

OGBOURNE ST GEORGE PARISH COUNCIL

PLAY EQUIPMENT MAINTENANCE REPORT JULY 2017

BACKGROUND

Ogbourne St George has play equipment in the field behind the Village Hall and the goal posts in the Bell Field.

The Grounds Maintenance budget for 2017/18 is £3,000. After deducting the monthly grounds maintenance fees there is approximately £900 left for a disposal or play equipment maintenance programme.

FINDINGS

Current state of play equipment





Source ROSPA - The Royal Society for the Prevention of Accidents

There is no specific legal responsibility to provide inspection and maintenance programmes but such procedures are recommended by the Department for National Heritage and the Welsh Office, the British Standards Institute, the Health and Safety Executive, Insurers and RoSPA.

Playground managers have a legal and moral responsibility of care to children using the site - and at the same time they need to meet the expectations of parents. Inspections should be to EN1176, Part 7.

Inspections

Inspections should cover the whole of the site - not just the equipment. Pathways, fences, seats etc all need to be checked. Further information on inspection methodologies is available from RoSPA, along with training where necessary.

Hierarchy

A defined system of inspections is recommended for children's playgrounds:

Routine Inspection

This looks at the equipment's basic condition, especially faults due to recent vandalism. Such inspections may be carried out by the manager or his/her staff and should be recorded on a simple sheet or book. The equipment supplier should provide a checklist – RoSPA can produce checklists if required. Frequency will vary with the site and local usage although weekly should be seen as a minimum.

Operational Inspection

This looks in more detail at the equipment, essentially at vandalism and certain types of minor wear. Such inspections may be carried out by the manager or his/her staff and should be recorded. With a good, routine hands-on check linked to the annual inspection, the quarterly check may not be necessary. RoSPA publishes "Routine Inspection of Playgrounds" to assist with this inspection.

Annual inspection

This should be carried out by a specialist not connected with the playground operator or manager. Essentially it looks at vandalism, minor and major wear, long-term structural problems, changes in Standard compliance and design practice, risk assessment etc. Such inspections are offered by insurance companies, playground equipment manufacturers, commercial companies and safety organisations, such as RoSPA. Organisations should be checked to ensure their inspections are acceptable to insurance companies and suitable professional indemnity (at least £5 million) is carried.

Training

It is recommended that staff carrying out the regular inspections should have undertaken some basic training in playground inspections. Contractors should be able to provide evidence of training. Training

courses are available from RoSPA. For single playground operators, the training may be linked to the annual inspection.

Quality control

Where inspections are carried out by commercial companies it is helpful to have an independent random check by an independent organisation such as RoSPA. This is especially necessary for inspections which are contracted out to, for example, a landscape contractor. An internal systems audit can be useful for larger organisations.

Maintenance

No inspection programme is worthwhile unless a structure exists for repairing faults and replacing parts. A system should exist for recording and checking on repairs. The manufacturer's original parts should be used if they are available.

Manufacturer's instructions

No playground equipment should be purchased without details of inspection and maintenance requirements. A note should be kept of the age of the equipment and a special inspection carried out before the expiry of the warranty.

Surfacing

Surfacing should be carefully checked for its soundness. Economic impact absorbency tests are available as part of the annual inspection if required.

Quotations received to maintain the play equipment with removal costs

Company A

Quotation for removals	£1,832
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Prelims, welfare, supply of herras fencing and skip hire £600.00

Removal and disposal of equipment (cut below ground level) £762.00

Make good ground and backfill with soil and re seed £470.00

Quotation for annual inspection	£200
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To carry out an annual inspection to confirm equipment safety

(Costings for repairs can only be made once the inspection has taken

Place dependant on equipment passing or failing inspection)

Company B

Removal quotation	£906
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Removal of existing goal ends, timber tower with metal side and timber rope net (swings not included - queried and waiting for a response)

RPII inspector to attend site without supplying a report and the cost being £149.00 + vat, they will inspect the equipment and provide you with a quotation on repairs needed.

(The £149.00 + Vat can then be deducted on any repairs ordered over the value of £500.00.)

	£149
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For an RPII inspector to attend site as a one off visit and supply you with the above and report would be £222.00 + Vat £220

To inspect other suppliers equipment and take on care of duty the price would be £39.99 monthly direct debit minimum payment term is for 12 months or a one off annual package £529.00 + vat. £479.99
£529

COMPANY C

Quotation not yet received.

Funding opportunities

- Tesco Community Grant scheme
- Wiltshire Council's Area Board's Grant Scheme doesn't cover maintenance of existing equipment but can help new projects.
- There are other funding opportunities the Clerk could pursue if Council is minded to retain the equipment and repair it.

Equipment usage and public consultation

Does Council know how well used these areas are before making any decisions?

Use the Dragon or set up a Facebook page to invite residents to give their views on maintaining versus disposing of the equipment?

CLERK'S RECOMMENDATIONS

Council to consider the following recommendations:

- A. To undertake an initial inspection of the equipment using Company B at £220. Then review whether to maintain or dispose following a public consultation exercise. NOTE any equipment deemed unsafe will need to be addressed and costs to be incurred.
- B. To commit to keeping the equipment and undertake an inspection using Company B at £149 (this can then be deducted from any repairs over £500). Note an annual maintenance programme would be maximum £529 plus any repair costs.
- C. Dispose of the equipment using Company B at £906 after clarification is received that all equipment is included in the quotation.