



the **play inspection** company

Operational Inspection

Bovis West Midlands

Banbury Longford Park Development Phase 1

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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>>					
			<p>Note 1: The total risk scores included within our reports are a multiplication factor of the calculated Likelihood and Severity of each finding. Both Likelihood and Severity are given a number between 1 - 5 as shown on the matrix above and these two numbers are then multiplied together to give the total risk score that is shown against defects on the report. Total risk scores can be divided in both directions, i.e. a total risk score of 12 could be a Likelihood (3) x Severity (4) or Likelihood (4) x Severity (3).</p> <p>Note 2: When we inspect we only see a snapshot of the current condition of the equipment. It is the operators responsibility to ensure that there is a continuing level of maintenance to keep the equipment in good working order and the site fit for use.</p>					

Banbury Longford Park Development Phase 1

Inspection Ref: 1919439

Site Ref: 45230

Operational Inspection - 16-January-2023 - 10:04 Inspector Mark Perkins

Risk Assessment: 8 Low Risk



Location:

The site is partially overlooked by properties in the local community

Disabled Access:

Accessible - an area totally accessible to those with severe disability, who with help if necessary, seek purpose to access the area.

i 6 - Low Risk

Item: Gate - Self Closing
Manufacturer: Unknown
Surface Type: N/A
Item Quantity: 5
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 3

Finding 1

All the gates are closing too quickly (less than 4 seconds) - All Gates operating correctly

Finding 2

Gates noisy - Lubricate gates

Finding 3

Gate has no slam plate - Install slam plate

i 6 - Low Risk

Item: Fence - Bow Top
Manufacturer: Unknown
Surface Type: N/A
Item Quantity: 2
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 1

Finding 1

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

i 4 - Very Low Risk

Item: Bitumen
Manufacturer: Unknown
Surface Type: Tarmac
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: Bench
Manufacturer: Unknown
Surface Type: N/A
Item Quantity: 5
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 2

Finding 1

A number of fixing(s) have worked loose - Fixings secured

Finding 2

Caps missing - Caps replaced

i 6 - Low Risk

Item: Litter Bin
Manufacturer: Broxap
Surface Type: N/A
Item Quantity: 3
Equipment Compliance: N/A
Surface Area Compliance: N/A



Total Findings: 4

Finding 1

The litter bin is full - Empty and review the collection routine

Finding 2

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

Finding 3

Bin - Bin emptied

Finding 4

Bin has graffiti - Remove graffiti

i 6 - Low Risk

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



Total Findings: 2

Finding 1

Cap missing - Replace cap

Finding 2

Sign loose - Tighten sign

i 6 - Low Risk

Item: Site General
Manufacturer: Not Applicable
Surface Type: N/A
Item Quantity: 1
Equipment Compliance: N/A
Surface Area Compliance: N/A

Total Findings: 6



Finding 1

It is recommended that information signs with emergency contact details are installed at each entrance/exit point to the playground - Provide in accordance with the recommendations set out in BS EN 1176

Finding 2

Part of the no dog sign is missing creating a potential trip hazard. - Reinstate sign.

Finding 3

The site is accessible to the public during the COVID 19 pandemic. The government have released guidelines for safely re-opening these types of facilities which is available on the government website. - Ensure there is an appropriate risk assessment in place and review regularly

Finding 4

The signage is damaged or missing - Replace signage

Finding 5

There are post / end caps missing from the item - Replace missing post caps

Finding 6

Sign - Sign replaced

i 4 - Very Low Risk

Item: Dish Roundabout
Manufacturer: Proludic
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: No
Surface Area Compliance: Yes

Total Findings: 1




Finding 1

This item is satisfactory - no work required -

i 8 - Low Risk

Item:	Multi Play (Junior)
Manufacturer:	Proludic
Surface Type:	Wet Pour
Item Quantity:	1
Equipment Compliance:	Yes
Surface Area Compliance:	Yes




Total Findings: 4

Finding 1	Finding 2
There are splits in the timber running through fixing point, - monitor to ensure this does not create instability in the structure	A number of fixing(s) have worked loose - Fixings tightened
Finding 3	Finding 4
Loose fixings - Tighten fixings on steps and handrail	Timber starting to show signs of rot - Replace timber

i 8 - Low Risk

Item:	Multi Play (Senior)
Manufacturer:	Proludic
Surface Type:	Wet Pour
Item Quantity:	1
Equipment Compliance:	No
Surface Area Compliance:	Yes



Total Findings: 7

Finding 1	Finding 2
The timber has a number of splits (shakes) although these are not considered to be a problem at present - Monitor to ensure the splits do not cross through fixing points of the structure and cause any instability	Fungus was found on site (see photos) - Identify fungus type and remove if poisonous; if classified as non-harmful leave on site
Finding 3	Finding 4
There is some evidence of rot in the timber - Monitor for any further deterioration and replace as required	Timber slats rotted on ramp - Replace slats
Finding 5	Finding 6
Slats rotting - Slats replaced	Item has graffiti - Remove graffiti
Finding 7	
Slats installed have rough edges - Round off and smooth edges	

i 8 - Low Risk

Item: Basket Swing - Type 1
Manufacturer: Proludic
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 2

Finding 1

The timber has a number of splits (shakes) although these are not considered to be a problem at present - Monitor to ensure the splits do not cross through fixing points of the structure and cause any instability

Finding 2

Wet pour raising - Wet pour repaired

i 8 - Low Risk

Item: Rotating Net
Manufacturer: International Play Company
Surface Type: Wet Pour
Item Quantity: 1
Equipment Compliance: Yes
Surface Area Compliance: Yes



Total Findings: 2

Finding 1

The ropes/nets are worn/damaged in places - Monitor for any further deterioration and repair or replace as required

Finding 2

Net fixings loose - Tighten fixings

Findings information

6 - Low Risk (Finding 1)

Item: Gates - Gate - Self Closing
Manufacturer: Unknown

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



Finding: All the gates are closing too quickly (less than 4 seconds)

Action: All Gates operating correctly

i 6 - Low Risk (Finding 2)

Item: Gates - Gate - Self Closing
Manufacturer: Unknown

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



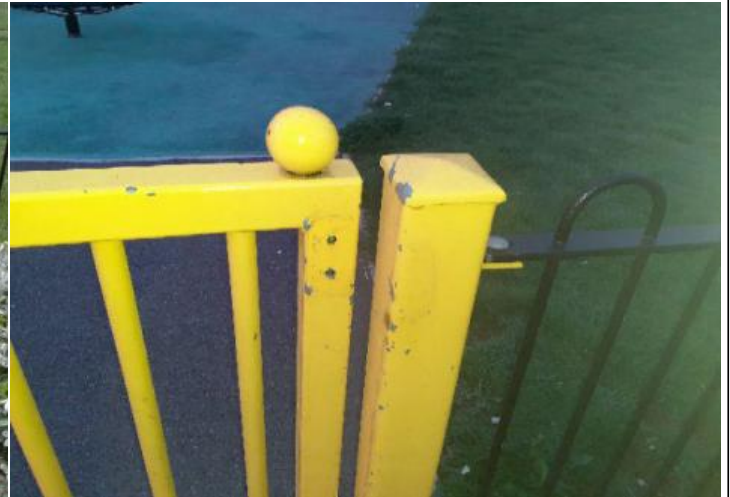
Finding: Gates noisy

Action: Lubricate gates

i 6 - Low Risk (Finding 3)

Item: Gates - Gate - Self Closing
Manufacturer: Unknown

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



Finding: Gate has no slam plate

Action: Install slam plate

i 6 - Low Risk (Finding 1)

Item: Fences - Fence - Bow Top
Manufacturer: Unknown

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



Finding: There is some damage to the fence sections

Action: Monitor for any further deterioration and repair as required

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Bench
Manufacturer: Unknown

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



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

Action: Fixings secured

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Bench
Manufacturer: Unknown

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



Finding: Caps missing

Action: Caps replaced

i 6 - Low Risk (Finding 1)

Item: Ancillary Items - Litter Bin
Manufacturer: Broxap

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



Finding: The litter bin is full



Action: Empty and review the collection routine

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Litter Bin
Manufacturer: Broxap

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



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



Action: Ensure the lid or door is kept locked

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Ancillary Items - Litter Bin
Manufacturer: Broxap

Risk Level: N - Risk Assessment not Undertaken
Surface: N/A



Finding: Bin

Action: Bin emptied

i 6 - Low Risk (Finding 4)

Item: Ancillary Items - Litter Bin
Manufacturer: Broxap

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



Finding: Bin has graffiti

Action: Remove graffiti

6 - Low Risk (Finding 1)

Item: Ancillary Items - Sign
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: Cap missing



Action: Replace cap

6 - Low Risk (Finding 2)

Item: Ancillary Items - Sign
Manufacturer: Owner/Operator

Risk Level: L - Low Risk
Surface: Grass



Finding: Sign loose



Action: Tighten sign

i 2 - Very Low Risk (Finding 1)

Item: Ancillary Items - Site General
Manufacturer: Not Applicable

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



Finding: It is recommended that information signs with emergency contact details are installed at each entrance/exit point to the playground

Action: Provide in accordance with the recommendations set out in BS EN 1176

i 6 - Low Risk (Finding 2)

Item: Ancillary Items - Site General
Manufacturer: Not Applicable

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



Finding: Part of the no dog sign is missing creating a potential trip hazard.

Action: Reinstate sign.

i 0 - Risk Assessment not Undertaken (Finding 3)

Item: Ancillary Items - Site General
Manufacturer: Not Applicable

Risk Level: N - Risk Assessment not Undertaken
Surface: N/A



Finding: The site is accessible to the public during the COVID 19 pandemic. The government have released guidelines for safely re-opening these types of facilities which is available on the government website.

Action: Ensure there is an appropriate risk assessment in place and review regularly

i 6 - Low Risk (Finding 4)

Item: Ancillary Items - Site General
Manufacturer: Not Applicable

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



Finding: The signage is damaged or missing

Action: Replace signage

i 6 - Low Risk (Finding 5)

Item: Ancillary Items - Site General
Manufacturer: Not Applicable

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



Finding: There are post / end caps missing from the item

Action: Replace missing post caps

i 0 - Risk Assessment not Undertaken (Finding 6)

Item: Ancillary Items - Site General
Manufacturer: Not Applicable

Risk Level: N - Risk Assessment not Undertaken
Surface: N/A



Finding: Sign

Action: Sign replaced

i 8 - Low Risk (Finding 1)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: There are splits in the timber running through fixing point,
Action: monitor to ensure this does not create instability in the structure

i 6 - Low Risk (Finding 2)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



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

Action: Fixings tightened

i 8 - Low Risk (Finding 3)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: Loose fixings

Action: Tighten fixings on steps and handrail

i 6 - Low Risk (Finding 4)

Item: Activity Equipment - Multi Play (Junior)
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: Timber starting to show signs of rot

Action: Replace timber

i 6 - Low Risk (Finding 1)

Item: Activity Equipment - Multi Play (Senior)
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The timber has a number of splits (shakes) although these are not considered to be a problem at present

Action: Monitor to ensure the splits do not cross through fixing points of the structure and cause any instability

i 5 - Very Low Risk (Finding 2)

Item: Activity Equipment - Multi Play (Senior)
Manufacturer: Proludic

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



Finding: Fungus was found on site (see photos)

Action: Identify fungus type and remove if poisonous; if classified as non-harmful leave on site

i 6 - Low Risk (Finding 3)

Item: Activity Equipment - Multi Play (Senior)
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



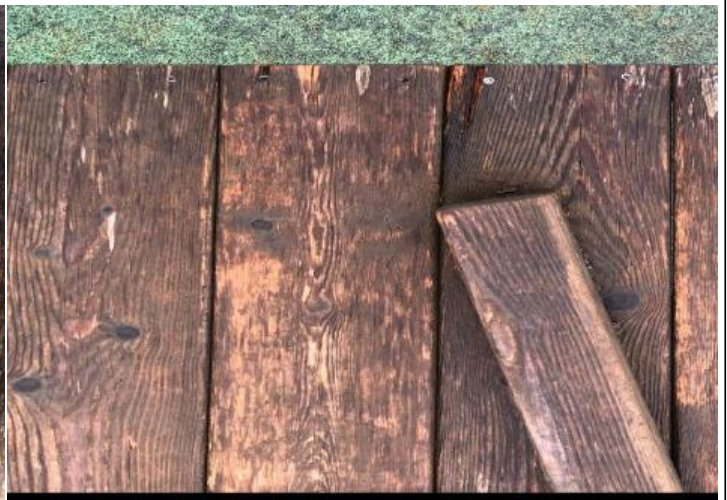
Finding: There is some evidence of rot in the timber

Action: Monitor for any further deterioration and replace as required

i 6 - Low Risk (Finding 4)

Item: Activity Equipment - Multi Play (Senior)
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: Timber slats rotted on ramp

Action: Replace slats

i 8 - Low Risk (Finding 5)

Item: Activity Equipment - Multi Play (Senior)
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: Slats rotting

Action: Slats replaced

i 6 - Low Risk (Finding 6)

Item: Activity Equipment - Multi Play (Senior)
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: Item has graffiti

Action: Remove graffiti

i 6 - Low Risk (Finding 7)

Item: Activity Equipment - Multi Play (Senior)
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: Slats installed have rough edges

Action: Round off and smooth edges

i 6 - Low Risk (Finding 1)

Item: Swings - Basket Swing - Type 1
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The timber has a number of splits (shakes) although these are not considered to be a problem at present

Action: Monitor to ensure the splits do not cross through fixing points of the structure and cause any instability

i 8 - Low Risk (Finding 2)

Item: Swings - Basket Swing - Type 1
Manufacturer: Proludic

Risk Level: L - Low Risk
Surface: Wet Pour



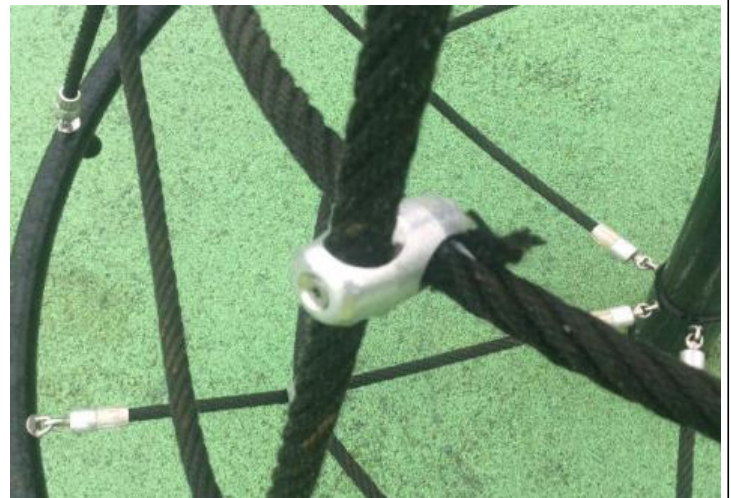
Finding: Wet pour raising

Action: Wet pour repaired

i 8 - Low Risk (Finding 1)

Item: Rotor Play - Rotating Net
Manufacturer: International Play Company

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: The ropes/nets are worn/damaged in places

Action: Monitor for any further deterioration and repair or replace as required

i 8 - Low Risk (Finding 2)

Item: Rotor Play - Rotating Net
Manufacturer: International Play Company

Risk Level: L - Low Risk
Surface: Wet Pour



Finding: Net fixings loose

Action: Tighten fixings