

43 Woodcote Road Wallington SM6 0LR
Tel: 020 8669 7764 Fax: 020 8773 4620
e-mail: surveys@frostproperty.co.uk

RISK ASSESSMENT REPORT

UNDERTAKEN BY

D BLACKMORE MRICS

of

ORMSBY

GRANGE ROAD

SUTTON, SURREY

in

FEBRUARY, 2005

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ORMSBY, GRANGE ROAD, SUTTON, SURREY

RISK ASSESSMENT REPORT

1.0 INTRODUCTION

1.1 Frost Brothers Ltd., have been instructed to carry out a Risk Assessment of the premises at **Ormsby, Grange Road, Sutton, Surrey** by **Homes Property Services**, acting as Managing Agents for the above block.

1.2 The property comprises a three-storey block, formed in two sections, one facing onto Grange Road and one facing onto Stanley Road, all built in about 1964. There are separate entrances serving 1 – 6 and 7 – 12 from Grange Road, and 12a – 18 and 19 – 24 from Stanley Road. The block is formed in conventional construction with facing brick elevations under pitched roof slopes covered in plain concrete tiles.

1.3 Our terms of reference are to :

- a) Identify hazards and risks
- b) Recommend means of eliminating the hazards and risks identified.

1.4 The Assessment was carried out in February, 2005

1.5 The Assessment was carried out by David Blackmore who is a Member of the Royal Institution of Chartered Surveyors.

2.0 INSPECTION COMMENTS

2.1 PERSONS IDENTIFIED AT RISK

Residents, Contractors, Visitors, Delivery Services and Others.

2.2 The flats are owned by Ormsby Freehold Ltd. and external and common parts are managed by Managing Agents. Homes Property Services, 146 Stanley Park Road, Carshalton, Surrey SM5 3JG

2.3 There are communal grounds at the front and rear of the Grange Road and Stanley Road sections. A service road provides access from Stanley Road towards the parking and garage areas situated behind the block. Behind the Stanley Road section there is a Seeboard Electrical sub-station, which is reached from the service road through the garage block.

SECTION 3
RISK ASSESSMENT – FEBRUARY, 2005
Undertaken by – D BLACKMORE MRICS
Address – ORSMBY, GRANGE ROAD, SUTTON, SURREY – STAIRCASE 1 - 6 - INTERIOR

No	Hazard	Harm	To Whom	Likelihood	Severity	Risk Rating	Action
1.	No entryphone or external lock on entrance doors	Security and vandalism	Lessees and visitors	2	2	4	Provide suitable entryphone or security lock entry system
2.	Flimsy padlock and no sign to electrical cupboard under staircase	Electrocution	Lessees and visitors	2	2	4	Provide proper sign. Replace padlock with more substantial fitting.
3.	No Notice Board by front entrance	Lack of information	Lessee and visitors	1	2	2	Provide Notice Board
4.	Half landing windows at 1 st and 2 nd Floor levels – no restraints fitted	Child or small person could fall out	Lessees and visitors	1	3	3	Provide restraint catches to opening windows
5.	Pot plants and mats outside entrance door to No. 2 (Ground Floor), No. 4 (First Floor) and No. 5 & 6 (Second Floor)	Tipping and possible obstruction in means of escape route	Lessees and visitors	1	3	3	Remove all obstructions from common parts, landings, staircases and hallway
6.	Lack of fire fighting to include emergency lighting, fire alarms, smoke detectors and fire extinguishers	Potential injury or death by fire	Lessees and visitors	1	3	3	Consideration should be given to providing adequate fire fighting equipment and protection.

SECTION 3
RISK ASSESSMENT – FEBRUARY, 2005
Undertaken by – D BLACKMORE MRICS
Address – ORSMBY, GRANGE ROAD, SUTTON, SURREY – STAIRCASE 7 –12 - INTERIOR

No	Hazard	Harm	To Whom	Likelihood	Severity	Risk Rating	Action
1.	Flimsy padlock and no sign to electrical cupboard under staircase	Electrocution	Lessees and visitors	2	2	4	Provide proper sign. Replace padlock with more substantial fitting.
2.	No Notice Board by front entrance	Lack of information	Lessee and visitors	1	2	2	Provide Notice Board
3.	Half landing windows at 1 st and 2 nd Floor levels – no restraints fitted	Child or small person could fall out	Lessees and visitors	1	3	3	Provide restraint catches to opening windows
4.	Pot plants and mats outside entrance door to No. 7 (Ground Floor), No. 10 (First Floor) and No. 12 (Second Floor)	Tripping and possible obstruction in means of escape route	Lessees and visitors	1	3	3	Remove all obstructions from common parts, landings, staircases and hallway
5.	Lack of fire fighting to include emergency lighting, fire alarms, smoke detectors and fire extinguishers	Potential injury or death by fire	Lessees and visitors	1	3	3	Consideration should be given to providing adequate fire fighting equipment and protection.

SECTION 3
RISK ASSESSMENT – FEBRUARY, 2005
Undertaken by – D BLACKMORE MRICS
Address – ORSMBY, GRANGE ROAD, SUTTON, SURREY – STAIRCASE 12a –18 - INTERIOR

No	Hazard	Harm	To Whom	Likelihood	Severity	Risk Rating	Action
1.	No padlock and no sign to electrical cupboard under staircase	Electrocution	Lessees and visitors	2	2	4	Provide proper sign. Provide padlock with substantial fitting.
2.	No Notice Board by front entrance	Lack of information	Lessee and visitors	1	2	2	Provide Notice Board
3.	Half landing windows at 1 st and 2 nd Floor levels – no restraints fitted	Child or small person could fall out	Lessees and visitors	1	3	3	Provide restraint catches to opening windows
4.	Pot plants and mats outside entrance door to No. 16 (First Floor) and No. 17 (Second Floor)	Tipping and possible obstruction in means of escape route	Lessees and visitors	1	3	3	Remove all obstructions from common parts, landings, staircases and hallway
5.	Lack of fire fighting to include emergency lighting, fire alarms, smoke detectors and fire extinguishers	Potential injury or death by fire	Lessees and visitors	1	3	3	Consideration should be given to providing adequate fire fighting equipment and protection.
6.	Loft Hatch over Second Floor Landing	Illegal entry could cause injury	Lessees, visitors and workmen	1	3	3	Fit padlock and Notice to indicate no unauthorised entry.

SECTION 3**RISK ASSESSMENT – FEBRUARY, 2005****Undertaken by – D BLACKMORE MRICS****Address – ORSMBY, GRANGE ROAD, SUTTON, SURREY – STAIRCASE 19 –24 - INTERIOR**

No	Hazard	Harm	To Whom	Likelihood	Severity	Risk Rating	Action
1.	No padlock and no sign to electrical cupboard under staircase	Electrocution	Lessees and visitors	2	2	4	Provide proper sign. Provide padlock with substantial fitting.
2.	No Notice Board by front entrance	Lack of information	Lessee and visitors	1	2	2	Provide Notice Board
3.	Half landing windows at 1 st and 2 nd Floor levels – no restraints fitted	Child or small person could fall out	Lessees and visitors	1	3	3	Provide restraint catches to opening windows
4.	Pot plants and mats outside entrance door to No. 20 (Ground Floor) and Nos. 21 & 22 (First Floor), Nos. 23 & 24 (Second Floor)	Tipping and possible obstruction in means of escape route	Lessees and visitors	1	3	3	Remove all obstructions from common parts, landings, staircases and hallway
5.	Lack of fire fighting to include emergency lighting, fire alarms, smoke detectors and fire extinguishers	Potential injury or death by fire	Lessees and visitors	1	3	3	Consideration should be given to providing adequate fire fighting equipment and protection.
6.	Half-landing light between Ground and First Floor levels not working	Lack of vision could cause tripping on staircase	Lessees and visitors	1	2	2	Repair light fitting and change bulb.

SECTION 3
RISK ASSESSMENT – FEBRUARY, 2005
Undertaken by – D BLACKMORE MRICS
Address – ORSMBY, GRANGE ROAD, SUTTON, SURREY – EXTERIOR

No	Hazard	Harm	To Whom	Likelihood	Severity	Risk Rating	Action
1.	Stored roof tiles and plant adjoining bin store at rear and behind the rear entrance to Nos. 7 - 12	Tripping, obstruction and vandalism	Lessees and visitors	1	2	2	Remove roof tiles and plant.
2.	Stored scaffolding along the left-hand side of the Grange Road section (outside 1 – 6)	Vandalism	Lessees and visitors	1	2	2	Remove scaffolding from site.
3.	Overhanging branches from trees on all sides onto gardens and pavement	Branches or hedges could catch pedestrians	General public, lessees and visitors	2	1	2	Keep hedges, shrubs and trees properly trimmed.
4.	Uneven paving slabs to the front of the Grange Road section outside the entrance to 7 – 12 Ormsby at the front of the entrance to 12A – 18 Ormsby and at the front of the entrance to 19 – 24 Ormsby	Risk of tripping	Lessees and visitors	1	2	2	Realign paving slabs and replace broken slabs.
5.	Electricity substation on site at rear next to garage block	Potential electrocution if trespassers upon.	Lessees, visitors and general public	1	3	3	Ensure that the appropriate warning signs are maintained and not obscured in any way.

SECTION 4

RISK MANAGEMENT LOGIC

Rating

- Severity Rating 1 - **Slight** (Injured person off work for up to 3 days)
- Severity Rating 2 - **Serious** (Injured person off work for over 3 days)
- Severity Rating 3 - **Major** (Death or major harm to person)

- Likelihood Rating 1 - **Low** (Seldom)
- Likelihood Rating 2 - **Medium** (Frequently)
- Likelihood Rating 3 - **High** (Certain or Near Certainty)

Risk Rating

The Risk Rating is then obtained by multiplying the Severity Rating by the Likelihood Rating :-

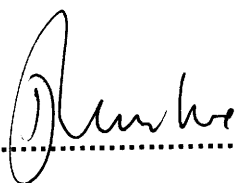
- Risk Rating 1 No Action Required
- Risk Rating 2 **Low** Priority Action
- Risk Rating 3 or 4 **Medium** Priority Action
- Risk Rating 6 **High** Priority Action
- Risk Rating 9 **Urgent** Action

SECTION 5

CONCLUSION

The Freeholders / Managing Agents attention should be specifically drawn to the non-urgent items with a **Risk Rating** of 4.

Signed



D BLACKMORE MRICS
for FROST BROTHERS LTD