

Risk Assessments

The importance of managing risk through Fire, Health and Safety Risk Assessments

Parties responsible for the management and maintenance of a building, and their appointed agent, have a responsibility to ensure the health, safety and welfare of everyone who works at, lives on, or visits their property.

This is a large undertaking, especially when there are so many areas to consider in respect of health and safety. Fire, Health and Safety Risk Assessments (FHSRA) are designed to assist, providing clear information and defined outcomes to eliminate or reduce risk on sites.

Why Instruct a Risk Assessment?

There are three main reasons to instruct a risk assessment:

1 It is the **law**

Risk assessments are a legal requirement under The Management of Health and Safety at Work Regulations 1999 (MHSWR). MHSWR requires employers (and the self-employed) to undertake a suitable and sufficient assessment of the risk to health and safety of their employees and others who may be affected (e.g. visitors, residents and contractors) *.

**Communal areas in blocks of flats are considered places of work*

2 There is a clear **moral** responsibility not to cause, or fail to prevent, ill health or injury.

3 **Financial** reasons such as reduced injury and potential compensation claims.

What is the Purpose of the Risk Assessment?

To try to anticipate potential harmful occurrences/situations and advise on reasonable/legally required measures to prevent them.

Who Can Carry Out a Risk Assessment?

The risk assessment must be carried out by a competent person.

What are the Steps of a Risk Assessment?

STEP 1

- Identifying the hazards to which people will be exposed
- Example: trailing cable in corridor

STEP 2

- Deciding who may be harmed and how
- Example: residents by tripping or falling

STEP 3

- Evaluating the risks and deciding on precautions.
- This involves checking what measures are in place already to control the hazards and, if necessary, introduce additional control measures to reduce risks to be as low as reasonably practicable and meet legal requirements

STEP 4

- Record findings and implement them
- This also involves making the risk assessment, including details of risks identified and the measures employed to control the risks, available to all those who need to be aware of it.

STEP 5

- Review the risk assessment and update if necessary
- Risk assessments should be carried out every 12-24 months depending on the size of the site and its associated risks or as soon as possible if there has been a significant change or incident.

How Can Warwick Estates Assist?

Our Risk Management Team are trained to conduct risk assessments in line with legislative requirements. These are loaded to our bespoke compliance system, so all actions can be tracked and monitored.

Carrying out Risk Assessments is an additional service and not part of the management fee. The cost of the assessment is payable by the service charges. Please ask a member of your team for more information/pricing.