

ACCENT HOUSING - HEALTH & SAFETY ASSESSMENT



Region :	East
Scheme Name :	Silver Hill
Scheme Address :	Hampton Peterborough PE7 8FF
Date of Assessment:	29/03/2022
Date of Next Assessment:	28/03/2025
H&S Frequency:	3 Yearly
Fire & Safety Assessor	Lynn Betteridge

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

Scheme Details		Silver Hill	
Region:		East	
Scheme Name:		Silver Hill	
Site Address:	Street:	Hampton	
	Town:	Peterborough	
	Post Code:	PE7 8FF	
Block & Asset No.		40-44	Assett 986
Scheme Tel. No:			
Date of this Assessment		29/03/2022	
Date of Next Review		28/03/2025	
Fire Risk Assessment Frequency		3 Yearly	
Health & Safety Assessment Frequency		3 Yearly	
Purpose of Fire Risk Assessment		3 Year Re-Assessment	
Fire & Safety Assessor		Lynn Betteridge	
Director of Customer Experience		Damian Roche	
Customer Partnership Manager		Keith Bowman	
Contract Manager		Kevin Turner	
Scheme Manager/Customer Partner		Diema Ralickaite	
Other staff in attendance		None	
Use of Building		General Needs	
Approximate Number of occupants		6	
Occupancy Profile		Young	
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	
Current Evacuation Strategy.		Stay Put (Delayed) Evacuation	
Evidence that residents have been notified of the evacuation procedure		Advice notices displayed in common areas	
History of fires in the building		None	
Business Continuity Plan in place?		Yes	
Scope of Assessment		Type 3 (Common Parts & Flats - Non Destructive)	
Applicable Fire Safety Guidance		Sleeping Accommodation Guide	
		LACORS Guide	
		Purpose-built flats guide	

Building Details	Silver Hill
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
Additional Comments:	
Evacuation Alert System (EAS)	Yes-Alarm Sounder
Emergency Lighting Provision	Non Maintained System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Fixed Fire Fighting Installations	AOV's to top floor window. None fitted

Significant Findings - Health & Safety

Silver Hill

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:
1 Asbestos						
1.1	Asbestos Survey held on file (if pre 2000 construction)	Yes	Note: New Build 2009 No ACM'S present on this Scheme.	.		
1.2	Evidence that any confirmed asbestos containing materials left in situ are being regularly re-inspected and managed.	N/A		.		
2 Legionella						
2.1	Legionella Risk Assessment within the past two years (If applicable)	N/A	Note: No risk assessment required as General Needs, 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 approved code of Practice L8.	.		
2.3	Evidence that exceptions raised are being addressed and the portal updated.	N/A		.		
3 Maintenance of common internal access routes						
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.	.		
4 Security						
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.	.		
5	Exterior of Building					
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.	.		
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		.		
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: Combination of several green areas.	.		
6	Housing Officer/Scheme Manager Checks/Inspections					
6.1	Are regular inspections/checks carried out by CP/SM	Yes	Note: Scheme manager uploads to scheme folder monthly inspection.Last inspection date 18/2/22..	.		
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.	.		

6.5	Are any identified actions complete	Yes	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 can email to you	.		
7	Staff Training					
7.1	Have the Scheme Managers and appointed office based staff received First Aid training within the past 2 years	N/A	Note: General Needs scheme.	.		
7.2	Are there sufficient number of qualified First Aiders. (Sheltered Schemes & Regional Offices only)	N/A		.		
8	Documents and Policies - Workplaces and Sheltered Schemes only					
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.	Yes	Note: Records Held by cleaning contractors and available if Required no products left on any scheme.	.		
9	Occupational Health - Workplaces and Sheltered Schemes only					
9.1	Staff Welfare - Satisfactory Standards	N/A		.		
9.2	Satisfactory Building Hygiene	N/A		.		
Lifting Equipment						
10	Passenger lift					

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		.		
11	Stairlifts					
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		.		
12	Other lifting equipment (bath lifts, wheelchair lifts)					
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		.		
13	Other Equipment Requiring Inspection					
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 inspected17/5/21 smoke /heat and Co2 tested.	.		
13.2	Automatic sliding/swing doors - Satisfactory function, evidence of regular servicing/maintenance			.		
14	Miscellaneous					
14.1				.		

Photographs - Health & Safety

29/03/2022

Silver Hill



Photo No. 1

Note: Rear of Silver Hill and Lakeview.

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
Major Personal Injury	(fatal or major) or Serious Health Effect (permanent, progressive or irreversible condition, or permanently disabling)
Significant Injury	(RIDDOR reportable) or Significant Health Effect (non-permanent, reversible or non-progressive condition, or temporary disability)
Serious	Non RIDDOR reportable injury any lead to time off work
Minor Injury	(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
Low	No immediate action is action is required. Overall the site is well maintained and good health and safety standards are in place
Medium	Action is required to reduce the risk level and this should be carried out within the specified time periods of the action plan
High	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					
Silver Hill				29/03/2022	
LOW					
Potential Area of Health & Safety Risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
NO ACTIONS REQUIRED ON THIS INSPECTION					