

Play Equipment Policy Statement & Guidelines

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Play Equipment Policy

Good Play Area Management is a central part of Betts Estates Management on sites where equipment is present. We are committed to undertaking regular checks of the equipment for safety, including arranging annual RoSPA inspections of equipment, and keeping it in a good state of repair. Any equipment which is found to be damaged on our regular inspection will be isolated or removed until a suitable repair or replacement can be undertaken.

All Betts Estates sites are covered by appropriate levels of Public Liability Insurance.

We will achieve this by:

1. Removing litter from the designated play areas as part of our regular site maintenance visits.
2. Arranging for any approved litter bins within our ownership and installed by the developer as part of the original site layout to be emptied regularly.
3. Addressing any fly-tipping, graffiti, or vandalism as quickly as possible and reporting it to the relevant authorities.
4. Visually inspecting pathways and play surfaces as part of our regular site maintenance visits.
5. Keeping the areas immediately below and around any site furniture in the designated play areas trimmed and accessible and keeping the site furniture in a good state of repair.
6. Ensuring that the operatives instructed to carry out work on play equipment and play areas are suitably skilled and experienced to undertake work of this nature and have been DBS (Disclosure & Barring Service) checked, where considered necessary.
7. Reporting defects back to the office within one working day. Any play equipment that poses a safety concern, for example that which has seized shackles, poor anchorage or broken parts, will be immediately put out of use (where practical). Defects will be remedied in the shortest feasible timeframe.
8. Visually checking any trees on or near to the play equipment for potential falling branches.
9. Checking surfaces (including impact absorbent surfacing, timber steps, ramps, bridges and access decks) are free of extensive weeds, moss and algae, and cleaned (where necessary) without the use of residual chemicals.

Rules & Regulations of Play Area Use:

1. Play equipment is used strictly at your own risk.
2. Children must be supervised by a responsible adult at all times on all parts of Betts Estates sites.
3. All guidance and rules provided by the play equipment designers and suppliers must be followed by users at all times.
4. Play equipment must be used only for the purposes for which it was designed at all times.
5. Any rules set by Betts Estates as the landowners should be followed at all times.
6. Betts are not responsible for the theft or damage of any personal belongings on our sites, or for any criminal offences or activities that may take place on the land.

Qualifications Required for Play Equipment Repairs

Basic play equipment repairs (replacing caps on nuts, tightening bolts, replacing handles *etc.*) come under the heading of “Handyman Duties”. Currently, there is no formal/legally required training required to be a handyman in the UK. The requirement is to be able to prove competency in the field.

Betts staff are all experienced in site and equipment maintenance and will therefore take on the basic repairs required for regular maintenance of the play equipment across our sites as part of their usual site maintenance duties.

Should repairs require a higher level of skill than that which is held within the team (for example replacement of a large piece of equipment), specialist contractors will be consulted.

RoSPA Inspections

Any sites with play areas will be subject to an annual RoSPA report. Once this has been undertaken, the Estates Team will assess the outcome and determine which repairs can be undertaken in-house and which will require specialist consultation.

This policy has been adopted by the Directors.

Last updated: 14 July 2021