

Annual Inspection Report



Cutts Close Play Area

Client:	Oakham Town Council
Address:	Rol House, Long Row, Oakham, Rutland, LE15 6LN
Date:	27th November 2025
Inspector:	Jamie Haynes

Assessed site risk at time of inspection
Play Area - Medium Risk (10)
Skate Park - High Risk (15)

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GENERAL COMMENTS

Monitor area and review all fixings for security. The concept of the Operational/Annual/Post Installation is to assist the customer in providing a programme of works as recommended with any findings or EN failures. Consider a robust maintenance and inspection schedule. Guidance should be given that the installation process has been followed as per the manufactures/suppliers instructions.

The following notes form an important part of the inspection report - The equipment has been assessed to the relevant British version of the European Standard namely BSEN1176 for Playground Equipment, BSEN14974 for Wheeled Sports, BSEN15312 for Multi Use Games Areas and BSEN16630 for permanently installed Outdoor Fitness Gym Equipment. The standards mentioned are minimum standards and are not a legal requirement, where in the opinion of the Inspector compliance failure is noted then there is a risk assessed accordingly. Risk assessment is a legal requirement and should the need arise a court or a Health and Safety Inspector will ask to see the assessment, the level of risk has to be acceptable.

Seagrave Inspection Services Ltd risk assessment is based on Peter Heseltine and Bob Cooks Third Edition Assessing Risk on Children’s Playgrounds, this is not a definitive list of terms of all equipment, however; the book principles will be applied, other factors such as accident statistics, Inspectors experience are also relevant.

Inspections are non-dismantling, for equipment that disappears into enclosed fixings dismantling inspection will be advised accordingly. Equipment over 2.5 metre heights are excluded from Seagrave Inspection Services Ltd, for wear parts above this height an advisory note will be provided if felt necessary.

Structural loadings should be provided by the manufacturer for all types of above mentioned equipment.

Guidance should be sought from the supplier for certification that the depth or type of surfacing used meets EN1177 for HIC requirements.

This report indicates the assessed level of risk at the time of visiting and not a given or implied guarantee to the installation process or product warranty. No dismantling of equipment took place or any other general maintenance. This report also does not confirm the playground will remain free from possible product conflict for the period until the next audit. Refer to the owner of the play area for any routine or operational inspections and the manufacturers recommended schedules for ongoing maintenance/inspection requirements before and after this audit.

There are three levels of inspection; Routine, Operational and Annual. The Annual Inspection checks the Operational and the Operational checks the Routine Inspections. A risk assessment is also provided where considered necessary and categorised on a score rating as follows;

Risk rating	Action
1 - 3 Very Low Risk	Monitor
4 - 7 Low Risk	Monitor and take reasonable action if required
8 - 12 Medium Risk	Take action to reduce if possible
13 - 20 High Risk	Take action ASAP to implement control measures
21+ Unacceptable Risk	Remove or immobilise immediately

ANCILLARY ITEMS





Ancillary items such as; seats, litter bins, gates, planting form part of the inspection along with comments relating to the facilities in close proximity to roadways, water courses, electrical substations, overhead cables and any structure considered a hazard i.e. general safety of the area.

<u>Item</u>	<u>Findings</u>	<u>Comments and Recommendations</u>
Access	Monitor	None
Pathways	Acceptable	Monitor
Fencing	Poor	See report
Gate(s)	Acceptable	Monitor use
Sign(s)	Present: Yes	None
Seat(s)	Acceptable	Monitor use
Litter Bin(s)	Acceptable	Monitor
Cleanliness	Good	Monitor area
Planting	Trees Grass	Monitor nearby trees Acceptable
Location	Monitor area	Monitor use

Item EN Compliance	No	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number


	Chain/connecting link(s) wear evident. Recommendation: Monitor to replace at 40% dia wear.	8
	Slight damage evident to seats. Recommendation: Monitor this condition.	5
	Missing plastic cap(s) evident. Recommendation: Replace missing cap(s)	7
	Rust/corrosion evident to framework. Recommendation: Monitor for deterioration.	8

Item	1 Bay 2 Cradle Swings (1 of 2)				
Supplier	Wicksteed				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		

Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number



	Damage evident to surfacing. Recommendation: Replace damaged surfacing.	7
	Recommendation:	
	Recommendation:	
	Recommendation:	

Item	Supernova				
Supplier	Kompan				
Surface	Grass Matting				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
		7			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number

	Damage evident to surfacing. Recommendation: Replace damaged surfacing.	7
	Wear evident to bearing. Recommendation: Replace worn bearing.	7
	Recommendation:	
	Recommendation:	

Item	Spinning Pole				
Supplier	Kompan				
Surface	Grass Matting				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
		7			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number



No faults found during the inspection.

Recommendation:
No action required, monitor this item.

5

Recommendation:	
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Recommendation:	
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Recommendation:	
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Item	Balance Board				
Supplier	Kompan				
Surface	Grass Matting				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
		5			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number



Gaps evident in rubber tiles.

Recommendation:
Monitor to repair this condition.

7



Chain/connecting link(s) wear evident.

Recommendation:
Monitor to replace at 40% dia wear.

8

Recommendation:	
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Recommendation:	
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Item	1 Bay 2 Cradle Swing (2 of 2)				
Supplier	Wicksteed				
Surface	Rubber Tiles				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		

Item EN Compliance	Yes	Surface EN Compliance	Yes
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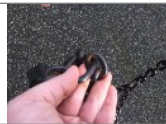
Findings at the time of inspection with risk number



Wet pour shrinkage in places.

Recommendation:
Monitor to repair this condition.

7



Chain/connecting link(s) wear evident.

Recommendation:
Monitor to replace at 40% dia wear.

8

Recommendation:	
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Recommendation:	
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Item	1 Bay 2 Flat Swing (1 of 3)				
Supplier	Wicksteed				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		

Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number

	Wet pour shrinkage in places. Recommendation: Monitor to repair this condition.	7
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	Chain/connecting link(s) wear evident. Recommendation: Monitor to replace at 40% dia wear.	8
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	As above finding. Recommendation: As above comment.	8
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Item	1 Bay 2 Flat Swing (2 of 3)				
Supplier	Wicksteed				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		

Item EN Compliance	No	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number

	Wet pour shrinkage in places. Recommendation: Monitor to repair this condition.	7
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	Chain/connecting link(s) wear evident. Recommendation: Monitor to replace at 40% dia wear.	8
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	Recommendation:	<input type="text"/>
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	Recommendation:	<input type="text"/>
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Item	1 Bay 2 Flat Swing (3 of 3)				
Supplier	Wicksteed				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		


Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number

	Rope wear evident exposing metal core. Recommendation: Monitor this condition.	6
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	Slight wear evident to bridge rope bearings. Recommendation: Monitor this condition.	7
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	Damage evident to multiple panels. Recommendation: Replace damaged panels.	10
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	Missing fixing(s) evident. Recommendation: Replace missing fixing(s).	7
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Item	Toddler Multiplay Unit				
Supplier	Park Leisure				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			10		

Item EN Compliance	N/a	Surface EN Compliance	N/a
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Findings at the time of inspection with risk number

No faults found during the inspection.
Recommendation:
 No action required, monitor this item.

4

Recommendation:

Recommendation:

Recommendation:

Item	2x Talking Tubes				
Supplier	Park Leisure				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
		4			

Item EN Compliance	N/a	Surface EN Compliance	N/a
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Findings at the time of inspection with risk number

No faults found during the inspection.
Recommendation:
 No action required, monitor this item.

4

Recommendation:

Recommendation:

Recommendation:

Item	Mushroom Seats & Tables				
Supplier	Park Leisure				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
		4			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number

Missing plastic cap(s) evident.
Recommendation:
 Replace missing plastic cap(s).

5

Recommendation:

Recommendation:


Recommendation:


Item	4 Way Springer				
Supplier	Park Leisure				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
		5			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number

	1x link loose in ground fixing. Recommendation: Monitor to repair this condition.	6
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	Missing plastic cap(s) evident. Recommendation: Replace missing plastic cap(s).	5
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	Recommendation:	
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	Recommendation:	
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Item	Step Links & Wobble Boards				
Supplier	Park Leisure				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
		6			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number

	This type of unit is known to move slightly over time causing possible finger traps. Recommendation: Monitor edge of unit for gaps larger than 8mm and carry out remedial work as required.	8
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	Recommendation:	
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	Recommendation:	
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	Recommendation:	
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Item	Inclusive Roundabout				
Supplier	Kompan				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		

Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number

	Wearing evident to pivot block. Recommendation: Monitor this condition, replace as required.	7
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	Recommendation:	
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	Recommendation:	
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	Recommendation:	
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Item	Seesaw				
Supplier	Park Leisure				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
		7			

Item EN Compliance	Yes	Surface EN Compliance	Yes
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Findings at the time of inspection with risk number

	Rust/corrosion evident to unit. Recommendation: Monitor for deterioration.	7
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	Loose fixing(s) evident. Recommendation: Retighten loose fixing(s) as required.	8
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	Recommendation:	
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	Recommendation:	
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Item	Junior Multiplay Unit				
Supplier	Park Leisure				
Surface	Wet Pour				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		


Item EN Compliance	N/a	Surface EN Compliance	N/a
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Findings at the time of inspection with risk number

	Loose fixing(s) evident. Recommendation: Retighten loose fixing(s) as required.	7
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	As above finding. Recommendation: As above comment.	7
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	Brick wall near gate is damaged. Recommendation: Repair as required.	8
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	Recommendation:	
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Item	Fencing				
Supplier	Unknown				
Surface	N/a				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
			8		


Item EN Compliance	No	Surface EN Compliance	N/a
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Findings at the time of inspection with risk number

	Transition issue - Gap between rolling surface and footplate in excess of 5mm. Recommendation: Repair this condition asap.	15
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	As above finding. Recommendation: As above comment.	15
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	Damage evident to coping on grind rail. Recommendation: Replace damaged coping.	8
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	Rust/corrosion evident. Recommendation: Monitor for deterioration.	8
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Item	Wheeled Sports Area				
Supplier	Caloo				
Surface	Concrete/Metal				
Risk Rating Overall	Very Low	Low	Medium	High	Unacceptable
				15	



Inspection Scope for RPII Annual Inspectors

This document outlines the RPII scope for inspections undertaken by the Inspectors listed as Annual Inspectors on the RPII Register of Inspectors when undertaking Indoor Annual, Outdoor Annual, Outdoor Operational and Outdoor Routine 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.

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 but any comments concerning compliance will follow the requirements and recommendations of BS EN 1176.

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 manual test for stability 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. 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.

Table 1

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 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 Annual Main Inspection as detailed in the relevant

[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.