

Ormsby (Freehold) Ltd

HEALTH & SAFETY STATEMENT (Sixth Issue Dated 23 January 2023)

Directors have a legal responsibility to ensure that the main structures and the communal parts of Ormsby are safe and as free from risk as practicable for residents, visitors and tradesmen. There is a growing volume of legislative and regulatory provision that must be adhered to. Furthermore, whenever contractors are working on-site, the building and grounds become a “place of work” and this activates a host of additional legislation designed to ensure safety and requiring that precautions, where necessary, are taken to minimise and reduce risk. If the worst happens, the Health and Safety Executive will apportion blame for failure to exercise a prudent duty of care. The Board therefore takes these responsibilities very seriously indeed.

Among the dozens of pieces of legislation there is a handful on which, of necessity, the Company will focus in particular. These are:

- The Control of Asbestos At Work Regulations 2002 and the Working at Height Regulations 2005 both made under the Health & Safety At Work Act 1974 (as amended).
- The Regulatory Reform (Fire Safety) Order 2005 made under the Regulatory Reform Act 2001 as supplemented by the Fire Safety (England) Regulations 2022.
- The Smoke-Free (Premises and Enforcement) Regulations 2006 made under the Health Act 2006.

To assist Directors to meet their responsibilities two full studies of the premises have been undertaken in recent years. In 2004 a Type 1 Asbestos Survey was undertaken by Kevin Wild of “777 Environmental”; 28 Selhurst Road; London SE25 5QF and in 2005 a more general Risk Assessment was undertaken by David Blackmore MRICS of “Frost Professional Services”; 43 Woodcote Road; Wallington; Surrey SM6 0LR. The reports produced from both exercises are available at www.ormsby.info.

The table accompanying this statement lists specific risks that have been identified and the action that Directors have taken or will take to deal with them.

FIRE SAFETY

DETAILS

A risk assessment undertaken in February 2005 in accordance with the requirements of the Regulatory Reform (Fire Safety) Order 2005 recommended that consideration be given to the installation in the communal parts of emergency lighting, fire alarms, smoke detectors and fire extinguishers and for the removal of potential obstructions.

The Fire Safety (England) Regulations 2022 were implemented by the Government on 23 January 2023 in response to the Grenfell Tower Inquiry and Ormsby (Freehold) Ltd is subject to those regulations applicable to blocks under eleven meters in height.

MITIGATING ACTIONS FEBRUARY 2005 RISK ASSESSMENT

1. Directors have assessed the recommendations taking into account the relatively simple layout of the internal communal areas and the ready accessibility by emergency services and concluded that emergency lighting is not required.
2. The advice of the fire authorities is that fire extinguishers are inappropriate in the absence of personnel trained in their proper use.
3. Raising the alarm in the event of a fire is achievable without installation of fire alarms – particularly if smoke detectors are installed.
4. Smoke detectors have been fitted on each main landing and the ground floor corridors. They are fitted with 10-year life batteries, will be tested twice a year and replaced as necessary.
5. Existing pot plants may be retained in the communal areas provided they do not present an obvious obstruction but must not be placed on the landing window ledges.
6. Doormats outside front doors to flats are not permitted.
7. No other items will be permitted to be left in the communal areas – even for short periods.
8. Deliveries should be taken indoors at the earliest opportunity.
9. The estate regulations have been amended to reflect these requirements.
10. Directors will undertake a full physical fire inspection of the internal communal parts every 6 months with random checks undertaken on a more regular ad-hoc basis

MITIGATING ACTIONS FIRE SAFETY (ENGLAND) REGULATIONS 2022

The “Responsible Person” as defined under the Regulations will be the serving directors of Ormsby (Freehold) Limited acting collectively.

Licensing requirements for replacement front doors will mandate full compliance with then current Building Safety Regulations including fitting of an automatic door closure. All lessees are advised to fit automatic door closures to existing doors failing which doors must be kept properly closed when not in immediate use. Doors will be inspected for defects on a regular basis and restorative action will be enforced where needed.

The freeholder’s fire evacuation policy will be based on the principle of staying put in the event of a fire unless and until directed otherwise. The policy wording is appended to this statement

GENERAL SAFETY

DETAILS

A number of additional potential hazards were identified during the Risk Assessment undertaken in 2005 and subsequently during further reviews by Directors. These comprise:

- the ongoing safety of all electrical installations within the communal parts of the building;
- trip hazards caused by items being left inappropriately in the internal and external communal areas;
- ineffective external lighting at the rear of the property;
- vehicles being driven too quickly for safety on the estate roads and unsafe parking;
- uneven and broken paving slabs on estate footpaths;
- overhanging branches from trees;
- lack of child restraints on communal landing windows.

MITIGATING ACTIONS

1. The electrical systems in the communal areas are currently assessed as safe in accordance with BS 7671:2018. A full inspection will be undertaken at least once every 5 years. The current Electrical Installation Condition Report can be viewed on www.ormsby.info.
2. The estate regulations (Living in Ormsby) have been amended to prohibit the inappropriate placing of any items anywhere in the internal and external communal areas even for short periods.
3. Additional lighting has been fitted outside the rear door to each section of the property and at each gable end of the block. Additional lighting has been fitted in the garage forecourt and parking areas.
4. The estate regulations have been amended to include a 5mph speed limit on all estate roads and to prohibit unattended parking anywhere on the estate other than in garages or the five marked parking spaces.
5. All damaged paving slabs will be replaced as soon as possible after being reported.
6. All large shrubs will be pruned at least once a year and the trees will be appropriately lopped at least every fifth year.
7. All communal windows have been replaced and incorporate appropriate restraints. The estate regulations have been amended to prohibit deactivation of the restraints.
8. Directors will undertake a full physical safety inspection of the internal and external communal parts at least twice a year and the risks reassessed and recorded with random checks undertaken on a more regular ad-hoc basis

ASBESTOS

DETAILS

A Type 1 presumptive survey of the communal parts of Ormsby in 2004 concluded that asbestos materials are likely to be present in the soffits at roof level*, sections of flue pipes above the roof level and in electrical conduiting accessible from the understairs cupboards. No immediate risk was identified unless work became necessary which could result in disturbance of these materials.

*Repair work undertaken to the soffits in June 2013 identified that the materials used were in fact wood and that no asbestos was present. The soffits have since been replaced with u-PVC alternatives.

MITIGATING ACTIONS

1. Visual ground level inspection for signs of damage to the flue pipes will be carried out at least twice a year.
2. Contractors engaged to work on or in the vicinity of identified areas will be provided with the relevant sections of the survey.
3. Understairs cupboards will be kept locked and access permitted only to authorised persons aware of the risk.

EVACUATION STRATEGY

FIRE SAFETY INSTRUCTIONS

IN ACCORDANCE WITH FIRE SAFETY (ENGLAND) REGULATIONS 2022

ORMSBY (FREEHOLD) LIMITED OPERATES A **STAY PUT POLICY MEANING THAT **UNLESS A FIRE IS IN YOUR OWN FLAT YOU SHOULD STAY PUT** WITH THE FRONT DOOR CLOSED UNLESS INSTRUCTED TO DO OTHERWISE BY THE FIRE AND RESCUE SERVICE OR OTHER PERSONS IN AUTHORITY.**

HOWEVER IF YOU FEEL AT ANY TIME THERE IS A RISK TO YOUR SAFETY YOU SHOULD LEAVE THE BUILDING.

**IF THERE IS A FIRE IN YOUR OWN FLAT YOU SHOULD LEAVE IMMEDIATELY AND CLOSE THE FRONT DOOR BEHIND YOU
DO NOT ATTEMPT TO FIGHT THE FIRE
USE THE COMMUNAL STAIRWAYS TO LEAVE THE BUILDING AND CALL 999 AS SOON AS IT IS SAFE TO DO SO.**

DO NOT GO BACK INTO THE BUILDING ONCE YOU ARE SAFELY OUTSIDE.