

ACCENT HOUSING - HEALTH & SAFETY ASSESSMENT



Region :	East
Scheme Name :	1-5, 45-49 Lakeview Way
Scheme Address :	Hampton Hargate, Peterborough PE7 8FG
Date of Assessment:	28/03/2022
Date of Next Assessment:	27/03/2025
H&S Frequency:	3 Years
Fire & Safety Assessor	Lynn Betteridge

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

Scheme Details		1-5, 45-49 Lakeview Way
Region:		East
Scheme Name:		1-5, 45-49 Lakeview Way
Site Address:	Street:	Hampton Hargate,
	Town:	Peterborough
	Post Code:	PE7 8FG
Block & Asset No.		1-5 Asset ID 987
Block & Asset No.		45-49 Asset ID 990
Scheme Tel. No:		
Date of this Assessment		28/03/2022
Date of Next Review		27/03/2025
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		Damian Roche
Customer Partnership Manager		Keith Bowman
Contract Manager		Natasha Chilcott
Scheme Manager/Customer Partner		Diema Ralickaite
Other staff in attendance		None
Use of Building		General Needs
Approximate Number of occupants		6
Occupancy Profile		Families
Familiarity of the occupants		Slightly 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	1-5, 45-49 Lakeview Way
Construction Date	2007
Construction Type	Timber frame construction, concrete floors / staircases.
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick
	Cement Render
	Insulation 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)	6(3 flats per Block)
Number of storeys above ground	Three
Number of storeys below ground	None
Is there a habitable basement?	N/A
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 E
Category of fire alarm	LD3 Minimum Protection
Evacuation Alert System (EAS)	Yes-Alarm Sounder
Emergency Lighting Provision	Maintained system - Common Areas
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
	AOV's Fitted to top floor windows, Panel ground Floor.
Additional Comments:	

Significant Findings - Health & Safety

1-5, 45-49 Lakeview Way

28/03/2022

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:Staircase in Good condition rubber Nosing intact & Balustrades secure at time of inspection.	.		
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	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.	.		
5	Exterior of Building					
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.	.		
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	Note: Minimal fencing on exterior of Grounds all intact including 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		.		
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: Remedial actions on recent inspection tasked recently outstanding.	.		
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.	N/A	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	Yes		.		
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)	N/A		'		
13.2	Automatic sliding/swing doors - Satisfactory function, evidence of regular servicing/maintenance	N/A		'		
14	Miscellaneous					
14.8				'		

Photographs - Health & Safety

28/03/2022

1-5, 45-49 Lakeview Way



Photo No. 1

Note: Rear Access pedestal outdoor path lighting leading to St Edmunds.



Photo No. 2

Note: Rear Carpark entrance.

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					
1-5, 45-49 Lakeview Way				28/03/2022	
TOLERABLE					
Potential Area of Health & Safety Risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
	NO ACTIONS TO RAISE ON THIS REPORT	-			