



Property, Development & Retail Management

Children's Play Areas

Mandatory - November 2019



Landsec
One Best
Way



One Best Way

Essential information about our
Health & Safety Standards.

Property, Development & Retail Management

Children's Play Areas

Introduction and Purpose

The purpose of the One Best Way (OBW) children's play area standard is to ensure safe and healthy design, construction and management of play areas and is completed in accordance with our Landsec policy and procedures and to the relevant legislative requirements. This document should be read in conjunction with the OBW Operational Standard - 24 Children's Play Area document.

ROSPA estimate that there are approximately 40,000 injuries to children on playgrounds each year resulting in a hospital visit. A number of reasons have been identified why incidents occur including:

Management causes:

- poor equipment design, layout or failure to comply to standards
- unsuitable equipment for the intended age group and ability
- incorrect installation
- poor inspection and maintenance

User causes:

- lack of supervision
- 'misuse' of equipment
- unsuitable clothes
- weather conditions

Playground Law and Landsec Requirements

Landsec have a responsibility to ensure that play areas owned and managed by Landsec, or their appointed partners, are designed, constructed and managed in accordance with Landsec policy and procedures and the relevant legislative requirements including:

- Landsec OBW Retail Operational Standard No 24
- Occupier's Liability Act (1957 revised 1984)
- Childrens Act (1989)
- Health and Safety at Work etc. Act (1974)
- Management of Health and Safety at Work Regulations (1999)
- Construction (Design and Management) Regulations 2015
- Environmental Protection Act (1990)
- Equality Act 2010

Breaches or non compliance of the above, that result in an accident or incident, or where Landsec fail to rectify an identified risk, may lead to a formal investigation and possible prosecution. An example would be an accident that occurred due to failing to maintain the protective surface of the play area.

Playground Standards

The standard (EN1176) covering equipment, is published in seven parts:

Part 1: General safety requirements and test methods

Part 2: Additional specific safety requirements and test methods for swings

Part 3: Additional specific safety requirements and test methods for slides

Part 4: Additional specific safety requirements and test methods for runways

Part 5: Additional specific safety requirements and test methods for carousels

Part 6: Additional specific safety requirements and test methods for rocking equipment

Part 7: Guidance for installation, inspection, maintenance and operation

EN 1176 can be found on the Knowledge Library.

The Standard (EN1177) specifically relates to impact attenuating playground surface.

The Standard recognises the importance of play and risk, especially children's development.

However, the standard is designed to mitigate the possibility of a disabling or fatal injury or where a child may receive an injury through incorrect judgement. Given the very nature



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Action to be taken:

February 2018

Status:

Mandatory

Further help & contacts:

If you need any further information or guidance please contact any member of the Health, Safety & Security Team.

of play it is recognised that it is not possible to remove all the potential risks resulting in an injury. Parental or care supervision is seen as crucial to reduce this risk to very young children. Increased accessibility for children with disabilities has been considered so as to provide a reasonable balance between safety whilst providing a stimulating experience.

Playground Design and Construction and CDM Regulations 2015

Prior to the commencement of any project and accordance with Landsec policy and procedures the Landsec sponsor should make reference to Construction Health & Safety standards and procedures on the Knowledge Library.

Play equipment should be suitable for the persons using the intended apparatus. Risks should be easily identifiable respective to the child's age ability (physical and mental). Where necessary, separation may be required due to age and ability. Designs should allow for adults to gain access to the play area in order to assist children.

During the design and construction of new or replacement play schemes consideration should be given to and relevant information should be provided for the following:

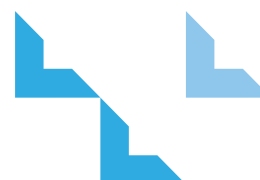
- The appointment of a designer with the relevant Skill, Knowledge, Attitude, Training and Experience (SKATE) for the scope of works. Refer to the Approved Suppliers List on the Knowledge Library.
- Appointment of a contractor with the relevant SKATE for the scope of works. Refer to the Approved Trusted Suppliers List on the Knowledge Library.
- Landsec OBW Construction Health and Safety standards and procedures and the relevant legislative requirements.
- The amount of free, falling and the required ground space for equipment.
- The dimensions of equipment including height and width, and any supporting structures
- The overall mass of equipment, including heaviest load points
- Suitability of products for indoor/external use
- Whether supervision will be required
- The intended age range and physical/mental ability of users
- Full O&M documentation, including installation, operating instructions and maintenance
- Details of any spare parts, including availability and contact details
- Appropriate signage to reflect approved usage, recommended supervision levels and duty of care

Playground Management

Reference on the 'day to day' management of children's play areas can be located within the OBW Operational Standard 24 Children's Play Areas.

As a minimum, a suitably competent person (with appropriate SKATE) should undertake inspections on a regular basis (daily/weekly) as deemed necessary, based on the type of equipment and frequency of use. These persons will have received the necessary Routine or Operational Playground Inspection Course before they can inspect.

RoSPA shall be instructed to undertake an annual inspection of equipment, identifying risks or areas for improvement that should be actioned immediately. The person carrying out the inspection must be from the RPII Register Register of Play Inspectors International.



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