

GENERAL HEALTH & SAFETY RISK ASSESSMENT

Address

Hughenden Court, Mount Pleasant Road Hastings, East Sussex TN34 3ST

Prepared For:

Hughenden Court (Hastings) RTM Co Ltd

c/o Housemartins Surveyors Ltd

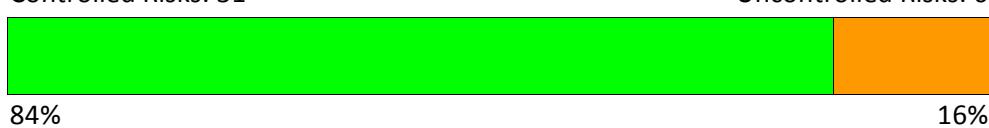
Prepared By: Henry Fuller TechIOSH

Peer Reviewed By: Louise Mingay CMIOSH, PGDipEDM(Open), BSc Hons, MIFSM



Controlled Risks: 31

Uncontrolled Risks: 6



Overall Risk Rating

Moderate

Uncontrolled Risks Summary:

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- Background**
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Property Description

Hughenden Court is a purpose-built block of 47 flats across 6 floors, ground to fifth. The building is of standard brick and concrete construction, with a flat roof. The property has inlet balconies, and fifth floor have access to balconies on the flat roof.

The property has three staircases that serve the ground to fourth floors, each with an exit at ground level. Two of the staircases also serve the fifth floor. At the main front entrance there is access to the lift that serves all levels.

The property has a car park on the lower ground level. The lift motor room and water tank room are located on the roof, these are accessed by a fixed ladder.

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This assessment should be reviewed if it is suspected to be no longer valid, if there is a material change in circumstances, if there is an accident or near miss.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

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

Although no enforcement has been taken a visit from East Sussex Fire and Rescue on the 18th May 2022 raised a number of concerns. The actions identified within the letter must be actioned and have been raised within this fire risk assessment.

Further, the managing agent is currently negotiating with the properties insurance company as the insurance company are currently refusing to insure the property due to a lack of action with regard to fire safety.

Management Action Summary

Address

Hughenden Court, Mount Pleasant Road Hastings, East Sussex TN34 3ST

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: 31

Uncontrolled Risks: 6

84%

16%

Overall Risk Rating

Moderate

Uncontrolled Risks Summary:

Vehicle traffic routes		
Collisions/personal injury		
Risk Item	Status	Risk Rating
Where overhead height restrictions apply is suitable signage displayed	Uncontrolled	Moderate
<i>It is recommended that signage is installed above the entrance to the carpark.</i>		
Falling objects		
Risk Item	Status	Risk Rating
Does the building exterior appear to be in reasonable state of repair	Uncontrolled	Moderate
<i>Upon ground level visual inspection, the building appears to be in poor condition, with several areas of damage observed. A survey has been undertaken and immediate repairs have been undertaken to deal with safety issues. A 10 year plan is in place to fully complete the actions identified during the survey.</i>		
Falls from height, falling objects		
Risk Item	Status	Risk Rating
Is access to the roof limited to authorised persons	Uncontrolled	Moderate
<i>A fixed ladder is located on the roof and could not be accessed at the time of this assessment. It is understood that some residents have access to this area.</i>		
<i>It is recommended that the client installs a ladder plate to restrict unauthorised access to this area.</i>		
Falls from height, personal injury		
Risk Item	Status	Risk Rating
Are all ladders subject to regular inspections	Uncontrolled	Moderate
<i>A fixed ladder is located on the roof and could not be accessed at the time of this assessment.</i>		
<i>No evidence of inspection was provided at the time of this assessment. It is recommended that ladders are subject to regular inspections.</i>		
Slips, trips and falls		
Risk Item	Status	Risk Rating
Are all pedestrian traffic routes free from inherent trip hazards	Uncontrolled	Moderate
<i>There is a sunken drain at the entry point to the car park. Consideration should be given to raising the drain so as to reduce the risk of trips as the area is heavily used by residents.</i>		

Trips, pest infestation		
Risk Item	Status	Risk Rating
Are standards of housekeeping reasonable	Uncontrolled	Moderate
<i>At the time of this assessment there was a reasonable standard of housekeeping throughout the property. The internal areas should be kept clear of potential trip hazards and combustibles.</i>		
<i>At the time of this assessment the car was used by residents for storage. It is recommended that the car park kept free and clear of combustibles and obstructions.</i>		

Photo Report

Address

Hughenden Court, Mount Pleasant Road Hastings, East Sussex TN34 3ST

The photo report has been provided to assist the client by providing photographic evidence of some of the items in the body of the report, where it is believed this will enhance the overall understanding of items raised. It must be noted that not all items in the body of the report have been supported with a photograph.



Controlled Risks: 31

Uncontrolled Risks: 6

84%

16%

Overall Risk Rating

Moderate

Uncontrolled Risks Summary:

Building fabric

Falling objects

Risk Item	Status	Risk Rating
Is the building subject to regular/periodic inspections by a suitably qualified surveyor	Controlled	Tolerable
		

A survey has been undertaken and immediate repairs have been undertaken. A 10 year plan is in place to deal with the remaining issues.

Does the building exterior appear to be in reasonable state of repair

Uncontrolled

Moderate



Upon ground level visual inspection, the building appears to be in poor condition, with several areas of damage observed. A survey has been undertaken and immediate repairs have been undertaken to deal with safety issues. A 10 year plan is in place to fully complete the actions identified during the survey.

Building Security

Personal injury, arson

Risk Item	Status	Risk Rating
Does the building appear to be secure against unauthorised access	Controlled	Tolerable





The building is secure with a key entry system for residents and an intercom system for visitors. Access to the car park is restricted via keys.

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Report Date: 06 March 2025

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Electrical

Electrocution, fire, personal injury

Risk Item	Status	Risk Rating
Does it appear that electrical distribution is free from physical damage	Controlled	Tolerable



Upon visual inspection, no damage or issues were observed at the time of this assessment.

Has the main electrical distribution been subject to a formal inspection by a competent electrical contractor in the last 5 years	Controlled	Tolerable
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The client has confirmed that the last fixed wiring inspection was undertaken 09/10/2023.

It is recommended that inspections are undertaken every 5 years.

General housekeeping

Trips, pest infestation

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

At the time of this assessment there was a reasonable standard of housekeeping throughout the property. The internal areas should be kept clear of potential trip hazards and combustibles.

At the time of this assessment the car was used by residents for storage. It is recommended that the car park kept free and clear of combustibles and obstructions.

Health and Safety Management

Asbestos management

Risk Item	Status	Risk Rating
Does the client have an asbestos survey/report for this property	Controlled	Tolerable



An asbestos survey has been undertaken.

Housekeeping

Risk Item	Status	Risk Rating
Does the client have a cleaning contract in place for the common areas	Controlled	Tolerable

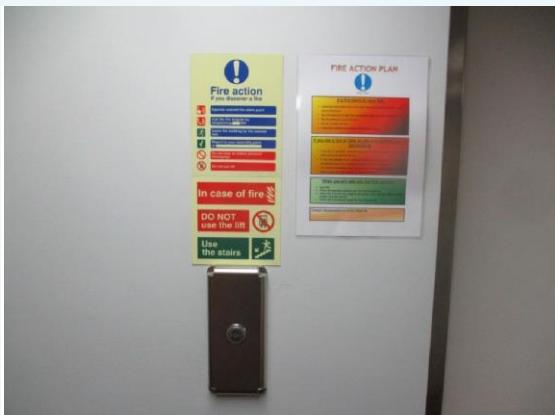


The client has confirmed that a cleaning contract is in place for the property.

Lift use

Entrapment

Risk Item	Status	Risk Rating
Is signage displayed indicating lift not to be used in case of fire	Controlled	Tolerable







Suitable signage is displayed.

Is the lift car provided with a communication system	Controlled	Tolerable
		

An alarm is provided but no communication system. Residents are aware that there is no lift communication alarm. Mobile phones receive a signal within the lift.

Lift entrapment/equipment failure

Risk Item	Status	Risk Rating
Is the lift subject to 6 monthly thorough examinations as required by The Lifting Operations and Lifting Equipment Regulations 1998	Controlled	Tolerable



The lift was last thoroughly examined 01/10/2024, there were no issues identified.

Overloading

Risk Item	Status	Risk Rating
Is the lift car capacity displayed	Controlled	Tolerable



The lift capacity is displayed, and set at 8 persons / 600KG.

Pedestrian traffic

Impact injuries

Risk Item	Status	Risk Rating
Where glazing is installed on pedestrian traffic routes does it appear to be safety glazing	Controlled	Tolerable





The glass in the main entrance is double glazed.

Slips, trips and falls

Risk Item	Status	Risk Rating
Does the client have arrangements in place for gritting pedestrian traffic routes during cold, inclement weather when there is a risk of ice/snow	Controlled	Tolerable



The vehicle access ramp is secluded and the property is located near the sea, the risk of snow and ice is low.

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Report Date: 06 March 2025

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Are staircases and changes of level provided with handrails where necessary	Controlled	Tolerable
<p>A photograph showing a staircase with dark treads and a light-colored wall. A handrail is visible on the right side of the stairs.</p> <p><i>All staircases and changes of levels have suitable handrails.</i></p> <p><i>See action regarding the handrail at the entrance to the building.</i></p>		

Plant rooms

Personal injury

Risk Item	Status	Risk Rating
Are plant rooms maintained locked against unauthorised access	Controlled	Tolerable





A number of plant rooms were found to be unlocked due to ongoing fire door works at the property. Arrangements are in place to ensure that plant rooms and risers are kept locked.

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Roof access

Falls from height, falling objects

Risk Item	Status	Risk Rating
Is access to the roof limited to authorised persons 	Uncontrolled	Moderate

A fixed ladder is located on the roof and could not be accessed at the time of this assessment. It is understood that some residents have access to this area.

It is recommended that the client installs a ladder plate to restrict unauthorised access to this area.

Use of ladders

Falls from height, personal injury

Risk Item	Status	Risk Rating
Are all ladders subject to regular inspections  A photograph showing a fixed ladder leaning against a brick wall on a roof. The ladder is positioned vertically, and the brick wall is visible behind it. The sky is visible through an opening in the wall.	Uncontrolled	Moderate

A fixed ladder is located on the roof and could not be accessed at the time of this assessment.

No evidence of inspection was provided at the time of this assessment. It is recommended that ladders are subject to regular inspections.

Vehicle traffic routes

Collisions/personal injury

Risk Item	Status	Risk Rating
Where overhead height restrictions apply is suitable signage displayed	Uncontrolled	Moderate



It is recommended that signage is installed above the entrance to the carpark.

Personal Injury

Risk Item	Status	Risk Rating
Can the site gates be secured in the open position	Controlled	Tolerable



The car park gates can be secured when in the open position.

Report Overview

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Uncontrolled Risks Summary:

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	<p>It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period.</p> <p>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.</p>
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

Substantial, with a number of uncontrolled risks highlighted within this assessment.

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

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

Tolerable

Risk Assessment

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Overall Risk Rating

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Uncontrolled Risks Summary:

Health and Safety Management

Arrangements

Risk Item	Status	Risk Rating
Does the client have arrangements in place for managing high risk work activities, such as hot work, electrical work and work at height	Controlled	Tolerable
<p><i>The client has confirmed that a system of permits to work, for higher risk activities, is in place.</i></p>		
Does the client have arrangements in place for risk assessments to be carried out and subsequently reviewed regularly	Controlled	Tolerable
<p><i>Risk assessments are undertaken as required and reviewed by the client as managing agent. This document forms the clients risk assessment.</i></p>		
<p><i>A Fire risk assessment was undertaken at the time of this assessment.</i></p>		

Asbestos management

Risk Item	Status	Risk Rating
Does the client have an asbestos survey/report for this property	Controlled	Tolerable
<p><i>An asbestos survey has been undertaken.</i></p>		

Collisions/personal injury

Risk Item	Status	Risk Rating
Are parking bays/locations suitably indicated	Controlled	Tolerable
<p><i>Parking bays are suitably indicated, and no issues were noted or observed at the time of this assessment.</i></p>		
Where overhead height restrictions apply is suitable signage displayed	Uncontrolled	Moderate
<p><i>It is recommended that signage is installed above the entrance to the carpark.</i></p>		
Are traffic routes in a reasonable state of general repair	Controlled	Tolerable
<p><i>Traffic routes appeared to be in a reasonable state of repair.</i></p>		

Electrocution, fire, personal injury

Risk Item	Status	Risk Rating
Does it appear that electrical distribution is free from physical damage	Controlled	Tolerable
<p><i>Upon visual inspection, no damage or issues were observed at the time of this assessment.</i></p>		

Has the main electrical distribution been subject to a formal inspection by a competent electrical contractor in the last 5 years	Controlled	Tolerable
<p><i>The client has confirmed that the last fixed wiring inspection was undertaken 09/10/2023.</i></p> <p><i>It is recommended that inspections are undertaken every 5 years.</i></p>		
Has all portable electrical equipment been subject to a combined test and inspection	Controlled	Tolerable
<p><i>No portable equipment was observed within the common areas.</i></p>		
Entrapment		
Risk Item	Status	Risk Rating
Is signage displayed indicating lift not to be used in case of fire	Controlled	Tolerable
<p><i>Suitable signage is displayed.</i></p>		
Is the lift car provided with a communication system	Controlled	Tolerable
<p><i>An alarm is provided but no communication system. Residents are aware that there is no lift communication alarm. Mobile phones receive a signal within the lift.</i></p>		
Falling objects		
Risk Item	Status	Risk Rating
Is the building subject to regular/periodic inspections by a suitably qualified surveyor	Controlled	Tolerable
<p><i>A survey has been undertaken and immediate repairs have been undertaken. A 10 year plan is in place to deal with the remaining issues.</i></p>		
Does the building exterior appear to be in reasonable state of repair	Uncontrolled	Moderate
<p><i>Upon ground level visual inspection, the building appears to be in poor condition, with several areas of damage observed. A survey has been undertaken and immediate repairs have been undertaken to deal with safety issues. A 10 year plan is in place to fully complete the actions identified during the survey.</i></p>		
Falls from height, falling objects		
Risk Item	Status	Risk Rating
Is access to the roof limited to authorised persons	Uncontrolled	Moderate
<p><i>A fixed ladder is located on the roof and could not be accessed at the time of this assessment. It is understood that some residents have access to this area.</i></p> <p><i>It is recommended that the client installs a ladder plate to restrict unauthorised access to this area.</i></p>		

Falls from height, personal injury		
Risk Item	Status	Risk Rating
Are all ladders subject to regular inspections	Uncontrolled	Moderate
<i>A fixed ladder is located on the roof and could not be accessed at the time of this assessment.</i>		
<i>No evidence of inspection was provided at the time of this assessment. It is recommended that ladders are subject to regular inspections.</i>		
Housekeeping		
Risk Item	Status	Risk Rating
Does the client have a cleaning contract in place for the common areas	Controlled	Tolerable
<i>The client has confirmed that a cleaning contract is in place for the property.</i>		
Impact injuries		
Risk Item	Status	Risk Rating
Where glazing is installed on pedestrian traffic routes does it appear to be safety glazing	Controlled	Tolerable
<i>The glass in the main entrance is double glazed.</i>		
Landscaping and grounds maintenance		
Risk Item	Status	Risk Rating
Does the client have arrangements for a grounds maintenance contractor to maintain the common external	Controlled	Tolerable
<i>The property has limited external areas.</i>		
Lift entrapment/equipment failure		
Risk Item	Status	Risk Rating
Is the lift subject to a planned preventative maintenance programme	Controlled	Tolerable
<i>The client has confirmed that a maintenance programme is in place, with 6 monthly inspections. The last inspection was completed on 01/10/2024.</i>		
Is the lift subject to 6 monthly thorough examinations as required by The Lifting Operations and Lifting Equipment Regulations 1998	Controlled	Tolerable
<i>The lift was last thoroughly examined 01/10/2024, there were no issues identified.</i>		

Overloading		
Risk Item	Status	Risk Rating
Is the lift car capacity displayed	Controlled	Tolerable
<i>The lift capacity is displayed, and set at 8 persons / 600KG.</i>		
Personal injury		
Risk Item	Status	Risk Rating
Is housekeeping in the lift motor room to a reasonable standard	Controlled	Tolerable
<i>The lift motor room could not be accessed at the time of this assessment.</i>		
Are all moving parts of the lift equipment provided with fixed guarding	Controlled	Tolerable
<i>The lift motor room could not be accessed at the time of this assessment.</i>		
<i>It is understood that all moving parts are provided with suitable guarding, within the lift motor room.</i>		
Is the lift motor room maintained lock shut	Controlled	Tolerable
<i>The lift motor room could not be accessed at the time of this assessment.</i>		
Is suitable signage displayed on the lift motor room door	Controlled	Tolerable
<i>The lift motor room could not be accessed at the time of this assessment.</i>		
Are plant rooms maintained locked against unauthorised access	Controlled	Tolerable
<i>A number of plant rooms were found to be unlocked due to ongoing fire door works at the property. Arrangements are in place to ensure that plant rooms and risers are kept locked.</i>		
Can the site gates be secured in the open position	Controlled	Tolerable
<i>The car park gates can be secured when in the open position.</i>		
Personal injury, arson		
Risk Item	Status	Risk Rating
Does the building appear to be secure against unauthorised access	Controlled	Tolerable
<i>The building is secure with a key entry system for residents and an intercom system for visitors. Access to the car park is restricted via keys.</i>		

Slips, trips and falls		
Risk Item	Status	Risk Rating
Is suitable emergency lighting provided to pedestrian traffic routes	Controlled	Tolerable
<i>Suitable levels of emergency lighting was observed.</i>		
Are exterior pedestrian traffic routes free the build up of moss/algae and other slip hazards	Controlled	Tolerable
<i>No issues were noted or observed at the time of this assessment.</i>		
Where persons may fall and sustain injury are suitable barriers/guards in place	Controlled	Tolerable
<i>Edge protection is provided on the roof.</i>		
Is suitable artificial lighting provided to pedestrian traffic routes	Controlled	Tolerable
<i>Suitable levels of artificial lighting was observed. It should be noted that this assessment was undertaken during daylight hours only.</i>		
Are all pedestrian traffic routes free from inherent trip hazards	Uncontrolled	Moderate
<i>There is a sunken drain at the entry point to the car park. Consideration should be given to raising the drain so as to reduce the risk of trips as the area is heavily used by residents.</i>		
Does the client have arrangements in place for gritting pedestrian traffic routes during cold, inclement weather when there is a risk of ice/snow	Controlled	Tolerable
<i>The vehicle access ramp is secluded and the property is located near the sea, the risk of snow and ice is low.</i>		
Are staircases and changes of level provided with handrails where necessary	Controlled	Tolerable
<i>All staircases and changes of levels have suitable handrails.</i>		
<i>See action regarding the handrail at the entrance to the building.</i>		
Trips, pest infestation		
Risk Item	Status	Risk Rating
Are standards of housekeeping reasonable	Uncontrolled	Moderate
<i>At the time of this assessment there was a reasonable standard of housekeeping throughout the property. The internal areas should be kept clear of potential trip hazards and combustibles.</i>		
<i>At the time of this assessment the car was used by residents for storage. It is recommended that the car park kept free and clear of combustibles and obstructions.</i>		

Water hygiene		
Risk Item	Status	Risk Rating
Does the client have arrangements in place for water hygiene risk assessments to be carried out in line with guidance set out in HSE's document L8 - Legionnaires' disease. The control of legionella bacteria in water systems	Controlled	Tolerable
<i>Water risk assessment undertaken 27/02/2025.</i>		

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.