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Annual Inspection

Broadwas Berryfields

10 October 2025



Inspection carried out by

Lyn Williams



Inspection Methodology

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 the current 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 compliances 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 EN15312	Free access multi-sports equipment
BS EN 14974	Equipment - 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 on site but 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 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 inspector will not undertake any of the following works unless specifically agreed in writing at the time of the 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 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 Outdoor Inspection
6.1 d) Overall levels of safety of equipment (see note 1)	Yes	Yes (1)
6.1 d) Overall levels of safety of the foundations (see note 1)	Yes	Yes (1)
6.1 d) Overall levels of safety of playing surfaces (see note 2)	Yes	Yes (2)
6.1 d) Compliance with the relevant parts of the standard and or risk assessment (see note 3)	Yes	Yes (3)
6.1 d) Effects of weather	Yes	Yes
6.1 d) Presence of rot, decay or corrosion (see note 1)	Yes	Yes (1)
6.1 d) Assessment of repairs made or added or replaced components (see note 4)	Yes	Yes (4)
6.1 d) Excavation or dismantling/additional measures	No	No
6.2.1 Assessment of glass reinforced plastic components (see note 5)	Yes	Yes
6.2.1 Inspection of one post equipment (see note 1)	Yes	Yes (1)
6.2.4 Undertaking the Operators inspection protocol	Yes	No

N.B: The clause numbers in table 1 are taken from BS EN 1176-7: 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 Standards

Note 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 for with a hammer and/or steel rod. Decay in timber may exist which can only be found with specialist equipment (see additional comments below).

Note 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.

Note 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.

Note 4

The operator should use manufacturers' recommended parts, or equivalent. We are unable to verify if such parts have been used, and any subsequent change in quality or performance of replaced parts.

Note 5

Visible glass fibres will be noted in reports. The operator is responsible for repairs or replacement.

Timber

Where timber posts are set into the ground it is not always possible to determine levels of rot or decay, in particular internal rot. The owner/operator should ensure it conducts appropriate inspections to identify rot/decay in timber, especially at or just below ground level, before it becomes a problem

The majority of timber posts will rot/decay from the inside out making it difficult to identify a problem unless specialist tools (e.g. a Resistograph) are used and we would recommend the use of a Specialist to conduct such a survey when indications of rot are noted.

General comments:

The Standards referred to above are not retrospective or a legal requirement, however a site risk assessment is a legal requirement and good practice encourages the carrying out of the risk assessment in conjunction with a Standards compliance assessment. The Standards limitations should be recognised as mere compliance will not automatically create a safe playground. Like previous playground standards they are intended to be used intelligently as an aid and are aimed at providing a uniform source of reference throughout the U.K and the rest of Europe.

Some elements of the Standards are open to interpretation. In the event of a dispute a decision on interpretation may be sought from the BSI or from the European Standards Committee.

Risk Assessment Evaluation:

The risk assessment is based on a likelihood x possible severity of injury index with one being the lowest and safest value and five being the highest and most severe value.

Risk Score	Risk Categories
1 - 5	Low risk - Monitor
6 - 10	Low/medium risk - Carry out the inspectors recommendations
12 - 15	Medium risk - Programme actions to remove the hazard
15 - 16	Medium/high risk - Take action at the earliest possible opportunity / isolate the equipment
20 - 25	Unacceptable risk - Take immediate action to reduce the risk.

The above table is a guideline only and should be read in conjunction with the individual recommendations

NB: The inspection only identifies the current condition of the equipment, It is the responsibility of the owner/operator to provide a continued level of maintenance and to ensure that the equipment is kept in good working order and the site fit for use.

NOTE: Typically two non compliances will be highlighted when the recommendation is to monitor which may mean some non compliances present will not be indicated. All non compliances requiring action will be commented on.

Items present on site but not contained within this report have not been inspected.

Site Overview

The site is not overlooked

Disabled access:

The site is accessible to most people including those with severe disabilities if help is at hand

Site General



Comments:

- 1 There is a redundant base present, the equipment has been removed and the reinstatement subsided. The remaining grass mats are damaged creating Trip Hazard

Recommendations:

- 1 Provide a uniform surface and remove the Trip Hazard.

Risk Assessment:

2 x 4

Signs



Comments:

- 1 BS EN 1176 Part 7 recommends that signage with information including, but not limited to, the site address, contact information for maintenance issues and emergency contact details are provided at each entrance to the playground facility
- 2 Signage should be provided for the outdoor fitness equipment in accordance with the requirements of BS EN 16630, key requirements of the sign include, but are not limited to, intended users, medical safety and emergency contact details
- 3 There are fixings missing from the gate signage

Recommendations:

- 1 Provide suitable signage in accordance with the recommendations set out in BS EN 1176

Risk Assessment:

2 x 3

- 2 Provide suitable signage in accordance with the recommendations set out in BS EN 16630

Risk Assessment:

2 x 3

- 3 Replace the missing fixings

Risk Assessment:

2 x 3

Post and Rail Fence



Comments:

- 1 There are parts of the timber posts that have rotted

Recommendations:

- 1 Replace all affected timbers

Risk Assessment:

2 x 3

Picnic Table



Comments:

- 1 The item is satisfactory

Recommendations:

- 1 No action required

Risk Assessment:

2 x 2

Maintenance Gate

Comments:



- 1 There are openings that are less than 12mm that could trap or crush users' fingers
- 2 There are parts of the timber gate posts that have rotted
- 3 There is no padlock on the maintenance gate

Recommendations:

- 1 Where possible a 12mm gap should be provided on both sides or between the gate leaves

Risk Assessment:

2 x 4

- 2 Replace all affected timbers

Risk Assessment:

2 x 3

- 3 Provide a padlock to secure the gate

Risk Assessment:

2 x 3



Litter Bin



Comments:

- 1 The litter bin is full

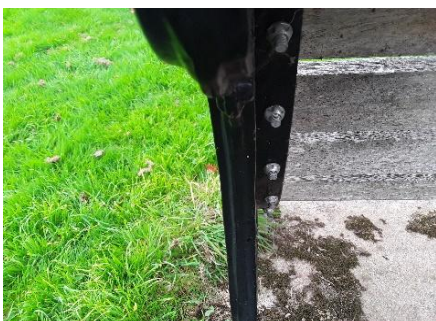
Recommendations:

- 1 Empty and review the collection routine

Risk Assessment:

2 x 3

Bench



Comments:

- 1 There are projecting bolt thread(s) present

Recommendations:

- 1 Remove the excess thread length and deburr or provide a cap

Risk Assessment:

2 x 3

Leg Press



Surfacing:	Grass
EN16630 Compliance:	Yes
EN1177 Compliance:	Yes
Manufacturer:	Fresh Air Fitness

Comments:

- 1
- The item is satisfactory

Recommendations:

- 1
- No action required

Risk Assessment:	2 x 2
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Air Walker



Surfacing:	Grass
EN16630 Compliance:	No
EN1177 Compliance:	Yes
Manufacturer:	Fresh Air Fitness

Comments:

- 1
- The swinging movement of the arm exceeds the maximum 55 degrees from the vertical as required by BS EN 16630

Recommendations:

- 1
- Monitor - No remedial work recommended

Risk Assessment:	2 x 3
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Pull Up Station



Surfacing:	Grass
EN16630 Compliance:	Yes
EN1177 Compliance:	Yes
Manufacturer:	Fresh Air Fitness

Comments:

- 1 There are bolt caps missing
- 2 The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting

Recommendations:

- 1 Replace the missing bolt caps

Risk Assessment:	2 x 2
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- 2 Treat any rusting components and repaint

Risk Assessment:	2 x 3
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Cross Trainer



Surfacing:

Grass

EN16630 Compliance:

No

EN1177 Compliance:

Yes

Manufacturer:

Fresh Air Fitness

Comments:

- 1 There are variable gaps of between 8mm and 60mm creating a potential crush / shear point between components in contravention of the requirements of BS EN 16630
- 2 The paintwork on this item has been damaged or worn exposing the metal underneath which is rusting
- 3 The surface has eroded and may be slippery in wet conditions

Recommendations:

- 1 Monitor - No remedial work recommended

Risk Assessment:

2 x 4

- 2 Treat any rusting components and repaint

Risk Assessment:

2 x 3

- 3 Reinstate eroded area

Risk Assessment:

2 x 4

Hand Bike

Surfacing:	Grass
EN16630 Compliance:	No
EN1177 Compliance:	Yes
Manufacturer:	Fresh Air Fitness

Comments:

- 1

There are variable gaps of between 8mm and 60mm creating a potential crush / shear point between components in contravention of the requirements of BS EN 16630
- 2

There are bolt caps missing

Recommendations:

- 1

Monitor - No remedial work recommended

Risk Assessment:

2 x 4

- 2

Replace the missing bolt caps

Risk Assessment:

2 x 2



Balance Trail



Surfacing:

Grass

EN1176 Compliance:

No

EN1177 Compliance:

Yes

Manufacturer:

Playdale

Comments:

- 1 This item of equipment relies on a single post, or a line of posts, for stability and extra care needs to be taken with equipment of this nature to avoid the potential for catastrophic failure
- 2 There is strimmer damage apparent on the posts and this can accelerate the rotting process
- 3 The balance chain is snagging the surrounding surface
- 4 The connecting links are in excess of 8.6mm and less than 12mm and fail the requirements of BS EN 1176 Part 1

Recommendations:

- 1 Ensure that regular detailed inspections are undertaken to assess for rot, corrosion and general stability

Risk Assessment:

0 x 0

(Risk assessment not undertaken)

- 2 Monitor for further deterioration (rot) and replace if required

Risk Assessment:

2 x 3

- 3 Lift / shorten the chain

Risk Assessment:

2 x 3

- 4 Replace with compliant links at the next maintenance cycle

Risk Assessment:

1 x 5

Basket Swing



Surfacing:

Mixed Surface

EN1176 Compliance:

Yes

EN1177 Compliance:

Yes

Manufacturer:

Playdale

Comments:

- 1 To comply with BS EN 1176 Part 2 swings of this design should have a secondary safety mechanism fitted to prevent collapse of the seat in the event of a joint failure , however the manufacturer has confirmed that the joint was independently tested by the BSi

Recommendations:

- 1 Monitor use and check the joint and fixing security regularly

Risk Assessment:

2 x 4

Spring Seat



Surfacing:	Grass
EN1176 Compliance:	Yes
EN1177 Compliance:	Yes
Manufacturer:	Playdale

Comments:

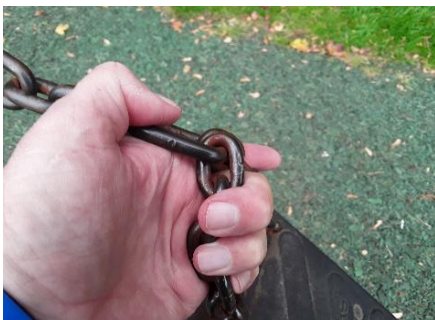
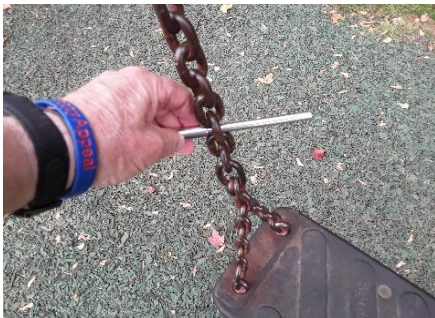
- 1
- The item is satisfactory

Recommendations:

- 1
- No action required

Risk Assessment:	2 x 2
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Two Bay Mixed Swing



Surfacing: Mixed Surface

EN1176 Compliance: No

EN1177 Compliance: No

Manufacturer: Not Identified

Comments:

- 1 The seat is too close to the frame as defined in BS EN 1176 Part 2
- 2 The chain openings are in excess of the 8.6mm as recommended by BS EN 1176
- 3 There is notable evidence of chain wear
- 4 The bushes are showing signs of wear

Recommendations:

- 1 Monitor - No remedial work recommended

Risk Assessment: 2 x 3

- 2 Replace with compliant links at the next maintenance cycle

Risk Assessment: 2 x 3

- 3 Monitor for further deterioration and replace when 40% worn

Risk Assessment: 2 x 3

- 4 Monitor for further deterioration and replace as required

Risk Assessment: 2 x 3

Two Bay Mixed Swing continued



Comments:

- 5 The seats are too close to each other as defined in BS EN 1176 Part 2
- 6 The surfacing dimensions are short and do not meet with the requirements of the current applicable standard. The item of equipment has a fall height exceeding 1.50 metres and grass has been provided as a safety surface in contravention of the applicable standard; NOTE - Well maintained grass is only suitable for fall heights of upto 1.50m and the actual fall height is 1650mm

Recommendations:

- 5 Monitor - No remedial work recommended

Risk Assessment: 2 x 3

- 6 Monitor - no remedial action recommended

Risk Assessment: 2 x 4

Free Standing Slide



Surfacing:

Grass Mats

EN1176 Compliance:

No

EN1177 Compliance:

No

Manufacturer:

Not Identified

Comments:

- 1 This item of equipment has a fall height in excess of 2.5m and grass mats have been installed as an impact absorbing surface; these mats rely heavily on the underlying surface to achieve their critical fall height properties.
- 2 The item fails to meet the requirements of BS EN 1176 Part 1 4.2.7.2 for head and neck entrapment in the handrail openings
- 3 The height of the handrail is too low and fails to meet the requirements of BS EN 1176 Part 1
- 4 There are projecting bolt thread(s) present

Recommendations:

- 1 Ensure surfacing certification is sought and consider HIC testing to ensure the surfacing is performing adequately

Risk Assessment:

2 x 4

- 2 Monitor - No remedial work recommended

Risk Assessment:

1 x 5

- 3 Monitor - No remedial work recommended

Risk Assessment:

2 x 3

- 4 Remove the excess thread length and deburr or provide a cap

Risk Assessment:

2 x 3

Free Standing Slide continued



Comments:

- 5 The grass mats are silted up and the soil is compacted; this may have an adverse effect on the impact absorbing properties of the surface
- 6 Fixing Pins have been installed in the impact areas of the grass mats and the free fall height is in excess of 600mm
- 7 There are dents in the sliding surface

Recommendations:

- 5 Consider HIC testing impact absorbing properties to ensure the correct surface qualities are maintained for the equipment and replace the surfacing if required

Risk Assessment: 2 x 3

- 6 Remove the pins from impact areas

Risk Assessment: 2 x 3

- 7 Monitor and repair / replace if required

Risk Assessment: 2 x 3

Spring See Saw



Surfacing:

Grass

EN1176 Compliance:

Yes

EN1177 Compliance:

Yes

Manufacturer:

Playdale

Comments:

- 1 There are holes / damage to the surface
- 2 The surface has eroded and may be slippery in wet conditions
- 3 The seat is not level when at rest
- 4 The seat has minor damage or wear

Recommendations:

- 1 Reinstate to provide a uniform surface

Risk Assessment:

2 x 4

- 2 Reinstate eroded area

Risk Assessment:

2 x 4

- 3 Adjust the seat

Risk Assessment:

2 x 4

- 4 Monitor for any further deterioration and replace as required

Risk Assessment:

2 x 3