloucestershire Council, advising that Councillors Nicola Clarke, Cheryl Kirby, Karl Tomasin, Tony Sharp and Chris Willmore will be Yate Town Council representatives for 'Station Road Transport Changes' meeting, a date confirming a meeting is awaited following their original response below:

'I am so sorry for the delay in confirming the position on this. We are undertaking additional technical investigation work to help us understand the available options to present. We don't have a definitive

timescale for finalising those options at the moment but would anticipate something by spring. We will update you when we have more.

In the meantime, if you have any questions or concerns do drop me know.'

Item 2. Open Space (Abbotswood, Cambrian/Halifax Rd, Covid/Dedicated Fruit Tree Orchard Memorial, Wellington Rd, Goose Green, Longs Drive, Lye Field, Millside, Poole Court to Mound, Rodford Playing Field, St. Marys Green, Tyler's Field, Witches Hat, Yate Rocks)

2/1 Abbotswood

To **NOTE**;

- Abbotswood Community Coordinator has asked to meet with officers and members to discuss proposals to install a piece of art work at Abbotswood, something bright and beautiful that the community will see and can be part of designing, that also honours people that have made an impact in the local area. First conversations are suggesting some form of art piece that has a delicate memorial element to it. Something on stilts (like the xylophone), which has a painted backdrop with places where memorial plaques can be added. E.g. A bunch of sunflowers, where memorial plaques can be placed on the leaves. They have 4 people they would like to commemorate but would also like to have some blank plaques left in stock, so it can be added to. To agree who will meet to discuss this proposal with the Abbotswood Community Coordinator.
- Letters are being sent to residents and shop owners to remind them of good practice in keeping the rear of the shops clean and tidy, all waste to go in collection bins and no fly tipping.

2/2 Covid/Dedicated Fruit Tree Orchard Memorial

To **NOTE** due to the inclement wet weather, a wildflower margin has been rescheduled to be planted March.

2/3 Eastfield Drive; Grass Verge Opposite Leechpool Way

To **NOTE**;

- Yate Town Council has received £8,000 from South Gloucestershire Council which was transferred from National Grid). An application to

the Secretary of State to formally name this project 'Queen Elizabeth II Wildlife Garden' will be made;

- Due to the extremely wet weather, works have been delayed until March 2024.

2/4 St Mary's Green

To **NOTE** that further to an incident involving a car and bollard at the entrance to the car park, the Town Council insurers were contacted and they have confirmed that no liability lies with Yate Town Council so this matter is closed from a Town Council point of view.

With regards to replacement of the St Mary's School owned bollard, we are awaiting confirmation from the school as they are dealing with their insurers.

Item 3. Parks (Brinsham Fields and Lake and Kingsgate Park)

3/1 Brinsham Fields and Lake

To **NOTE** a request to widen the footpaths around the park has been received from a member of public. The request was based on the paths being too narrow for users with prams/buggies to walk side-by-side and therefore having to walk on the wet ground during autumn/winter.

Investigation into widening the paths or sections are being made. The vision will be reviewed later this year and this item will be added, for consultation with members and the friends group if we are to proceed including costs etc.

3/2 Kingsgate Park

To **NOTE**;

- Officers and Members continue to work with South Gloucestershire Council and the local police regarding vehicles abandoned outside the park on private land;
- Works to upgrade the toilet doors (including locking system) at Kingsgate Park are still awaited. The contractor has been advised that these works must be completed by Easter 2024;
- Investigation for an electric hook-up point in Kingsgate Park for the ice cream van has been identified by a South Gloucestershire Council Tree Officer who has been to site and looked into this. Further meetings have been held with South Gloucestershire Council and contractors regarding the power supply works and hook-up point for the works. A quote has been received for the electrical works and the groundworks quote is awaited;

- A Coronation planting scheme will be planted in March/April 2024 around the Coronation Seat.

Item 4. Play Areas General (Abbotswood Play Area, Brinsham Play Area, Eggshill Lane Play Area, Howard Lewis Play Area, Kingsgate Play Area/Kickabout, Lye Field Kickabout, Longs Drive Play Area, Millside Play Zone, Millside Play Area, Peg Hill Skate Board and BMX Park, St. Marys Play Area, Tyndale Avenue Play Area, Wellington Road, Kickabout Area/Open Space, Witches Hat Play Area, Yate West Kickabout)

4/1 General

To **NOTE**;

- Annual RoSPA Inspections have been carried out during January 2024 Report of recommendations **Appendix 1**.
- The following play areas have been scheduled for painting in 2024 (the schedule may change due to inclement weather):
 - Halifax Road Kickabout (March);
 - Millside Kickabout (March);
 - Peg Hill Skate Park (April)
 - Tyndale Paly Area (April);
 - St. Mary's Play Area (May);
 - Brinsham Fields Play Area (May)

4/2 Play Areas Repair Log

To receive the Play Areas Repair Log **Appendix 2**.

4/3 Play Areas Refurbishment Rolling Programme

To **NOTE** that the refurbishment programme has been reviewed and a report is being completed and will be presented at the next Play Areas & Properties Project Steering Group meeting, and thereafter, at the following Environment and Community Committee meeting.

Item 5. Properties (Armadillo, Heritage Centre, Parish Hall, Poole Court, Pop Inn Café, YMCA)

5/1 General

To **NOTE**;

- Replacement LED lighting at Poole Court, Football Changing rooms and Sunnyside workshop is complete.

5/2 Armadillo

To **NOTE**;

- Quotes and specifications for an air conditioning system in the cinema room are being sourced (and then consultation with Councillor John Ford will take place before an order is placed);
- An Active Travel Grant application was successful and £500 awarded for bike locking stations. Due to delays at the manufacturing workshop regarding galvanising, delivery and installation is expected early March 2024.

5/3 Heritage Centre

To **NOTE**;

- A service to the Air Source Heat Pump has been carried out and no further works are required;
- The Wifi has been upgraded at the venue.

5/4 Parish Hall

To **NOTE** a faulty part on the boiler has been repaired.

5/5 Poole Court

To **NOTE** a fire drill was held at a recent Full Council meeting.

Item 6. Sports Facilities (Ball Court at Howard Lewis Play Area, Bowls Green and Pavilion, Sunnyside Sports Field, Common Playing Field and Changing Rooms, Sunnyside Tennis Courts, YOSC)

6/1 YOSC

To **NOTE**;

- Officers are working with YOSC Ltd to identify an accurate wishlist for capital and maintenance related works at YOSC. This will be shared with YTC's YOSC Project Steering Group members and will form part of the final YOSC Business Plan;
- Various short-term repairs have been made to the roof and are being monitored;

- YOSC Ltd has reported that the entrance walkway from the gate behind the all-weather pitch to the clubhouse is showing signs of deterioration. The specification of works is being amended on some advice from one of the companies and quotes being received. It is anticipated that these works will take place in March;
- Officers have received complaints from Brimsham Green School and YOSC Ltd regarding the condition of the gravel car park in relation to potholes and flooding. Correspondence has been sent to South Gloucestershire Council as this land is part of the TOCA agreement which has expired. Correspondence from Brimsham Green School has suggested that the soil bunds installed to act as a barrier for unauthorised encampments have aided with the flooding and have asked that they are removed or sufficient drainage system added. This is being investigated.
- An order has been placed to carry out repairs to the Pole Vault run-up caused by wear & tear.
- YOSC Ltd has requested permission for them to install flag/banners on some of the lighting columns on the approach rd. as well as a new sign at the main entrance to complex. This request has been sent to YTC's YOSC Project Steering Group for comment.

Item 7. Street Furniture (Dog Bins, Litter Bins, Noticeboards and Town Seats and Highway Planters)

To **NOTE** various street litter bins will be painted during spring.

Item 8. Vehicles and Machinery (Ford Ranger, Peugeot Boxer Tipper, Urbie, Renault Kangoo, Electric Vauxhall Combo)

To **NOTE**;

- An incident, where the Urbie made contact with another vehicle in the car park at Poole Court, has been referred to Learning Partnership West's insurers. The Urbie is still road legal and is in use weekly until repairs are completed;
- Learning Partnership West is arranging for a replacement T.V in the Urbie due to damage caused during their hirer period.

Item 9. Community Payback

To **NOTE** the group has completed ground maintenance works at Abbotswood, including scraping out between the mosaic block paving, back edging the

path/grass area front of the shops and litter picking of the area. They are now carrying out ground maintenance at the Witches Hat Play Area & Open Space, as well as back edging the path/grass areas.

Item 10. Estates Items for Discussion / Requiring Resolution or Recommendation to Full Council

The below items are on the main Clerk's Report for consideration

1.2 Yate & District Bowls Club Request

Yate and District Bowls Club have sent the following request:

We have just gone live with a new website www.yatebowlsclub.co.uk and wish to have a computer with monitor and printer available for members to use.

As the pavilion is open to outside bookings, it is advisable that we make these secure.

We may need to have a unit or the computer itself secured to the wall perhaps using a secure locking strap. We also would like to mount a monitor to the wall with a swivel mounting bracket.

Would this be acceptable? Would you prefer to do the work or should we get some qualified person to fit them?

The risk of theft is low but it is better to remove temptation.

I wait for your advice.

We would only require the units to be onsite during our hire period although, depending on how easy it is to remove, may ask if the monitor can remain throughout the year.

I await your consideration and advice.

Options to consider:

1. Accept the request for the duration of the Bowl's Club Licence, with conditions including for the Bowl's Club to arrange installation and security of the asset including all associated costs and cover the asset under the Bowl's Club insurance;
2. Decline the request based on security reasons.

1.3 Bleed Kits

To **NOTE** that bleed kits have been purchased and located inside the Armadillo and Poole Court for staff to use during first aid. It is also intended to purchase bleed kits for estates vehicles and for the events kit. Staff are being trained on use of bleed kits over the coming weeks.

Following a statement received from Association of Ambulance Chief Executives it is recommended that a specific risk assessment is carried out for additional equipment for the management of bleeding before procuring standalone bleed kits. The Community Safety Officer at SGC has also advised that Town and Parish Councils work with the local police on any proposals to purchase and install publicly accessible bleed kits.

Further to above information Community Heart Beat Trust have advised not to include bleed kits inside of defibrillator cabinets for the following reasons;

- There is no database of bleed kits but there is of defibrillators.
- The defibrillator will be decommissioned automatically if the bleed kit is used, preventing the defibrillator from use for a real life saving cardiac emergency.
- Similarly, the bleed kit will be decommissioned if the defibrillator is used.
- In a cardiac emergency, the bleed kit may be taken instead of the defibrillator accessories. It also causes confusion in a time constrained event. This has happened already.
- The defib may be taken to the incident, and due to the very large amounts of blood, may need a full decontamination afterwards (=£highcost), and the defibrillator being unavailable for several weeks potentially. A typical decontamination cost is between £250 and £500, and the owner, usually the community, will be expected to pay for this. This is on top of their regular defibrillator maintenance costs. The defibrillator will be away and unavailable whilst this happens, preventing its availability for rescues. Additional costs are incurred renting a temporary replacement.
- The defibrillator rescue kit may be taken by mistake, instead of the bleed kit. These are often labelled as First Aid kits. This has actually happened.
- This also increases the risk of the defibrillator being stolen, as the code for the cabinet is more widely advertised
- As bleed kits are medical devices, they too must have a full governance system and regular checks. An ambulance service cannot direct anyone to a bleed it unless they have reasonable assurance it is available and in date (bleed kits generally have a 2 year life span). This then increases the liabilities for the defibrillator owner.
- Most defibrillator cabinets are locked – bleed kits should only be kept in unlocked cabinets.

- It increases the risk of theft, damage or the defibrillator going missing. Insurance companies are unhappy about this.

If you are going to use a cabinet, have this separate to the defibrillator, supported by its own nationally agreed signage and governance system. Signage is required under HSE rules.

Officer **RECOMMENDATION;**

- To work with nominated Members to form a steering group to consider the above information and conduct a risk assessment on Town Council sites and venues (including Estates Team working practices) to ascertain if there is a need for bleed k and if so, where they should be located.

1.4 Poole Court External Seating

Feedback from residents and venue users has been received regarding the seats at the front of Poole Court; feedback has been that the two seats are too low, especially for older people.

Officers recommend replacing the two seats with two recycled plastic seats up to a cost of £1,300.

Members to consider if they would like to dedicate the seats to a particular cause i.e. Climate & Planet declaration or former councillors/volunteers etc.

1.5 Spring clean

Correspondence has been received from Sodbury & Yate Clean Up Group regarding a suitable site for this year's Spring Clean.

We haven't picked a location yet for our 7th April litter pick. Some members have mentioned the walkway that runs from Poole court to Greenway road, so that might be a good area to do if you don't mind us using your car park and there aren't any events on?

Or for Yate Town councils spring clean there is Scott way, Estoril corner and the closed subway which always has plenty. As well as Abbotswood or Cranleigh court.

Members to discuss locations to hold this years Spring Clean.

1.6 Parish Hall & YMCA Refurbishment

Estimates have been received for internal works for refurbishment works in the Parish Hall & YMCA. Estimates for external Solar Panels are awaited.

Officers **RECOMMENDED**;

- To include the refurb cost in the 2025/26 draft budget for future consideration and in the meantime;
- Investigate external funding avenues.
- Review internal budget headings and consider if any works meet the Town Councils climate & Planet priorities.

1.7 Kingsgate Park

The following correspondence was received from a resident who lives near the park.

'Whilst I am writing to you can I raise the question of parking in Troon for access to Kingsgate park. In the summer (or a bright dry day in winter) it can be impossible to park near our house. Most visitors seem to be unaware of the public parking provisions in 2 places towards the end of Sunningdale Road. Would a sign at the end of Troon directing them to this parking encourage them to use this area?'

Correspondence has been sent to South Gloucestershire Council and an update will be provide at the meeting.

ESTATE'S MANAGER'S REPORT

PLAY AREA ANNUAL REPORT

OBSERVATIONS 2024

Below is a summary of the observations and recommendations submitted in the Annual ROSPA report. The report is now produced electronically, but a full paper copy is available in the office.

The equipment has been assessed, as relevant, in accordance with BS EN 1176:2008 Playground Equipment”, BS EN 15312 (Sports Areas) and BS EN 14974 (Wheeled Sports)

*The BS EN1176:1998 was published on 1 January 1999 when existing standards were withdrawn and was revised in 2008. This means that some equipment or surfacing that previously met the old standard may now fail and vice versa. **This does not mean that equipment has suddenly become dangerous or that remedial action is required. Generally equipment that fails BS EN 1176:2008 but passed the previous standard BS 1176:1998 at time of installation should be considered safe (excluding any maintenance issues)***

*Where there is a compliance failure, this is briefly noted and a risk assessment made of the failure. **Where we believe action is required this is indicated in more detail and identified as a medium or high risk.***

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

Some items of equipment, by the very nature of the activity that takes place on them, are risked as being medium or high risk. This may well be deemed an acceptable level. For instance any sports facility (including Multi Use games areas etc) will normally be at least medium risk. This is because by playing sport there is always a risk of injury torn ligaments, sprain injuries etc

The new standard is not mandatory or retrospective.

A risk assessment of faults and standard failures is given in terms of *low*, *medium* and *high*. As a general principle items marked as:

LOW - only require monitoring, although we carry out repairs and replacements for these items as soon as possible.

MEDIUM - *require* appropriate action within resources and individual site assessment.

HIGH - require urgent action. In rare cases where an item is likely to result in major injury or death, the operator or appropriate representative will be notified from the site by telephone. This will be indicated on the report.

No high risk faults were identified by the inspector, this was the swing basket at Witches Hat Play Area where the timber has decayed. The basket was removed immediately on the day as advised by the inspector. The supplier has been contacted for comment.

The following general comments have been made:

1. Monkey bars (overhead ladders and rings) – medium risk

These are fitted at various locations. Sites with these items are normally rated as Medium risk. RoSPA state – “*RoSPA is concerned by the accidents on some types of overhead ladders and rings. There is however strong development value in these items.*” If possible on angled or S shaped bars, consideration should be given to level bars with firm grips and even spacings. These items are checked at each inspection.

2. Single Timber Post Equipment – medium risk

This equipment relies on one post for its stability. Special attention should be paid to maintenance (e.g. by monitoring degradation) and if necessary, decommissioning the item before the end of its operating life.

3. Rotating Swing Groups – medium risk

The supporting components should be dismantled and inspected according to the manufacturer's instructions. This will need doing on a regular basis.

4. Rockers i.e. seesaw etc. low risk

Protruding handles/footrests. The units were installed prior to the publication of the current standards. ~There is no requirement to make retrospective changes.

KEY TO RECOMMENDATIONS: **C** completed task
S in the system to be carried out
M Monitor
M/S Although it has been advised to

monitor, repairs/replacements will be carried out to eliminate the need to monitor.

ABBOTSWOOD PLAY EQUIPMENT - The present overall play space risk is – Medium	
Bug House – Hard or Sharp projections – Remove hard or sharp projections – Low Risk	C
General Surface – Grass – Trip points on the surface – Low risk	S
Musical equipment – ground erosion – Low risk	S

BRINSHAM FIELDS - The present overall play space risk is – Medium	
Agility - Bouncing Facility – refit loose spring – Very Low Risk	C
Boulders (Along Fence) The free space and / or falling space contains obstacles or equipment parts that are not permitted. – Monitor – Low Risk	M/S
Carousel - Overhead – Swing – Repair Surface – Low Risk	S
Carousel - Rotators x 2 – Worn Ground surface repair – Very Low Risk	S
Climber – Box - There is a head entrapment - The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. – Monitor – Low Risk	M
Climber Box – Re Glue - gaps that have opened between tiles – Low Risk	S
Climber Box - Remove Moss from surface – Low Risk	S
Gates - There is a crushing or shearing point on the side of the gate. Where the gaps reduce to less than 12 mm these have been known to cause serious, permanent injury to children, especially on the hinge side where the leverage forces are significant. Medium Risk	S
Gates - repair ground areas. Low Risk	S
Rocker - Dinosaur Protruding handles / foot rests. - The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Monitor – Very Low Risk	S
Rocker - Dinosaur Item has corrosion – treat & paint – Very Low Risk	S
Slide – Embankment - Ground erosion present – repair – Low Risk	S
Slide – Embankment – Remove Moss from surface – Low Risk	S
Slide – Tower - Wedge (head/neck) entrapment is present. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Low Risk	M
Slide – Tower – Remove Moss from Surface – Low Risk	S
Slide – Tower - Fails the grip requirements. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Low Risk	M
Swing - Junior - 1 Bay 2 Seat Remove Moss from surface – Low Risk	S
Swing - Junior - 1 Bay 2 Seat Some chain wear. Monitor. – Low Risk	S/M
Swing - Toddler - 1 Bay 2 Seat – Repair gaps that have opened up between tiles Low Risk	S
Swing - Toddler - 1 Bay 2 Seat – Remove Moss from surface Low Risk	S

EGGSHELL LANE - The present overall play space risk is – Medium	
Dog Grid – Replace missing bolt – Low Risk	C

Climber - Space Net - Rope rubbing on central post. Monitor – Low Risk	M
Climber - Helicopter There is a head entrapment. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Monitor – Low Risk	M
Multiplay - RoSPA is concerned by accidents on some types of overhead ladders and rings. However, there is a strong development value in these items. The protective surface under all bars and rings must be kept in good condition. Low Risk	M
Multiplay – replace missing cap – Very Low Risk	C
Pathways – Remove Moss – Low Risk	S
Rocket – Replace missing rubber gaiter underside of equipment – Low Risk	C
Swing – Group - The supporting components should be dismantled and inspected according to the manufacturer's instructions. This will need doing on a regular basis, as defined by the manufacturer. This can lead to a high risk if no action is taken. Dismantle and inspect according to manufacturer's instructions. Medium Risk	C
Swing - Junior - 1 Bay 2 Seat Remove Moss - Low Risk	S
Swing - Junior - 1 Bay 2 Seat - Some chain wear. Monitor for further deterioration and replace before 40% wear. Low Risk	S/ M
Swing - Toddler - 1 Bay 2 Seat - Item has corrosion - Treat and repair – Low Risk	S

HOWARD LEWIS PLAY AREA - The present overall play space risk is – Medium	
Agility - Trampoline - Play Fixtures loose or missing. Spring has detached. Low Risk	C
Ball Court – Remove Moss – Low Risk	S
Pathways – Remove moss – low Risk	S
Multiplay – Large - There is a head entrapment. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Monitor Low Risk	M
Multiplay – Large - RoSPA is concerned by accidents on some types of overhead ladders and rings. However, there is a strong development value in these items. The protective surface under all bars and rings must be kept in good condition. Monitor – Low Risk	M
Multiplay – Large - Slide bar not fitted across the access to the slide. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Monitor – Very Low Risk	M
Multiplay – Large - Item is bent – Monitor - Very Low Risk	M
Swing - Group The supporting components should be dismantled and inspected according to the manufacturer's instructions. This will need doing on a regular basis, as defined by the manufacturer. This can lead to a high risk if no action is taken. Dismantle and inspect according to manufacturer's instructions. Medium Risk	C
Swing - Toddler - 1 Bay 2 Seat – Remove Moss – Low Risk	S

KINGSGATE PARK Outdoor Gym - The present overall play space risk is – Medium	
Surface – Remove moss – Low Risk	S
Gates – Adjust mechanism – Low Risk	C
Bin – replace missing sign – Very low risk	C
Sign – replace missing sign – Low risk	S

KINGSGATE PARK PLAY AREA - The present overall play space risk is – Medium	
Agility - Balance Beam – Repair Ground erosion present – Low Risk	S
Agility - Balance Trail - There are natural splits / shakes in the timbers Monitor – Low Risk	M
Agility - Stepping Logs - Ground erosion present - Consider adding grass matting to prevent wear - Low risk	S
Cableway Loose-fill surface that is compacted (reduced impact attenuating properties). – Fork over – Low Risk	C
Climber - Traverse Wall - Ground erosion present - Consider adding grass matting to prevent wear – Low Risk	S
Dog Grid – Replace missing bolt – Low Risk	C
Fencing - Minor repairs are needed – Low Risk	S
Fencing - Item is bent – Monitor – Low Risk	S
General Surface – Repair - Worn ground areas – Low Risk	S
Multiplay - Large (Among Trees) Loose-fill surface that is compacted (reduced impact attenuating properties) - Rake / dig over – Low Risk	C
Multiplay - Large (Among Trees) - Minor repairs are needed - Low Risk	S
Multiplay - Large (Among Trees) Moderate repairs are needed – Low Risk	S
Multiplay - Large (Among Trees) Replace Cap missing – Very Low Risk	S
Multiplay - Low Level – Replace Cap missing – Very Low Risk	S
Multiplay - Low Level - Surface is compacted or displaced - Rake and fork over and top up as required to maintain minimum depth (usually 300 mm).	C
Sand Digger - The safer surface has hard edging / foundation within the impact area. No action required Monitor – Very low Risk	S
Shelter – Timber – Replace Cap missing.	S
Shelters - Metal x 2 Repair ground erosion – Low Risk	S
Tal Tubes – Not in use – Repair – Very low risk	S
Swing - Toddler - 1 Bay 2 Seat - Wear on shackles, bushes or associated connections. Replace – Low Risk	C

LONGS DRIVE PLAY EQUIPMENT - The present overall play space risk is – Medium	
Balance Trail - Bridge & Beam - Minor surface rot at ground level. Monitor.	M
General Surface – Poor Drainage – Low risk	M
Carousel – Supernova - Replace the missing rubber gaiter – Very Low Risk	C

LYE FIELD KICKABOUT AREA - The present overall play space risk is – Medium	
Youth Shelter – make good worn ground area – Low risk	S
Youth Shelter – Item has corrosion – treat & paint – Low risk	S

MILLSIDE PLAYZONE – The present overall play space risk is – Medium	
Agility Trail- Replace Cap missing – Very Low Risk	C
Ball Play Unit - Item has corrosion - Treat and repair. Very Low Risk	S
Cableway - Cables have been known to fail under load due to wear and corrosion. This is generally where the cable enters into a tube, top bar, sleeve or similar, where the wire is in contact and wears and frays over time, but can happen anywhere on the cable. It is important to inspect any hidden parts at least annually. Damaged cables require replacement. This cannot be determined during an annual inspection, and is excluded from our inspection. This can lead to a high risk if no action is taken. Refer to the manufacturer's instructions to ensure the correct check is carried out. Conduct an appropriate dismantling inspection according to the manufacturer's instructions, and at least annually. The trolley mechanism can be checked at the same time. Check and monitor Medium	C
Cableway It is considered that the runway will have insufficient ground clearance under seat. Modify to give a minimum 350 mm clearance under load - Low Risk	C
Cableway – Repair worn ground areas – Low Risk	S
Carousel - Gaps between the tiles- Eliminate the gaps – Low Risk	S
Carousel – Remove Moss – Low Risk	S
Carousel - Bearings require service - Service the bearings - Low Risk	S
Cycle Racks - Item has corrosion – Treat & Paint – Low Risk	S
Multiplay - Junior - With Slide Unit RoSPA is concerned by accidents on some types of overhead ladders and rings. However, there is a strong development value in these items. The protective surface under all bars and rings must be kept in good condition. Low Risk	M
Multiplay - Junior - With Slide Unit There is a head entrapment. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Low Risk	M
Multiplay - Junior - With Slide Unit Remove Moss – Low Risk	S
Multiplay - Junior - With Slide Unit Finger entrapment. Eliminate the entrapment. – Low Risk	C
Multiplay - Junior - With Slide Unit Fails the grip requirements. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes – Low Risk	M
Multiplay - Junior - With Slide Unit Slide bar not fitted across the access to the slide. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes - Low Risk	M
Multiplay - Toddler Shrinkage / separation of the surface. - Repair. – Low Risk	S
Multiplay - Toddler Slide bar not fitted across the access to the slide. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Monitor – Low Risk	M
Play Boat - Debris on surface - Sweep away debris on a routine basis. Low Risk	C
Rocker - Seesaw Protruding handles / foot rests. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Monitor – Very Low Risk	S
Rotator - Spicas x 3 - Remove Moss – Low Risk	S
Seating - Item has corrosion – Treat & paint – Low Risk	S

Slide - Climber - House	Finger entrapment. There are two openings close to the starting section of the slide - Eliminate the entrapment. – Low Risk	C
Slide - Climber - House	There is a head entrapment. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Low Risk	M
Slide - Climber - House	The barrier height is below the minimum of 700 mm, when measured from the surface of the platform, stairs or ramp. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Low Risk	M
Swing - Group	The supporting components should be dismantled and inspected according to the manufacturer's instructions. This will need doing on a regular basis, as defined by the manufacturer. This can lead to a high risk if no action is taken. Dismantle and inspect according to manufacturer's instructions. Low Risk	C
Swing – Group - Some chain wear.	End connecting link. Monitor for further deterioration and replace before 40% wear. Low Risk	S/ M C
Swing - Junior - 2 Bay 2 Seat	The dimension between adjacent swing seats is less than permitted. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Low Risk	M
Youth Shelter	Fixtures loose or missing. Tighten. Low Risk	C

PEG HILL SKATE PARK - The present overall play space risk is – High			
Ground erosion present at entrance - Repair the worn areas.	Low Risk	S	
General Surface -The surface is cracking.	Low Risk	S	
Skate - Bowl - Concrete	Surface is uneven. - Make good. Medium Risk	S	
Skate - Bowl - Concrete	Repair concrete edges	Low Risk	S
Skate - Fun Box - Surface is uneven.	-Transition points	Medium Risk	S
Skate - Grind Box - Item is damaged – Repair –	Medium Risk	S	
Skate - Grind Rail - The surface is crumbling -Repair –	Low Risk	S	
Skate - Grind Rail - Loose in ground – Reset –	Very Low risk	S	
Skate - Quarter Pipe - There is significant corrosion on this item. Blanking sheets on underside of platform. Replace the item.	Low Risk	S	
Steps	Item is damaged – Repair –	Low Risk	S

ST MARYS PLAY AREA – The present overall play space risk is – Medium			
Agility Trail	This equipment relies on one post for its stability. Special attention should be paid to maintenance (e.g. by monitoring degradation) and if necessary decommissioning the item before the end of its operating life. Routinely check for decay. Consult with the manufacturer's guidance to determine suitable maintenance. Low Risk	S	
Agility Trail	Ground erosion present - Consider adding grass matting to prevent wear. Low Risk	S	
Agility Trail	There are natural splits / shakes in the timbers. Monitor and sand back any splintered edges as required. Low Risk	M	
Agility Trail	Fixtures loose or missing – Tighten –	Low Risk	C
Carousel – Remove Moss –	Low Risk	S	
Carousel -Trip points on the surface - Make level –	Low Risk	S	

Carousel - Shrinkage / separation of the surface. This may give a trip hazard - Monitor – Low Risk	S
Carousel – Pedal – Remove moss – Low Risk	S
Climber - Scramble Net This equipment relies on one post for its stability. Special attention should be paid to maintenance (e.g. by monitoring degradation) and if necessary decommissioning the item before the end of its operating life. Routinely check for decay Low Risk	M
Fencing - Item is bent – Monitor Low Risk	M
Gates - Mechanism needs adjustment - Low Risk	S
Litter Bins - Item is damaged – Replace missing sign – Low Risk	C
MUGA - Single End Surface is uneven. Monitor – Low Risk	S/M
Multiplay - Large RoSPA is concerned by accidents on some types of overhead ladders and rings. However, there is a strong development value in these items. The protective surface under all bars and rings must be kept in good condition – Low Risk	M
Multiplay - Large There is a head entrapment. The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Monitor – Low Risk	M
Multiplay - Large Projecting bolt thread. Cut off and file down to remove sharp edges or use the correct length of bolt – Low Risk	C
Multiplay - Large Item is bent. Monitor - Low Risk	M
Rocker - Hippo Bolt cap damaged - Replace – Low Risk	C
Rocker - Noah's Ark Shrinkage / separation of the surface. This may give a trip hazard - Monitor.	M
Rocker - Seesaw Additional comments are noted below. Movement in spring bases. Monitor. Low Risk	M
Rotator - Spica - Poles x 3 There is wear in the bearings. Monitor and replace when necessary - Low Risk	M
Slide – Embankment - Ground erosion present. Consider adding grass matting to prevent wear. Low Risk	S

TYNDALE AVE – The present overall play space risk is – Medium	
Ball Shoot - Paintwork is in poor condition - De-scale back to good base material and coat with lead free paint, using appropriate precautions. Repairs may be necessary where corrosion is severe. Low Risk	S
Dog Grid – replace missing bolt – Low Risk	C
Fencing – Item is Bent – monitor – Very low Risk	M
Gate – replace missing part – Low Risk	C
Multitplay – Replace missing cap – Very Low Risk	C
Rocker – Seesaw - Item has corrosion - Treat and repair	S
Rocker – Seesaw - Protruding handles / foot rests. - The unit was installed prior to the publication of the current standards. There is no requirement to make retrospective changes. Monitor – Very Low Risk	M

Rocker – Seesaw – Replace missing cap - Replace.	C
Seating - Picnic Table - Item is damaged – Monitor - Very Low	M
Signage - Rodeo Board Item is bent. Monitor.	M
Swing - Basket Wear on shackles, bushes or associated connections – Replace Low Risk	C
Swing – Basket - Chains are twisted – untwist Low Risk	C
Swing - Mixed - 2 Bay 2 Junior 2 Toddler Seat – Remove Moss from Surface Low Risk	C

WELLINGTON/HALIFAX RD KICKABOUT – The present overall play space risk is – Low	
Fencing – Item is Bent – monitor – Low Risk	M
Gates – repair worn ground areas – Low Risk	S
Gates – adjust mechanism – Low Risk	C

WITCHES HAT PLAY AREA- The present overall play space risk is – Medium	
Basketball Post - Surface is uneven - Dip in tarmac holds water. Improve drainage. Low Risk	S
Agility Trail - Logs & Boulders - Timber is decayed - Routinely check Montior – Low Risk	M
Bouncing Facility – Repair Worn Ground areas – Low Risk	S
Carousel – Item dented – Monitor - Very Low Risk	M
Carousel – Disc -The disc has seized and does not rotate. Low Risk	S
Climber - Cone - Witch's Hat - Surface is wearing - Re-lay mats. Low Risk	S
Dog Grid – replace missing bolt – Low Risk	C
Fencing – loose in ground – Monitor – Very low Risk	C
Goal Posts - 5-A-Side - Ground erosion present - Repair the worn areas.	C
Multiplay - Galaxy Replace Cap missing – Low Risk	C
Multiplay – Timber – Replace Timber is decayed – Medium Risk	C
Rocker – Daisy - Paintwork is in poor condition - Paint damaged surfaces – Low Risk	S
Rocker – Daisy - Surface is compacted or displaced - Rake to alleviate compaction. Low Risk	C
Seating - Timber is splintered - Repair. Low Risk	C
Swing - Mixed - 2 Bay 2 Junior 2 Toddler Seat (2400 mm) - Surface is wearing – Montior – Very Low Risk.	M
Swing - Mixed - 2 Bay 2 Junior 2 Toddler Seat (2400 mm) - Item has corrosion - Treat and repair - Low Risk	S

WITCHES HAT SKATE PARK - The present overall play space risk is – High	
Skate - Flat Ramp - The surface is cracking – Repair – Low Risk	C

YATE WEST KICKABOUT - The present overall play space risk is - Low	
Ball court – Moss is present – Low risk	S
Barrier – item has corrosion – treat and repair - Very Low Risk	S
Gates - item has corrosion – treat and repair - Very Low Risk	S

Appendix 2.

Play Area Repair Log

To **NOTE** this spreadsheet will not contain minor repairs such as loose or worn fixings, replacing bark pit rails etc.

Site Name	Asset Name	Fault Description and Date	Finding Notes	Action	Risk Level Before Action	Risk Level After Action	Estimated completion
Brinsham Fields Play Area	Bridge	June 2021 Timber is decayed.	Concerns on fixing points in timber due to rot.	Remove bridge. Estates Manager seeking further advice through RoSPA.	Medium	Low	To investigate funding for works.
Peghill Skate Park	Fun box	August 2021 Damage & wear to surface of board along edge.	The board to be replaced.	The equipment is still useable, but the board requires replacing. Supplier contacted for quote regarding replacement.	Low	Low	To be included as part of the refurb as this piece of equipment may not be included in future plans.