

BARRATT HOMES

PLAY AREA

**BLAKES MEAD,
BOGNOR REGIS**

PLAY AREA

MAINTENANCE

DOCUMENTS

5 Year Installation Guarantee

EcoSmart Safety Surfacing

PlaySmart UK Limited undertakes to guarantee the installation of the above product for a period of five years from the date of installation by PlaySmart.

This guarantee extends to complete free of charge repair of fixings and installation of mats within the five year period.

FAILURE DUE TO THE FOLLOWING IS NOT COVERED BY THE GUARANTEE:

- Vandalism, mistreatment during use.
- Damage by mechanical machinery.
- Sinking
- Fair wear and tear

EcoSmart has achieved a 2.9m Critical Fall Height (CFH) when installed on a good grass base and tested in accordance with BS EN 1177 (2008) in independent field tests, however, as performance may be affected by soil type, moisture content, condition of turf and ongoing maintenance.

We recommend that a SmartPlay system is used above 2m CFH or in poor ground conditions.

Client Name: TCL Landscapes

Project No: 294ECOSI

Site Name: Blakes Mead Play Area

Completion Date: 25 June 2013

Signed: 
Director Spencer Curtis

Date: 09 August 2013

PlaySmart Ltd
Unit 4 Birch Cross Business Centre, off Broad Lane,
Tanworth in Arden, Solihull, West Midlands,
United Kingdom, B94 5DN



A surface
with a smile



Post Installation Report

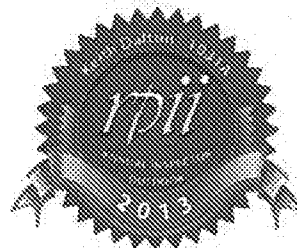
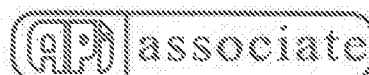
TC Landscapes

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Blakes Mead



the safest hands around playgrounds



The Play Inspection Company Ltd, 14 Ringwood Road, Longham, Ferndown, Dorset, BH22 9AN

Risk Assessment Matrix

Probability>>

5	Very High	VL	L	M	H	VH
4	High	VL	L	M	H	H
3	Moderate	VL	L	L	M	M
2	Low	VL	L	L	L	M
1	Very Low	VL	VL	VL	VL	VL
		Very Low	Low	Moderate	High	Very High
		1	2	3	4	5

Severity>>

Probability Score	Probability of Occurrence
1 – Very Low	No significant probability; lightning Strike
2 – Low	Minimal probability of occurrence. Requires significant factor or combination of factors to take place. Significant increase in intensity of use.
3 – Moderate	Moderate probability. An added factor is needed to cause an accident. Designed use is unlikely to be problematic, additional factor is required. Covers or guards loose, removed or vandalised. Absent guard rail or barrier at high levels
4 – High	High probability. Accident is probable without any added factor. Glass contaminant in loose fill surface. Exposed sharp edges on equipment.
5 – Very High	Very High probability. If the situation is not addressed an accident is almost certain. Severely worn chains/shackles. Severely damaged surfacing within impact area

Severity Score	Severity of Injury
1 – Very Low	No injury likely e.g. damaged or soiled clothing, minor bruising
2 – Low	Minor injury – Laceration or bruising requiring first aid only
3 – Moderate	Injury requiring medical intervention e.g. laceration requiring stitches, sprain, fracture of small bones of hand or foot.
4 – High	Serious injury including hospitalisation for observation e.g. concussion, fracture of long bones of leg/arm, back/neck injuries, fractured skull.
5 – Very High	Severe injury involving the potential for permanent disability e.g. amputation, loss of sight, spinal injury, fatality.

NB: When we inspect we only see a snapshot of the current condition of the equipment. It is the operator's 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.

Site Information

Inspection Ref: 72467

Site Ref: 15721

Customer Order No: None

Inspected: 05 July 2013 at 12:35 Inspector: Keith Dalton RPII Annual Inspector

Risk Assessment: 5 - Very Low Risk



Location: The site is located in an area of public open space and is overlooked by a number of properties in the local community.

Disabled Access: Some accessible features – an area that presents difficulties to the majority of people with disabilities but in favourable circumstances and certainly in partnership can be accessed.

2 - Very Low Risk	
Item:	Ancillary Items - Combination Gate
Manufacturer:	Easy Gate Ltd
Surface Type:	N/A
Equipment Compliance:	N/A
Surface Area Compliance:	N/A
Total Findings:	1



Finding 1
This item is satisfactory - no work required

3 - Very Low Risk	
Item:	Ancillary Items - Bow Top Fence (Steel)
Manufacturer:	T C Landscapes Ltd
Surface Type:	N/A
Equipment Compliance:	N/A
Surface Area Compliance:	N/A
Total Findings:	1



Finding 1
This item is satisfactory - no work required

2 - Very Low Risk	
Item:	Ancillary Items - Self Closing Gate
Manufacturer:	Easy Gate Ltd
Surface Type:	N/A
Equipment Compliance:	N/A
Surface Area Compliance:	N/A
Total Findings:	1



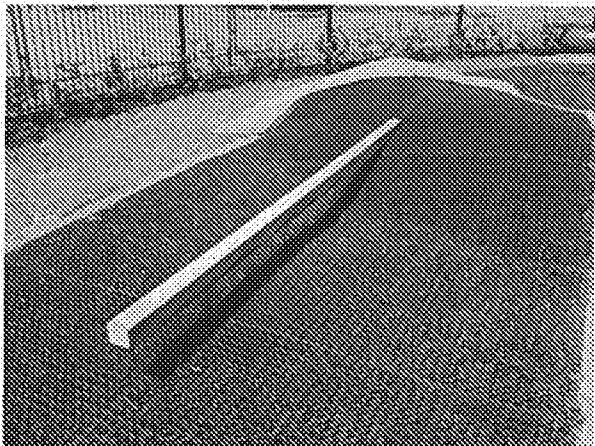
Finding 1	
This item is satisfactory - no work required	

3 - Very Low Risk	
Item:	Ancillary Items - Bench
Manufacturer:	Kompan Ltd
Surface Type:	Brick Pavers
Equipment Compliance:	N/A
Surface Area Compliance:	N/A
Total Findings:	1



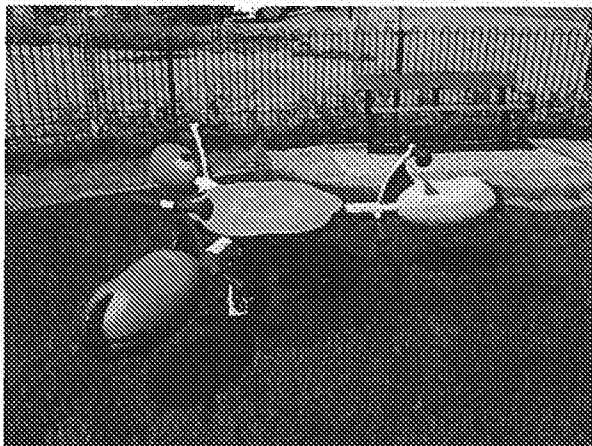
Finding 1	
This item is satisfactory - no work required	

3 - Very Low Risk	
Item:	Agility - Balance Beam
Manufacturer:	Kompan Ltd
Surface Type:	Grass Matrix Tiles
Equipment Compliance:	Yes
Surface Area Compliance:	Yes
Total Findings:	1



Finding 1
This item is satisfactory - no work required

4 - Very Low Risk	
Item:	Spring - Spring See-Saw
Manufacturer:	Kompan Ltd
Surface Type:	Grass Matrix Tiles
Equipment Compliance:	Yes
Surface Area Compliance:	Yes
Total Findings:	1



Finding 1
This item is satisfactory - no work required

i 4 - Very Low Risk	
Item:	Ancillary Items - Site General
Manufacturer:	Owner/Operator
Surface Type:	N/A
Equipment Compliance:	N/A
Surface Area Compliance:	N/A
Total Findings:	1



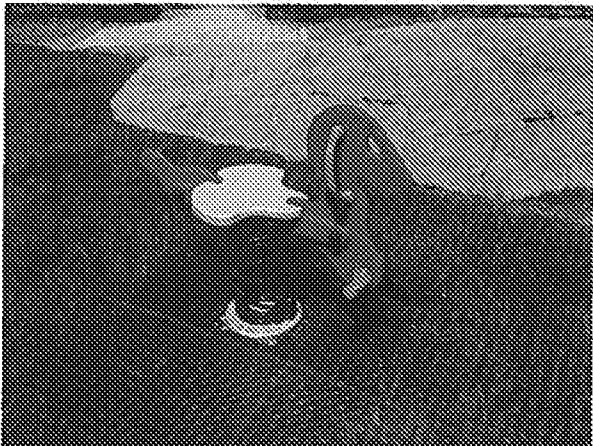
Finding 1	
Some of the turfed areas have dried out and the grass has died off - Rectify as required	

i 4 - Very Low Risk	
Item:	Rotor Play - Spinning Pole
Manufacturer:	Kompan Ltd
Surface Type:	Grass Matrix Tiles
Equipment Compliance:	Yes
Surface Area Compliance:	Yes
Total Findings:	1



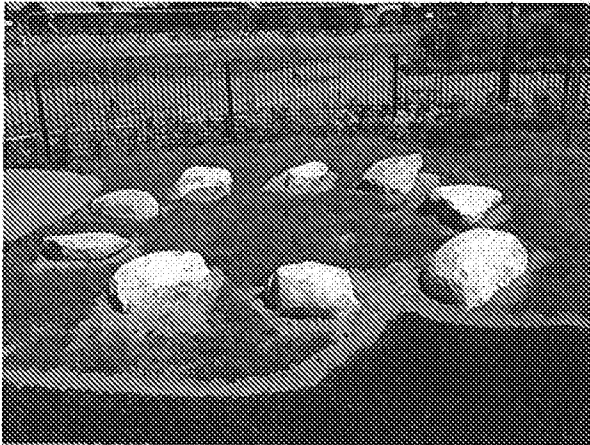
Finding 1	
This item is satisfactory - no work required	

3 - Very Low Risk	
Item:	Spring - Spring Dog
Manufacturer:	Kompan Ltd
Surface Type:	Grass Matrix Tiles
Equipment Compliance:	Yes
Surface Area Compliance:	Yes
Total Findings:	1



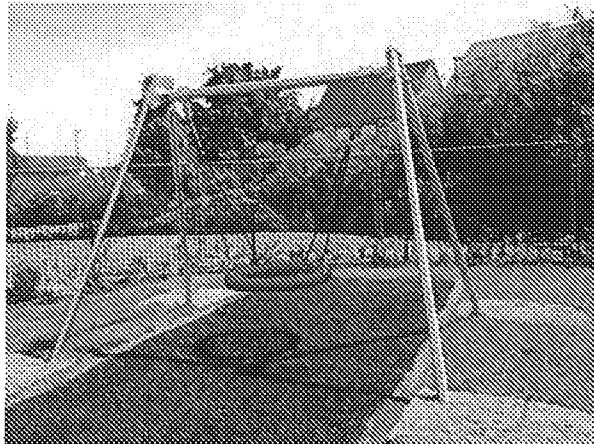
Finding 1
This item is satisfactory - no work required

5 - Very Low Risk	
Item:	Other - Boulders
Manufacturer:	T C Landscapes Ltd
Surface Type:	Grass
Equipment Compliance:	N/A
Surface Area Compliance:	N/A
Total Findings:	1



Finding 1
The use of boulders in the play area presents a risk to users of falling onto hard objects - Monitor use

i 4 - Very Low Risk	
Item:	Swings - Basket Swing
Manufacturer:	Kompan Ltd
Surface Type:	Grass Matrix Tiles
Equipment Compliance:	Yes
Surface Area Compliance:	Yes
Total Findings:	1



Finding 1	
This item is satisfactory - no work required	

i 4 - Very Low Risk	
Item:	Swings - 1 Bay 2 Seat (cradle)
Manufacturer:	Kompan Ltd
Surface Type:	Grass Matrix Tiles
Equipment Compliance:	Yes
Surface Area Compliance:	Yes
Total Findings:	1

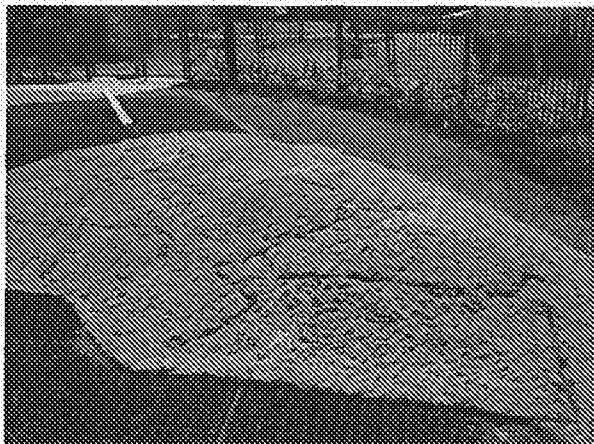


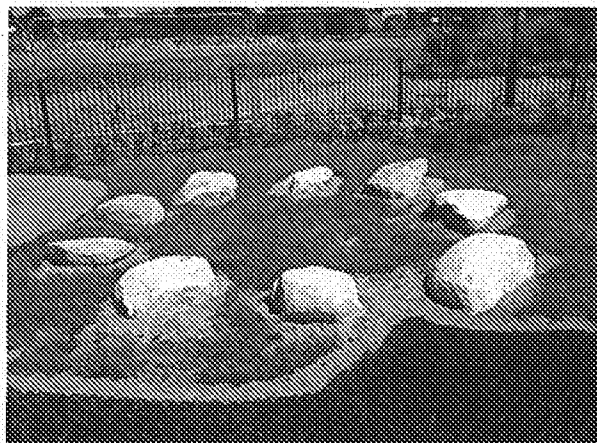
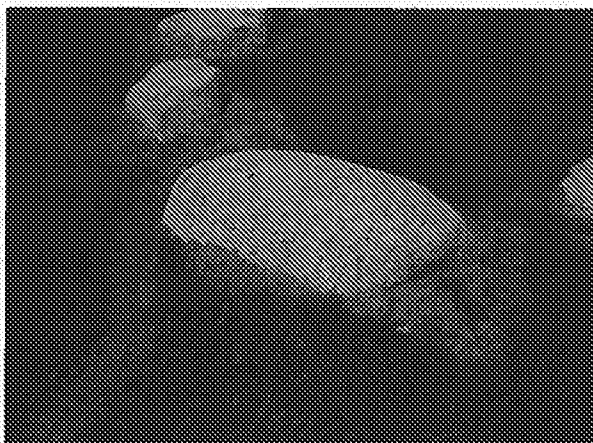
Finding 1	
This item is satisfactory - no work required	

4 - Very Low Risk	
Item:	Agility - Tower & Slide
Manufacturer:	Kompan Ltd
Surface Type:	Grass Matrix Tiles
Equipment Compliance:	Yes
Surface Area Compliance:	Yes
Total Findings:	1

Finding 1
This item is satisfactory - no work required

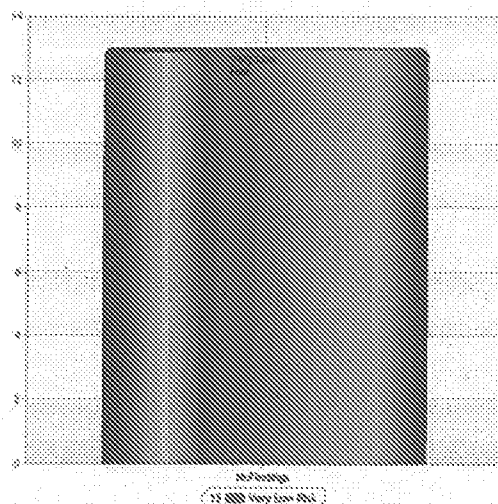
Findings Information

i 4 - Very Low Risk			
Item:	Ancillary Items - Site General	Risk Level:	V - Very Low Risk
Manufacturer:	Owner/Operator	Surface:	N/A
			
Finding: Some of the turfed areas have dried out and the grass has died off		Action: Rectify as required	

i 5 - Very Low Risk			
Item:	Other - Boulders	Risk Level:	V - Very Low Risk
Manufacturer:	T C Landscapes Ltd	Surface:	Grass
			
Finding: The use of boulders in the play area presents a risk to users of falling onto hard objects		Action: Monitor use	



Summary Information



	N/A	Very Low	Low	Moderate	High	Very High	Total
Ancillary Items-Combination Gate	0	1	0	0	0	0	1
Ancillary Items-Bow Top Fence (Steel)	0	1	0	0	0	0	1
Ancillary Items-Self Closing Gate	0	1	0	0	0	0	1
Ancillary Items-Bench	0	1	0	0	0	0	1
Agility-Balance Beam	0	1	0	0	0	0	1
Spring-Spring See-Saw	0	1	0	0	0	0	1
Ancillary Items-Site General	0	1	0	0	0	0	1
Rotor Play-Spinning Pole	0	1	0	0	0	0	1
Spring-Spring Dog	0	1	0	0	0	0	1
Other-Boulders	0	1	0	0	0	0	1
Swings-Basket Swing	0	1	0	0	0	0	1
Swings-1 Bay 2 Seat (cradle)	0	1	0	0	0	0	1
Agility-Tower & Slide	0	1	0	0	0	0	1
	0	13	0	0	0	0	13

5 Year Installation Guarantee

EcoSmart Safety Surfacing

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We recommend that a SmartPlay system is used above 2m CFH or in poor ground conditions.

Client Name: TCL Landscapes

Project No: 294ECOSI

Site Name: Blakes Mead Play Area

Completion Date: 25 June 2013

Signed: _____

Date: 09 August 2013

PlaySmart Ltd
Unit 4 Birchy Cross Business Centre, off Broad Lane,
Tanworth in Arden, Solihull, West Midlands,
United Kingdom, B94 5DN

A surface
with a smile

PlaySmart UK - FireSmart Safety Surface Maintenance Schedule

Quarterly		Date last completed			
Item	Description	QTR 1	QTR 2	QTR 3	QTR 4
Grass	Cut grass with mower and trim around posts, ensuring all grass is collected				
Rubbish	Remove any litter from mats and blow any leaves away				
Fixings	Check that all fixings are in place				
Recess	Check outer perimeter recess for trip edge or erosion				
Ingress	Lift mats periodically, shake loose any soil or stones				

Please note this is a low maintenance product

PlaySmart Ltd
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10 Year Product Guarantee

EcoSmart Safety Surfacing

PlaySmart UK Limited undertakes to guarantee the above product for a period of ten years from the date of supply.

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with a smile

Barratt Homes – Blakes Mead, Bognor Regis

Item	Supplier	Contact Details
Play Equipment	Kompan Ltd	21 Roebuck Way Knowlhill Milton Keynes MK5 8HL [REDACTED]
Seats, Benches and Bins	Orchard Street Furniture	Orchard Street Furniture Unit 1, Warren Hill Nuffield Lane Crowmarsh Wallingford OX10 6QN [REDACTED]
Seats, Benches and Bins	Wybone Ltd	Mason Way Platts Common Industrial Estate Hoyland Barnsley South Yorkshire S74 9TF [REDACTED]
Safety Surfacing	Playsmart	Unit 4, Birchy Cross Business Centre, Broad Lane Tanworth-in-Arden Solihull West Midlands B94 5DN [REDACTED]
Paving	Keyline	Keyline Builders Merchants Summerhouse Road Moulton Park Industrial Estate Northamptonshire NN3 6TE [REDACTED]
Boulders	CPA	Llety Coed St. Clears Carmarthen SA33 4JR
Fencing	IAE	Mossfield Road, Adderley Green Stoke-on-Trent, Staffordshire, ST3 5BW [REDACTED]

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