

GENERAL HEALTH & SAFETY RISK ASSESSMENT

Address

Westlea Rise Swindon, Wiltshire SN5 7EZ

Prepared For:

Westlea Rise (Swindon) Management Company Ltd

c/o Alexander Faulkner Partnership

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Controlled Risks: 13

Uncontrolled Risks: 6



Overall Risk Rating

Moderate

Uncontrolled Risks Summary:

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Background

This risk assessment has been undertaken to assist the client in complying with their duties under the Management of Health and Safety at Work Regulations 1999. More specifically the purpose of the report is to assist the client in identifying all significant hazards, eliminating risks to employees and others affected and where it is not possible to eliminate the risks to reduce the risks to the lowest levels reasonably practicable, through establishing a prioritised action plan.

This assessment should be reviewed if it is suspected to be no longer valid, if there is a material change in circumstances, if there is an accident or near miss.

Where instructed and if necessary a separate fire risk assessment will have been carried out and if this is the case both reports should be read together.

This report is predicated on the basis that the client carries out periodic property inspections and there are arrangements for building occupiers to report defects should they occur.

This assessment was carried out during daylight hours.

Property Description

Westlea Rise is a residential development that has 70 dwellings on site. There is car parking provided for each dwelling. There is one road access in and out, and three pedestrian routes in and out of the property.

Fire Evacuation Strategy

The Fire Evacuation Strategy for this Building: Phased evacuation.

n/a

Accident History

There is no known history of accidents or incidents in relation to this property that has been brought to the attention of the consultant. If the client is aware of any such action, formal or informal they are asked to confirm the details in writing at the earliest opportunity.

Enforcement Action

There is no known history of any enforcement activity in relation to this property that has been brought to the attention of the consultant. If the client is aware of any such action, formal or informal they are asked to confirm the details in writing at the earliest opportunity.

Management Action Summary

Address

Westlea Rise Swindon, Wiltshire SN5 7EZ

The Management Action Summary is a report detailing only those items which in the opinion of the consultant are not adequately controlled at the present time. It can therefore be used by the client to set out a detailed action plan on a property by property basis, based on risk and priority.



Controlled Risks: 13

Uncontrolled Risks: 6



Overall Risk Rating

Moderate

Uncontrolled Risks Summary:

Vehicle traffic routes

Collisions/personal injury

Risk Item	Status	Risk Rating
<p>Are speed control signs displayed where necessary</p> <p><i>No speed signage was displayed throughout the development. It is recommended that the client install a speed limit and speed limit signage at the vehicle entry point.</i></p>	Uncontrolled	Moderate
<p>Does the client have arrangements in place for gritting traffic routes during cold, inclement weather when there is a risk of ice/snow</p> <p><i>No grit bins were seen on site. It should be confirmed that gritting arrangements are in place.</i></p>	Uncontrolled	Moderate
<p>Where speed control humps/measures are installed is suitable signage displayed</p> <p><i>Speed humps were noted on site, but not clearly marked. It is recommended that the client suitably mark the speed hump on site with appropriate signage or with hazard paint.</i></p>	Uncontrolled	Moderate

Landscaping and grounds maintenance

Risk Item	Status	Risk Rating
<p>Does the client have arrangements for an arboricultural specialist to periodically inspect the trees which make up the exterior landscaping.</p> <p><i>Ensure that a suitable landscaping contract is in place which includes periodic inspections of trees by competent persons.</i></p>	Uncontrolled	Moderate

Slips, trips and falls

Risk Item	Status	Risk Rating
<p>Does the client have arrangements in place for gritting pedestrian traffic routes during cold, inclement weather when there is a risk of ice/snow</p> <p><i>No grit bins were seen on site. It should be confirmed that gritting arrangements are in place.</i></p>	Uncontrolled	Moderate

Trips, pest infestation

Risk Item	Status	Risk Rating
<p>Are standards of housekeeping reasonable</p> <p><i>Housekeeping standards were at a reasonable standard, but it was noted that some builders tools and waste had been left on site. It is recognised that works were being carried out during the assessment, but builders waste should be limited to certain areas and builders tools should be kept safely stored and secured.</i></p>	Uncontrolled	Moderate

Report Overview

Risk Level Estimator

The following simple risk level estimator is based on BS 8800:

Likelihood of Risk Being Realised	Severity of Harm		
Likelihood Of Harm	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

A suitable risk based control plan should involve effort and urgency that is proportional to risk. The following risk based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required and no documentary records need be kept.
Tolerable 2A	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate 3N	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial 4N	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable 5N	Building (or relevant area) should not be occupied until the risk is reduced.

N = Not adequately controlled A = Adequately controlled

Persons Affected

It is considered that the hazards and subsequent risks identified in this risk assessment could affect the following groups of individuals:

- > Tenants
- > Visitors
- > Client Employees
- > Contractors appointed by the Client
- > Property professionals undertaking inspections or surveys
- > Sales/letting agents
- > Potential purchasers/tenants
- > Unauthorised visitors
- > Emergency services personnel, including fire service, Police and ambulance staff attending an emergency

Management Summary

General safety is at a reasonable level with some minor actions to be completed by the client.

Once the additional control measures have been implemented, it is our view that the resultant risk will become:

Tolerable

Risk Assessment

Health and Safety Management

Arrangements

Risk Item	Status	Risk Rating
<p>Does the client have arrangements in place for managing high risk work activities, such as hot work, electrical work and work at height</p> <p><i>High risk works are controlled, contractors provide site specific risk assessments and method statements prior to work commencing on site.</i></p>	Controlled	Tolerable
<p>Does the client have arrangements in place for risk assessments to be carried out and subsequently reviewed regularly</p> <p><i>The client has arrangements in place for the content and remedial actions from risk assessments to be reviewed and managed</i></p>	Controlled	Tolerable
<p>Does the client have arrangements in place for the property to be inspected periodically</p> <p><i>The client carries out periodic inspections of the property</i></p>	Controlled	Tolerable
<p>Does the client have arrangements in place for the selection, vetting and appointment of contractors</p> <p><i>The client only uses contractors who have provided evidence of their health and safety management arrangements.</i></p>	Controlled	Tolerable

Collisions/personal injury

Risk Item	Status	Risk Rating
<p>Are parking bays/locations suitably indicated</p> <p><i>Parking bays are suitably allocated.</i></p>	Controlled	Tolerable
<p>Are pedestrians and vehicles separated where necessary</p> <p><i>Pedestrian pathways are installed throughout the property.</i></p>	Controlled	Tolerable
<p>Are speed control signs displayed where necessary</p> <p><i>No speed signage was displayed throughout the development. It is recommended that the client install a speed limit and speed limit signage at the vehicle entry point.</i></p>	Uncontrolled	Moderate
<p>Are traffic routes free from inherent trip hazards</p> <p><i>This was the case at the time of the assessment.</i></p>	Controlled	Tolerable

Are traffic routes in a reasonable state of general repair <i>This was the case at the time of assessment.</i>	Controlled	Tolerable
Does the client have arrangements in place for gritting traffic routes during cold, inclement weather when there is a risk of ice/snow <i>No grit bins were seen on site. It should be confirmed that gritting arrangements are in place.</i>	Uncontrolled	Moderate
Where speed control humps/measures are installed is suitable signage displayed <i>Speed humps were noted on site, but not clearly marked. It is recommended that the client suitably mark the speed hump on site with appropriate signage or with hazard paint.</i>	Uncontrolled	Moderate
Falling objects		
Risk Item	Status	Risk Rating
Does the building exterior appear to be in reasonable state of repair <i>Based on a basic ground level visual inspection of the property there were no apparent defects, however it should be noted this is not a full structural survey</i>	Controlled	Tolerable
Landscaping and grounds maintenance		
Risk Item	Status	Risk Rating
Does the client have arrangements for a grounds maintenance contractor to maintain the common external <i>The client has confirmed that they have a contract in place</i>	Controlled	Tolerable
Does the client have arrangements for an arboricultural specialist to periodically inspect the trees which make up the exterior landscaping. <i>Ensure that a suitable landscaping contract is in place which includes periodic inspections of trees by competent persons.</i>	Uncontrolled	Moderate
Slips, trips and falls		
Risk Item	Status	Risk Rating
Are all pedestrian traffic routes free from inherent trip hazards <i>This was the case at the time of the assessment.</i>	Controlled	Tolerable
Does the client have arrangements in place for gritting pedestrian traffic routes during cold, inclement weather when there is a risk of ice/snow <i>No grit bins were seen on site. It should be confirmed that gritting arrangements are in place.</i>	Uncontrolled	Moderate



Is suitable artificial lighting provided to pedestrian traffic routes	Controlled	Tolerable
<i>There are street lights which provided lighting to pedestrian traffic routes.</i>		
Are exterior pedestrian traffic routes free the build up of moss/algae and other slip hazards	Controlled	Tolerable
<i>This was the case at the time of the assessment.</i>		
Trips, pest infestation		
Risk Item	Status	Risk Rating
Are standards of housekeeping reasonable	Uncontrolled	Moderate
<i>Housekeeping standards were at a reasonable standard, but it was noted that some builders tools and waste had been left on site. It is recognised that works were being carried out during the assessment, but builders waste should be limited to certain areas and builders tools should be kept safely stored and secured.</i>		

Photo Report

External Areas

Landscaping and grounds maintenance

Risk Item	Status	Risk Rating
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Does the client have arrangements for a grounds maintenance contractor to maintain the common external

Controlled

Tolerable



The client has confirmed that they have a contract in place

General housekeeping

Trips, pest infestation

Risk Item	Status	Risk Rating
Are standards of housekeeping reasonable	Uncontrolled	Moderate



Housekeeping standards were at a reasonable standard, but it was noted that some builders tools and waste had been left on site. It is recognised that works were being carried out during the assessment, but builders waste should be limited to certain areas and builders tools should be kept safely stored and secured.

Vehicle traffic routes

Collisions/personal injury

Risk Item	Status	Risk Rating
<p>Are parking bays/locations suitably indicated</p>  <p><i>Parking bays are suitably allocated.</i></p>	Controlled	Tolerable
<p>Are pedestrians and vehicles separated where necessary</p>  <p><i>Pedestrian pathways are installed throughout the property.</i></p>	Controlled	Tolerable

Where speed control humps/measures are installed is suitable signage displayed

Uncontrolled

Moderate



Speed humps were noted on site, but not clearly marked. It is recommended that the client suitably mark the speed hump on site with appropriate signage or with hazard paint.

Disclaimer

Disclaimer

ETS Health & Safety prepare our report outputs based upon the information gained through documents sighted and provided by our clients, during discussions with Client's representatives, and site visits. Although we are experienced and trained to the highest professional standards, it is noted that we have no powers under any statutory order to demand entry and the production of documents or information. If the client or their representative believe that we may have misunderstood their areas of control or missed a significant risk this must be brought to our attention as soon as possible.

The advice in the reports is therefore given in good faith based upon the evidence seen, the information given and the points discussed at the time of the visits. No guarantee can be given that during any subsequent visit by inspectors with statutory powers other non-compliances may not be found. ETS Health & Safety will not accept responsibility for any loss arising from such a discovery.

Whilst every care is taken to interpret the Acts, Regulations and Approved Codes of Practice, these can only be authoritatively interpreted by Courts of Law.

Our fire safety risk assessments are conducted to assist the client towards compliance with the Regulatory Reform (Fire Safety) Order 2005 and as such their focus is life safety. Property protection and business continuity are specifically excluded, should the client wish both to be included in the scope of a report, we will need separate formal instructions.

Where a fire safety risk assessment has been carried out, unless specifically stated as otherwise it will have been a non-invasive inspection of the safe to access common parts of the property.

Confidentiality

ETS Health & Safety recognise that we may be provided with commercially sensitive documents and material/records of a confidential nature while undertaking work for clients. This information will be treated in the strictest confidence at all times and will not be divulged to any 3rd party without the express written permission of a Director of the client.

This report has been drafted for the client who commissioned it. Its contents relate to their management arrangements and it must not be relied upon by any 3rd party. Should any other party require an assessment of the subject property they must arrange for their own assessment to be carried out.