**London Commercial Landlords Health and Safety Compliance Project 2019/20**

This document is intended to assist the ALBHSG in data collection for scoping out the Commercial Landlords Project to be rolled out across London in 2019/20.

**Summary to LAs**

Commercial estates include a wide range of commercially managed properties. They may be managed directly by the owner or, typically, a managing agent or representative may be appointed to oversee the commercial interests of the landlord including the delivery of hard and soft facilities services for which the supply chain may involve a variety of contracted services. As such, the landlord or their representative are often ideally positioned to influence a wide range of health and safety outcomes within those premises. The ALBHSG has agreed to scope out a London Commercial Landlords Project with the aim to implement a targeted intervention plan during 2019-2020. As per previous London projects, the intention is to provide a relevant toolkit and training for those undertaking the work and to gather feedback on the findings to assist with regional intelligence regarding compliance.

Alehm is appointing a student to carry out the scoping exercise and make contact with local authorities to gather the information required. The following questions will help narrow specific focus areas for the project and will form the basis for collecting and collating the information from boroughs. Further information will be circulated over the next few weeks, when we will be piloting the questionnaire but any comments on the content of the questionnaire in the meantime and whether you will be able to participate would be very welcome. All London LAs are requested to participate in the survey questions below with a response date by 31st October 2018.

**Please send any comments or suggestions to Juliet Isitt by emailing Juliet@alehm.org.uk.**

**About you**

|  |  |
| --- | --- |
| Name |  |
| Local Authority |  |
| Role |  |
| Tel: | Email: |

**Types of premises**

Q1. What types of commercial estates exist within your borough?

|  |  |
| --- | --- |
| **Types** | **Indicative Amount**(Please provide an estimate % for each type) |
| Business parks  |  |
| Serviced offices |  |
| Industrial estates |  |
| Shopping centres |  |
| Single-tenant office buildings |  |
| Warehouses & distribution centres |  |
| Other (please specify) |  |

**Concerns**

Q2.

Which of these types of estates are most cause for concern in your area?

Q3.

Please provide reasons why these types of estates are a concern? (E.g. based on RIDDOR or complaint data, history of poor performance and/or prosecution, local intelligence)

**Priorities**

Q4. Are there any health and safety topic areas which would be particularly relevant to commercial estates within your borough?

|  |  |
| --- | --- |
| **Topic Areas** | **Please indicate √** |
| Asbestos (Duty to manage) |  |
| Workplace transport |  |
| Work at height |  |
| Legionella control |  |
| Contractor management  |  |
| Supply chain safety  |  |
| Manual Handling |  |
| COSHH |  |
| Other (please specify) |  |

Q5. Which would you prefer:

|  |  |
| --- | --- |
|  | **Please indicate all that apply** **√** |
| A wide-ranging project encompassing several topic areas within commercial estates |  |
| A narrower project targeting a single topic area |  |
| An inspection/visit based project |  |
| A mix of intervention types including advisory visits rather than investigative ones |  |
| Other (please provide your suggestions) |  |

**Opportunities**

Q6. What would be the main drivers for undertaking this type of project within your area?

|  |  |
| --- | --- |
| **Reason** | **Please indicate all that apply** **√** |
| Directly relevant to existing /known issues within our area |  |
| Benefiting from use of shared resources across London |  |
| Project aims would support the goals of local LA business plan |  |
| We already have business support for this type of project  |  |
| Effective targeting of risks  |  |
| Opportunities to work with industry to influence H&S standards |  |
| Upskilling EH staff / additional training resources |  |
| Supporting businesses in knowledge sharing & advice on how to manage risks |  |
| Regional support for project  |  |
| Other (please provide your suggestions) |  |
| Not applicable/ not interested |  |

**Barriers**

Q6. What would be the main barriers to undertaking this project in 2019-20?

|  |  |
| --- | --- |
| **Reason** | **Please indicate all that apply √** |
| Lack of resources  |  |
| Lack of management support |  |
| Lack of training within existing staff team |  |
| Competing LA priorities  |  |
| Other (please indicate) |  |