

ACCENT HOUSING - HEALTH & SAFETY ASSESSMENT



Region :	East	
Scheme Name :	Cedar Court	
Scheme Address :	Kettering NN16 9GZ	0
Date of Assessment:	15/02/2022	
Date of Next Assessment:	14/02/2025	
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		Cedar Court	
Region:	East		
Scheme Name:	Cedar Court		
Site Address:	Street:		
	Town:	Kettering	
	Post Code:	NN16 9GZ	
Block & Asset No.	Block 1-5	Asset 979	
Block & Asset No.	Block 6-10	Asset 980	
Block & Asset No.	Block 11-14	Asset 981	
Block & Asset No.	Block 15-18	Asset 982	
Scheme Tel. No:			
Date of this Assessment	15/02/2022		
Date of Next Review	14/02/2025		
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	Virginia Cheetham		
Other staff in attendance	None		
Use of Building	General Needs		
Approximate Number of occupants	36		
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		
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	Purpose-built flats guide		

Building Details	Cedar Court
Construction Date	2006
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)	18 flats over 4 Blocks.2 Floors and 3 floors
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	None
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 and common areas 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
Additional Comments:	
Fixed Fire Fighting Installations	None fitted
Additional Comments:	

Significant Findings - Health & Safety

Cedar Court

15/02/2022

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	NEW BUILD 2006 - THEREFORE NO ACM'S PRESENT.	.		
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 mixture in blocks consisting of carpet /Vinyland floor tiles.	.		
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: Daylight inspection artificial lighting deemed suitable in all area's.	.		
4 Security						
4.1	Serviceability of door entry system	Yes	Note: Intercom/ Keypad access & Secure on day of inspection.Also main security Gate on carpark entrance.	.		

4.2	Satisfactory security of other exit doors	Yes	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 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	Note: Mainly all areas same level disabled access ramp in place and well maintained.	.		
5.6	Satisfactory condition of external handrails	Yes	Note: Handrails located on Disabled slope and secure.	.		
5.7	Satisfactory condition/safety of boundary walls/fences	Yes	Note: Minimal fencing on exterior of Grounds all intact.	.		
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	N/A	Note: Young established trees laid when scheme built no tree root damage and stable.	.		
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 8/12/21.	.		
6.2	Is the frequency suitable for the scheme	Yes		.		
6.3	Was the most recent check carried out on time	Yes	Note: Another inspection due.	.		
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 areas completed.	.		
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		.		
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.	.		
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		.		
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)	N/A	Note: No Gas on this scheme.	.		

13.2	Automatic sliding/swing doors - Satisfactory function, evidence of regular servicing/maintenance	N/A		.		
14	Miscellaneous					
14.1				.		

Photographs - Health & Safety

15/02/2022

Cedar Court



Photo No. 1

Note: Internal Carpark and rear view of Building court yard.



Photo No. 2

Note: External areas of Blocks.

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					
Cedar Court				15/02/2022	
LOW					
Potential Area of Health & Safety Risk	Observation/Comments / Actions Required	Risk Rating	Completion Date	Referred To:	Task ID No.
NO ACTIONS ON THIS INSPECTION					