

LLANGAIN COMMUNITY COUNCIL

Minutes of the Annual General Meeting held on Wednesday 15th May 2024

1. **Present:** Cllrs T. Griffiths (Chair), D. Roberts, H. Williams, J. Jones, C. Atkins, J. Starzewski, County Cllr C. Jones
2. **Apologies:** Cllr W. James
3. **Appointment of Chair:** It was proposed by Cllr Williams and seconded by Cllr Starzewski that the present vice Chair, Cllr David Roberts be appointed to serve as Chair the year commencing May 2025. Cllr Roberts accepted the office and signed the necessary declaration.
The outgoing Chair, Cllr Griffiths, thanked Cllr Roberts for stepping in from time to time over the past year when he had been unable to attend meetings.
The new Chair, Cllr Roberts, thanked Cllr Griffiths for his work throughout the year and asked all Councillors to consider who might be co-opted to fill the two current vacancies.
4. **Appointment of Vice-Chair:** It was proposed by Cllr Williams and seconded by Cllr J Jones that Cllr Atkins be appointed to serve as Vice-Chair for the coming year.
5. **Appointment of Clerk and Responsible Financial Officer:** It was resolved that Susan Holmes continue in post.
6. **Appointment of Internal Auditor:** It was resolved that LHP continue as the Council's auditors.
7. **Appointment of members to attend Once Voice Wales meetings:** Any member, as available.
8. **Sub Committees:** It was resolved to form two sub committees
 - i) Park committee – Cllr Roberts, Cllr Starzewski and Cllr James
 - ii) Business planning and finance – Cllr Roberts, Cllr Starzewski and Cllr James.Such committees would not normally have plenary powers but would rather report back to the full Council. Both committees will begin by setting terms of reference which will be brought back to full Council for approval in July.
9. **Delegated Powers:** It was resolved that the Clerk be empowered to ask signatories to sign cheques for expected payments at times when there is no monthly meeting with the expenditure subsequently reported back to Council for their information.
10. **Council Policies:** It was resolved that the existing policies are relevant for the present, but that an Annual Report should be produced and published in accordance with best practice. Policies will be updated in accordance with legal advice given to the Council by Government agencies and One Voice Wales.

LLANGAIN COMMUNITY COUNCIL

Minutes of the meeting held on Wednesday 21st May 2025.

1. Present: Cllrs D Roberts (Chair), T Griffiths, J Jones, J Starzewski, H Williams, C Atkins & County Cllr C Jones

2. Apologies: Cllr W James

3. Minutes of last meeting:

AGM: Proposed as correct by Cllr H Williams and seconded by Cllr C Atkins

Regular meeting: Proposed as correct by Cllr H Williams and seconded by Cllr C Atkins

4. Matters Arising

2903 – Park Committee update – Cllr Starzewski presented his paper on progressing the Council registration of the land (Appendix 1) and reported that Cllr James had yet to be asked if he wished to join the sub committee.

There was some concern about the potential costs involved in registering the land and a question about whether the Council could apply for grants with possessory title. Cllr Starzewski believes that we would need absolute title for this.

The point was made that, in valuing the land, consideration needs to be given to its value to the community as well as its commercial value.

Cllr Roberts thanked Cllr Starzewski for his work on producing this paper and proposed we need to start the process in order to discover potential issues.

It was resolved that the Park sub committee instruct solicitors (UTK) to scope the process and estimate time and costs, using up to a maximum of four hours of their time without further approval from full council.

The Clerk reported that she had followed up the query about volunteers working to maintain the land and had been informed by our insurers that volunteers would be covered under the Employers Liability section of our policy in accordance with the following terms and conditions

“Employees and volunteers would be involved with the less hazardous work involved in path maintenance, grass cutting or litter collection, with the use of non-powered tools only, other than lawnmowers/grass cutting equipment and strimmers, when stout footwear should be worn and also safety goggles in the case of strimmers. Cleaning materials must be not stronger than those available on shop shelves. Employees and volunteers should be between the ages of 16-75 years and must be physically fit and able to carry out the work expected of them in order for them to be covered. Anyone under the age of 16 will require an adult to be present and will require parental permission”.

We would also need to carry out risk assessments each time.

2931 – Safety inspection of play park equipment –The inspection was carried out on 19th February and the official report distributed to Councillors (Appendix 2).

Cllr Starzewski reported that he had carried out his own visual inspection of the play park, as well as removing the ‘closed’ signs and tape.

Whilst the equipment is deemed safe at the moment, most of the equipment is recommended for replacement by 2026, with a couple of items in 2028.

Given the likely cost of replacement, it is likely that the current equipment will need to be removed and the area left empty for a period of time.

The land on which the play park sits is owned by Carmarthenshire County Council so it was proposed that Park sub committee request the County Council remove the equipment and make the area safe before entering into a lease with them for this parcel of land.

The Clerk will work with County Cllr C Jones to establish the best person to approach at the County Council and she will work with Cllr Roberts to write a letter following up this proposal.

2932 – Request for a bi-monthly meeting with the Memorial Hall Committee – The Clerk has received a response from the Memorial Hall Committee explaining that due to their current workload, they will be able to discuss the proposal for two members of the Community Council to attend their meetings on a bi-monthly basis, until their meeting on 2nd June.

There was some disappointment at this delay and the Clerk will write again to request an answer as soon as possible.

Cllr Roberts pointed out that if the Memorial Hall Committee were requesting public money via the Community Council they should expect to be challenged on how this money is being managed and spent.

2941 – Carmarthenshire County Council's 'Call for Evidence on Dog Fouling Issues Affecting Sports Fields' – The County Council have responded to our request to take part in this survey, suggesting that our park may not be eligible because this survey relates specifically to sports pitches. Councillors considered this assertion and agreed that this particular survey does not seem appropriate for us. However, there was an agreement about the need to address dog fouling in the park, which could be discussed by the Park sub committee and full council at a later date.

2946 – Discretionary spending in the 2025/26 budget – Cllr Roberts suggested that this be an agenda item at every full council meeting so that we can monitor this spending throughout the year.

2947 – Police attendance at our next meeting – the Clerk hasn't received a response to her request for police attendance at our July meeting. County Cllr C Jones will send her details of the new police sergeant for the area so that she can follow this up with them directly.

2948 – The £5000 community grant towards improvement of the play park from Pobl has been received.

5. Correspondence

- Society of Local Council Clerks – The Clerk Magazine
- Clerks & Councils Direct magazine
- Email from Mr Richard Leggett regarding footpath 25/11

2949 – Mr Leggett is seeking Community Council support for his campaign to reopen this public right of way. The Council understands that some progress has been made and will respond, if asked to do so by the County Council as part of any official process.

- Email from Mrs Amy Rimmer of 36 Dol-y-Dderwen regarding fencing between her garden and the new housing development

2950 – County Cllr C Jones has taken this up with the developers and it appears that there will now be some fencing erected. The Community Council sympathise with Mrs Rimmer but do not feel that this is within their remit

- Email from Carmarthen Shopmobility requesting a donation – declined
- Other items of correspondence sent to Councillors since the last meeting, for information.

6. Planning Applications

2951 - **PL/09271** - Proposed installation of 2 ASHP's - Pilloath, Llangain, Carmarthen, SA33 5AJ – No comments.

2952 - **ENF/00950 CAS-04198-L8S2N9** – Enforcement notice and appeal regarding Church House Farm campsite, Church Road – the Council have some concern that Church Road is unsuitable for the traffic created by the expansion of the campsite.

7. Finance/Approval of Payments

2953 – The following payments were approved:-

Susan Holmes	£ 903.95	Clerk salary March/April
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2954 – The 2024/25 accounts are currently with LHP (internal auditor). We will need to call an extraordinary meeting in June (once they have been returned by LHP) because the accounts need to be approved and signed off by 30th June, in order to be sent to Audit Wales. We are subject to a full audit this year.

8. County Councillor's Report

County Cllr Jones reported that she recently resigned as a Community Councillor on Llansteffan & Llanybri Community Council. She had recorded attendance at 204 out of hours meeting in the last 12 months.

9. Any Other Business

2955 – Community Council answer to a question on our annual return regarding consultation with the community regarding plans, budget and activities – Councillors discussed the question and decided that we will need to answer 'no' to the question with the following explanation:

The council will agree a Policy on formal consultation with all members of the community and agree a methodology on how it will undertake an annual consultation with all members of the community. It will use the results of the annual consultations to inform all future council plans, budgets and activities.

2956 – Cllr Williams reported that the local branch of the Royal British Legion held two events to commemorate VE day 80. A short service was held outside Llansteffan Memorial Hall on Sunday, 11th May which was well attended. This was followed by Côr Steffan singing some war songs outside The Castle pub with refreshments provided. An exhibition in conjunction with Llansteffan History Society was held on Sunday, 18th May. Both were well attended.

2957 – Pothole, Smyrna Crossroads – Cllr Williams said that the pothole at the junction on the Heol Smyrna side, repaired last year, had broken up and that he had reported it online at <https://www.carmarthenshire.gov.wales/council-services/report/> The new repair was promptly carried out.

2958 – Ditches in the link road between School Road and Church Road – Cllr John Jones suggested that some of the ditches on Lletyrneuadd Road could do with clearing out, now that the weather is dry.

2942 – Green Castle bend; road surface is deteriorating (grid ref SN 37464 14315), as reported previously. This situation is now becoming extremely dangerous.

2959 – Closure of Church Road – Signage for this closure has been unclear and residents were not informed prior to this closure. It appears BT Openreach are not doing the 15 minute closures that they applied for. Clerk to write to the County Council expressing our concerns about how this has been handled.

2960 – Nomination of Community Council representative on Ffederasiwn Ysgolion Llangain, Llansteffan & Bancyfelin – Cllr Williams is keen to continue to represent the Community Council on the board of governors. It was unanimously agreed that his name be put forward.

Date of next meeting: Wednesday 16th July 2025 but with an extraordinary meeting in June, date to be confirmed.

Appendix (1)

2903: Registration of Council ownership of Llangain Recreation field

Record of informal conversation with Roland Lewis of UTK Carmarthen, 12 May 2025 by JHS

1. The Council must try to reconstitute the title deed.
2. The Council will need to generate a statement of truth on the following matters submitted by the Chairman of the council to the Land Registry (LR):
 - How and when was the land first acquired for the village
 - How did the land come into the possession of the council
 - How long has the land been under the control of the council
 - How was the land controlled before the council took the land over
 - Statements from residents who recall the history of the land
 - Any historical evidence of title
 - The play equipment, tennis courts and other equipment must be included in any list of existing assets related to the land
3. Cost for a filing are estimated at 2 - 4 hours of solicitor time at £275 per hour to include searches of adjacent land ownership which may impinge on Council ownership of the recreation field.
4. LR fees are likely to be between £40 to £50 based on the value of the land which can be established by a local valuation professional.
5. LR may take 2+ years to respond once the filing is made.
6. LR will conduct their own survey of the land.
7. We are likely to be granted a “possessory title” which can be upgraded to an “absolute title” which when awarded will allow the Council to use the land as collateral on loans or support grant applications.

Actions suggested

Generate a statement of truth by (Date TBD)

Have the land valued

Appoint a solicitor to act on behalf of the Council

File a registration application with LR

Appendix (2)

Play Park Inspection Report



Annual Inspection

Safety Inspection Report

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02922 677190



Inspector Inspection Report

This report shows Findings and Tasks recorded during the Inspection(s) matching the selection criteria set in the Report Wizard. If no Findings or Tasks are shown, none were recorded.

Each Inspection includes a declaration signed by the Inspector stating that no defects were found other than those recorded.

Inspections included in this report

Provider	Carmarthenshire	 19/02/2025
Site Name	Llangain Parish Council	
Actual Date	19/02/2025 19:08:54	
Inspection Type	Playground-Annual	
Inspector	Wayne Hock	
Inspection Status	Completed	

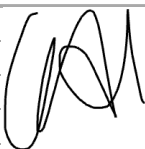
Finding Summary

Llangain Parish Council Findings

Asset	Finding Title	Creation Date	Risk Level
Swing - 1Bay Toddler Seat	Item - Limited Life	19/02/2025 21:13:10	Medium
Swing - 1Bay Toddler Seat - Surface - Tiles	Moss/algae present	19/02/2025 21:16:55	Medium
Swing - 1Bay Junior Seat	Item - Limited Life	19/02/2025 21:29:48	Medium
Swing - 1Bay Junior Seat - Surface - Tiles	Moss/algae present	19/02/2025 21:30:59	Medium
Tower and Slide	Item - Limited Life	19/02/2025 21:35:08	Medium
Tower and Slide - Surface - Bark/Grass	Surface - Deterioration/Impact Attenuation	19/02/2025 21:36:48	Medium
A Site - Llangain Play Area	Serious Safety Hazard	19/02/2025 21:39:03	Medium
Swing - 1Bay Toddler Seat	Minimum Space - Seat to Structure - Single-Use Seat	19/02/2025 21:12:16	Low
Rocker - Spring Horse	Metal - Excessive Corrosion	19/02/2025 21:19:21	Low
Agility - Balance Trail	Timber - Rotting	19/02/2025 21:22:24	Low
Swing - 1Bay Junior Seat	Minimum Space - Seat to Structure - Single-Use Seat	19/02/2025 21:26:15	Low

Inspection - Llangain Parish Council - 19/02/2025 19:08:54

Provider	Carmarthenshire
Site Name	Llangain Parish Council
Actual Date	19/02/2025 19:08:54
Inspection Type	Playground-Annual
Inspector	Wayne Hock
Inspection Status	Completed



19/02/2025

Site Name	Llangain Parish Council
Address	Maes Yr Awel Llangain
Postcode	SA335AE
Notes	
Site Owner	Carmarthenshire

Llangain Parish Council Inspected Asset List (see Inspection Notes for exceptions)

Asset Name	A Site - Llangain Play Area	
Asset Type	Children's Playground	
Asset Category	Site	
Manufacturer		
EN Compliant		
Risk Level	Medium	
Expected End of Life/Removed Date		

Asset Name	Agility - Balance Trail	
Asset Type	Agility	
Asset Category	Equipment (Outdoor Play)	
Manufacturer	Playdale Playgrounds Ltd	
EN Compliant	Yes	
Risk Level	Low	
Expected End of Life/Removed Date	19/02/2028	

Asset Name	Agility - Balance Trail - Surface - Grass	
Asset Type	Safer Surface	
Asset Category	Surface	
Manufacturer		
EN Compliant	Yes	
Risk Level	Low	
Expected End of Life/Removed Date		

Asset Name	Rocker - Spring Horse	
Asset Type	Rocker	
Asset Category	Equipment (Outdoor Play)	
Manufacturer	Leddon	
EN Compliant	Yes	
Risk Level	Low	
Expected End of Life/Removed Date	19/02/2028	

Asset Name	Rocker - Spring Horse - Surface - Grass	
Asset Type	Safer Surface	
Asset Category	Surface	
Manufacturer		
EN Compliant	Yes	
Risk Level	Low	
Expected End of Life/Removed Date		

Asset Name	Swing - 1Bay Junior Seat	
Asset Type	Swing	
Asset Category	Equipment (Outdoor Play)	
Manufacturer	Bespoke	
EN Compliant	No	
Risk Level	Medium	
Expected End of Life/Removed Date	19/02/2026	

Asset Name	Swing - 1Bay Junior Seat - Surface - Tiles	
Asset Type	Safer Surface	
Asset Category	Surface	
Manufacturer		
EN Compliant	Yes	
Risk Level	Medium	
Expected End of Life/Removed Date		

Asset Name	Swing - 1Bay Toddler Seat	
Asset Type	Swing	
Asset Category	Equipment (Outdoor Play)	
Manufacturer	Bespoke	
EN Compliant	No	
Risk Level	Medium	
Expected End of Life/Removed Date	19/02/2026	

Asset Name	Swing - 1Bay Toddler Seat - Surface - Tiles	
Asset Type	Safer Surface	
Asset Category	Surface	
Manufacturer		
EN Compliant	Yes	
Risk Level	Medium	
Expected End of Life/Removed Date		

Asset Name	Tower and Slide	
Asset Type	Multiplay	
Asset Category	Equipment (Outdoor Play)	
Manufacturer	Bespoke	
EN Compliant	No	
Risk Level	Medium	
Expected End of Life/Removed Date	19/02/2026	

Asset Name	Tower and Slide - Surface - Bark/Grass	
Asset Type	Safer Surface	
Asset Category	Surface	
Manufacturer		
EN Compliant	No	
Risk Level	Medium	
Expected End of Life/Removed Date		

Findings and Tasks reported within the Inspection

A Site - Llangain Play Area - Finding

Finding Title	Serious Safety Hazard	
Asset	A Site - Llangain Play Area	
Finding Creation Date	19/02/2025 21:39:03	
Finding Group	Maintenance	
Finding Notes	The condition of the units within this play raises concerns and it's strongly recommended they are programmed in for replacement	
Risk Level	Medium	

Asset Photo

Finding Photos



Serious Safety Hazard - Task

Task Title	Programme replacement

Agility - Balance Trail - Finding

Finding Title	Timber - Rotting
Asset	Agility - Balance Trail
Finding Creation Date	19/02/2025 21:22:24
Finding Group	Maintenance
Finding Notes	Various degrees of rot in posts at ground and below ground level
Risk Level	Low



Asset Photo

Finding Photos



Timber - Rotting - Task

Task Title	Replace damaged wood
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Rocker - Spring Horse - Finding

Finding Title	Metal - Excessive Corrosion
Asset	Rocker - Spring Horse
Finding Creation Date	19/02/2025 21:19:21
Finding Group	Maintenance
Finding Notes	
Risk Level	Low



Asset Photo

Finding Photos



Metal - Excessive Corrosion - Task

Task Title	De-rust and coat with paint meeting EN 1176 - 4.1.1 [1998]

Swing - 1Bay Junior Seat - Findings

Finding Title	Item - Limited Life
Asset	Swing - 1Bay Junior Seat
Finding Creation Date	19/02/2025 21:29:48
Finding Group	Maintenance
Finding Notes	Due to age and excessive corrosion units it's recommend unit is replaced
Risk Level	Medium



Asset Photo

Finding Photos



Item - Limited Life - Task

Task Title	Programme replacement

Finding Title	Minimum Space - Seat to Structure - Single-Use Seat	
Asset	Swing - 1Bay Junior Seat	
Finding Creation Date	19/02/2025 21:26:15	
Finding Group	BS EN 1176:2017 Part 2 (Swings - Playground)	
Finding Notes		
Risk Level	Low	

Asset Photo

Finding Photos



Minimum Space - Seat to Structure - Single-Use Seat - Task

Task Title	No action required, based on risk assessment, as asset pre-dates EN 1176

Swing - 1Bay Junior Seat - Surface - Tiles - Finding

Finding Title	Moss/algae present	
Asset	Swing - 1Bay Junior Seat - Surface - Tiles	
Finding Creation Date	19/02/2025 21:30:59	
Finding Group	Maintenance	
Finding Notes		
Risk Level	Medium	
		Asset Photo

Finding Photos



Moss/algae present - Task

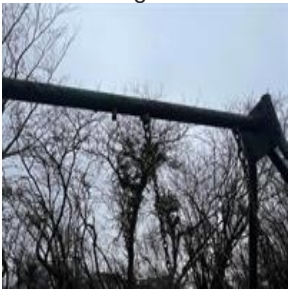
Task Title	Remove grass, moss & weeds from playing surface

Swing - 1Bay Toddler Seat - Findings

Finding Title	Item - Limited Life	
Asset	Swing - 1Bay Toddler Seat	
Finding Creation Date	19/02/2025 21:13:10	
Finding Group	Maintenance	
Finding Notes	Due to high amounts of corrosion on frame it's recommended this unit be programmed in for replacement	
Risk Level	Medium	

Asset Photo

Finding Photos



Item - Limited Life - Task

Task Title	Programme replacement

Finding Title	Minimum Space - Seat to Structure - Single-Use Seat
Asset	Swing - 1Bay Toddler Seat
Finding Creation Date	19/02/2025 21:12:16
Finding Group	BS EN 1176:2017 Part 2 (Swings - Playground)
Finding Notes	
Risk Level	Low



Asset Photo

Finding Photos



Minimum Space - Seat to Structure - Single-Use Seat - Task

Task Title	No action required, based on risk assessment, as asset pre-dates EN 1176

Swing - 1Bay Toddler Seat - Surface - Tiles - Finding

Finding Title	Moss/algae present	
Asset	Swing - 1Bay Toddler Seat - Surface - Tiles	
Finding Creation Date	19/02/2025 21:16:55	
Finding Group	Maintenance	
Finding Notes		
Risk Level	Medium	

Asset Photo

Finding Photos



Moss/algae present - Task

Task Title	Remove grass, moss & weeds from playing surface

Tower and Slide - Finding

Finding Title	Item - Limited Life
Asset	Tower and Slide
Finding Creation Date	19/02/2025 21:35:08
Finding Group	Maintenance
Finding Notes	This unit is at the end of its life expectancy, there is severe rot through and is alarmingly unstable
Risk Level	Medium



Asset Photo

Finding Photos



Item - Limited Life - Task

Task Title	Programme replacement
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Tower and Slide - Surface - Bark/Grass - Finding

Finding Title	Surface - Deterioration/Impact Attenuation
Asset	Tower and Slide - Surface - Bark/Grass
Finding Creation Date	19/02/2025 21:36:48
Finding Group	Maintenance
Finding Notes	
Risk Level	Medium



Asset Photo

Finding Photos



Surface - Deterioration/Impact Attenuation - Task

Task Title	Replace surface

Previously Reported Findings and Tasks (unresolved at time of Inspection)

None Recorded.

Findings and Tasks Reported Outside of the Inspection (unresolved at time of Inspection)

None Recorded.



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

Inspections are undertaken with reference to the standards listed in this preamble only; where no date for the standard is given it the date of the standard will be that current at the time of inspection with the exception of 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.

The following standards are relevant to all installations of equipment that are publicly accessible to users; this would include 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: 2020) 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 standard (BS EN 71 – Safety of Toys). Where domestic equipment can be identified this will be acknowledged in the report but any comments concerning compliance within the inspection will still refer to BS EN 1176.

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 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 up to

3.0 metres around, or the fence line if closer.

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 (if undertaken) 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).

The inspection is non-dismantling, non-destructive and does not include for 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 standing surfaces (where it is possible to stand without hand support) as necessary on the equipment and assess all parts up to 2.5m 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 risk 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 risk assessment). The owner/operator is responsible for the overall safety of the equipment and area. Inspectors who are trained to use ladders may use them where it is safe to do so, but if members of the public are present on-site ladders may not be used to access the equipment.

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 impact absorbing properties of any surfaces. The identification of any corrosion, rot or other deterioration in any apparatus or equipment other than by an external inspection or the inspection of any equipment (or part thereof) that is underground. 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 and 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 seek the advice of the manufacturer or a competent person at all times when undertaking repairs and/or modifications to equipment.

A full copy of Dragon Play & Sports Ltd. Terms & Conditions is available on request.

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)	L (4)	L (6)	L (8)	L (10)
	No significant probability; lightning strike, freak accident.	1	Very Low	VL (1)	L (2)	VL (3)	VL (4)	VL (5)
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).				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				
Note 2: 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.								



For more details on our service and ways we can assist you, please check out our website:

www.dragonplay.co.uk

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