

Health and Safety Risk Assessment

Site / Development: Morshead Mansions, Morshead Road, London, , W9 1LG

Client Name: Morshead Mansions Limited

Survey Date: 29 May 2024



Details

Client name:	Morshead Mansions Limited
Site / Development:	Morshead Mansions Morshead Road London W9 1LG
Survey Date:	29 May 2024
Report Date:	24 Jun 2024
Site Reference:	
Surveyor	Gary Locker
Next Review Date:	29 May 2025
Next Assessment Date:	29 May 2026

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- > General
- > Survey Detail
- > Risk Improvement Programme

Risk Profile

Category name	Original Risk	➔	Potential Rating
Occupation	0	➔	0
Construction	0	➔	0
Health and Safety Management	5	➔	0
Risk Assessments	5	➔	0
Accidents and Incidents	0	➔	0
Utilities	0	➔	0
Internal Environment	0	➔	0
Welfare Facilities	0	➔	0
General Structure	5	➔	0
Waste Management	0	➔	0
External Environment	5	➔	0
All	5	➔	0

General

Introduction

Cardinus Risk Management was instructed to undertake a review of and report on the general property health, safety and welfare risks to assist the client in meeting their statutory obligations and Common Law duties including (but not exclusively) duties under the current:

- > Health & Safety at Work Acts
- > European Workplace Legislation
- > The Occupiers' Liability Acts
- > Tort
- > The Defective Premises Act

The purpose of this report is to provide an assessment of the health, safety and welfare risks from the building and activities carried out by any employer, and, where appropriate, make recommendations to aid compliance with relevant Health, Safety and Welfare Legislation. Every effort has been made to ensure that all statements and information offered in this report are given in good faith; statements and information offered relate to matters seen during the safety review and information supplied at the time. It should, however, be noted that where we have been provided with information by other parties, we take no responsibility for its accuracy.

Scope and Limitations of assessment

This Health & Safety Risk Assessment takes account of the statutory and other obligations referred to above to meet place of work and non-place of work situations (including the common areas of blocks of flats, which may also rank as a 'place of work').

This report will highlight the required statutory risk assessments that require completion, as well as identifying general facilities test and maintenance requirements. Also, any potential risks relating to the internal and external areas of the property will be reported on with recommendations made.

This assessment is not intended to be an audit or inspection of health & safety procedures for the organisation. The purpose is to identify any hazards associated with the general construction and facilities at the site and to establish the existence of risk assessments for defined activities and procedures.

We believe that the assessment is suitable and sufficient, has been undertaken by a competent person and can confirm that in preparing the report we have exercised all reasonable skill and care.

Recommendations

Our recommendations are provided in the Risk Improvement Programme section. This section details the actions to be taken, which are considered necessary to satisfy the requirements of Health & Safety regulations and to protect people from hazards. If any recommendation in the Risk Improvement Programme is unclear, you should seek further clarification.

Completion of risk improvements can be updated within Cardinus' INDIGO software platform. The INDIGO software will evidence levels of compliance through actions taken and reflect these actions within updated assessment reports that can be made available to relevant stakeholders.

Disclaimer

The purpose of this report is to provide an assessment of the risks and, where appropriate, to make recommendations to ensure compliance with Health & Safety legislation. The report does not address the risk to property or business continuity.

The submission of this report constitutes neither a warranty of future results by Cardinus, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

Useful Links to Guidance

Check your responsibilities under the Health & Safety regulations:

<https://www.hse.gov.uk/>

Risk Rating Definitions for the Risk Improvement Programme Recommendations

In order to ascertain a priority and a risk level for the tasks defined in the Risk Improvement Programme, a simple matrix is used by the risk assessors in order to bring consistency to the levels of risk. This allows for the significant findings to be given a specific risk rating as detailed below:

Likelihood of risk	Classification of risk		
	Likely consequence of risk:		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Definitions of terms used:

Low: Unusually low likelihood of risk due to the nature and use of the environment.

Medium: Normal hazards and associated risks for this type of occupancy, with Health & Safety hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant Health & Safety hazards.

Slight harm: Occurrence of risk unlikely to result in serious injury or death of any occupant.

Moderate harm: Occurrence of risk could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants.

Survey Details

Occupation	Original rating	Potential rating
	0	0
2. What is the main use for the building[s]?	0	0
Residential		
Details:		
The property provides 104 self-contained flats, and comprises 13 contiguous blocks, each with 8 flats. The building has undergone significant renovation over the last 30 years to bring it to its current standard, and has retained its original facade. Although the property is unlisted it sits within the Maida Vale Conservation Area.		
Ten of the blocks are arranged over 5 floors including a basement. The remaining 3 blocks have undergone development into the roof space so are of 6 floors including basement. At the time of assessment block 10 was undergoing development into the roof space.		
The basement area of block 9 is considered as a place of work.		
3. Approximate number of occupants?		
208		
4. Approximate number of occupants additional detail	0	0
This is an approximate figure based on there being an estimated two persons per residential unit.		
5. Persons at risk?	0	0
Residents & Visitors		
6. Which organisation is responsible for Health and Safety?		
Morshead Mansions Limited		

Construction	Original rating	Potential rating
	0	0

7. What is the height of the building in storeys including ground level?

5



Rear elevation.



Rear elevation.



Front elevation.

8. What is the height of the building in storeys including ground level - additional detail

0

0

This includes the roof space accommodation.

Details:

The roof space has been developed in blocks 5, 6 and 12, and was being undertaken in block 10 at the time of assessment. Access to the roof space accommodation is from within the tenanted property by staircase.



Roof space under development in block 10.

9. How many basement levels are there in the building?

1

Details:

All utility services installations are located in the common part basement corridors. The basement is further made up of locked storage cupboards for the use of residents. There are also restroom facilities for the use of on-site staff.

Block 9 also accommodates the office of the Director of the Landlord's Company, and site offices and welfare facilities to accommodate contractors when on site.

Note: The offices and welfare facilities are only used when contractor's are on site for larger scale redevelopment. The contractor's company retains responsibility for all Health & Safety aspects, such as First Aid. At the time of this assessment there were no contractors of this scale on site, and had not been for 18 months.



Example of basement corridor.



Example of locked door for residents' storage in basement area.

11. How many units / apartments are there in the property?

104

12. How many units / apartments are there in the property- additional detail

0 0

The property provides self-contained residential units.

13. Approximate age of the building?

1903

Details:

The date of construction was provided by the Director of the Landlord Association.

14. Is the property purpose-built or a conversion?

0 0

Purpose-built

Details:

No further detail required.

15. What is the general building construction?

0 0

Traditional brick built with timber floors and a pitched roof.

Health and Safety Management

Original rating Potential rating

5 0

16. Is there a written Health and Safety policy for the organisation in control of the building?

5 0

No/Unable to confirm.

Details:

No evidence of a written Health and Safety policy for the organisation in control of the building. This recommendation relates to the answer provided on the pre-visit proforma.

[T# 2024-235779 Health and Safety Policy](#)

17. Are there adequate controls on contractors?

5 0

No/Unable to confirm - Risks from uncontrolled works.

Details:

No evidence of adequate controls on contractors.

[T# 2024-235780 Contractor Management - Risk Assessments / Method Statements](#)

18. Is there a current Health and Safety information poster visible with completed details?

5 0

No evidence of a current Health & Safety Information poster being displayed.

Details:

Persons unaware of site Health and Safety information.

[T# 2024-235781 Health and Safety Poster](#)

19. Is a copy of the organisation's Employers' Liability insurance certificate displayed or available? **5** **0**

No/Unable to confirm - Employers' Liability insurance certificate was not displayed or available.

Details:

No evidence that adequate Employers' Liability insurance is in place at the premises.

[T# 2024-235782 Employers' Liability Insurance](#)

20. Are all reasonable measures in place to prevent unauthorised entry to the premises? **0** **0**

No hazard identified at the time of this assessment.

Details:

Access to the premises is reasonably controlled and secured.



Example of block entrance door.



Secure access to all blocks.

Risk Assessments

Original rating	Potential rating
5	0

21. Is there a current Fire Risk Assessment in place? **0** **0**

No hazard identified at the time of this assessment.

Details:

Evidence of a current Fire Risk Assessment being in place.

22. Were there any obvious fire safety issues identified at the time of this assessment? **0** **0**

No hazard identified at the time of this assessment.

Details:

No obvious fire safety issues were identified at the time of this assessment.

23. Has a First-Aid needs assessment been carried out? **5** **0**

No/Unable to confirm - Risks due to the lack of a First-Aid needs assessment.

Details:

No evidence of a First-Aid needs assessment being in place.

[T# 2024-235784 First-Aid Needs Assessment](#)

24. Has an assessment been made regarding facilities provided for proper access and provision for all persons as required under the Equality Act 2010? **5** **0**

No/Unable to confirm - Risk of legal action as no Disability Access Audit in place.

Details:

The building has limited access and appears to come under the Equality Act 2010.

[T# 2024-235785 Disability Access Audit](#)

<p>25. Are there site specific risk assessments carried out for Legionella?</p> <p>No/Unable to confirm - Risks from Legionella bacteria.</p> <p>Details: If there is a potential for Legionella, then the management should conduct the necessary risk assessments, if not already carried out, in place or current.</p> <p>T# 2024-235786 Legionella Assessment</p>	<p>5</p>	<p>0</p>
<p>26. Are there site specific risk assessments carried out for Working at Height?</p> <p>Not Applicable.</p> <p>Details: No requirement - no activity of this nature identified at the premises.</p>	<p>0</p>	<p>0</p>
<p>27. Are there any roof areas with unrestricted access?</p> <p>Not Applicable.</p> <p>Details: No requirement - no roof areas of this nature identified at the premises.</p>	<p>0</p>	<p>0</p>
<p>28. Are there site specific risk assessments for the Control of Substances Hazardous to Health (COSHH)?</p> <p>Not Applicable.</p> <p>Details: No requirement - no substances of this nature identified at the premises.</p>	<p>0</p>	<p>0</p>
<p>29. Is there a current Asbestos Management Survey in place?</p> <p>No hazard identified at the time of this assessment.</p> <p>Details: Evidence of an Asbestos Management Survey having been conducted in 2010.</p>	<p>0</p>	<p>0</p>
<p>30. Are there site specific risk assessments and maintenance programmes in place for any power-operated doors/gates?</p> <p>Not Applicable.</p> <p>Details: No requirement - no doors/gates of this nature identified at the premises.</p>	<p>0</p>	<p>0</p>
<p>31. Has a Display Screen Equipment (DSE) risk assessment been carried out?</p> <p>No/Unable to confirm - Risk to employees from incorrect DSE usage.</p> <p>Details: If there is a working practice of this nature, then the management should conduct the necessary risk assessments, if not already carried out, in place or current.</p> <p>T# 2024-235787 DSE Risk Assessment</p>	<p>5</p>	<p>0</p>
<p>32. Has a Manual Handling risk assessment been carried out?</p> <p>No/Unable to confirm - Risks to employees from unassessed risks.</p> <p>Details: If there is a working practice of this nature, then the management should conduct the necessary risk assessments, if not already carried out, in place or current.</p> <p>T# 2024-235788 Manual Handling Risk Assessment</p>	<p>5</p>	<p>0</p>
<p>33. Has a Lone Worker risk assessment been carried out?</p> <p>No/Unable to confirm - Risks to lone workers.</p>	<p>5</p>	<p>0</p>

Details:

If there is a working practice of this nature, then the management should conduct the necessary risk assessments, if not already carried out, in place or current.

[T# 2024-235789 Lone Worker Risk Assessment](#)

34. Has a Driving at Work risk assessment been carried out? 0 0

Not Applicable.

Details:

No requirement - no activities of this nature identified at the premises.

35. Have any swimming pools been subject to a risk assessment? 0 0

Not Applicable.

Details:

No requirement - no facilities of this nature identified at the premises.

Accidents and Incidents

Original rating	Potential rating
0	0

36. Is there an accident book on site and is it readily available? 0 0

No hazard identified at the time of this assessment.

Details:

Accident book on site and readily available.



Accident book on site.

Utilities

Original rating	Potential rating
0	0

37. Are arrangements in place for statutory inspections of lifts and lifting equipment? 0 0

Not Applicable.

Details:

No requirement - no lifts or lifting equipment identified at the premises.

38. Are there any boilers or other systems in the building[s] that are required to be subject to periodic inspection? [This includes any commercial kitchen equipment.] 0 0

Not Applicable.

Details:

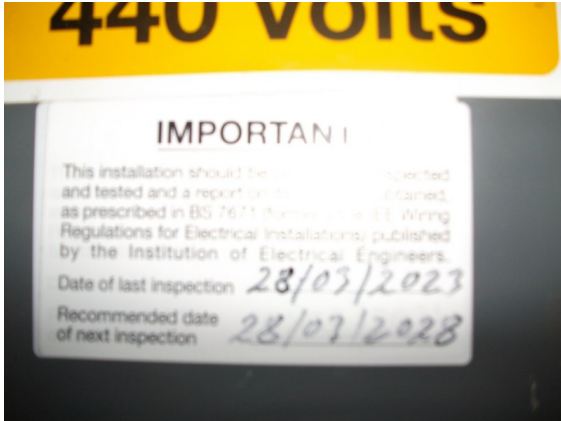
No requirement - no systems of this nature identified at the premises.

39. Are electrical installations subject to periodic inspection by a competent person? 0 0

No hazard identified at the time of this assessment.

Details:

There is evidence to confirm that the periodic inspection of the electrical installations has been carried out by a competent engineer.



Evidence of periodic inspection and testing.

40. Has Portable Appliance Testing (PAT) been carried out? 0 0

Not Applicable.

Details:

No requirement - no items of this nature identified at the premises.

41. Are there measures in place to limit the use of and damage to trailing leads? 0 0

Not Applicable.

Details:

No requirement - no items of this nature identified at the premises.

42. Are extension leads and adaptors being used safely? 0 0

Not Applicable.

Details:

No requirement - no items of this nature identified at the premises.

43. Are all electrical mains panels and services cupboards kept locked shut? 0 0

No hazard identified at the time of this assessment.

Details:

Evidence that electrical mains panels and services cupboards are kept locked shut.





Locked common part services cupboard.

44. Other utility hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of this assessment.

Internal Environment

	Original rating	Potential rating
	0	0
<p>45. Are the internal pedestrian routes free from slip and/or trip hazards?</p> <p>No hazard identified at the time of this assessment.</p> <p>Details: Pedestrian routes appear to be free from slip and/or trip hazards.</p>	0	0
<p>46. Are there any changes in levels or other areas that may require handrails?</p> <p>No hazard identified at the time of this assessment.</p> <p>Details: Handrails are provided for any significant changes in levels and/or other areas.</p>	0	0
		
Handrails fitted for changes in level.		
		
Handrails fitted for changes in level.		
<p>47. Are there changes in levels and/or surfaces in the building[s] that may require marking and/or anti-slip material?</p> <p>No hazard identified at the time of this assessment.</p> <p>Details: Changes in levels and/or surfaces in the building found to be adequate.</p>	0	0
<p>48. Do cleaners ensure that they reduce the risk of slips by using adequate signs and barriers?</p> <p>Not Applicable.</p> <p>Details: No requirement - no issues of this nature identified at the premises at the time of this assessment.</p>	0	0
<p>49. Are there any areas where a fall from height hazard exists?</p> <p>No hazard identified at the time of this assessment.</p> <p>Details: No fall from height hazards identified at the time of this assessment.</p>	0	0
<p>50. Do cleaners ensure that all of their work equipment and/or materials are locked away?</p> <p>Not Applicable.</p> <p>Details: No requirement - no cleaning materials and/or equipment identified at the premises at the time of this assessment.</p>	0	0
<p>51. Is emergency lighting provided where a sudden loss of light would create a significant risk?</p> <p>No hazard identified at the time of the assessment.</p>	0	0

Details:

Evidence that emergency lighting is provided.



Emergency lighting provided.

52. Does the artificial lighting appear adequate in the assessed internal areas?

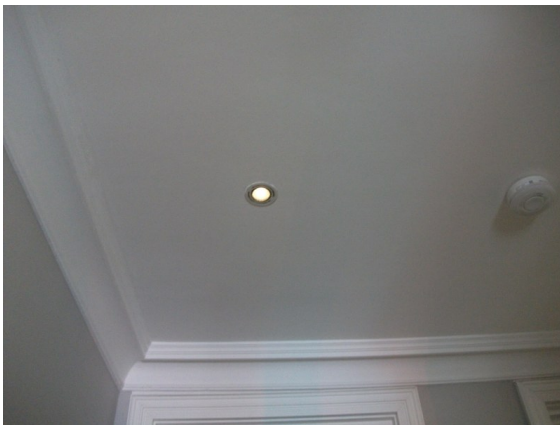
0

0

No hazard identified at the time of this assessment.

Details:

Standard artificial lighting appears to be adequate.



Example of artificial lighting in common corridors.



Example of artificial lighting in basement corridors.

53. Is the premises being generally maintained in a clean and tidy condition?

0

0

No hazard identified at the time of this assessment.

Details:

Premises appears to be generally maintained in a clean and tidy condition.

54. Are all relevant large glazing panels marked to help prevent persons coming into collision with panels?

0

0

No hazard identified at the time of this assessment.

Details:

Large glazing panels have been marked.

55. Does all on-site glazing appear to be in good condition?

0

0

No hazard identified at the time of this assessment.

Details:

All on-site glazing appears to be in good condition.

56. Are unavoidable high-level and/or low-level obstructions, such as beams or pipework, appropriately marked?

0

0

Not Applicable.

Details:

No requirement - no unavoidable obstructions identified at the premises at the time of this assessment.

57. Are there any internal fixtures and fittings that appear not to be secure? 0 0

No hazard identified at the time of this assessment.

Details:

All internal fixtures and fittings appear to be secure.

58. Are there any areas with obvious issues of damp and/or mould? 0 0

No hazard identified at the time of this assessment.

Details:

No significant areas of damp and/or mould identified.

59. Are there any obvious requirements for Health and Safety signage?(Other than those required under the Fire Safety Order.) 0 0

Not Applicable.

Details:

No signage requirements of this nature identified at the premises.

60. Is the building smoke free with adequate "No Smoking" signs in place? 0 0

No hazard identified at the time of this assessment.

Details:

The relevant areas of the premises comply with the Smoke-free (Signs) Regulations 2012. "No Smoking" signage is in place. There was no evidence of any discarded smoking materials at the time of this assessment.



Example of No-Smoking sign displayed in all blocks.

61. Are there adequate controls on the use of the gym? 0 0

Not Applicable.

Details:

No gym identified at the premises.

62. Other internal environment hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of this assessment.

Welfare Facilities

Original rating	Potential rating
0	0

63. Is there considered to be a sufficient number of sanitary conveniences provided? 0 0

Not Applicable.

Details:

No facilities of this nature required at the premises.

64. Are suitable facilities provided for the safe disposal of sanitary waste? 0 0

Not Applicable.

Details:

No waste of this nature identified at the premises.

65. Other welfare facilities hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of this assessment.

General Structure

Original rating	Potential rating
5	0

66. Do windows and/or doors open into walkways where significant collisions could take place? 0 0

No hazard identified at the time of this assessment.

Details:

There is no apparent risk of collision from windows or doors opening into walkways.

67. Are there any obvious areas where windows require devices to restrict opening? 5 0

No/Unable to confirm - Risk of falling through a window.

Details:

Whilst window restrictors are fitted to windows at second floor and above, some windows are not fitted with devices to restrict the window opening or to prevent falling through.

This refers to the window on the half landing between upper ground and first floor.

[T# 2024-235792 Windows - Restrictors](#)



Window restrictors required.



Example of window on second floor and above with restrictors fitted.



Window restrictors required.

68. Where the bottom edge of any opening window is less than 800mm above floor level, is a barrier fitted to prevent falls? 0 0

Not Applicable.

Details:

No windows of this nature identified at the premises.

69. Are safety glass and/or barriers fitted, to prevent the falling through of glazed areas, where required? 0 0

Not Applicable.

Details:

No glazing requirements of this nature identified at the premises.

70. Does the general building structure appear to be adequate? 0 0

No hazard identified at the time of this assessment.

Details:

The general structure of the building, including items such as chimneys, aerials, satellite dishes, gutters etc. appears to be sound and in good order.

71. Other general structure hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of this assessment.

Waste Management

Original rating	Potential rating
0	0

72. Is all waste at the central collection or storage areas reasonably secured and in a clean and tidy condition? 0 0

Not Applicable.

Details:

No requirement - no areas of this nature were identified at the premises at the time of this assessment.

73. Other waste management hazards or deficiencies observed. 0 0

No other hazard or deficiency observed at the time of this assessment.

External Environment

Original rating	Potential rating
5	0

74. Are there any obvious concerns regarding the building[s] car parking and traffic routes? 0 0

Not Applicable.

Details:

No requirement - no areas of this nature were identified at the premises at the time of this assessment.

75. Are height and/or width restrictions clearly indicated by signage? 0 0

Not Applicable.

Details:

No requirement - no areas of this nature were identified at the premises at the time of this assessment.

76. Does the ventilation of any enclosed car parking areas appear adequate? 0 0

Not Applicable.

Details:

No requirement - no parking areas of this nature were identified at the premises at the time of this assessment.

77. Is there artificial lighting available for vehicle movement areas? 0 0

Not Applicable.

Details:

No requirement - no areas of this nature were identified at the premises at the time of this assessment.

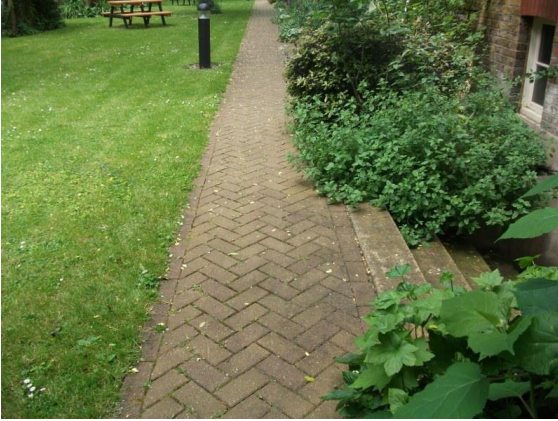
78. Are there any obvious concerns regarding pedestrian routes?

0 0

No hazard identified at the time of this assessment.

Details:

Pedestrian routes appear well marked and/or separate from moving traffic.



Example of external pedestrian route.

79. Are external walkways and/or steps in a reasonable condition with no obvious slip or trip hazards?

5 0

No/Unable to confirm - Risk of slip or trip hazards to pedestrians due to the condition of the walkways and/or steps.

Details:

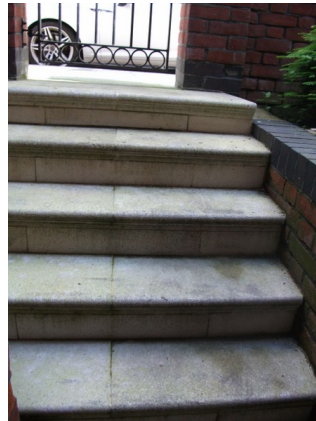
It is recommended that the potential for slips and trips be reduced. This refers to.

1. Main entrance steps and steps leading to the basement of each block

[T# 2024-235790 External Pedestrian Walkways and Steps](#)



Example of block entrance steps.



Steps to basement area.

80. Are there any obvious concerns relating to tree and/or general grounds maintenance?

5 0

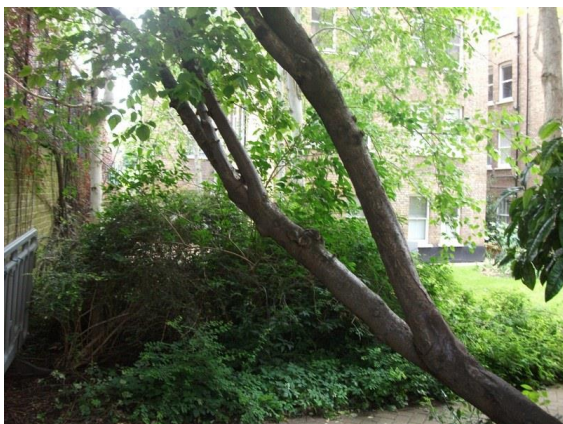
No/Unable to confirm - Risk to persons and/or property.

Details:

If there are areas of this nature, then the management should conduct the necessary maintenance, if not already carried out, in place or current.

This refers to the tree to the rear of block 1 that presents a risk of collision to pedestrians.

[T# 2024-235791 Grounds Maintenance](#)



Tree to rear of block 1.



Tree growing over path at head height.

81. Other external environment hazards or deficiencies observed.

0

0

No other hazard or deficiency observed at the time of this assessment.

Risk Improvement Programme

About this Risk Improvement Programme

The purpose of this section of the risk assessment is to provide recommendations to aid compliance with relevant legislation and/or good practices.

All actions taken to deal with these recommendations should be recorded. This will demonstrate to any enforcing authority your commitment to fulfilling your legal obligations.

To assist in complying with the Risk Improvements that resulted from the risk survey, each improvement has been individually classified and assigned a timescale for completion. Regardless of the timescale, all recommendations should be completed as soon as reasonably practicable.

There will be occasions where the timescale of a recommendation can be reduced due to the ease in which the work can be implemented, such as the provision of a fire action notice or similar. To this end a recommendation could be given a low rating but given a shorter timescale of say 1 month.

Specialist advice may be necessary to implement certain Risk Improvements and the following guidance may cover broad principles only. Some items may require planning or other permissions from your local authority and/or the property owner; who should be consulted with before implementing, particularly those improvements that may alter the structure or appearance of any premises.

Where appropriate, works should be carried out by third-party, certified, specialist contractors that are a member of a recognised trade body or association.

The table below shows the recommended Risk Improvements that have been assigned. No responsibility can be accepted for any unauthorised amendments or alterations to this report.

Ref	Task Subject	Type	Priority	Required By Date
2024-235779	Health and Safety Policy	Recommended	Medium	24/09/2024
2024-235780	Contractor Management - Risk Assessments / Method Statements	Recommended	Medium	24/09/2024
2024-235781	Health and Safety Poster	Recommended	Medium	24/09/2024
2024-235782	Employers' Liability Insurance	Recommended	Medium	24/09/2024
2024-235784	First-Aid Needs Assessment	Recommended	Medium	24/09/2024
2024-235785	Disability Access Audit	Recommended	Medium	24/09/2024
2024-235786	Legionella Assessment	Recommended	Medium	24/09/2024
2024-235787	DSE Risk Assessment	Recommended	Medium	24/09/2024
2024-235788	Manual Handling Risk Assessment	Recommended	Medium	24/09/2024
2024-235789	Lone Worker Risk Assessment	Recommended	Medium	24/09/2024
2024-235790	External Pedestrian Walkways and Steps	Recommended	Medium	24/09/2024
2024-235791	Grounds Maintenance	Recommended	Medium	24/09/2024
2024-235792	Windows - Restrictors	Recommended	Medium	24/09/2024

Risk Improvement Details

Medium Priority

2024-235779 Health and Safety Policy

It is recommended that the organisation develops a Health and Safety policy to include:

1. Health and Safety policy statement (signed and dated).
2. Health and Safety management roles and responsibilities.
3. Health and Safety procedures.

Note: It may be that a Health and Safety policy is already in place; however, we did not have access to the information at the time of this assessment.

Required by: 24 Sep 2024

Type: Recommended

2024-235780 Contractor Management - Risk Assessments / Method Statements

It is recommended that a system is put in place that ensures all contractors provide copies of risk assessments and method statements of the work to be completed prior to commencing work. Contractors should be periodically monitored to ensure that they are adhering to the provided documents.

Note: It may be that controls on contractors are already in place; however, we did not have access to the information at the time of this assessment.

Required by: 24 Sep 2024

Type: Recommended

2024-235781 Health and Safety Poster

It is recommended that a current HSE Health & Safety Information poster is displayed in a prominent position visible to all employees. This should provide relevant details of the person responsible for Health and Safety.

If you employ anyone, you must display the Health and Safety law poster, or provide each worker with a copy of the equivalent pocket card. You must display the poster where your workers can easily read it.

The poster outlines British Health and Safety laws and includes a straightforward list that tells workers what they and their employers need to do. You can also add details of any employee safety representatives or Health and Safety contacts if you wish to do so.

Required by: 24 Sep 2024

Type: Recommended

2024-235782 Employers' Liability Insurance

Although not a legal requirement it is recommended that a copy of an up-to-date Employers' Liability insurance certificate should be displayed in a prominent position.

Note: It may be that a copy of the Employers' Liability insurance certificate is available to employees centrally or supplied by other means.

Required by: 24 Sep 2024

Type: Recommended

2024-235784 First-Aid Needs Assessment

It is recommended that a First-Aid needs assessment is undertaken and reviewed annually as required under the Health and Safety (First-Aid) Regulations 1981.

This should include identifying the appropriate number and type of trained personnel.

Any required actions should be recorded.

Required by: 24 Sep 2024

Type: Recommended

2024-235785 Disability Access Audit

A Disability Access Audit should be conducted to ensure that the elements required under the Equality Act 2010 are complied with.

Required by: 24 Sep 2024

Type: Recommended

2024-235786 Legionella Assessment

If there is a potential for Legionella, then the management should conduct the necessary risk assessments, if not already carried out, in place or current.

Note: The Legionella risk assessment may merely serve to confirm that there are no shared water supplies, such as water storage tanks or other areas of concern such as pipes, tanks and taps, within the common parts, which are under the landlord or their agent's control.

Required by: 24 Sep 2024

Type: Recommended

2024-235787 DSE Risk Assessment

The organisation should ensure that suitable risk assessments are in place, as required by the current Health and Safety (Display Screen Equipment) Regulations, for all regular users of DSE.

Required by: 24 Sep 2024

Type: Recommended

2024-235788 Manual Handling Risk Assessment

The organisation should ensure that suitable risk assessments are in place, as required by the current Management of Health and Safety at Work Regulations, for all manual handling activities.

Required by: 24 Sep 2024

Type: Recommended

2024-235789 Lone Worker Risk Assessment

The organisation should ensure that suitable risk assessments are in place, as required by the current Management of Health and Safety at Work Regulations, for all lone working situations.

Required by: 24 Sep 2024

Type: Recommended

2024-235790 External Pedestrian Walkways and Steps

The organisation should maintain pedestrian walkways and steps.
This refers to.

1. Main entrance steps and steps leading to the basement of each block.

In order to help prevent trips, due to poor visual contrast, it is recommended that the stair nosings are provided with a means of marking to identify the edge. This could be done by painting the edge of each step with a contrasting colour or by fixing in place proprietary anti-slip nosings.

Required by: 24 Sep 2024

Type: Recommended

2024-235791 Grounds Maintenance

It is recommended that maintenance is carried out on the areas identified to ensure safety for all persons and/or property.

This refers to.

1. Tree to the rear of block 1 that presents a collision risk to pedestrians. Cut back or remove as required.

Required by: 24 Sep 2024

Type: Recommended

2024-235792 Windows - Restrictors

It is recommended that window opening restriction devices are fitted as required by the Workplace (Health Safety and Welfare) Regulations.

This refers to.

1. The window on the half landing between the upper ground and first floor as they are easily accessed and present a risk of a fall from height.

Required by: 24 Sep 2024

Type: Recommended
