GENERAL RISK ASSESSMENT



Linden Court

1-23 Linden Court, Bridge Street, Swindon, SN1 1BE

ASSESSED BY	Dylan Birch
ASSESSED ON	19/08/2026
APPROVED BY	Liam Cody
APPROVED ON	21/08/2026
ASSESSMENT REF.	RB-FIQLVN
RECOMMENDED REVIEW DATE	19/08/2027
VERSION	1

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COBB-UK Limited www.cobb-uk.com
Alexander House Business Centre, 40a Wilbury Way, Hitchin, SG4 0AP

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INTRODUCTION

Overview

A **general risk assessment** is an organised examination of the premises and common areas to identify hazards that may cause injury or harm to occupants, visitors, contractors or others.

The assessment reviews physical conditions, access/egress, plant rooms, equipment, and environmental hazards within communal parts of the building

The Management of Health and Safety at Work Regulations 1999 applies to the majority of premises. The legislation places certain obligations on the 'Responsible Person or Duty Holder' for the premises, that includes carrying out a suitable and sufficient health & safety risk assessment by a competent person. The assessment set out in this document is intended to satisfy this requirement.

The 'responsible person or duty holder' is typically the employer and any other person who may have control of any part of the premises, e.g. occupier, owner, or manager.

Legislation

The main health & safety legislations that will apply to this premises:

- The Health and Safety at Work etc. Act 1974
- The Management of Health and Safety at Work Regulations 1999
- The Occupier' Liability Act 1984
- The Defective Premises Act 1972
- The Work at Height Regulations 2005
- The Personal Protective Equipment at Work Regulations 2022
- The Control of Substances Hazardous to Health (COSHH) Regulations 2002

Guidance

The main health & safety guidance documents that will used in conjunction with this assessment:

- HSE - Maintaining portable electrical equipment - HSG107 (Third edition)
- HSE - ACOP - Safe use of work equipment - L22 (Fourth edition)
- HSE - ACOP - Safe use of lifting equipment - L113 (Second edition)
- HSE - Safety signs and signals - L64 (Third edition)

Enforcement

Your local authority enforces this legislation. They have the power to inspect your premises to check that you are complying with your duties under the Order. They will look for evidence that you have carried out a suitable health & safety risk assessment and acted upon the significant findings of that assessment.

Assessment Review

The risk in any building may be subject to change. Under the Order, part of the duties of the 'responsible person' is to review this assessment periodically and in the event of:

- A incident or near miss occurs
- Failure of safety systems
- Changes to work processes undertaken in the building
- Alterations to the internal layout of the building
- Introduction, change of use or increase in the storage of hazardous substances

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- Significant changes to the type and quantity and / or method of storage of combustible materials
- Significant changes in the number or type of people (e.g. young persons, those with disability)

Managing Safety

Good management of safety is essential to ensure that accidents are unlikely to occur; that if they do occur they are likely to be controlled quickly, effectively and to ensure that everyone in your premises are able to escape to a place of total safety easily and quickly.

Findings

The Findings section contains actions that should be addressed based on their priority scores. Continue to implement control measures and monitor them for effectiveness.

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Action Timescales and Severities

All remedial actions are given a **timescale**. Ideally, this is the time to resolution, but where work takes longer (for example, because it is a large or more complicated piece of work), it must have at least been initiated within this timescale.

The severity of the breach is in relation to the level of risk determined by the assessor.

12 MONTHS	9 MONTHS	6 MONTHS	3 MONTHS	1 MONTH	1 WEEK	1 DAY	IMMEDIATE

All remedial actions are also given a **severity** which distinguishes between matters that constitute breaches of legislation and those that do not. Under the relevant health and safety legislation, breach of the requirements of the legislation in respect of safety precautions constitutes a criminal offence only if the breach results in the risk of serious injury or death of one or more persons who are lawfully on the premises, or in the immediate vicinity of the premises, in the event of and accident or emergency.

BEST PRACTICE	TRIVIAL BREACH	SERIOUS BREACH
Matters that need to be addressed as good practice, but that do not constitute a significant threat to occupants	Matters that breach legislation but are not considered to constitute a serious threat to life safety	Serious breach of legislation, having the potential for serious injury to occupants

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SUMMARY

General Risk Assessment

ASSESSMENT AND CERTIFICATE REFERENCE
RB-FIQLVN

ASSESSED ON, BY
19/08/2026, Dylan Birch BEng, MIFireE, MIFSM, TechIOSH, CFRAR

APPROVED / VALIDATED ON, BY
21/08/2026, Liam Cody CMaPS, AIFSM, TechIOSH, AFAAM

RECOMMENDED REVIEW DATE
19/08/2027

FINDINGS
8 actions to complete
4 control measures

PRODUCED FOR
Block Management Ltd

RESPONSIBLE PERSON
Chapter Estates Ltd

SPECIFICATION CONFORMS TO
Our own internal quality system.

ASSESSMENT SCOPE
Internal & External Communal Areas

Assessed Property

PROPERTY NAME
Linden Court

PROPERTY REFERENCE
COBB/BML/LC

ADDRESS
1-23 Linden Court
Bridge Street
Swindon
SN1 1BE

ASSESSING ORGANISATION
COBB-UK Limited
Alexander House Business Centre, 40a Wilbury Way, Hitchin, SG4 0AP
www.cobb-uk.com

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ASSET INFORMATION

Responsibility

Client Name
Block Management Ltd

Responsible Person
Chapter Estates Ltd

Access Arrangements
Keys required

Building

Property Type
Apartment Block

General Information
23 Flats above commercial unit

Number of Flats
23

Number of Floors
4

Floor Details
Ground: car park & commercial unit
First to third: residential

Number of Staircases
2 staircases

Number of Final Exits
3

Evacuation Policy
Stay Put Policy: A 'Stay Put' Policy is an evacuation strategy used in purpose-built blocks of flats. When a 'Stay Put' policy is put into effect, it's to keep people safe when they are not in an area directly affected by the fire. If a fire is not in their flat, they should stay inside with the doors and the windows closed. If a fire should occur in a person's flat or common areas of a building, they would be advised to evacuate and call the fire and rescue services.

Construction
Brick

Building Height
<11m

Electronic Entrance System
Yes

Car Park
Yes

Lift
Yes

Use

Cooking
No

Sleeping
Yes

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Occupancy at Risk

Sleeping Occupants
Yes

Lone Workers
Yes

Contractors
Yes

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FINDINGS

Summary

This is a live document and includes the current status and latest history of 8 actions and 4 controls; please see the approved report for details at the time of the assessment.

SUMMARY OF ACTIONS

Severity ▸ ▾ Timescale	Best Practice	Trivial Breach
No Timescale	3	0
6 Months	0	1
3 Months	0	2
1 Month	0	2

H&S

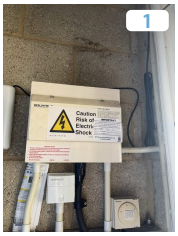
10 Negative Answers 8 Actions 4 Controls

Electrical

- ✓ Electricity warning signage is displayed on the electrical intake and service cupboards
- ✓ Electrical intake and service cupboards are kept locked
- ✓ Evidence of fixed electrical testing, servicing and annual visual inspections
- ✓ Evidence of PAT testing regime in place
- ✓ All electrical services, appliances and fixtures appear safe and in keeping with current standards

The fixed wiring inspection appears to have been in date at the time of assessment.
Fixed electrical wiring should be professionally tested every 5 years in accordance with BS 7671.

CATEGORY Maintenance: Servicing & Maintenance





No portable electrical appliances were on-site at time of the assessment.

Mechanical

- ✓ Are there lifts/lifting equipment on site
- ✗ Is there evidence of regular thorough service, testing & inspection of lift
- ✓ Are appropriate warning signs displayed at each lift entrance
- ✗ Are there automated vehicle gates etc. at the property
- ✗ Is there evidence of regular service, testing & inspection of automated gate.
- ✗ Are suitable warning signs displayed on the mechanical gates

Confirm whether regular service test inspections are in place in keeping with current BS12453.

REFERENCE RB-R1CH5C DUE 19/11/2026
CATEGORY Maintenance: Servicing & Maintenance

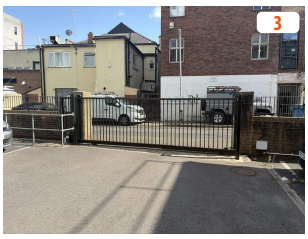
TIMESCALE
3 MONTHS

SEVERITY
TRIVIAL BREACH

ACTION CONTINUES...

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...ACTION CONTINUED

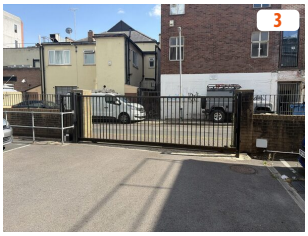


Fix suitable signage for moving parts to mechanical gates.

REFERENCE RB-W3T1CE DUE No Due Date
CATEGORY Management: Signage

TIMESCALE
NO TIMESCALE

SEVERITY
BEST PRACTICE



Confirm arrangements for servicing and test inspections of the lift plant equipment in keeping with The Lifting Operations and Lifting Equipment Regulations 1998 (LOLER).

REFERENCE RB-84WJGM DUE 19/11/2026
CATEGORY Maintenance: Servicing & Maintenance

TIMESCALE
3 MONTHS

SEVERITY
TRIVIAL BREACH

Suitable warning signage fixed at the time of assessment.

CATEGORY Management: Signage

Chemical & Biological

- ✓ Drains, guttering and foul water covers are safe and secure
- ✓ There is a gas supply to the property
- ✓ Bin lids appear to be in use
- ✓ Site is free from litter/debris
- ✗ No evidence of rodent bait boxes on-site
- ✓ No cleaning chemical/other chemicals stores on-site
- ✓ No COSHH is kept on site
- ✓ No evidence of damp/mould at the property

Ensure rodent boxes are periodically inspected.

REFERENCE RB-99D8WB DUE No Due Date
CATEGORY Maintenance: Servicing & Maintenance

TIMESCALE
NO TIMESCALE

SEVERITY
BEST PRACTICE

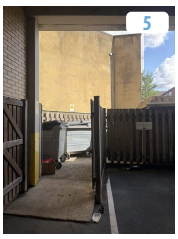


Bins are well managed.

CATEGORY Management: Housekeeping

CONTROL CONTINUES...

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Security

- ✓ Basic security against unauthorised access appears reasonable
- ✓ Instances of antisocial behaviour are monitored
- ✓ Refuse bins are secured

Access & Egress Routes - Slips, Trips & Falls

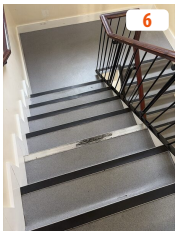
- ✓ All internal/external lights have been tested and found to be working
- ✓ External footpaths/hard surfaces are clear of moss, weeds, etc.
- ✗ Steps/edge of steps are clearly discernable and safe
- ✓ External footpaths & hard surfaces are in good/safe condition
- ✓ No downpipes, bollards, boundary walls etc. obstructed by foliage
- ✓ No trees/branches acting as obstructions or hazards
- ✓ Surrounding landscapes sufficiently level
- ✓ No loosely trailing cables/hosepipes etc.
- ✓ Access / egress routes are safe & adequate
- ✗ Rocksalt/grit at the property
- ✓ Low ceilings on stairwells/access routes are clearly visible?

Fix missing nosing strip on stairwell.

REFERENCE RB-47JWA7 DUE 19/09/2026
LOCATION Ground to First - Stairwell
CATEGORY Maintenance: General Repair

TIMESCALE
1 MONTH

SEVERITY
TRIVIAL BREACH

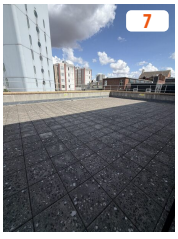


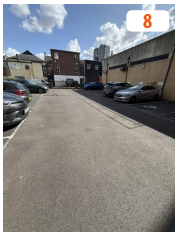
Ensure grit is supplied during icy periods.

REFERENCE RB-YCRZMR DUE No Due Date
LOCATION External Areas
CATEGORY Management: Policy, Procedure, Drills

TIMESCALE
NO TIMESCALE

SEVERITY
BEST PRACTICE





Physical - Fall from Height

- ✓ High level access is required for internal/external works
- ✓ High-level access around the property perimeter entails hazardous working at height
- ✓ There is suitable flooring in the service cupboards

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- ✓ There are no high level windows that open fully
- ✓ There is no roof access
- ✗ All measure are taken to stop falls from height?

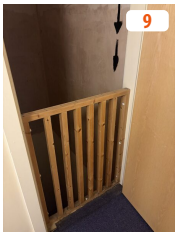
Undertake remedial actions to increase height of edge protection to at least to 1100mm.

Edge protection is currently 965mm.

TIMESCALE
6 MONTHS

SEVERITY
TRIVIAL BREACH

REFERENCE RB-6CBXB1 DUE 19/02/2027
LOCATION Second Floor - Shaft
CATEGORY Maintenance: General Repair



Physical - Falling Object/Structure/Boundary

- ✓ There are no loosely stored items on balconies/window sills
- ✓ There are no loosely hung pictures/mirrors within the communal areas
- ✓ All structural/boundary walls/fencing is in a good and safe condition
- ✓ The roof (inc. chimneys/soffits etc.) appear in good and safe conditions
- ✗ There is no vehicle undercroft/entrance at the property

Warning Signage & Safety Markings

- ✗ Is there suitable site signage?
- ✓ Is floor marking clear/readable?

Remove redundant social distancing signage.

TIMESCALE
1 MONTH

SEVERITY
TRIVIAL BREACH

REFERENCE RB-7PT54H DUE 19/09/2026
LOCATION Common Areas
CATEGORY Management: Signage





Are there any other safety issues/concerns?

NO

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ACTION PLAN

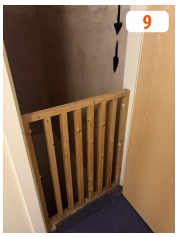
Undertake remedial actions to increase height of edge protection to at least to 1100mm.

Edge protection is currently 965mm.

REFERENCE RB-6CBXB1 DUE 19/02/2027
LOCATION Second Floor - Shaft
CATEGORY Maintenance: General Repair

TIMESCALE
6 MONTHS

SEVERITY
TRIVIAL BREACH



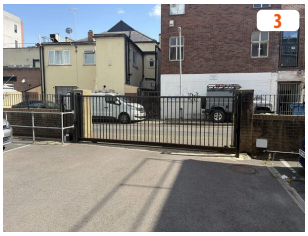
Contractor instructed to action

Confirm whether regular service test inspections are in place in keeping with current BS12453.

REFERENCE RB-R1CH5C DUE 19/11/2026
CATEGORY Maintenance: Servicing & Maintenance

TIMESCALE
3 MONTHS

SEVERITY
TRIVIAL BREACH



Currently actioned by competent contractor

Confirm arrangements for servicing and test inspections of the lift plant equipment in keeping with The Lifting Operations and Lifting Equipment Regulations 1998 (LOLER).

REFERENCE RB-84WJGM DUE 19/11/2026
CATEGORY Maintenance: Servicing & Maintenance

TIMESCALE
3 MONTHS

SEVERITY
TRIVIAL BREACH

Currently actioned by competent contractor and insurance inspection scheme

Remove redundant social distancing signage.

REFERENCE RB-7PT54H DUE 19/09/2026
LOCATION Common Areas
CATEGORY Management: Signage

TIMESCALE
1 MONTH

SEVERITY
TRIVIAL BREACH





ACTION CONTINUES...

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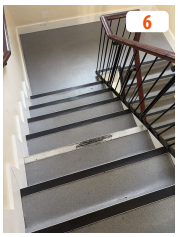
COMPLETED ON / BY
Action complete

Fix missing nosing strip on stairwell.

REFERENCE RB-47JWA7 DUE 19/09/2026
LOCATION Ground to First - Stairwell
CATEGORY Maintenance: General Repair

TIMESCALE
1 MONTH

SEVERITY
TRIVIAL BREACH



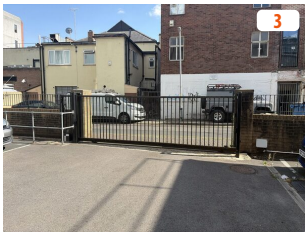
Contractor instructed to action

Fix suitable signage for moving parts to mechanical gates.

REFERENCE RB-W3T1CE DUE No Due Date
CATEGORY Management: Signage

TIMESCALE
NO TIMESCALE

SEVERITY
BEST PRACTICE



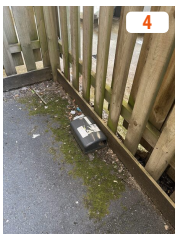
COMPLETED ON / BY
Action complete

Ensure rodent boxes are periodically inspected.

REFERENCE RB-99D8WB DUE No Due Date
CATEGORY Maintenance: Servicing & Maintenance

TIMESCALE
NO TIMESCALE

SEVERITY
BEST PRACTICE



Pest controller undertakes

Ensure grit is supplied during icy periods.

REFERENCE RB-YCRZMR DUE No Due Date
LOCATION External Areas
CATEGORY Management: Policy, Procedure, Drills

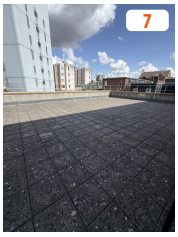
TIMESCALE
NO TIMESCALE

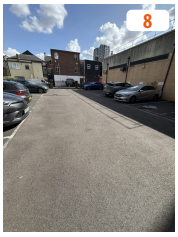
SEVERITY
BEST PRACTICE

ACTION CONTINUES...

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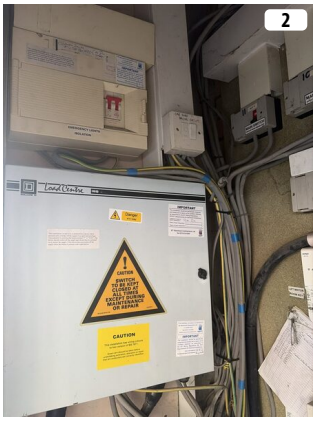


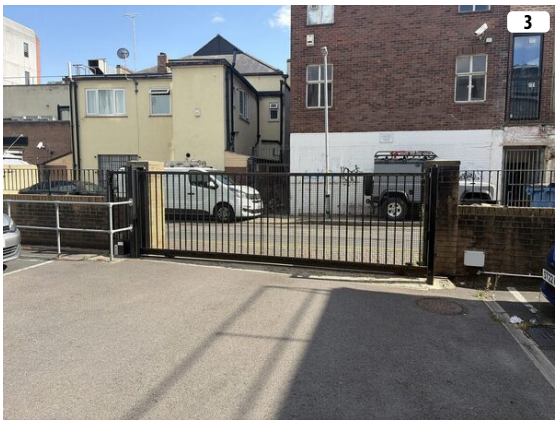
Installation of new provision to be examined by Duty Holder

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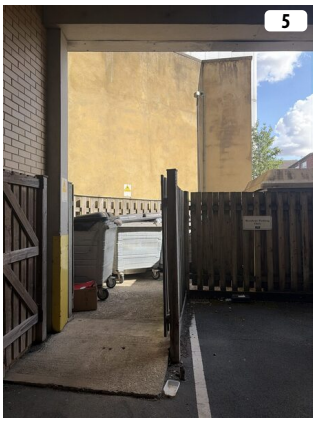
PHOTOS



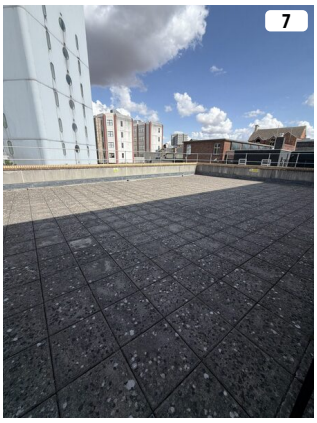


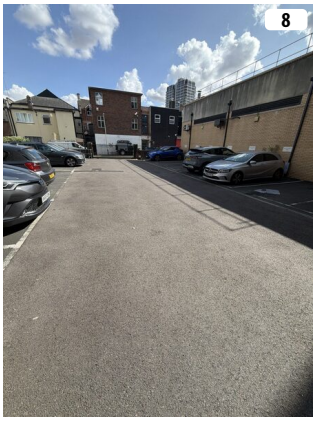


















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