

## ACCENT HOUSING - HEALTH & SAFETY ASSESSMENT



<b>Region :</b>	<b>East</b>
<b>Scheme Name :</b>	<b>Farlakes Drive</b>
<b>Scheme Address :</b>	<b>Hempstead Peterborough PE2 9EU</b>
<b>Date of Assessment:</b>	<b>31/03/2022</b>
<b>Date of Next Assessment:</b>	<b>30/03/2025</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		Farlakes Drive
<b>Region:</b>	East	
<b>Scheme Name:</b>	Farlakes Drive	
<b>Site Address:</b>	<b>Street:</b>	Hempstead
	<b>Town:</b>	Peterborough
	<b>Post Code:</b>	PE2 9EU
<b>Block &amp; Asset No.</b>	12-13	Asset 1017
<b>Scheme Tel. No:</b>		
<b>Date of this Assessment</b>	31/03/2022	
<b>Date of Next Review</b>	30/03/2025	
<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 Bowen	
<b>Contract Manager</b>	Kevin Turner	
<b>Scheme Manager/Customer Partner</b>	Diema Ralickaite	
<b>Other staff in attendance</b>	None	
<b>Use of Building</b>	General Needs	
<b>Approximate Number of occupants</b>	4	
<b>Occupancy Profile</b>	Elderley	
<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	Farlakes Drive
Construction Date	2009
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)	2
Number of storeys above ground	Two
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?	No
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 fitted first Floor
Additional Comments:	

## Significant Findings - Health & Safety

Farlakes Drive

31/03/2022

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 and 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: ILS Scemes have contract in place to meet COSHH aproved code of Practice L8.	.		
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.	.		
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: All Lighting provides give the required Luminaires for the communal area to IP54.	.		
<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	Yes	Note: 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 and recent Ground Works completed recently.	.		
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.	.		
5.4	Satisfactory condition of walkways and other areas (Trip hazards including tree roots)	Yes	Note: Generally all areas of external grounds well maintained. CP has a task logged on scheme inspection for a Patio Tile to be replaced as trip Hazard.	.		
5.5	Satisfactory condition of external steps	N/A	Note: Mainly all areas same level no steps.	.		
5.6	Satisfactory condition of external handrails	N/A		.		
5.7	Satisfactory condition/safety of boundary walls/fences	Yes	Note: Minimal fencing on exterior of Grounds all intact in cluding wall 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.	.		
5.9	Satisfactory condition of site signage	Yes		.		
5.10	Satisfactory condition/safety of trees/hedges	Yes	Note: Young Hedging around front of scheme.	.		
<b>6</b>	<b>Housing Officer/Scheme Manager Checks/Inspections</b>					
6.1	Are regular inspections/checks carried out by CP/SM	Yes	Note: Scheme manager uploads to scheme folder monthly inspection. Last inspection date 7/4/22.	.		
6.2	Is the frequency suitable for the scheme	Yes	Note: Silver inspection 3 monthly.	.		

6.3	Was the most recent check carried out on time	Yes		.		
6.4	Do the recorded findings appear correct	Yes	Note: Several areas identified i.e and tasked.This scheme include in a area Inspection by CP.	.		
6.5	Are any identified actions complete	Yes	Note:Remedial actions on recent inspection tasked recently outstanding.Contact made with 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	Note: As 6.1 General needs Customer Partners carry out scheme inspection as this is a workplace.	.		
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	Note: This scheme does not have any stairlift Facilities.	.		
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" <b>Sample flat No12</b> recorded as inspected 10/12/21 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

31/03/2022

Farlakes Drive



Photo No. 1

Note: Side Elevation Brick and Cement Render. Sloping Roof.



Photo No. 2

Note: Rear View from Garden.

## 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
	<b>PROBABLE</b>	<b>POSSIBLE</b>	<b>REMOTE</b>	<b>NEGLIGIBLE</b>

	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					
Farlakes Drive				31/03/2022	
<b>LOW</b>					
Potential Area of Health & Safety Risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
	<b>NO H&amp;S ACTIONS REQUIRED TO BE COMPLETED ON THIS SCHEME AT TIME OF INSPECTION.</b>	.			