

Scheme Details		Sullivan Road
Region:	South	
Scheme Name:	Sullivan Road	
Site Address:	Street:	1-47 Sullivan Road
	Town:	Camberley, Surrey
	Post Code:	GU15 3AZ
Block & Asset No.	Block 1-11. Block 25033	
Block & Asset No.	Block 13-23. Block 25034	
Block & Asset No.	Block 25-35. Block 25035	
Block & Asset No.	Block 37-47. Block 25036	
Scheme Tel. No:	-	
Date of this Assessment	14/03/2022	
Date of Next Review	14/03/2025	
Fire Risk Assessment Frequency	3 Yearly	
Health & Safety Assessment Frequency	3 yearly	
Purpose of Fire Risk Assessment	3 Year Re-Assessment	
Fire & Safety Assessor	Gary Bredin	
Director of Customer Experience	Rob Mills	
Customer Partnership Manager	Kat Wilson	
Contract Manager	Olakunle Joseph	
Scheme Manager/Customer Partner	Zara Byrne	
Other staff in attendance	-	
Use of Building	General Needs	
Approximate Number of occupants	50+	
Occupancy Profile	Families	
Familiarity of the occupants	Slightly Familiar	
Likely state of the Occupants	Alert	
PEEPs in place where necessary	No	
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 notice displayed in entrance hall	
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	Purpose-built flats guide	
	Sleeping Accommodation Guide	

Building Details	Sullivan Road
Construction Date	1973
Construction Type	Joisted or Load Bearing Masonry (Traditional)
Roof Finish	Pitched-Concrete Tile
External Wall Finish	Brick
	Hung Tiles
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)	24 Self contained Flats
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?	No
Unusual features	Flat entrance door access from open air landings
Building complexity	Simple
Building Access Conditions for Fire Brigade	Vehicular Access to one or more elevations
Surroundings: Residential/Commercial	Mixed
Fire Provision Currently in Place	
Fire Detection and Warning System	Flats only
	Grade D
Category of fire alarm	LD3 Minimum Protection
Additional Comments:	-
Evacuation Alert System (EAS)	None
Additional Comments:	-
Emergency Lighting Provision	Non Maintained System - Common Areas
Additional Comments:	
Portable Fire Extinguishers	None fitted
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Health & Safety

Sullivan Road

14/03/2022

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	Asbestos contract managed by Customer Safety Surveyor - Asbestos. Re-inspections completed by Environtech	.		
1.2	Evidence that any confirmed asbestos containing materials left in situ are being regularly re-inspected and managed.	Yes	See 1.1	.		
2 Legionella						
2.1	Legionella Risk Assessment within the past two years (If applicable)	N/A		.		
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		.		
3 Maintenance of common internal access routes						
3.1	Satisfactory condition of floor & floor covering	No	Block 27-32 floor coverings in need of attn: CP to monitor. See photo no 2- H&S	.		
3.2	Satisfactory condition of stairs (nosing) and the stability of staircase handrails and balustrades	Yes	All were found to be in good condition during the inspection.	.		
3.3	Artificial lighting (suitable/sufficient/working)	Yes	Inspected in daylight hours. Location of lighting units assessed only	.		
4 Security						
4.1	Serviceability of door entry system	N/A	Open entry to all areas.	.		

4.2	Satisfactory security of other exit doors	N/A	Flat doors only.	.		
4.3	Satisfactory security measures	Yes	See 4.1	.		
5	Exterior of Building					
5.1	Satisfactory condition of site	Yes	Well maintained	.		
5.3	Satisfactory condition of external walls, roof, tiles & guttering	Yes	Visual inspection from ground level only	.		
5.4	Satisfactory condition of walkways and other areas (Trip hazards including tree roots)	Yes	All external walkways were found to be in good order.	.		
5.5	Satisfactory condition of external steps	Yes	No external steps on site.	.		
5.6	Satisfactory condition of external handrails	Yes	No external handrails on site.	.		
5.7	Satisfactory condition/safety of boundary walls/fences	Yes		.		
5.8	Artificial lighting (suitable/sufficient/working)	Other	Unable to assess as the audit was undertaken in daylight hours.	.		
5.9	Satisfactory condition of site signage	Yes	Signage checked and updated during inspection	.		
5.10	Satisfactory condition/safety of trees/hedges	Yes	Grounds maintenance contract in operation	.		
6	Housing Officer/Scheme Manager Checks/Inspections					
6.1	Are regular inspections/checks carried out by CP/SM	N/A		.		
6.2	Is the frequency suitable for the scheme	N/A		.		
6.3	Was the most recent check carried out on time	N/A		.		
6.4	Do the recorded findings appear correct	N/A		.		
6.5	Are any identified actions complete	N/A	Recent works orders raised confirming regular inspections by the customer partner.	.		
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		.		
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		.		
8.6	First Aid Equipment - Serviceability	N/A		.		
8.8	COSHH Records - Up to date and available for viewing.	N/A		.		
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		.		
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	No Stair Lift on scheme/site.	.		
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	No lifting equipment on scheme/site	.		
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		.		
13.2	Automatic sliding/swing doors - Satisfactory function, evidence of regular servicing/maintenance	N/A		.		

Photographs - Health & Safety

14/03/2022

Sullivan Road



Photo No. 1

Observation - Open access to all flats at all levels.

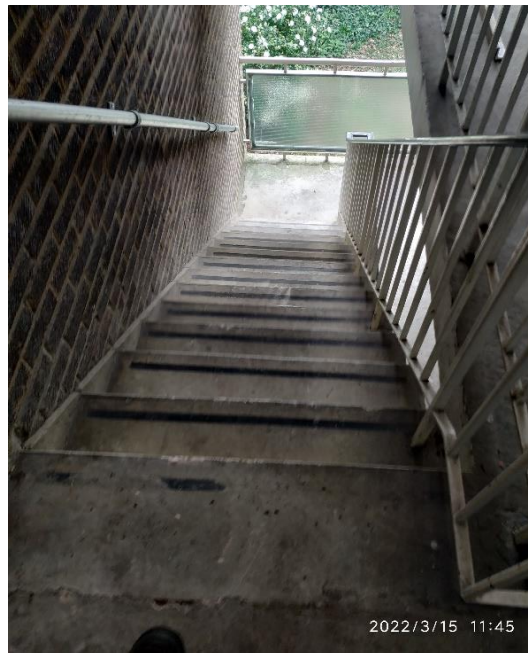


Photo No. 2

Observation - Stair treads and risers were found to be in good order.

Photographs - Health & Safety

14/03/2022

Sullivan Road



Photo No. 3

Observation: External walkways laid with concrete and Tarmac..



Photo No. 4

Observation- Safety georgian wired glass in block 13 -23 broken but secure. Customer partner to monitor.

Photographs - Health & Safety	
14/03/2022	Sullivan Road



Photo No. 5

Observation: Side of block 1-11 items being stored in the common areas. Customer Partner to deal.



Photo No. 6

Emergency lighting in all blocks.

Photographs - Health & Safety

14/03/2022

Sullivan Road



Photo No. 7

Observation. Rear of the buildings clear and well kept.

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:

Medium

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	
Sullivan Road	14/03/2022
Medium	