

Area	Hazard	Persons/ Property at risk	Risk Factor L/M/H	Existing Controls	Further Action	Target Date	Date Completed
General	Injury from hazardous litter Tripping on loose or uneven slabs/masonry Low boundary wall collapsing	Public Public Public	L M L	RDC's contractor empties litter bin regularly Town Steward/Town Hall Keeper visit regularly Reinforced (2018)	Rebuild and improve footing	Autumn 2020	

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Rent	Insufficient/No ground rent demanded or paid 1 October (rent increases every 7 years) <i>Tenant: Ferry Road Nursery Current rent: £208</i>	Council finances/ Taxpayers	L	Annual rent demand diarised and schedule of rent increases drafted (July 2018).	None		

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Rent	<p>Non-receipt of rent and/or missing rent review date</p> <p>Tenant: Rye Rugby FC</p> <p>In Jan 2020 RTC decided to freeze the rent (£500pa) for a further 5 years</p>	Council finances/ Taxpayers	L	Next rent review date diarised	Commence next review October 2024	23.2.25 (current rental period expires)	

Note Centre closed at time of assessment – pending leasing to the Rye Heritage Centre CIC for 5 years from 1.4.20

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External	Loose weatherboarding	Public	L	None	Obtain estimates to replace	June 2020	
Retail Area	Slipping on wet floor	Staff/ Public	H	Areas dried promptly. 'Wet floor' signs.	Monitor	ongoing	ongoing
Lower Store Room	Clutter - tripping	Staff	L	Regular reminders to staff	None	ongoing	ongoing
Office	Clutter – tripping Obstructed fire exit	Staff	L	Regular reminders to staff	None	ongoing	ongoing
Attic [storage]	Low and sloping roof – tripping/injury	Staff	M	Regular reminders to staff	None	ongoing	ongoing
Upper Store Room	Clutter - tripping	Staff	L	Regular reminders to staff	None	ongoing	ongoing
Kitchen	Difficult to close window shutter (working at height)	Staff	L	None (shutter kept closed in winter)	Remind staff to take care	ongoing	ongoing
Insurance cover	Under insurance	Property/ Taxpayers	L	Asset Register updated in March & insurance adjusted as necessary	None	ongoing	ongoing
Assets	Under-valuation	Property/ Taxpayers	L	Asset Register updated in March and assets revalued periodically	Revalue HC	2019	2019
Premises	Loss/Damage	Property	M	HC alarmed (4 key holders) – access restricted to staff plus Clerk and DTCD.	None		
Absence of HC Manager	Service interruption	Certain HC activities	L	7 Councillors are payment signatories/authorisers.	None	ongoing	ongoing

Area	Hazard	Persons/ Property at risk	Risk Factor L/M/H	Existing Controls	Further Action	Target Date	Date Completed
Banking & Investment	Theft	Property	L	Most payments electronic – Electronic Payments Policy adopted 12.2.18. Payments (electronic or other) signed by two approved signatories. Petty cash and budgetary limits. Financial Reports presented to Council. Accounts reconciled monthly. Auditor checks.	None		

Area	Hazard	Persons/Prop at risk	Risk Factor L/M/H	Existing Controls	Further Action	Target Date	Date Completed
General	Hazardous litter/items on site – injury	Users/Visitors	M	Weekly inspection & litter removal. RDC contractor removes litter except for leaves under the structure. Litter bin on site. RTC/Steward arranges removal of larger items (wood, pallets) as and when required.	Monitor	Ongoing	Keep under Review
	Injury through misuse of facility	Users	H	Advisory sign on structure. Cover under Council's combined insurance policy	None		
	Equipment defect – resulting in injury	Users	H	Inspected weekly (hazards addressed on ongoing basis). Annual ROSPA Inspection (June)	None	Ongoing	

Area	Hazard	Persons/Prop at risk	Risk Factor L/M/H	Existing Controls	Further Action	Target Date	Date Completed
Reception	Injury/Abuse from agitated visitor (especially if one member of staff only in building)	Staff	M	Panic button linked to alarm system.	Monitor once RIP open		
Attic	Stored items – tripping/injury Raising/Lowering flags – awkward access & ladder – injury. Attic trap door heavy. Restricted space on roof and low parapet wall – risk of falling from roof.	Staff Staff	L M-H	Verbal reminders to exercise caution Access restricted to TH Keeper, Steward and Clerk. Sometimes possible to raise/lower flag without standing on the roof – ie by reaching from the ladder.	Regular reminders. Fly the lighter Confederation flag in windy conditions	Ongoing	Ongoing
Mayor's Parlour	Tripping on metal door stop	Registrars, staff, Members, visitors	M	None	Regular reminders to staff to ensure as little as possible of the stop protrudes into the room	Ongoing	N/A

Location **Town Hall** Assessor/s **Richard Farhall** Date **12.3.20** Page 2 of 6

Area	Hazard	Persons/Prop at risk	Risk Factor L/M/H	Existing Controls	Further Action	Target Date	Date Completed
First Floor Kitchen Landing	No hazards/risks identified	N/A	N/A	N/A	N/A	N/A	N/A
Main staircase	Rope handrail – loss of balance	Public/Staff	L	None	Explore replacement with handrails	2020	
Chamber	Edges of under floor heating grills – tripping.	Public/Staff	L	Monitor for loose screws	Impractical	Keep under review	Keep under review
	Oils paintings (3) – theft	Community assets	M	Premises alarmed when not in use	Nobe – low values		
Office Kitchen	No hazards/risks identified	N/A	N/A	N/A	N/A	N/A	N/A
Town Clerk Office	Clutter	Staff/Public	L	None	Tidy. Dispose of items (start made)	March 2020	March 2020
Cell (Town Steward Office)	Clutter	Staff	L	None	Remind new Mayors and Deputy Mayors of procedures.	Ongoing	Ongoing
	Chain, Mayoress badge and Deputy Mayor badge out of office for longer than required. Booking system not always up-to-date	Civic regalia	M	Booking system Mayor, Mayoress and Deputy permitted to store chains/badges at home temporarily only if have access to a secure facility.		Ongoing	Ongoing

Area	Hazard	Persons/Prop at risk	Risk Factor L/M/H	Existing Controls	Further Action	Target Date	Date Completed
Control Panels Area	Unlocked wooden key cupboard – theft of keys	Property	M	Staff nearby when TH open. Alarm system out of hours	Hide key cupboard key when cupboard not in use	Ongoing	Ongoing
Entrance Lobby	Public toilet standpipe tap – malicious use – flooding	Property	L	Staff nearby when TH open. Alarm system	No – low risk	Keep under review	Keep under review
External	Ground floor windows – no locks – unauthorised entry	Property	L	Alarm system	Install locks	2021	
	Rubbish/Leaves (slip hazard) in rear passage way (fire escape route)	People	L	Drawn to attention of neighbours as and when necessary.	Clear leaves periodically	Keep under review	Keep under review
General	Fire	Staff/Visitors Property	L	Fire detection system – Serviced quarterly. Professional assessment undertaken October 2019	As per professional report recommendations	2020	

Area	Hazard	Persons/Prop at risk	Risk Factor L/M/H	Existing Controls	Further Action	Target Date	Date Completed
Insurance cover	Under insurance of assets	Property/ Reserves	L	Assets Register updated in March, Insurance cover amended as required	N/A	Ongoing	Ongoing
Assets	Under-valuation	Property/ Reserves	L	Assets Register updated in March. Premises and community assets re-valued professionally periodically	Revalue Town Hall Revalue TH Cottage Revalue Comm. Assets	2021 2021 2021	
Cash	Loss/Theft	Property	L	Little cash on premises. No petty cash. Few cash payments received. Banked (with cheques) at least weekly. Locked in a place accessible by two members of staff only.			

Area	Hazard	Persons/Prop at risk	Risk Factor L/M/H	Existing Controls	Further Action	Target Date	Date Completed
Absence of Clerk	Service interruption	Creditors Certain TH activities	L	7 Councillors are authorised cheque signatories. DTC financially competent and broadly familiar with range of TH activities. DTC capable of covering the role in the short-term – and medium to long-term (once qualified).	None	N/A	
Property	Loss/Damage	Property	M	Town Hall alarmed (7 keyholders) – access restricted to Clerk, DTC, TH Keeper, TH Attendant, Sergeant, Steward). Valuable items kept in safe.	None	N/A	

Area	Hazard	Persons/Prop at risk	Risk Factor L/M/H	Existing Controls	Further Action	Target Date	Date Completed
Supply of goods & Services to the Council	Oversupply/Misappropriation	Property	L	Regulated by <i>Financial Regs</i> , authorised Budget and control of Clerk. Deliveries and invoices checked against delivery note by two staff. Payments ratified regularly by Council. Sample checking by Internal Auditor.	None		
Banking	Theft	Cash	L	Cheques/Ex transfers signed by min 2 signatories. Emergency spending and budgetary limits. Accounts reconciled monthly. Internal Auditor checks. Quickbooks now cloud-based. No petty cash.	None		
Short-term investments	Provider failure	Cash	L	Deposits up to £85k protected under FSCS. NSI Government-backed. Hodge Bank est 1962 with good credit ratings.	None		

Location Town Hall Cottage **Assessor/s** Richard Farhall **Date** 31.3.20

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Note Desktop assessment only – visit not possible because of Covid-19 lockdown

Area	Hazard	Persons/Prop at risk	Risk Factor L/M/H	Existing Controls	Further Action	Target Date	Date Completed
Kitchen	Gas boiler fumes	Tenants	L	Annual inspection/ service		<i>ongoing</i>	<i>ongoing</i>
Stairs	Rope handrail – personal stability	Tenants/ Visitors	L	None	(Wooden rails would restrict movement of furniture)	Keep under review	Keep under review

Rye Town Steward Risk Assessment

(All employers must conduct a risk assessment. If you have fewer than five employees you don't have to write anything down.)

C1 4a

Company name: Rye Town Council

Carried out by: Richard Farhall and Nicky Ledger

Date of risk assessment: 16/03/20

What are the hazards?	Who might be harmed and how?	What are you already doing?	Do you need to do anything else to control this risk?	Action by who?	Action by when?	Risk level (L,M,H)
Slips and trips	Staff may be injured if they trip over objects or slip on spillages.	General good housekeeping is carried out at shed. Working in well-lit areas. No trailing leads or cables in shed. Staff keep work areas clear, eg no boxes left in walkways. Tools and equipment put away after use. Sticking to public footways where possible.	Maintain vigilance.	Nicky Ledger	Ongoing	M
Flammable/Harmful liquids (petrol fuel, oil based paint)	Staff and Public	PPE when handling Items stored in metal, lockable cabinet in shed. Suitable container used and amount kept to a minimum when transported (5ltr). Fire extinguisher in vehicle. Signage and barriers when using paint in a public area.	well ventilated area.	Nicky Ledger	Ongoing	M
Use of vehicle	Staff and Public	Full, clean UK driver's license. 360-degree beacon light fitted to vehicle for increased visibility while in use on roadside.	Adhere to speed limits, highway code and park safely.	Nicky Ledger	Ongoing	L
Roadside works and use of Machinery	Staff and Public	PPE Signage and barriers to be used when working on public areas and highway. In house training for equipment. NRSWA Signage, Lighting and Guarding training undertaken by N.Ledger and R. Farhall (supervisor)	Risk assess each use upon arrival of task. Monitor training dates and additional training needed.	Nicky Ledger Richard Farhall	Ongoing	H
Heavy Lifting	Staff	In house training. Manage loads to keep them light. Ask for help if needed PPE	Risk assess each task to ensure no harm is caused.	Nicky Ledger	Ongoing	M

Working outdoors	Staff	PPE Wearing seasonal uniform provided. Regular breaks in heat. Regular breaks in cold weather. Working inside during adverse weather. Lone working procedure in place.	N/A	Nicky Ledger	Ongoing	L
Working at Height	Staff	In house training. Securing ladders with rope or use of step ladders when lone working.	Check working conditions and visual condition of ladder before use.	Nicky Ledger	Ongoing	M
Chemicals (graffiti remover)	Staff and Public	PPE Well ventilated area. Use of signage and barriers in public area	Only use when necessary (try other means first) and risk assess before use.	Nicky Ledger	Ongoing	H

You should review your risk assessment if you think it might no longer be valid (eg following an accident in the workplace or if there are any significant changes to hazards, such as new work equipment or work activities)