

## ACCENT HOUSING - HEALTH & SAFETY ASSESSMENT



<b>Region :</b>	<b>East</b>
<b>Scheme Name :</b>	<b>Stowehill Road</b>
<b>Scheme Address :</b>	<b>Stowehill Road Peterborough PE4 7PY</b>
<b>Date of Assessment:</b>	<b>31/03/2020</b>
<b>Date of Next Assessment:</b>	<b>31/03/2023</b>
<b>H&amp;S Frequency:</b>	<b>3 Years</b>
<b>Fire &amp; Safety Assessor</b>	<b>3 Years</b>



Scheme Details		Stowehill Road
Region:	East	
Scheme Name:	Stowehill Road	
Site Address:	Street:	Stowehill Road
	Town:	Peterborough
	Post Code:	PE4 7PY
Block & Asset No.	14-24	Asset 699
Block & Asset No.	32-42	Asset 700
Scheme Tel. No:		
Date of this Assessment	31/03/2020	
Date of Next Review	31/03/2023	
Fire Risk Assessment Frequency	3 Years	
Health & Safety Assessment Frequency	3 Years	
Purpose of Fire Risk Assessment	3 Year Re-Assessment	
Fire & Safety Assessor	Lynn Betteridge	
Director of Customer Experience	Dominic Roche	
Customer Partnership Manager	Keith Bowman	
Contract Manager	Kevin Turner	
Scheme Manager/Customer Partner	Alan Percival	
Other staff in attendance		
Use of Building	General Needs	
Approximate Number of occupants	18	
Occupancy Profile	Families	
Familiarity of the occupants	Fully Familiar	
Likely state of the Occupants	Alert	
PEEPs in place where necessary	N/A	
Number of on-site Accent staff	None	
Number of other (non-Accent) staff	Contract cleaners in common areas	
Support Agency (Supported Housing)	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 1 (Common Parts Only - Non Destructive)
<b>Applicable Fire Safety Guidance</b>	Purpose-built flats guide
<b>Building Details</b>	<b>Stowehill Road</b>
<b>Construction Date</b>	1983
<b>Construction Type</b>	Joisted or Load Bearing Masonry (Traditional)
<b>Roof Finish</b>	Pitched-Concrete Tile
<b>Conversion or purpose-built</b>	Purpose Built
<b>Number of flats (self-contained)/rooms (HMOS, shared houses)</b>	12
<b>Number of storeys above ground</b>	Two
<b>Number of storeys below ground</b>	None
<b>Is there a habitable basement?</b>	No
<b>Number of internal Staircases per Block (protected or unprotected?)</b>	One-Protected
<b>Number of External Staircases per Block</b>	None
<b>External Balcony part of escape route?</b>	No
<b>Unusual features</b>	None
<b>Building complexity</b>	Simple
<b>Building Access Conditions for Fire Brigade</b>	Vehicular Access to one or more elevations
<b>Surroundings: Residential/Commercial</b>	Residential

Significant Findings - Health & Safety							
Stowehill Road						31/03/2020	
Action Ref:	Potential Area of Health & Safety Risk	Yes-No- N/A	Observation/Comments/ Actions Required	Risk Rating	Target Completi on Date	Referred To:	
<b>1 Asbestos</b>							
1.1	Asbestos Survey held on file (if pre 2000 construction)	Yes		.			
1.2	Evidence that any confirmed asbestos containing materials left in situ are being regularly re-inspected and managed.	Yes		.			
<b>2 Legionella</b>							
2.1	Legionella Risk Assessment within the past two years (If applicable)	N/A	Note: No Legionella risk associated with this scheme.	.			
2.2	Evidence that the legionella risk is being managed as per contract.	N/A		.			
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: Generally floor coverings satisfactory.	.			
3.2	Satisfactory condition of stairs (nosing) and the stability of staircase handrails and balustrades	Yes		.			
3.3	Artificial lighting (suitable/sufficient/working)	Yes		.			
<b>4 Security</b>							
4.1	Serviceability of door entry system	Yes	Note; Keypad Operation satisfactory	.			
4.2	Satisfactory security of other exit doors	Yes		.			
4.3	Satisfactory security measures	Yes	Note: One main accesses through security door.	.			
<b>5 Exterior of Building</b>							
5.1	Satisfactory condition of site	Yes	Note: Generally all external area clean and tidy.	.			

5.3	Satisfactory condition of external walls, roof, tiles & guttering	Yes		.		
5.4	Satisfactory condition of walkways and other areas (Trip hazards including tree roots)	Yes		.		
5.5	Satisfactory condition of external steps	Yes		.		
5.6	Satisfactory condition of external handrails	N/A		.		
5.7	Satisfactory condition/safety of boundary walls/fences	Yes		.		
5.8	Artificial lighting (suitable/sufficient/working)	Yes		.		
5.9	Satisfactory condition of site signage	Yes		.		
5.10	Satisfactory condition/safety of trees/hedges	Yes		.		
<b>6</b>	<b>Housing Officer/Scheme Manager Checks/Inspections</b>					
6.1	Are regular inspections/checks carried out by HO/SM	Yes	Note: Generic and raised on other schemes should be individual per scheme.	.		
6.2	Is the frequency suitable for the scheme	Yes		.		
6.3	Was the most recent check carried out on time	Yes		.		
6.4	Do the recorded findings appear correct	Yes	As above 6.1 Generic to paston area.	.		
6.5	Are any identified actions complete	Yes		.		
<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		.		
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.	N/A	Note Cleaners contract responsible.	.		
<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		.		
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		.		
13.2	Automatic sliding/swing doors - Satisfactory function, evidence of regular servicing/maintenance	N/A		.		
<b>14</b>	<b>Miscellaneous</b>					
14.8				.		



Photographs - Health & Safety	
31/03/2020	Stowehill Road

No Photos no significant risks.

## 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					
Stowehill Road				31/03/2020	
<b>LOW</b>					
Potential Area of Health & Safety Risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.