

Combined Health, Safety & Fire Risk Assessment



Woolston Place Sherfield on Loddon, Hook, Hampshire, RG27 0FH

REPORT DETAILS

VALID BETWEEN	17/06/2020 - 17/06/2022
ASSESSED BY	Hywel Brown
ASSESSED ON	17/06/2020
APPROVED ON	22/06/2020
ASSESSMENT REF.	RB-RVK2LK
GENERATED	22/06/2020 08:29

1 SUMMARY

1.1 Combined Health, Safety & Fire Risk Assessment

ASSESSMENT AND CERTIFICATE REFERENCE
RB-RVK2LK

PRODUCED FOR
HML Group

ASSESSED BY, ON

Hywel Brown (Health and Safety Inspector), 17/06/2020
HNC in Construction which included a one year unit of Management of Health And Safety. NEBOSH – Controlling Work Place Hazards, NEBOSH – Risk Assessment (Practical), Hampshire County Council - Health And Safety Of Facilities Management (IOSH Equivalent), ARMA Training Pumps and Water Safety Management, ARMA Legionella Awareness, ARMA Electrical and Hydraulic Lift Management and servicing, BICS Qualification- British Institute of Cleaning Standards (to Trainer Level) Automated Gate Safety Diploma

SPECIFICATION CONFORMS TO

Our own internal quality system.

ASSESSMENT SCOPE

Assessment applies only to the building specified.

APPROVED / VALIDATED ON

22/06/2020

START DATE — RECOMMENDED REVIEW DATE

17/06/2020 — 17/06/2022

SIGNIFICANT FINDINGS

31 Actions

No Controls Identified

Assessed Property

PROPERTY NAME

Woolston Place

ADDRESS

Sherfield on Loddon

Hook

PROPERTY REFERENCE

RB-X658DL

Hampshire

RG27 0FH

FIRE RISK RATING

LIKELIHOOD **LOW**

Very low likelihood of fire as a result of negligible potential sources of ignition.

SEVERITY **TRIVIAL HARM**

Occupants unlikely to be injured due to high mobility or fire suppression.

RISK **TRIVIAL**

Limited action is required, review FRA as recommended; existing controls are generally satisfactory.

ASSESSING / ACCREDITED ORGANISATION

HML Group

94 Park Lane, Croydon, CR0 1JB



1.2 Assessor Remarks

SPECIAL NOTE

It should be noted that this report does not include the demised parts (internal areas of the flats) as the management company have no jurisdiction privately leased property.

Summary:

Woolston Place is a C2010's purpose built development consisting of 9 compartmented flats in a brick traditional cavities building with block and dry lined internal walls and concrete floors. The residents have adopted a Stay Put Fire Action Policy which is in keeping with the current recommended actions to take in the event of an emergency occurring.

Key Findings.

Lobby Fire Door: The Lobby Fire Door on the ground floor opens against the direction of travel if people are evacuating the building. Actions: Consider changing the direction of the opening of the door to reduce the risk of entrapment in the event of escape.

There are health hazard concerns regarding the possibility of pigeons being kept in flat 16 Actions: See the additional concerns of the report for further details.

Although important all other hazards were considered an insignificant level and therefore please see the report for further details

Due to the lack of access:

The loft space at the top of the stairway due to the lock not working.

Additional Information:

It was noted that 2 x FDKS signs are affixed by screws to the service cupboard doors instead of FDKLS, as these signs are screwed they were not replaced. Those responsible to upgrade signs approximately.

There were no signs supplied to this property at this time.

2 PROPERTY

2.1 Address

PROPERTY NAME

Woolston Place

PROPERTY REFERENCE

RB-X658DL

OCCUPANT TYPES

Contractors, Lone Workers, Residents, Visitors

ADDRESS

Sherfield on Loddon

Hook

Hampshire

RG27 0FH

2.2 Extended Info

Client

Client

Woolston Place Management Company Limited

Background Information

Date of Construction

C2010's

Date of Conversion

N/A

Storeys

3

Number of Units

9

Basement/Lower Ground Accommodation

No

Roof Level/Attic Accommodation

No

Construction

Roof

Pitched with man made slate

External Walls

Brick traditional cavity

Internal Walls

Block and dry lined

Floors

Carpeted concrete

Stairs

Carpeted concrete

Plant & Equipment

Lifts/Lifting Equipment
No

Powered Gates
No

Boilers/Calorifiers
No

Cold Water Storage Tanks
No

Fire Protective Equipment

Fire Doors
Yes

Dry/Wet Riser
No

Emergency Lighting
Yes

Fire Alarm/Smoke Detection
Yes

Fire Extinguishers
No

Smoke Ventilation
No

Weather

Date
17/06/2020

Time & Weather Information
08:00 hours, overcast/sunny and 14deg C.

2.3 Utility Readings

Electricity Meter

Date Read
18/01/2016

Reading
23071

Present
Present

3 SIGNIFICANT FINDINGS

This is a live document and includes the current status and latest history of 31 actions identified in this assessment; please see the approved report for details at the time of the assessment.

31 ACTIONS	INCOMPLETE	NO CONTROLS IDENTIFIED
MEDIUM	6	
LOW	25	

1. Fire - Sources of ignition

- Are there appropriate no smoking provisions in place? **YES**
- Are electrical systems presenting risk of ignition? **NO**
- Is the risk of arson adequately managed? **YES**
- Is there evidence of barbecues or similar being used in close proximity to the building? **NO**

1. Fire - Combustible materials

Are there combustible materials stored within the common parts? **YES**

LOW

REFERENCE RB-9CMG5X
DUE 17/08/2020
CATEGORY General: Management

Identify those responsible for the storage of combustible materials and request that the items are removed within a reasonable timeframe.

If persons fail to remove items within given period, remove items and store/dispose of responsibly.

Routinely inspect communal areas to ensure combustible materials are not stored within communal areas.

WHY Combustible materials stored within communal area, (folding chair).
LOCATION Flat 28
ASSIGNED Chloe Watson, Lucy Gomez, Area Management Team, Property Management Team



- Is the decor within the common parts free from combustible material? **YES**
- Is there excessive post/circulars located around the entrance lobby areas? **NO**
- Are service/electrical cupboards kept clear of stored/combustible items? **YES**
- Is the building fitted with an external wall system (i.e. cladding, render, tiling etc.), and/or balconies fitted with combustible materials etc.? **NO**

1. Fire - Means of escape - Protected escape routes

- Are there lobby fire doors at the property? **YES**

- Carry out adjustments to the doors and closers to ensure that doors fit and operate with full smooth closure in keeping with BS476: or BSEN1634_1: and complies to the current Fire Regulations and the requirements of fire doors to ½ hour resistance.

WHY Lobby fire doors non compliant, doors not shutting into frame fully.
 LOCATION 2nd floor
 ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



MEDIUM

REFERENCE RB-5JLYW7
 DUE 17/09/2020
 CATEGORY General: Minor Remedial

- Investigate the feasibility to alter lobby fire door to allow doors to open with the flow of traffic, allowing for quicker escape.

If deemed unfeasible ensure that at the time of replacement of lobby fire door, door is replaced to operate in flow of traffic direction.

WHY Lobby fire doors fitted to open against the flow of traffic in the event of evacuation.
 LOCATION Ground Floor Fire Lobby Door
 ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team

LOW

REFERENCE RB-4B7USH
 DUE 17/12/2020
 CATEGORY General: Major/Minor Works

❓ Are tenants entry doors of adequate fire resistant standard?

- The responsible person is to contact the Lessees (in writing) to ensure that doorways meet ½ hour fire resistant standard, to reduce spread of fire and smoke into communal area and maintain a clear escape route.

Ensure installation of intumescent linings, strips and smoke barriers to letterbox openings and doors or framework, plus self-closing devices.
 Annual confirmations should be put in place to ensure adequate level of fire resistance to entry doors are maintained to conform to the current Regulatory Reform (Fire Safety) Order 2005, The Building Regulations 2010.

WHY Whilst tenants entry doors appear to be original from construction/conversion, and should offer the required level of fire resistance, it was unable to be ascertained if suitable self-closing devices, intumescent strips/cold smoke seals are installed & maintained.
 LOCATION All tenants entrance doors.
 ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



LOW

REFERENCE RB-DJTHJW
 DUE 17/08/2020
 CATEGORY General: Management
 QUANTITY 9

- ❓ Is there evidence of breaches in compartmentation? **NO**
- ❓ Are the electrical systems/other high risk areas enclosed with adequate level of fire resistance? **YES**

1. Fire - Means of escape - Escape routes

- ❓ Is there emergency lighting located on the escape routes? **YES**
- ❓ Is there evidence of annual servicing & maintenance? **YES**
 Last annual service completed February 2020.
- ❓ Is there evidence of regular (monthly) testing of equipment? **NO**

- If not in place implement routine (monthly) testing of emergency lighting equipment. Ensure required remedial works are undertaken.

Ensure that all tests, inspection etc. are recorded in the emergency lighting log book.

WHY Whilst emergency lighting is located on the communal escape routes, there is no evidence of regular (monthly) testing of equipment.
 LOCATION Throughout internally
 ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team

LOW

REFERENCE RB-TPMPDM
 DUE 17/09/2020
 CATEGORY General: Inspection/Testing



? Are the escape routes kept free from obstruction?

- Notify all residents to ensure that all door mats are relocated within their flats (the demised area).

If residents fail to comply, remove door mats and dispose of/store responsibly, notifying residents the reasons for this action.

WHY Door mats located on communal escape routes.
 LOCATION Flats 16,20,24,26,28,30 and 32.
 ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



- Notify all residents to ensure that all personal storage, including buggies/prams etc. is to be relocated within their flats (the demised area), or dedicated storage area (where available).

If residents fail to comply, remove buggies/prams and dispose of/store responsibly, notifying residents the reasons for this action.

WHY Buggies/prams stored on escape route.
 LOCATION Flat 32
 ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



- ? Are fire exits/final exit doors easily openable/unobstructed?
- ? Is there adequate fire exit signage installed at the property?
- ? What fire/evacuation policy is suitable for the property?
- ? Is there a suitable Fire Action Notice displayed within the common parts?
- ? Are existing escape routes safe and end in a place of ultimate safety?

NO

LOW

REFERENCE RB-AH9MVF
 DUE 17/09/2020
 CATEGORY General: Management
 QUANTITY 7

MEDIUM

REFERENCE RB-FPIGRA
 DUE 17/09/2020
 CATEGORY General: Management

YES

YES

'STAY PUT, IF SAFE TO DO SO'

YES

YES

1. Fire - Fire alarms/fire fighting equipment

- ? Are there means of fire detection and warning?
- ? Is there evidence of service & maintenance of detection units?
 Last annual service was carried out in February 2020.
- ? Is there evidence of regular testing of smoke detection units?

- Potential delay in evacuation, risk of entrapment.
 If not in place, implement regular testing of detection units. Implement remedial actions where required.

Record testing and findings within fire alarm log book.

WHY Independent detection units installed, with no evidence of regular testing.
 LOCATION Throughout internally

YES - INDEPENDENT
 HARDWIRED (WITH LONG LIFE
 BATTERY) GRADE E - SMOKE
 DETECTION

YES

NO

LOW

REFERENCE RB-YCVAFE
 DUE 17/09/2020
 CATEGORY General: Inspection/
 Testing

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



? Is the alarm system suitable and sufficient for the property?

- Consider removal of smoke detection units, to prevent unnecessary evacuation. Write to tenants to inform them of the reasons for this action, and the action they should be taking in event of a fire.

WHY Independent (hardwired with battery back up) detectors installed in a block operating a 'stay put if safe to do so' policy.

LOCATION Each lobby

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team

NO

LOW

REFERENCE RB-VMVZFW

DUE 17/10/2020

CATEGORY General: Minor Remedial

QUANTITY 3

? Is there a smoke extraction/ventilation system installed?

? Are there fire extinguishers on site?

? Are dry/wet risers located around the property?

? Can a fire hydrant be located within the boundaries of the property?

? Is there evidence of annual testing/servicing of fire hydrant(s)?

- Investigate if responsibility of management company, or local authority. If responsibility of management company and if not already in place, employ a competent contractor to undertake annual testing of equipment.

Ensure any actions from inspection are implemented and records kept.

WHY Fire hydrant installed within the boundaries of the property, with no clear evidence of annual testing

LOCATION In front of the entrance

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



NO

NOT REQUIRED

NO

YES

NO

LOW

REFERENCE RB-8PWETA

DUE 17/09/2020

CATEGORY General: Maintenance

? Is there evidence of 6 monthly/periodic inspections of hydrant(s)?

- Investigate if responsibility of management company, or local authority. If responsibility of management company and not already in place, arrange for the bi-annual test & inspection of fire hydrants onsite.

WHY Fire hydrants installed on site, no evidence of six month test/inspection.

LOCATION In front of the entrance

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



NO

LOW

REFERENCE RB-JKWN5T

DUE 17/09/2020

CATEGORY General: Inspection/ Testing

? Are all hydrants clearly visible and unobstructed?

? Is there a sprinkler system installed onsite?

? Are there fire shutters/curtains installed at the property?

YES

NO

NO

1. Fire - Management of fire safety arrangements

? Is there evidence of communication with tenants on matters of fire safety?

NO

● The responsible person is to inform the tenants (in writing) of their responsibilities on matters of fire safety. Responsibilities may include entrance doors, storage of combustible/explosive items, alterations to interior of property etc.

WHY No evidence of regular communication with tenants on matters of fire safety.
 LOCATION All residents
 ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team

MEDIUM
 REFERENCE RB-CAMRTD
 DUE 17/09/2020
 CATEGORY General: Management
 QUANTITY 9

❓ Is the property mixed residential/commercial?

NO

❓ Is there a suitable fire safety manual/log book?

NO

● If not already in place, the responsible person is to develop and implement a fire safety manual/log book for the property, to include records of all fire safety equipment/procedures, and all relevant inspections, testing, maintenance etc.

WHY Whilst emergency lighting and smoke detection log was found there was no evidence of an adequate fire safety manual/log book is available for the property.
 LOCATION Intake service cupboard.
 ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team

LOW
 REFERENCE RB-EXFR77
 DUE 17/12/2020
 CATEGORY General: Management



❓ Are there any other fire safety issues/concerns?

NO

2. Personnel

❓ Are there persons working on site (caretakers, porters etc.)

NO

❓ Is there potential for contractors/sub-contractors to work on site?

YES

● If not already in place, ensure that all contractors working on site are subject to proportionate vetting of health and safety systems for work activities carried out on site (e.g. vetting of risk assessments, method statements, insurances etc.)

WHY Potential for contractors to operate on site, however no clear evidence of site specific risk assessments, method statements, safe systems of work etc. for work activities carried out.
 LOCATION Throughout the property
 ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team

MEDIUM
 REFERENCE RB-11PRWH
 DUE 17/09/2020
 CATEGORY General: Management

3. Mechanical

❓ Are there lifts/lifting equipment on site?

NO

❓ Are there automated vehicle gates etc. at the property?

NO

4. Electrical

❓ Is there electricity warning signage displayed on the electrical intake and service cupboards?

YES

❓ Are the electrical intake and service cupboards kept locked shut?

YES

❓ Is there evidence of fixed electrical testing, servicing and annual visual inspections?

NO

- If not already in place carry out annual electrical visual inspections in keeping with current IET Wiring Regulations 18th edition certifying, maintaining records. If this is in place display labelling indicating date of re-test service in electrical storage area.

(Ensure that visual inspections include appliances such as TV aerial, wall mounted convector heaters and any other items that are powered via a fused spur).

WHY Whilst there is evidence of the electrical services being tested February 2020, there is no evidence of annual visual inspections having been carried out since that date.

LOCATION Under stair service cupboard

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



LOW	
REFERENCE	RB-5X8SMH
DUE	17/08/2020
CATEGORY	General: Inspection/Testing

- ❓ Is there evidence of a suitable PAT testing regime in place?
- ❓ Do all electrical services, appliances and fixtures appear safe and in keeping with current standards?
- ❓ Are there lightning conductors on site?

NOT APPLICABLE

YES

NOT REQUIRED

5. Chemical & Biological

- ❓ Are there water storage tanks or communal water supply/point of use heaters etc. on site?
- ❓ Are all drains, guttering & foul water covers safe and secure?

NO

NO

- Employ a competent drainage engineer to repair/replace existing drain cover, to ensure access/inspection hatch is fully sealed.

Routinely inspect access hatches to ensure sealed.

WHY Foul water/sewerage drain covers loose.

LOCATION Rear garden

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



LOW	
REFERENCE	RB-ZUK8G2
DUE	17/10/2020
CATEGORY	General: Minor Remedial
QUANTITY	2

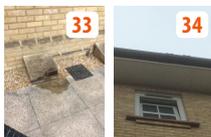
- Employ a competent contractor to carry out remedial repairs to guttering/downpipes.

Routinely inspect guttering/downpipes to ensure in good condition and free flowing.

WHY Guttering and downpipes appear damaged/leaking.

LOCATION Rear of building above flat 32

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



LOW	
REFERENCE	RB-6ICT85
DUE	17/09/2020
CATEGORY	General: Maintenance

- ❓ Is there evidence of a suitable Asbestos register/Asbestos Survey in place?
- ❓ Is there evidence of gas supply to the property?

NOT REQUIRED

DEMISED GAS HEATING SYSTEM (S) INSTALLED

- Recommend notifying lessees reminding them of their duty of care to ensure that all gas services are regularly service test inspected in keeping with current Gas Safety Regulations and that the appropriate inspection chambers to gas flues are in place in keeping with current regulations.

LOW	
REFERENCE	RB-F3D93M
DUE	17/10/2020
CATEGORY	General: Management
QUANTITY	9

WHY It appears that each flat has its own gas flue linked to the outside of the building. Due to the layout of the individual flats it is not thought that there are any shared flues or demised flues passing through service ducts linked to other flats.

LOCATION Throughout the building

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



❓ Do bin lids appear to be in use?

● Replace/re-instate bin lids. Display notices in the bin store notifying residents alike "All Domestic Rubbish to be Deposited Inside the Bins and Lids to be Used at All Times."

WHY Bin lids are not used in the bin store/ or are not being used appropriately.

LOCATION Bin store

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



NO

LOW

REFERENCE RB-WDTYB3
DUE 17/09/2020
CATEGORY General: Management

❓ Is the site free from litter/debris?

● Clear and remove all rubbish from bin store. Wash down and decontaminate bin store.

Routinely inspect bin area to ensure free from litter/overflowing rubbish.

WHY Bins overflowing, rubbish and bin bags strewn around bin store area.

LOCATION Bin store

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



NO

MEDIUM

REFERENCE RB-P14VE1
DUE 17/07/2020
CATEGORY General: Maintenance

❓ Is there evidence of rodent bait boxes on site?

❓ Are there cleaning chemicals/other chemicals stored on site?

❓ Could herbicides/pesticides be used on site?

● All contractors to ensure that operatives handling chemicals are fully trained and competent with their specific use and methods of using (NPTC qualification or accreditation in the use of pesticides).

WHY Ground maintenance contractors' may spray treating chemicals throughout which could include pesticides and herbicides.

LOCATION Throughout the property

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team

NO

NO

YES

LOW

REFERENCE RB-5AUCWE
DUE Ongoing
CATEGORY General: Management

❓ Is there any evidence of damp/mould at the property?

NO

6. Ergonomics

❓ Are there downpipes, bollards, boundary walls etc. obstructed by foliage?

● Prune the shrubs to allow access to the services. If not in place, ensure that regular inspection and pruning is included in the grounds maintenance program.

WHY Rainwater downpipes obstructed by dense/overgrown foliage.

LOCATION Throughout externally

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team

YES

LOW

REFERENCE RB-VHPXK9
DUE 17/09/2020
CATEGORY General: Maintenance



? Is there rough land or copse areas?

NO

? Are trees/branches obstructive/hazardous?

NO

? Is there loft access?

YES

Contractors to be notified that crawl boards and portable lighting are required for safe movement across the required areas.

LOW

WHY Whilst there is loft access, there are no walk/crawl boards, lighting etc. installed within the loft areas.

REFERENCE RB-YKLIAN

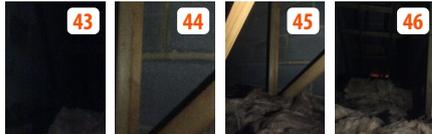
LOCATION 2nd floor lobby plus the top of the stairway

DUE Ongoing

ASSIGNED Chloe Watson, Lucy Gomez Area Management Team, Property Management Team

CATEGORY General: Management

QUANTITY 2



? Are there play areas/play equipment on site?

NO

7. Physical - Slips, trips & falls & manual handling

? Have all internal/external lights been tested and found to be working?

NO

Ensure regular testing is in place with remedial actions as appropriate

LOW

WHY The lighting was not tested while on site due to the lighting systems being operated by fixed timers or photocells and therefore it is unknown if some or all of the lights are not working.

REFERENCE RB-QZ4ITP

LOCATION Throughout the development

DUE 17/08/2020

ASSIGNED Chloe Watson, Lucy Gomez Area Management Team, Property Management Team

CATEGORY General: Management

? Has the stair/corridor carpet been laid in traditional style?

NO

? Are the external footpaths/hard surfaces clear of moss, weeds etc.?

YES

? Are steps/edge of steps clearly discernible and safe?

NOT APPLICABLE

? Are external footpaths & hard surfaces in good/safe condition?

NO

Carry out remedial repairs including re-levelling the paving slabs/block pavior to make safe.

LOW

WHY Raised/uneven plus loose paving slabs.

REFERENCE RB-WYHUXN

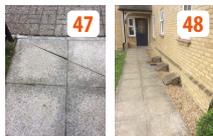
LOCATION Outside the bicycle store plus rear access pathway

DUE 17/08/2020

ASSIGNED Chloe Watson, Lucy Gomez Area Management Team, Property Management Team

CATEGORY General: Minor Remedial

QUANTITY 2



? Are surrounding landscapes sufficiently level?

YES

? Are there any loosely trailing cables/hosepipes etc.?

NO

? Is there rocksalt/grit at the property?

NO

Consider/review installation of a grit/salt storage container thus making readily available at all times.

LOW

WHY There is no evidence of Rock salt/grit stored at the property for snow and frosty weather.

REFERENCE RB-GSM4EZ

LOCATION Access pathways and parking.

DUE 17/09/2020

ASSIGNED Chloe Watson, Lucy Gomez Area Management Team, Property Management Team

CATEGORY General: Management

? Is there non-domestic rubbish within bin store/on site?

YES

Remove and dispose of all non-domestic rubbish.

WHY Non-domestic rubbish can be seen in the bin store.
 LOCATION Bin store.
 ASSIGNED Chloe Watson, Lucy Gomez Area Management Team, Property Management Team



LOW

REFERENCE RB-F125ZL
 DUE 17/08/2020
 CATEGORY General: Management

7. Physical - Falls from height

? Would high level access be required for internal/external works?

Notify all contractors that high reach equipment would be necessary in order to carry out their works.

An independent risk assessment to be carried out prior to all work activity taking place.

All works carried out to conform to The Health and Safety at Work etc. Act, Work at Height Regulations 2005.

The appropriate form of access to be provided.

Only fully trained and competent personnel to carry out such duties.

Notify contractors no lone working.

Appropriate PPE to be provided and used at all times.

Consider the use of permit to work procedures.

WHY High level access would be required for works on site.
 LOCATION Throughout the development
 ASSIGNED Chloe Watson, Lucy Gomez Area Management Team, Property Management Team

YES

MEDIUM

REFERENCE RB-XBIR6I
 DUE Ongoing
 CATEGORY General: Management

? Does high level access around property perimeter entail hazardous working at height?

NO

? Is there suitable flooring/grating in the service cupboards?

YES

? Are there high level windows that open fully?

NO

? Is there access onto the roof?

NO

7. Physical - Falling object/structural/boundary

? Are there loosely stored items on balconies/window sills?

NOT APPLICABLE

? Are there loosely hung pictures/mirrors within the communal areas?

NO

? Are all structural/boundary walls/fencing in good, safe condition?

YES

? Does the roof (inc. chimneys/soffits etc.) appear in good safe condition?

UNKNOWN

If not in place, using safe access in keeping with current Working At Height Regulations to carry out an inspection of the roof area with recommendations of actions as is appropriate - implement recommendations respectively.

WHY Possible loose roofing materials or debris upon the roof which cannot be identified from ground level.
 ASSIGNED Chloe Watson, Lucy Gomez Area Management Team, Property Management Team

LOW

REFERENCE RB-6RGLAT
 DUE 17/09/2020
 CATEGORY General: Inspection/Testing

? Is there a vehicle undercroft/entrance at the property?

NO

7. Physical - Cuts, lacerations etc.

- ❓ Does the glazing at or below 800mm and/or moving parts appear to be of adequate thickness/resistance? **YES**

Other

- ❓ Are there any other safety issues/concerns? **YES**

● Supply and affix a warning sign stating "Not Drinking Water, Do Not Drink" and maintain.

WHY A water standpipe can be found located behind the refuge bins, likelihood of stagnating water, fluctuating temperatures leading to legionnaires.

LOCATION Bin store

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



LOW

REFERENCE RB-8ZG9RK

DUE 17/09/2020

CATEGORY General: Management

● Investigate if birds are being kept in the flat, if yes, notify the residents of the health hazard risk to other users and residents within the property and the appropriate actions should be taken.

Ensure regular monitoring.

WHY While carrying out this assessment a sound similar to pigeons could be heard coming from the ground floor flat, while approaching the entrance door, it appeared that the detritus on the floor was in keeping with the keeping of birds. This causes some concerns as, if birds are being kept in the flat then bird droppings etc could cause hazards to health plus attract rodents or pests then other health issues.

LOCATION 16.

ASSIGNED 👤 Chloe Watson, Lucy Gomez 👥 Area Management Team, Property Management Team



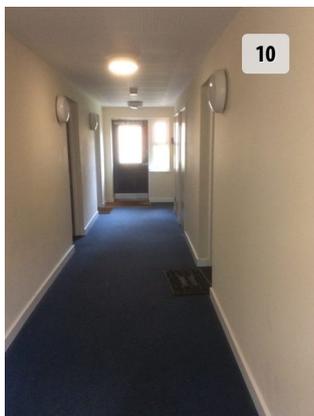
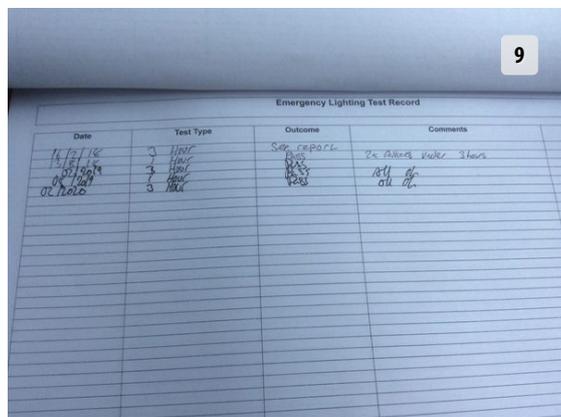
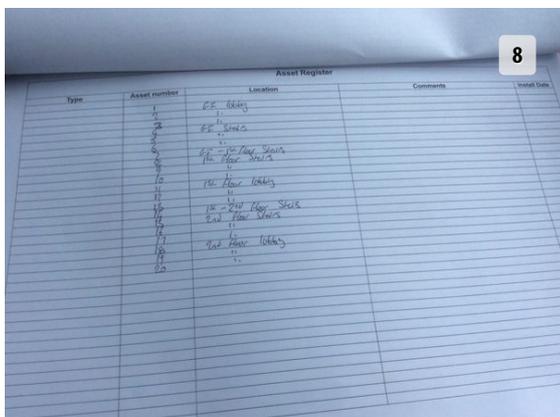
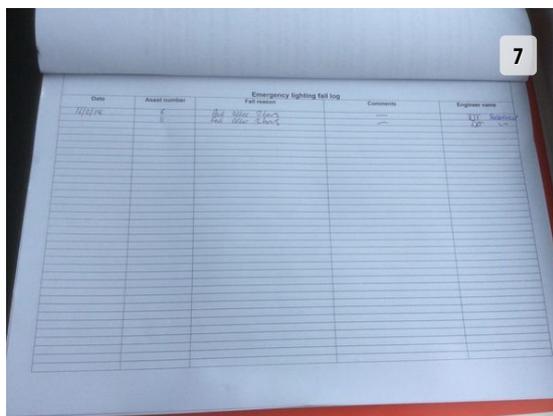
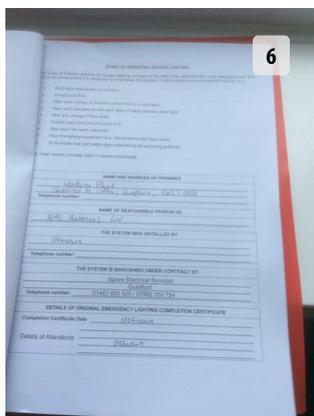
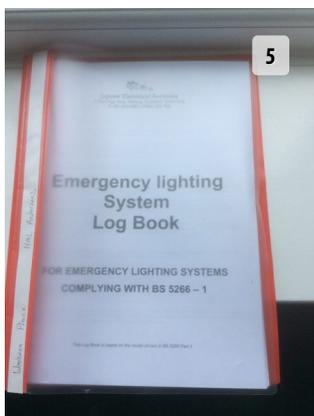
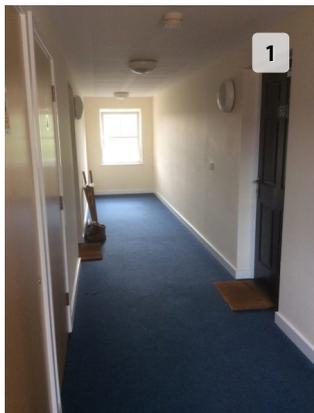
LOW

REFERENCE RB-687LET

DUE 17/09/2020

CATEGORY General: Management

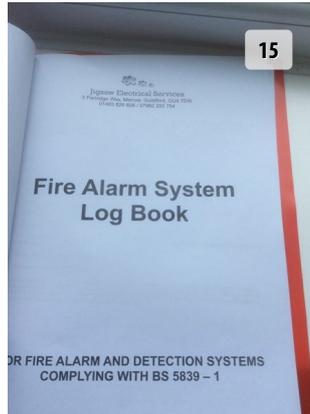
4 PHOTOS



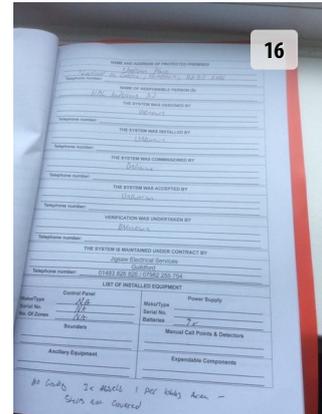
Photos Continued...



14



15



16



17



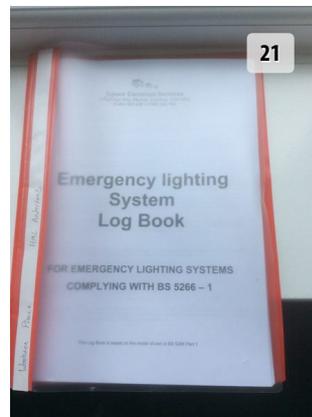
18



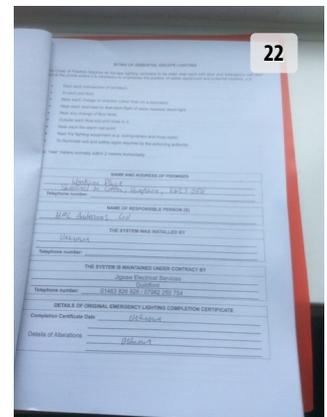
19



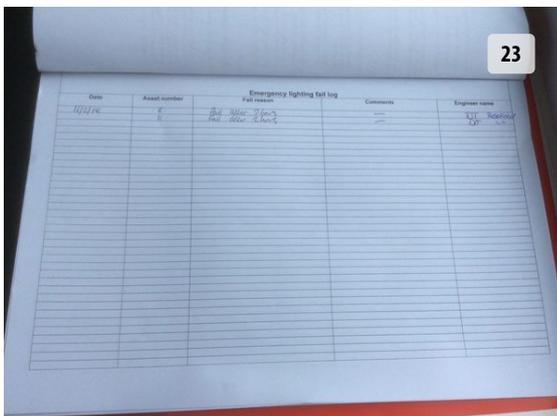
20



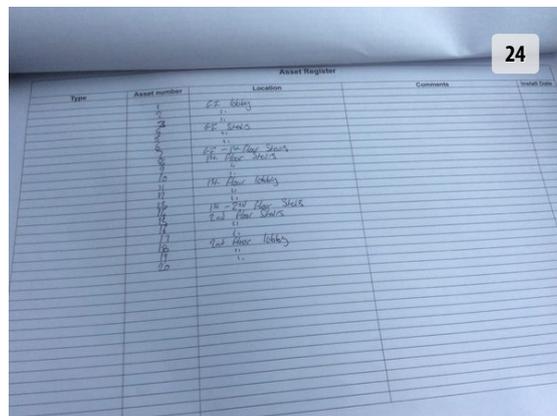
21



22



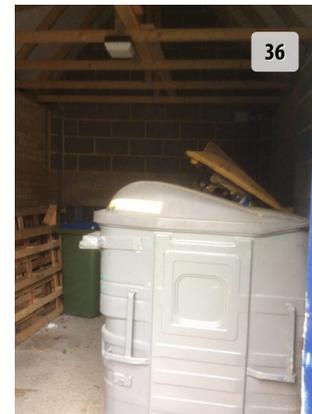
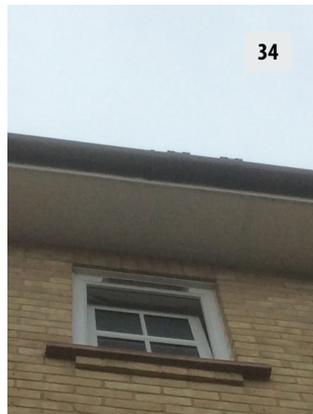
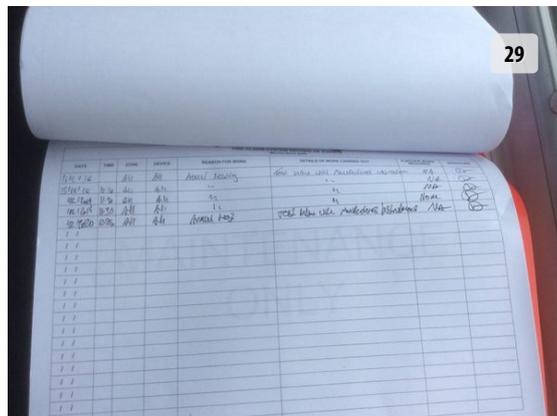
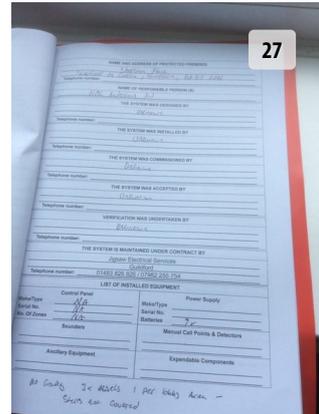
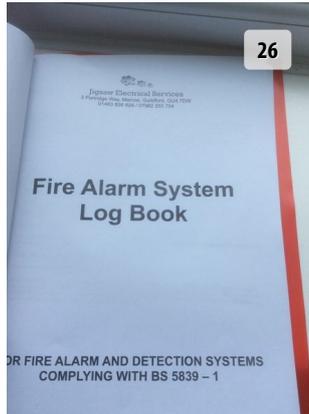
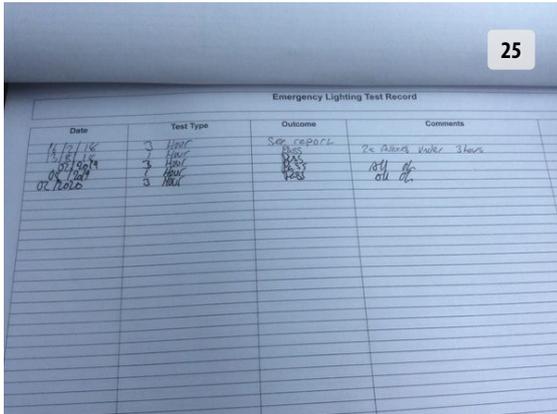
23



24

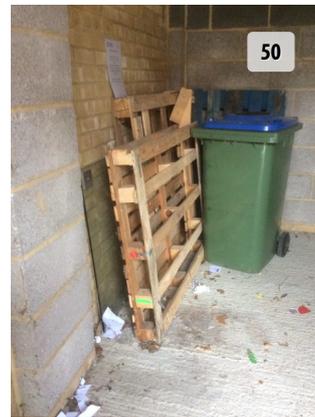
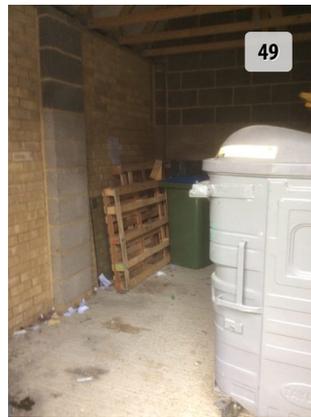
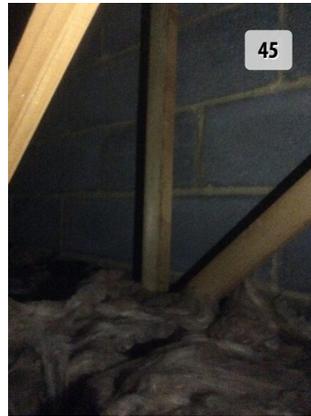
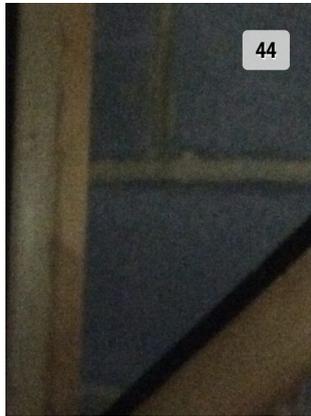
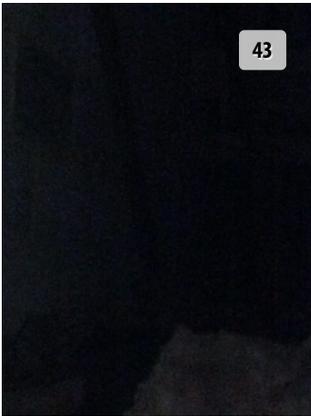
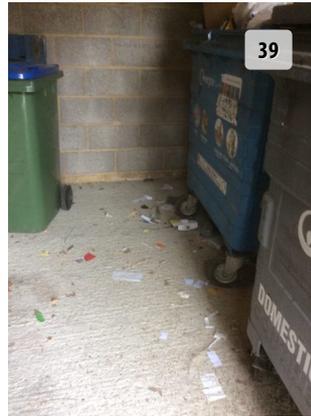
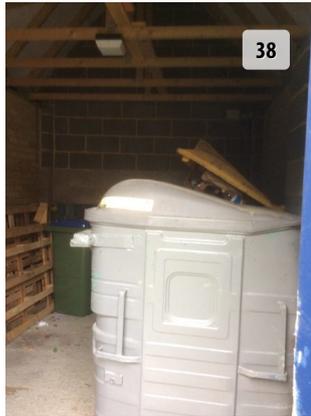
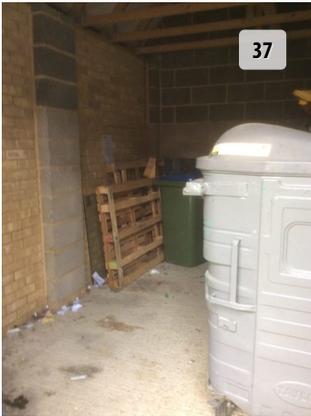
THIS LIVE DOCUMENT SHOWS THE LATEST INFORMATION AS OF 22/06/2020 08:29

Photos Continued...



THIS LIVE DOCUMENT SHOWS THE LATEST INFORMATION AS OF 22/06/2020 08:29

Photos Continued...



Photos Continued...



5 REGULATIONS AND APPROVED GUIDELINES

When carrying out a Health and Safety and Fire Risk Assessment the following guides and regulations are referred to:

- Commonhold and Leasehold Reform Act 2002.
- Construction (Design and Management) Regulations 2015.
- Manual Handling Operations Regulations 1992.
- Personal Protective Equipment Regulations 2002.
- The Building Regulations 2010.
- The Confined Spaces Regulations 1997.
- The Control of Asbestos Regulations 2012.
- The Control of Noise at Work Regulations 2005.
- The Control of Substances Hazardous to Health Regulations 2002.
- The Dangerous Substances and Explosive Atmospheres Regulations 2002.
- The Disability Discrimination Act 1995.
- The Electricity at Work Regulations 1989.
- The Employers Liability (Compulsory Insurance) Regulations 1998.
- The Equality Act 2010.
- The Fire & Rescue Services Act 2004.
- The Furniture & Furnishings (Fire) (Safety) Regulations 1988.
- The Gas Safety (Installation and Use) Regulations 1998.
- The Health & Safety (Consultation with Employees) Regulations 1996.
- The Health & Safety (Display Screen Equipment) Regulations 1992.
- The Health & Safety (First-Aid) Regulations 1981.
- The Health & Safety (Safety Signs and Signals) Regulations 1996.
- The Health and Safety Information for Employees Regulations 1989.
- The Health and Safety at Work etc. Act 1974.
- The Housing Act 2004.
- The Landlord & Tenant Act 1985.
- The Landlord & Tenant Act 1987.
- The Lifting Operations and Lifting Equipment Regulations 1998.
- The Management of Health & Safety at Work Regulations 1999.
- The Occupiers Liability Act 1957.
- The Occupiers Liability Act 1984.
- The Pressure Equipment Regulations 1999.
- The Provision and Use of Work Equipment Regulations 1998.
- The Regulatory Reform (Fire Safety) Order 2005.
- The Reporting of Injuries, Diseases & Dangerous Occurrences 2013.
- The Water Supply (Water Fittings) Regulations 1999.
- The Work at Height Regulations 2005.
- The Workplace (Health, Safety & Welfare) Regulations 1992.

6 CAVEATS AND DISCLAIMER

This risk assessment was conducted by HML Group.

This risk assessment reflects unbiased statement of fact reporting and confirms verification and inspection services to one or more internationally recognised codes, standards, design specifications and specific technical project requirements.

All Health and Safety inspectors employed by HML Group are fully qualified and have expert knowledge of all current legislation to ensure as far as is practical that your company is compliant and not at risk of legal actions.

Comments are only made in the assessment report where the Inspector believes it, to be helpful and constructive. If a part of a particular property that is normally examined is found to be not accessible during the inspection, this is normally noted. Any problems, irregularities or defects in the building and/or services which were apparent from the inspection are normally noted. It is important to remember that this is a Report following a visual non-invasive inspection only, and if any problems, irregularities or defects are suspected, then they are noted where the Inspector judges them to be urgent, significant or helpful.

The risk assessment includes areas specified at the time of instruction, and will not usually include the internals of demised areas (e.g. flats, offices, commercial units etc.) unless specifically referenced. Any recommendations/fire evacuation strategy of the property is made based on the assessment of the areas made available to the Inspector at the time of assessment. Alternative recommendations/suggestions may be more appropriate following investigation in other areas and/or coordination with other users of the premises (e.g. sight of commercial units risk assessments etc.).

The inspections do not include any areas or components which were concealed or closed in behind finished surfaces (such as flooring, walls, ceiling, framing, plumbing and drainage, heating and ventilation, and wiring etc. or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). Nor are the Inspectors able to report or make assumptions on areas where defects were not visible at the time of inspection. Some components and conditions which by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report.

Some services are externally inspected but the Health and Safety Inspectors of HML Group do not test or assess the efficiency of electrical, gas, plumbing, heating and drainage, lifts and security systems, or their compliance with current regulations, or the internal condition of any chimney, boiler or other flue.

HML Group is not responsible if access to any part of the building or services of a property is not reasonably available to carry out a visual inspection. Reasonable access means access is safe, unobstructed or the minimum clearance is not available, the area is within the Inspectors unobstructed line of vision or if in conflict with UK and EU Occupational Health & Safety legislation.

The Report is solely for the Clients use, and no liability to anyone else is accepted. Should you not act upon specific, reasonable matters contained in the Report then no responsibility is accepted for subsequent consequences.

Any suggestions or recommendations contained in the report are suggestion only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranty's or manufacturers recommendation and warranty's any and necessary local authority or other enforcement agent consents obtained prior to proceeding with remedial work.

While all care and effort is taken to discover and record irregularities non-conformities and defects of the building at the time of the inspection, it is important to note that reports are based on a visual above the ground inspection only. Due to the size, complexity and hidden nature of construction, irregularities and defects may not always be viewed. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. HML Group accepts no responsibility or liability for the absences of any information, inaccuracy or omission.



HML Group
94 Park Lane
Croydon
CR0 1JB

0208 662 8800 (tel)
0845 177 8804 (fax)

www.hmlgroup.com

The Health and Safety Department are a team of specialists who provide a series of services in support of the property management team.

The list of services provided is always expanding as we try to ensure that the Property Managers are able to spend their time managing the property and providing the standard of customer service that is expected from us.

