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REPORT OF INSPECTION

Client:	London Borough of Lambeth
Site:	Agnes Reilly Gardens
Date of Inspection:	17 th November 2016
Type of facility:	Artificial Grass Pitch
Size (approximately):	41.9m x 34m
Stage of construction inspected:	Condition survey
Items of work undertaken during visit:	Visual inspection, Force reduction, Ball Rebound, Surface regularity (3m straight edge), Levels, Dimensions



AERIAL VIEW OF FACILITY

1. Inspection:

At the request of London Borough of Lambeth, an inspection has been conducted on the outdoor artificial grass sports pitch at Agnes Reilly Gardens. The survey was conducted on 17th November 2016 by Mr Mehmet Dervish and Miss Rosa Dominguez of MSc Ltd. The weather at the time of inspection was dry but cloudy. During to the inspection Mr Dervish met briefly with Richard Sobers of Friends of Agnes Reilly.

The purpose of the inspection was to establish the condition and life expectancy of the playing surface and recommend any maintenance actions needed. The fencing and equipment were also inspected. We understand that the pitch is always open for use and is used on a regular basis.

The pitch was constructed in 2007 by Trevor May Contractors and is surfaced with Edel nature 52mm pile length carpet above a 12mm thick in-situ formed resin bound rubber crumb shockpad. MSc were the Employers Agent for LB Lambeth during

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construction.

2. Visual Inspection

A visual examination of the playing surface was conducted and our observations are shown on the attached plans and digital images.

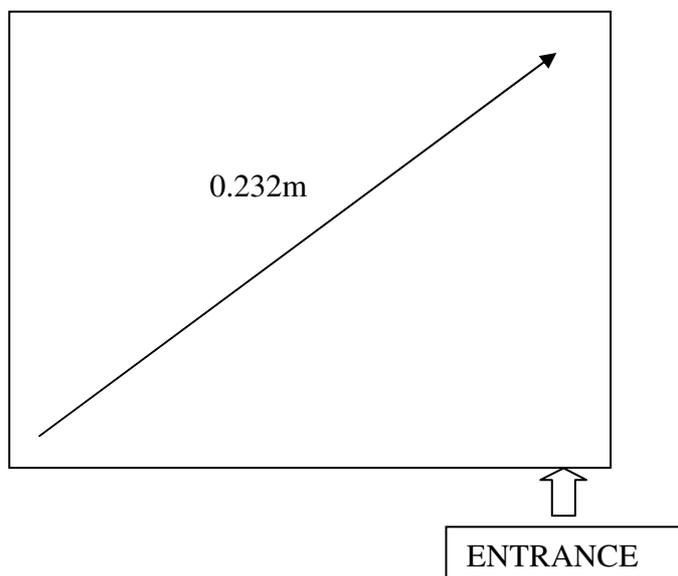
- The facility comprises a sand and rubber filled artificial grass rectangle of size 41.9m x 34m.
- The pitch is surrounded by a weldmesh fence. The lower 1.2m of the fence comprises 358 mesh (prison mesh) and the upper section 50mm x 50mm aperture weldmesh. The fencing was badly damaged in many locations and hazardous to users. The fencing around the facility was severely damaged and sections have been detached and bent which present a hazard to users. There were sections of the fence missing which will allow the ball to go outside the pitch and potentially strike children playing in the play area. The fencing had many finger traps and bolts missing. The facility fencing requires immediate action. This was reported to Greg Knight of LB Lambeth by e-mail shortly after our inspection.
- The measured pile length of the surface was on average of 18mm. This compares against a pile height when new of 52mm.
- The carpet pile had worn down to the backing in one of the goalmouths.
- The condition of the carpet was poor and there are adhesive failures of line markings and seams. The centre marker had completely detached from the carpet. The pile was heavily compacted.
- The condition of the goal frames were poor and they were rusting

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3. Performance Testing

- The force reduction of the pitch was measured in one location and found to be 41.2% which is below the minimum value of 55% for a football surface as specified in BSEN15330 i.e. the pitch has hardened since installation. The Force reduction when new was 60-64%
- Football rebound (ball dropped from 2m) was checked in two different positions. Position 1 was in the goal mouth where the carpet was worn out to the backing and position 2 was in a location where the carpet was in good condition. The average for football rebound was 1.34m (Pos1), 0.98m (Pos2). BSEN 15330 specifies a range of 0.6m to 1.0m for football surfaces. Position 2 demonstrates that the pitch has hardened since installation. He ball rebound when new was 0.93-0.98m.
- The only surface irregularity detected beneath the 3m straight edge which was above the maximum specified limit of BSEN15330 (10mm) found was where the carpet was worn down to the backing in one goalmouth.
- Gradient

→ = Direction of Gradient



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4. Conclusions and Recommendations

The facility is generally in a poor condition. The carpet has reached the end of its service life and was worn through to the backing in one of the goal mouths and has many line marking and seam failures.

The Force reduction and football rebound of the surface did not meet current specifications for 3G pitches brought about by wear and compaction of the carpet.

We recommend replacement of the carpet with a 60mm pile length monofilament 3g product. This is likely to cost in the region of £35,000 and if the shockpad requires replacement this will cost an additional £10,000. We recommend replacement is carried out by a specialist contractor being a member of SAPCA.

It may be possible to rejuvenate the existing pitch by power brushing the pile and introducing more rubber. In addition, a patch of carpet can be installed in the goalmouth and the lines replaced. Replay Maintenance (01636 640506) or Technical Surfaces (08702 400700) are specialist companies that will provide a quote for the works. This may give another 1-2 years of use.

The fencing around the facility requires immediate action from a health and safety point of view. We recommend it is replaced with the more robust 'twin wire' fencing which will cost in the region of £30,000 to install.

We will be pleased to comment on any proposals that are forwarded to you and inspect any works carried out.

Bob Froud

SIGNED.....

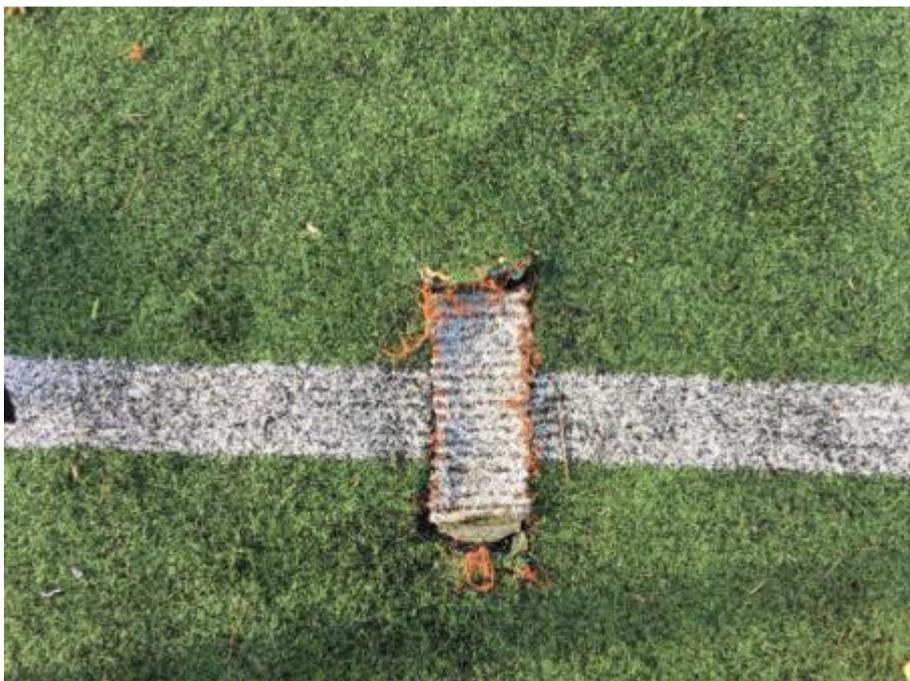
Bob Froud MIM, I.Eng (Senior Consultant)

17th January 2017

Appendix 1 – Photographs



General View



Centre marker detached from carpet

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Carpet worn through to backing in goalmouth



Seam failure

Fencing issues





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