

## ACCENT HOUSING - HEALTH & SAFETY ASSESSMENT



<b>Region :</b>	<b>East</b>
<b>Scheme Name :</b>	<b>St Edmunds Walk</b>
<b>Scheme Address :</b>	<b>Hampton Hargate Peterborough PE7 8GQ</b>
<b>Date of Assessment:</b>	<b>29/03/2022</b>
<b>Date of Next Assessment:</b>	<b>28/03/2025</b>
<b>H&amp;S Frequency:</b>	<b>3 Yearly</b>
<b>Fire &amp; Safety Assessor</b>	<b>Lynn Betteridge</b>

This Health & Safety Risk Assessment has been conducted upon the instruction of Accent Housing.

Scheme Details		St Edmunds Walk	
<b>Region:</b>	East		
<b>Scheme Name:</b>	St Edmunds Walk		
<b>Site Address:</b>	<b>Street:</b>	Hampton Hargate	
	<b>Town:</b>	Peterborough	
	<b>Post Code:</b>	PE7 8GQ	
<b>Block &amp; Asset No.</b>	Block 30-34	Asset 991	
<b>Scheme Tel. No:</b>			
<b>Date of this Assessment</b>	29/03/2022		
<b>Date of Next Review</b>	28/03/2025		
<b>Fire Risk Assessment Frequency</b>	3 Yearly		
<b>Health &amp; Safety Assessment Frequency</b>	3 Yearly		
<b>Purpose of Fire Risk Assessment</b>	3 Year Re-Assessment		
<b>Fire &amp; Safety Assessor</b>	Lynn Betteridge		
<b>Director of Customer Experience</b>	Damian Roche		
<b>Customer Partnership Manager</b>	Keith Bowman		
<b>Contract Manager</b>	Kevin Turner		
<b>Scheme Manager/Customer Partner</b>	Diema Ratalickte		
<b>Other staff in attendance</b>	None		
<b>Use of Building</b>	General Needs		
<b>Approximate Number of occupants</b>	6		
<b>Occupancy Profile</b>	Young		
<b>Familiarity of the occupants</b>	Slightly Familiar		
<b>Likely state of the Occupants</b>	Alert		
<b>PEEPs in place where necessary</b>	N/A		
<b>Number of on-site Accent staff</b>	None		
<b>Number of other (non-Accent) staff</b>	Contract cleaners in common areas		
<b>Support Agency (Supported Housing)</b>	N/A		
<b>Current Evacuation Strategy.</b>	Stay Put (Delayed) Evacuation		
<b>Evidence that residents have been notified of the evacuation procedure</b>	Advice notices displayed in common areas		
<b>History of fires in the building</b>	None		
<b>Business Continuity Plan in place?</b>	Yes		
<b>Scope of Assessment</b>	Type 3 (Common Parts & Flats - Non Destructive)		
<b>Applicable Fire Safety Guidance</b>	Sleeping Accommodation Guide		
	LACORS Guide		
	Purpose-built flats guide		

Building Details	St Edmunds Walk
Construction Date	2007
Construction Type	Timber Frame
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick Cement Render
Are there any areas of external wall cladding	No
Are there any balconies	No
Conversion or purpose-built	Purpose Built
Number of flats (self-contained)/rooms (HMOS, shared houses)	3
Number of storeys above ground	Three
Number of storeys below ground	None
Is there a habitable basement?	No
Number of internal Staircases per Block (protected or unprotected?)	One-Protected
Number of External Staircases per Block	None
External Balcony part of escape route?	N/A
Unusual features	None
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Residential
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats and common areas not linked
Grade of fire alarm	Grade D
Category of fire alarm	LD3 Minimum Protection
Evacuation Alert System (EAS)	Yes-Alarm Sounder
Emergency Lighting Provision	Non Maintained System - Common Areas
Portable Fire Extinguishers	None fitted
Fixed Fire Fighting Installations	AOV's Fitted top Floor Window
Additional Comments:	

Significant Findings - Health & Safety						
St Edmunds Walk					29/03/2022	
Action Ref:	Potential Area of Health & Safety Risk	Yes-No-N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completion Date	Referred To:
<b>1 Asbestos</b>						
1.1	Asbestos Survey held on file (if pre 2000 construction)	Yes	Note: New Build 2009 No ACM'S present on this Scheme so recorded on Risk Register as Low.	.		
1.2	Evidence that any confirmed asbestos containing materials left in situ are being regularly re-inspected and managed.	N/A		.		
<b>2 Legionella</b>						
2.1	Legionella Risk Assessment within the past two years (If applicable)	N/A	Note: No risk assessment required as <b>General Needs</b> ,no large storage tanks and continual water usage by residents.	.		
2.2	Evidence that the legionella risk is being managed as per contract.	N/A	Note: <b>ILS Scemes</b> have contract in place to meet COSHH aproved code of Practice L8.Uploaded to Active "H".	.		
2.3	Evidence that exceptions raised are being addressed and the portal updated.	N/A		.		
<b>3 Maintenance of common internal access routes</b>						
3.1	Satisfactory condition of floor & floor covering	Yes	Note;Communal access area and staircases all Carpet floor.	.		
3.2	Satisfactory condition of stairs (nosing) and the stability of staircase handrails and balustrades	Yes	Note:Staircase in Good condition rubber Nosing intact & Balustrades secure at time of inspection.	.		
3.3	Artificial lighting (suitable/sufficient/working)	Yes	Note: Localised lighting working and sufficient for communal area to enable safe exit at night.	.		
<b>4 Security</b>						

4.1	Serviceability of door entry system	Yes	Note: Intercom/ Keypad access & Secure on day of inspection.	.		
4.2	Satisfactory security of other exit doors	N/A	Note: No rear Exit from staircase and communal area.	.		
4.3	Satisfactory security measures	Yes	Note: Security on day of inspection at all blocks adequate.	.		
<b>5</b>	<b>Exterior of Building</b>					
5.1	Satisfactory condition of site	Yes	Note: Generally well maintained scheme..	.		
5.3	Satisfactory condition of external walls, roof, tiles & guttering	Yes	Note: On site visual inspection from ground floor level.Generally scheme externally looks intact and no noticeable defects.	.		
5.4	Satisfactory condition of walkways and other areas (Trip hazards including tree roots)	Yes	Note: Generally all areas of external grounds well maintained.	.		
5.5	Satisfactory condition of external steps	Yes	Note:Steps found around 3 Schemes in this area and found to be ok.	.		
5.6	Satisfactory condition of external handrails	N/A		.		
5.7	Satisfactory condition/safety of boundary walls/fences	Yes	Note: Fencing to Rear Garden area.	.		
5.8	Artificial lighting (suitable/sufficient/working)	Yes	Note: External area's sufficient lighting and records show on Active "H" maintained daylight inspection deemed acceptable.Side alley way has waist high illumination to rear car park.	.		
5.9	Satisfactory condition of site signage	Yes		.		
5.10	Satisfactory condition/safety of trees/hedges	Yes	Note: Combination of several green areas.	.		
<b>6</b>	<b>Housing Officer/Scheme Manager Checks/Inspections</b>					
6.1	Are regular inspections/checks carried out by CP/SM			.		
6.2	Is the frequency suitable for the scheme	Yes	Note: Scheme manager uploads to scheme folder monthly inspection.Last inspection date 18/2/22..	.		

6.3	Was the most recent check carried out on time	Yes	Note: Silver inspection 3 monthly.	.		
6.4	Do the recorded findings appear correct	Yes	Note: Several areas identified i.e and tasked.	.		
6.5	Are any identified actions complete	Other	Note: Not all completed.Rear of 34 St Edmunds walk (2nd floor) is showing a 11/02/2022 1470261 leaking overflow pipe. Leaking down the wall and damp patches are appearing. Task to surveyor to investigate. Photos on SI report or CP	.		
<b>7</b>	<b>Staff Training</b>					
7.1	Have the Scheme Managers and appointed office based staff received First Aid training within the past 2 years	N/A	Note: <b>General Needs scheme.</b>	.		
7.2	Are there sufficient number of qualified First Aiders. (Sheltered Schemes & Regional Offices only)	N/A		.		
<b>8</b>	<b>Documents and Policies - Workplaces and Sheltered Schemes only</b>					
8.1	Health & Safety Policy Statement displayed	N/A		.		
8.2	Health & Safety Poster in office - correctly completed	N/A		.		
8.3	Do relevant staff carry out regular H&S checks	N/A		.		
8.6	First Aid Equipment - Serviceability	N/A		.		
8.8	COSHH Records - Up to date and available for viewing.	Other	Note:Records Held by cleaning contractors and available if Required no products left on any scheme.	.		
<b>9</b>	<b>Occupational Health - Workplaces and Sheltered Schemes only</b>					
9.1	Staff Welfare - Satisfactory Standards	N/A		.		
9.2	Satisfactory Building Hygiene	N/A		.		

<b>Lifting Equipment</b>						
<b>10</b>	<b>Passenger lift</b>					
10.1	LOLER thorough examination report dated within past 6 months	N/A	Note: This Scheme does not have a lift.	.		
10.2	Evidence that remedial actions have been completed	N/A		.		
10.3	Servicing report dated within past 6 months	N/A		.		
10.4	Evidence that remedial action have been completed	N/A		.		
10.5	Lift levelling correctly at all landings?	N/A		.		
10.6	Door sensors working?	N/A		.		
10.7	Door sensors appropriate for type of building?	N/A		.		
10.8	Warning notice in lift?	N/A		.		
<b>11</b>	<b>Stairlifts</b>					
11.1	LOLER thorough examination report dated within past 6 months	N/A		.		
11.2	Evidence that remedial actions have been completed	N/A		.		
11.3	Servicing report dated within past 12 months	N/A		.		
11.4	Evidence that remedial action have been completed	N/A		.		
11.5	Evidence that all users have been assessed by an OT	N/A		.		
11.6	Pictographs displayed	N/A		.		
<b>12</b>	<b>Other lifting equipment (bath lifts, wheelchair lifts)</b>					
12.1	LOLER thorough examination report dated within past 6 months	N/A		.		
12.2	Evidence that remedial actions have been completed	N/A		.		

12.3	Servicing report dated within past 12 months	N/A		.		
12.4	Evidence that remedial action have been completed	N/A		.		
<b>13</b>	<b>Other Equipment Requiring Inspection</b>					
13.1	Are Carbon Monoxide detectors within General Needs flats subject to an annual inspection and the results recorded on an in date Landlord Gas Safety Record (LGSR)	Yes	Note:Gas safety checks on all flats recorded on Active "H" Sample flat No441 recorded as inspected10/12/21 smoke /heat and Co2 tested.	.		
13.2	Automatic sliding/swing doors - Satisfactory function, evidence of regular servicing/maintenance	N/A		.		
<b>14</b>	<b>Miscellaneous</b>					
14.1				.		



Photographs - Health & Safety

29/03/2022

St Edmunds Walk



Photo No. 1

Note: Passage to carpark with low level lighting.

## 7. RISK CALCULATOR HEALTH & SAFETY

Injury/Health Risk	Likelihood of accident/incident occurring			
Major	H	H	M	M
Significant	H	M	M	L
Serious	M	M	L	L
Minor	M	L	L	L
	PROBABLE	POSSIBLE	REMOTE	NEGLIGIBLE

	Possible injury risk/ possible health risk
<b>Major Personal Injury</b>	(fatal or major) or Serious Health Effect (permanent, progressive or irreversible condition, or permanently disabling)
<b>Significant Injury</b>	(RIDDOR reportable) or Significant Health Effect (non-permanent, reversible or non-progressive condition, or temporary disability)
<b>Serious</b>	Non RIDDOR reportable injury any lead to time off work
<b>Minor Injury</b>	(Non RIDDOR, first-aid only) or Minor Health Effect (conditions not included above)

**Taking into account the potential injury/health risk and the likelihood of an accident/incident occurring the risk rating for this site is:**

**LOW**

Risk rating	Guide to actions and appropriate timescales
<b>Low</b>	No immediate action is action is required. Overall the site is well maintained and good health and safety standards are in place
<b>Medium</b>	Action is required to reduce the risk level and this should be carried out within the specified time periods of the action plan
<b>High</b>	Immediate action is required to reduce the risk level. It may be necessary to limit the occupation of some parts until urgent remedial action is taken.

Action Plan - Health & Safety					
St Edmunds Walk				29/03/2022	
<b>LOW</b>					
Potential Area of Health & Safety Risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
<b>NO ACTIONS REQUIRED ON THIS INSPECTION</b>					