

SCHEME RISK ASSESSMENT

8 Jul 2025 / Lianne Short / SCHEME COLLETT ROAD NORTON  
FITZWARREN TAUNTON SOMERSET TA2 6DD

Complete

Score	103 / 107 (96.26%)	Flagged items	1	Actions	3
-------	--------------------	---------------	---	---------	---

SCHEME ADDRESS

SCHEME COLLETT ROAD NORTON  
FITZWARREN TAUNTON  
SOMERSET TA2 6DD, COLLETT  
ROAD NORTON FITZWARREN  
TAUNTON SOMERSET TA2 6DD

ASSET

SCHEME COLLETT ROAD NORTON  
FITZWARREN TAUNTON  
SOMERSET TA2 6DD  
Inspection



Photo 1

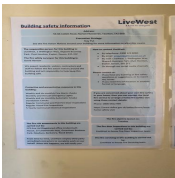


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

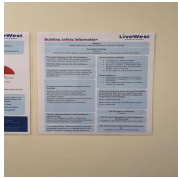


Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

[Collett Road MAP 2025.pdf](#)  
[Collett Road ANNOTATED MAP 2025.pdf](#)

SRA ALSO INCLUDES

DATE OF COMPLETING THIS ASSESSMENT	08.07.2025
Next Due Date. (12 months from date of completion)	July 2026
PERSON COMPLETING THIS ASSESSMENT	Lianne Short

FIRE RISK ASSESSMENT (FRA) READ

Yes

Inspection Number

SRA-001188

Flagged items & Actions

1 flagged, 3 actions

Flagged items

1 flagged, 1 action

Section 2 Risk Assessment / Part B Internal Communal facilities / Part C Buggy/Bike Store

Is emergency lighting in place and working?

No

Faulty light in bike store in block 56-66



Photo 43

[Collett Road ANNOTATED MAP 2025.pdf](#)

**In progress** | Assignee: Lianne Short, Daniel Smethem -ADMIN ACCOUNT DO NOT REMOVE | Priority: Low | Due: 08.10.2025 17:04 BST | Created by: Lianne Short

56-66 Collett Road - Bike store light faulty

The light in the bike store is reportedly flashing on and off constantly. Could be due to a faulty or dirty sensor? Please raise job for this to be looked at. DS raised on CX 09/07/2025 UR0827773

Other actions

2 actions

Section 2 Risk Assessment / Communal grass/Amenity planting areas

Are amenity planting areas maintained to a good standard?

No

Bushes to rear need cutting back to fence.



Photo 26

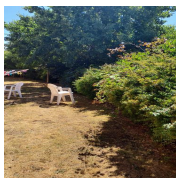


Photo 27



Photo 28

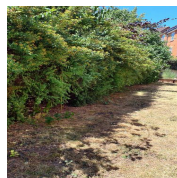


Photo 29

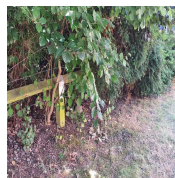


Photo 30

[Collett Road ANNOTATED MAP 2025.pdf](#)

**In progress** | Assignee: Lianne Short, Daniel Smethem -ADMIN ACCOUNT DO NOT REMOVE | Priority: Low | Due: 08.10.2025 16:54 BST | Created by: Lianne Short

Collett Road - planting to rear of scheme overgrown

Planting to the rear of the scheme needs cutting back as bushes and trees are encroaching into the shared garden area and well over the low fence. DS raised on CX 09/07/2025 CRM193953

Section 2 Risk Assessment / Part F Risk not covered under control measures / Part F Risk not covered under control measures 1

What is the risk or hazard?

Resident reported small roof tile falling onto the grass which needs to be investigated.

Small roof tile along edge has slipped off



Photo 48



Photo 49



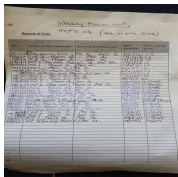
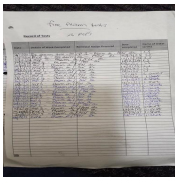
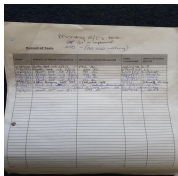
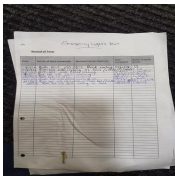
Photo 50

[Collett Road ANNOTATED MAP 2025.pdf](#)

**To do** | Assignee: Lianne Short, Daniel Smethem -ADMIN ACCOUNT DO NOT REMOVE |  
Priority: Low | Due: 08.10.2025 19:24 BST | Created by: Lianne Short

#### 56-65 Collett Road - Small roof tile slipped off

Resident reported that a small roof tile has previously fallen from the roof onto the grass. it is a small piece of tile along the edge of the roof now missing. This is a 3 storey building but this will need to be investigated.

<b>Section 1: Documentation audit checklist</b>		6 / 6 (100%)
Service agreements and mandatory checks		6 / 6 (100%)
Responsible team: Estate Safety Team		
<b>Fire risk assessment</b>		Yes
<b>Date</b>		16.08.2024
<b>Visual Fire Inspection (VFI)</b>		Yes
		
Photo 14	Photo 15	
<b>Date</b>		08.07.2025
<b>Fire alarm</b>		Yes
<b>Date</b>		24.11.2024
<b>Smoke detection system</b>		Yes
<b>Date</b>		24.11.2024
<b>Emergency lighting system</b>		Yes
		
Photo 16	Photo 17	
<b>Date</b>		24.11.2024
<b>Fire extinguishers</b>		N/A
<b>Fire Blanket</b>		N/A
<b>Automatic Smoke Vent</b>		Yes
<b>Date</b>		24.11.2024
<b>Fire Sprinkler/Halon system</b>		N/A

<b>Lightning protection system</b>	N/A
<b>Electrical Portable Appliance Test (EET) every year</b>	N/A
<b>Dry riser</b>	N/A
<b>Water hygiene (Legionella) assessment held where water storage system creates significant risk</b>	N/A
<b>Lift annual service is carried out.</b>	N/A
<b>Regular lift inspections</b>	N/A
<b>Stair lift</b>	N/A
<b>Tree survey (Yes/ No)</b>	N/A
Scheme documents	
<b>H &amp; S safety law poster – fully completed</b>	N/A
<b>Only found in offices</b>	
<b>Health and safety policy statement displayed</b>	N/A
<b>Check it is the latest version</b>	
<b>Employer's liability insurance certificate</b>	N/A
<b>Food hygiene certificate</b>	N/A
<b>If food is prepared on site</b>	

## Section 2 Risk Assessment

1 flagged, 3 actions, 96 / 99 (96.97%)

### PRIORITY RATINGS

1 HIGH - Action to be taken within 24 hours

2 MEDIUM - Action required within 3 months

3 LOW - Action required within 12 months (or by end of financial year)

Part A External Community facilities

Part B Internal Communal facilities

Part C Buggy/Bike Store

Part D Mobility Scooter Store

Part E Plant Rooms

Part F Risk not covered under control measures

Part G General overview of scheme

**Are there external communal areas at the scheme?**

Yes

External communal lighting

2 / 2 (100%)

**Is there communal lighting on the scheme?**

Yes

**Where lighting is provided is it adequate for the area covered? (LUX level unknown)**

Yes

Pathways

4 / 4 (100%)

**Are there pathways or paved areas at the scheme?**

Yes

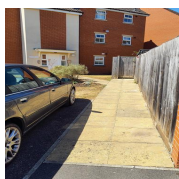


Photo 18

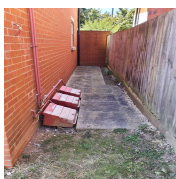


Photo 19

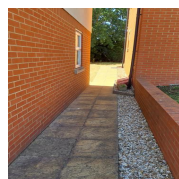


Photo 20

**Are paved areas and footpaths maintained in good repair?**

Yes

**Are walkways suitable for wheelchairs (900mm)?**

Yes

**Are pathways clear of foliage and moss?**

Yes

Manhole and Inspection covers

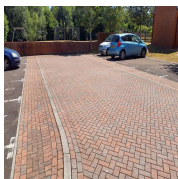
2 / 2 (100%)

**Are there manhole or inspection chambers at the scheme?**

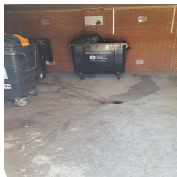
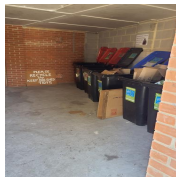
Yes

**Are all Manhole and Inspection covers accessible and in**

Yes

<b>good condition?</b>	
Ramps	1 / 1 (100%)
<b>Are there communal ramps at the scheme?</b>	No
Steps	1 / 1 (100%)
<b>Are there communal steps at the scheme?</b>	No
Vehicle Access	2 / 2 (100%)
<b>Is there vehicle access at the scheme?</b>	Yes
	
Photo 21	
<b>Is vehicle access in good condition?</b>	Yes
<b>Are restricted access and egress routes clearly identified with appropriate signage to warn drivers of hazards?</b>	N/A
<b>Are restricted access and egress routes visible during the hours of darkness?</b>	N/A
Parking	5 / 5 (100%)
<b>Is there communal parking at the scheme?</b>	Yes
<b>Are there designated Emergency Vehicle parking bays at the scheme?</b>	No
<b>Are communal parking bays clearly marked?</b>	Yes
<b>Is the parking surface in good condition?</b>	Yes
<b>Is disabled parking available?</b>	No
Calming Measures	1 / 1 (100%)
<b>Are there calming measures on the scheme?</b>	No
Barriers and Bollards	2 / 2 (100%)
<b>Are there measures in place to separate traffic and pedestrian routes? ( footpaths, barriers, bollards)</b>	Yes



Are these routes clear of obstructions? ( not overgrown or blocked by parked cars)	Yes
Are barriers or bollards in a good state of repair?	N/A
Where applicable, have measures been introduced to limit the likelihood of car park barriers falling on vehicles or pedestrians?	N/A
Water features	1 / 1 (100%)
Are there any water features at the scheme?	No
External Drying areas	1 / 1 (100%)
Are there external communal drying areas at the scheme?	No
External Bin Store/Areas	6 / 6 (100%)
Are there external communal bin stores or areas at the scheme?	Yes
 	
Photo 22	Photo 23
Are bin areas kept clean and tidy?	Yes
Have bin areas got suitable and sufficient lighting?	Yes
Where applicable are bin areas kept locked?	Yes
Are locks in good condition and operational?	Yes
Where applicable are pest control measures in place?	Yes
Fencing and Walls	2 / 2 (100%)
Does the scheme have fencing and or walls?	Yes
Is communal fencing maintained in good condition?	N/A
Are walls maintained in good condition?	Yes
Communal grass/Amenity planting areas	1 action, 3 / 4 (75%)
Are there communal grassed or amenity planting areas at	Yes

the scheme?



Photo 24



Photo 25

Are grassed areas maintained to a good standard?

Yes

Are amenity planting areas maintained to a good standard?

No

Bushes to rear need cutting back to fence.



Photo 26



Photo 27



Photo 28



Photo 29

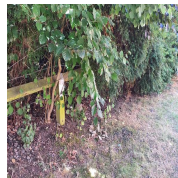


Photo 30

[Collett Road ANNOTATED MAP 2025.pdf](#)

**In progress** | Assignee: Lianne Short, Daniel Smethem -ADMIN ACCOUNT DO NOT REMOVE | Priority: Low | Due: 08.10.2025 16:54 BST | Created by: Lianne Short

Collett Road - planting to rear of scheme overgrown

Planting to the rear of the scheme needs cutting back as bushes and trees are encroaching into the shared garden area and well over the low fence. DS raised on CX 09/07/2025 CRM193953

Are communal hedges maintained to a good standard?

N/A

Are communal trees maintained to a good standard?

Yes

Part B Internal Communal facilities

1 flagged, 1 action, 55 / 56 (98.21%)

Are there internal communal areas

Yes

Main Entrance/Exit

3 / 3 (100%)

Where applicable are entrances and exits suitable for wheelchair users?

Yes

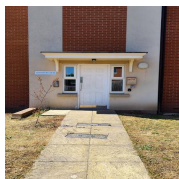


Photo 31



Photo 32

Are entrance/exit doors in good working order and clearly signed?

Yes



Photo 33



Photo 34

**Entrance and exit - Where applicable are mats within mat wells in good condition and free from trip hazards?**

Yes

Storage and Riser Cupboards

8 / 8 (100%)

**Are there storage and or riser cupboards at the scheme?**

Yes

**Are service/Riser cupboards locked when not in use?**

Yes

**Are electric cupboards clearly signed?**

Yes

The main consumer unit cupboard has an electrical sticker, but more stickers are needed - requested from team leader.



Photo 35



Photo 36

**Are service/riser cupboards tidy and not used for general storage?**

Yes

**Is shelving secured to wall and not overloaded?**

N/A

**Where applicable is lighting provided and working?**

Yes

**Where applicable are there smoke and heat detectors fitted?**

Yes

**Are all isolator switches/Cupboards clearly marked?  
(location of isolation switches is shown on the fire plan/schematic drawing displayed adjacent to the fire panel)**

Yes

**Are visible cable entry points to ceiling and floor areas fire stopped?**

Yes

Internal Bin Store

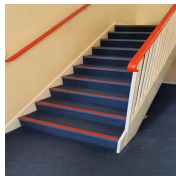
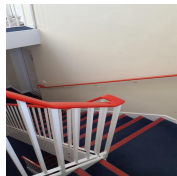
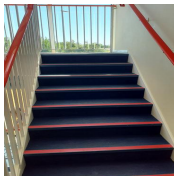
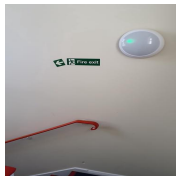

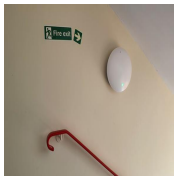
1 / 1 (100%)

**Is there an internal communal bin store at the scheme? (This would be either attached to the main building or inside the main building)**

No

Waste Chute

1 / 1 (100%)

Is there a waste chute at the scheme?	No
Laundry	1 / 1 (100%)
Is there a communal laundry at the scheme?	No
Toilets	1 / 1 (100%)
Are there communal toilets at the scheme?	No
Kitchen	1 / 1 (100%)
Is there a communal kitchen at the scheme?	No
Communal Lounge	1 / 1 (100%)
Is there a communal lounge at the scheme?	No
Guest Room	1 / 1 (100%)
Is there a guest room at the scheme?	No
Stairs	13 / 13 (100%)
Does the scheme have communal stairs?	Yes
<div><div></div><div></div><div></div></div> <div><div>Photo 37</div><div>Photo 38</div><div>Photo 39</div></div>	
Are stairwells clear of combustible items and not being used as a storage space (wheelchairs, pushchairs, mobility scooters etc)?	Yes
Are fire exit directional signs clearly displayed?	Yes
<div><div></div><div></div><div></div></div> <div><div>Photo 40</div><div>Photo 41</div><div>Photo 42</div></div>	
Is there an alternative route/lift for those with mobility impairment?	N/A
Are stair nosing's maintained in good condition?	Yes

<b>Stairs - Is the flooring maintained to a good standard?</b>	Yes
<b>Are handrails securely fixed to wall/floor?</b>	Yes
<b>Are doors to corridors fitted with a closer device?</b>	Yes
<b>Are smoke seals around doors in good condition?</b>	Yes
<b>Are doors fitted with mandatory fire door signs?</b>	Yes
<b>Are windows with internal window ledges below 800mm (not protected by a barrier) fitted with opening restrictor devices first floor and above?</b>	Yes
<b>Is there a good standard of lighting?</b>	Yes
<b>Is emergency lighting in place and working?</b>	Yes
<b>Where provided, are fire extinguishers inspected and tested annually?</b>	N/A
<b>Is smoke detection installed and maintained?</b>	Yes
<b>Are visible cable entry points to ceiling and floor areas fire stopped?</b>	N/A
Corridors	14 / 14 (100%)
<b>Does the scheme have communal corridors?</b>	Yes
<b>Are corridors free from obstruction and not used to store materials or recharge mobility scooters?</b>	Yes
<b>Are fire exit directional signs clearly displayed (in brail where needed)?</b>	Yes
<b>Where fitted are handrails securely fixed to wall/floor?</b>	N/A
<b>Are there any communal doors in the corridor</b>	Yes
<b>Are doors within corridors fitted with a closer device?</b>	Yes
<b>Are smoke seals around doors in good condition?</b>	Yes
<b>Are doors fitted with mandatory fire door signs?</b>	Yes
<b>Are windows with internal window ledges below 800mm (not</b>	Yes

protected by a barrier) fitted with opening restrictor devices first floor and above?	
Communal corridors - Is the flooring maintained to a good standard?	Yes
Is there a good standard of lighting and controls can be reached from a wheelchair?	Yes
Is emergency lighting in place and working?	Yes
Where provided, are fire extinguishers inspected and tested annually?	N/A
Is smoke detection installed and maintained?	Yes
Are visible cable entry points to ceiling and floor areas fire stopped?	N/A
Lifts	1 / 1 (100%)
Are there lifts at the scheme?	No
Stairlifts	1 / 1 (100%)
Are there any communal stair lifts at the scheme?	No
Part C Buggy/Bike Store	1 flagged, 1 action, 9 / 10 (90%)
Are there any buggy or Bike stores at the scheme?	Yes
Buggy/Bike store - Is the area clean and tidy?	Yes
Are doors fitted with a closer device?	Yes
Do all doors close against door frame?	Yes
Are smoke seals around doors in good condition?	Yes
Are doors fitted with mandatory fire door signs?	Yes
Buggy/Bike store - Is the flooring maintained to a good standard?	Yes
Is there a good standard of lighting and controls can be reached from a wheelchair?	Yes

Is emergency lighting in place and working?

No

Faulty light in bike store in block 56-66



Photo 43

[Collett Road ANNOTATED MAP 2025.pdf](#)

**In progress** | Assignee: Lianne Short, Daniel Smethem -ADMIN ACCOUNT DO NOT REMOVE | Priority: Low | Due: 08.10.2025 17:04 BST | Created by: Lianne Short

56-66 Collett Road - Bike store light faulty

The light in the bike store is reportedly flashing on and off constantly. Could be due to a faulty or dirty sensor? Please raise job for this to be looked at. DS raised on CX 09/07/2025 UR0827773

Is smoke detection installed and maintained?

Yes

Are visible cable entry points to ceiling and floor areas fire stopped?

N/A

Part D Mobility Scooter Store

1 / 1 (100%)

Is there a mobility scooter store at the scheme?

No

Part E Plant Rooms

1 / 1 (100%)

Lift Room

1 / 1 (100%)

Is there a lift room at the scheme?

No

Electrical

2 / 2 (100%)

Are there any communal electrical items at the scheme?

Yes

Are electrical circuits and fixed equipment subject to test every 5 years?

Yes

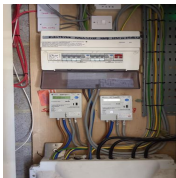


Photo 44



Photo 45



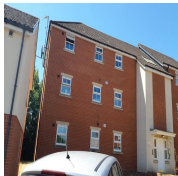


Photo 46



Photo 47

Are all portable appliances located in communal areas and guest rooms subject to an annual EET and records maintained?

N/A

Are communal electric storage heaters free from obstruction?	N/A
Are communal electric wall heaters and electric fires free from obstruction at all times?	N/A
Gas Boiler Room	1 / 1 (100%)
Is there a gas boiler room at the scheme?	No
Part F Risk not covered under control measures	1 action, 1 / 1 (100%)
Part F Risk not covered under control measures 1	1 action, 1 / 1 (100%)
Are there any other risks or hazards not covered above?	Yes
What is the risk or hazard?	Resident reported small roof tile falling onto the grass which needs to be investigated.
Small roof tile along edge has slipped off	
  	
<a href="#">Collett Road ANNOTATED MAP 2025.pdf</a>	
<b>To do</b>   Assignee: Lianne Short, Daniel Smethem -ADMIN ACCOUNT DO NOT REMOVE   Priority: Low   Due: 08.10.2025 19:24 BST   Created by: Lianne Short	
56-65 Collett Road - Small roof tile slipped off	
Resident reported that a small roof tile has previously fallen from the roof onto the grass. it is a small piece of tile along the edge of the roof now missing. This is a 3 storey building but this will need to be investigated.	
Part G General overview of scheme	1 / 2 (50%)
Is the exterior of the scheme, including grounds and outbuildings, presentable?	Yes
Is the interior decor clean and in good condition?	No
<p>During my visit, there were several complaints from residents regarding the standard of cleaning in the blocks, as well as the mess being left in hallways by some residents.</p> <p>Email sent to Aaron Crump re the cleaning and to Suzanne to contact the residents.</p> <p>There is also concern regarding items in the rear garden belonging to residents in the ground floor flats of block 56-66, including one resident having fires in the rear garden and causing smoke to go inside the upper flats. This will also be raised in email to HO.</p>	



## Sign-off

Inspection complete. Signature



L.Short  
08.07.2025 19:31 BST

---

## Media summary



Photo 1

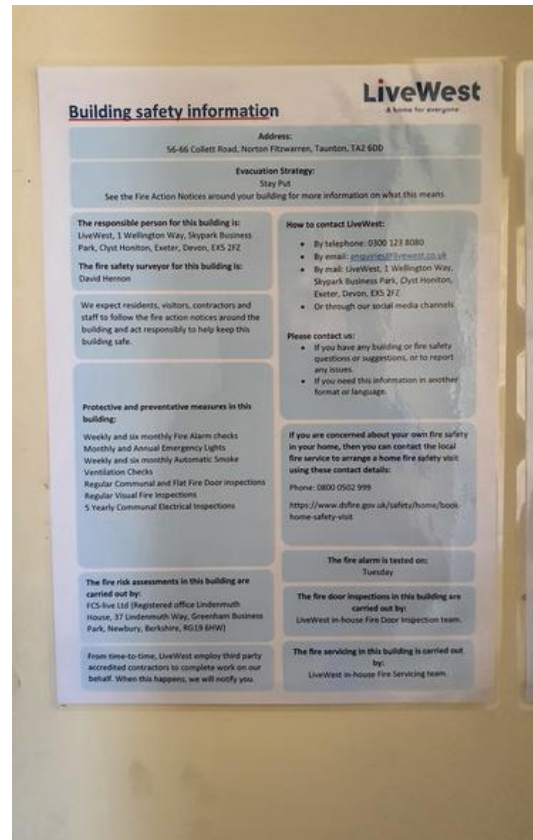


Photo 2

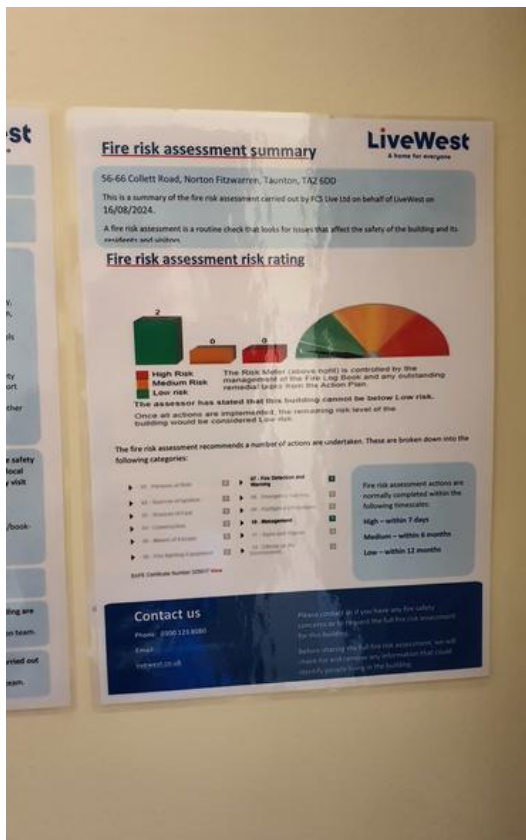


Photo 3



Photo 4



Photo 5



Photo 6

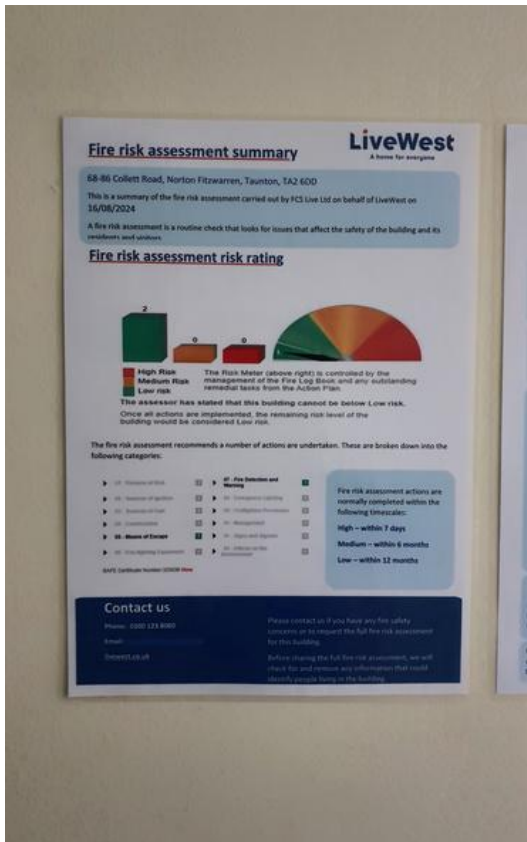


Photo 7

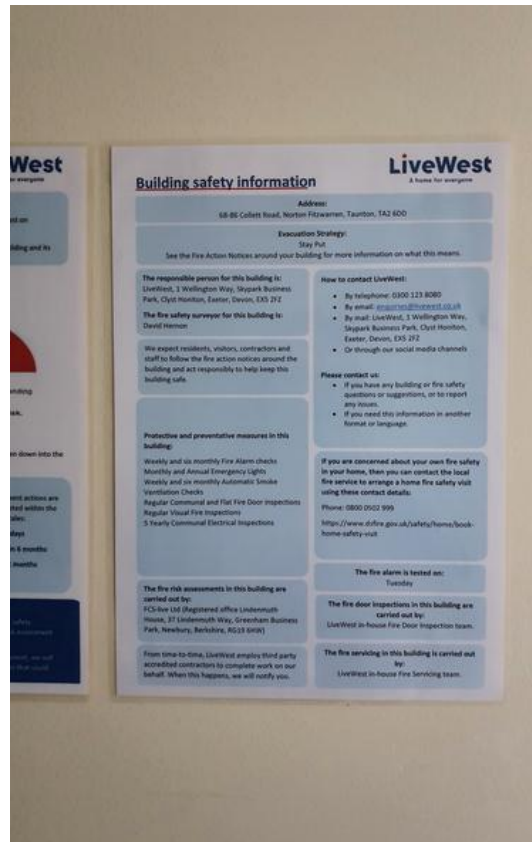


Photo 8

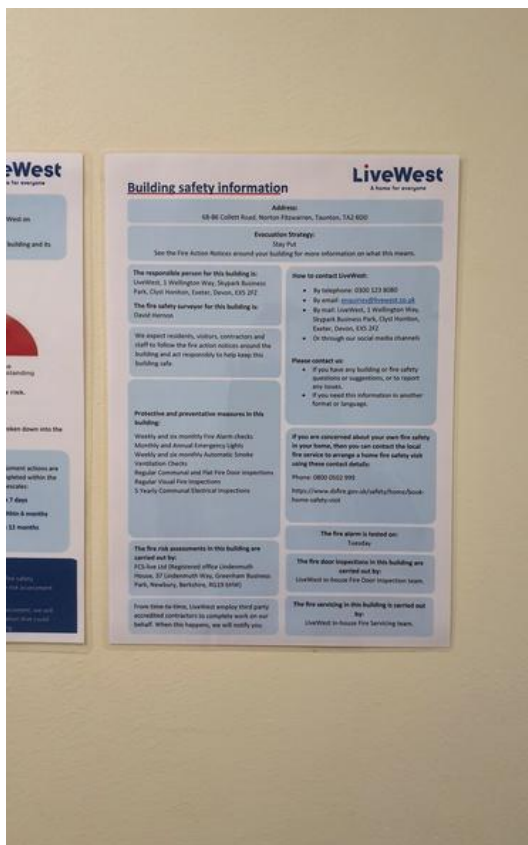


Photo 9



Photo 10



Photo 11



Photo 12





Photo 13

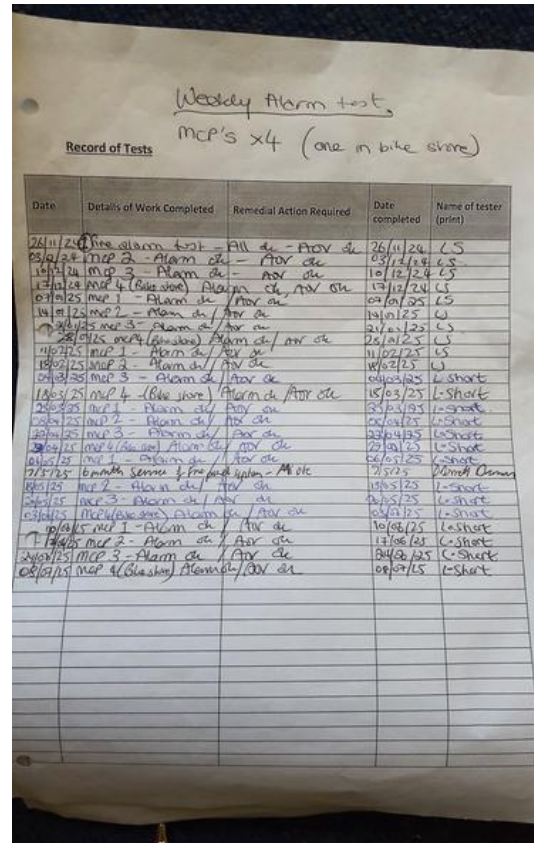


Photo 14

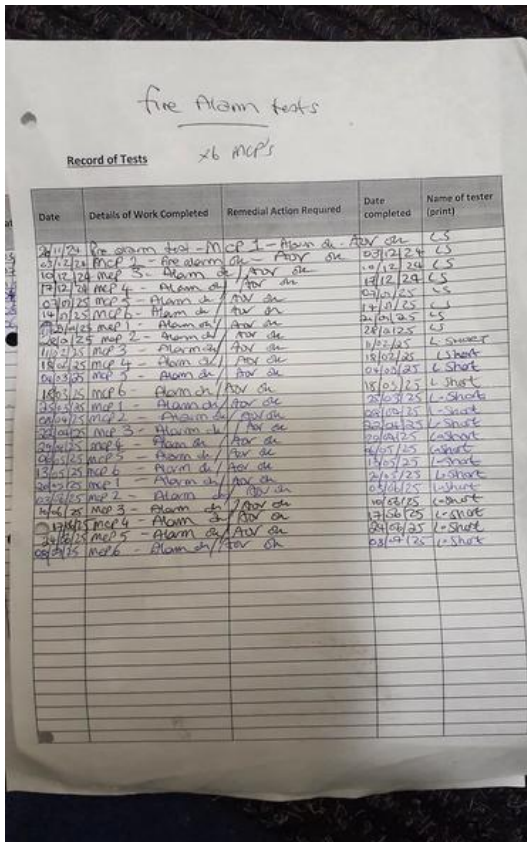


Photo 15

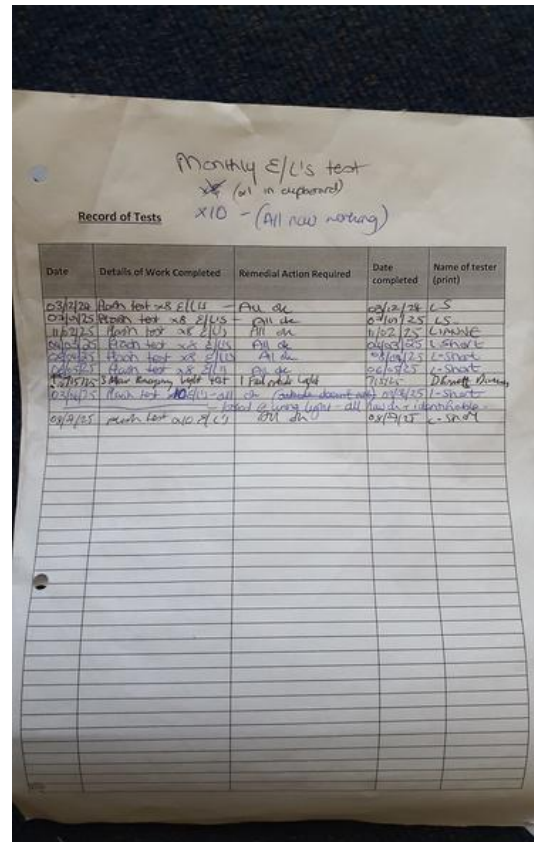










Photo 21

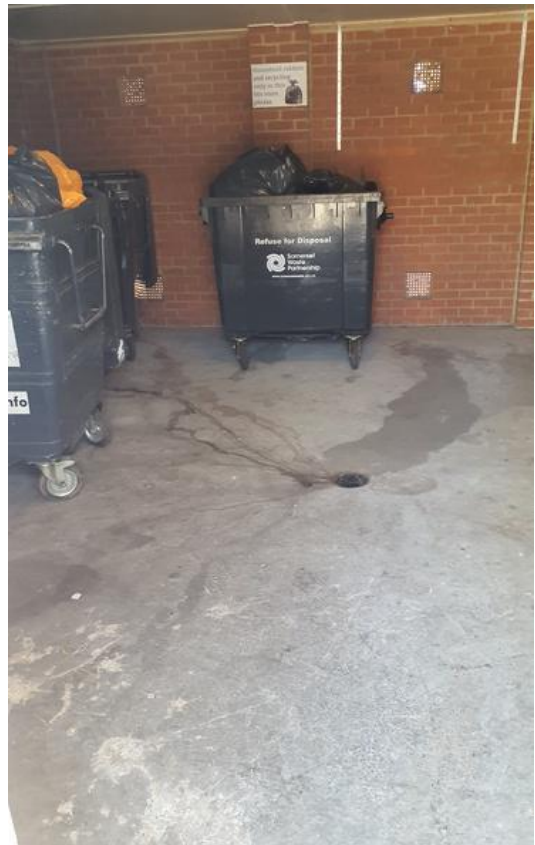


Photo 22



Photo 23



Photo 24





Photo 25



Photo 26



Photo 27

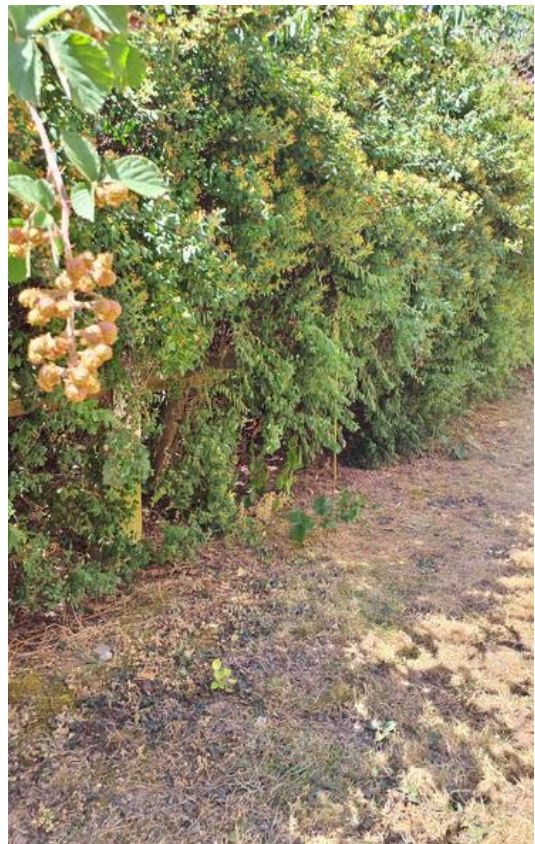


Photo 28





Photo 29



Photo 30



Photo 31

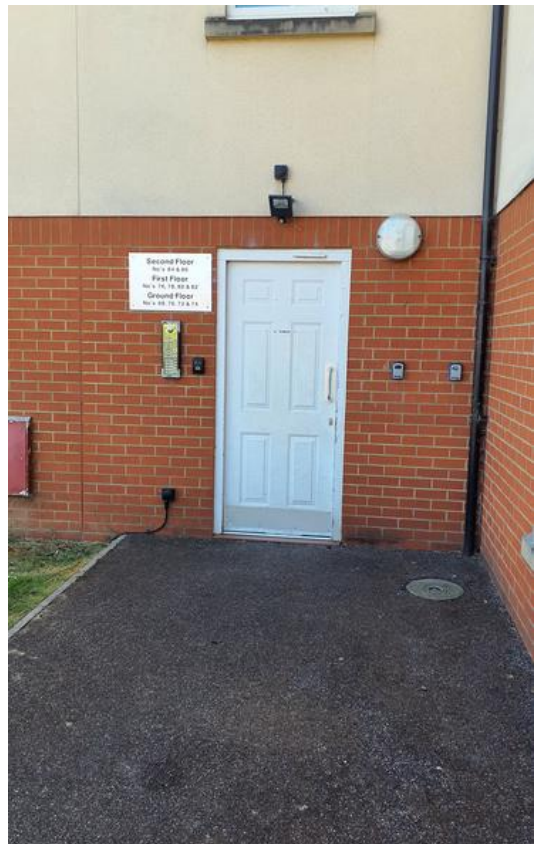


Photo 32



Photo 33



Photo 34



Photo 35



Photo 36





Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43

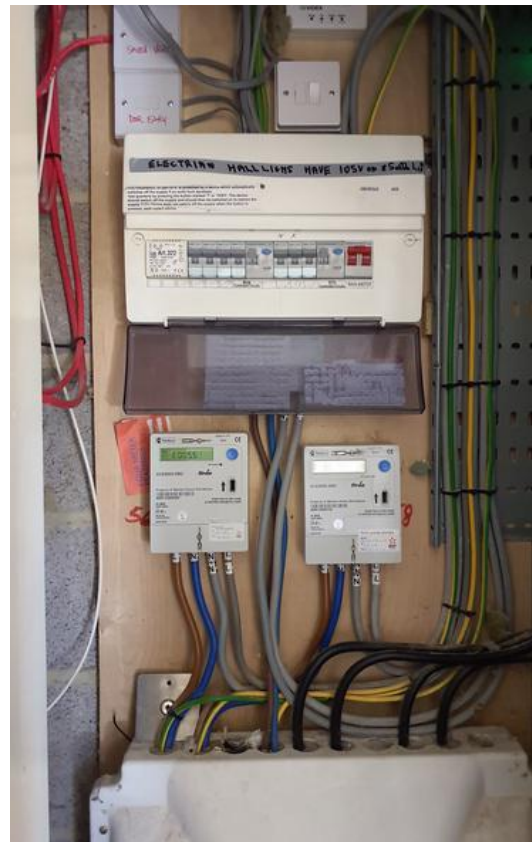


Photo 44

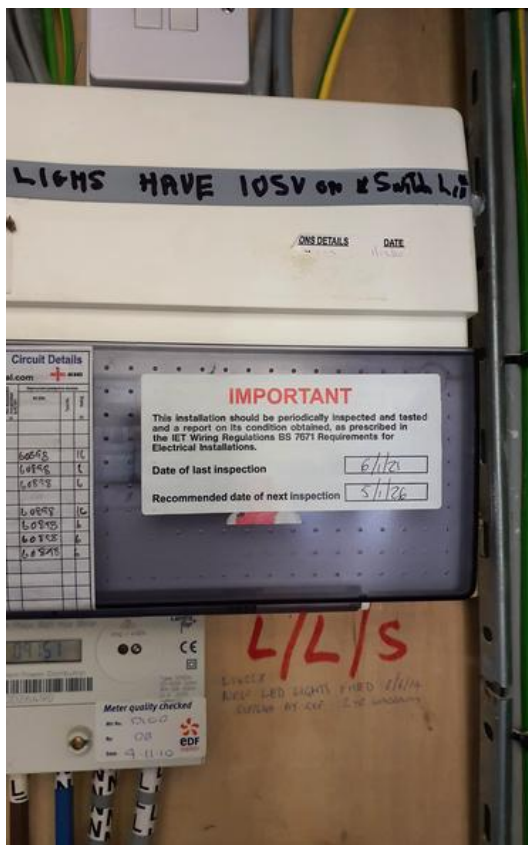


Photo 45

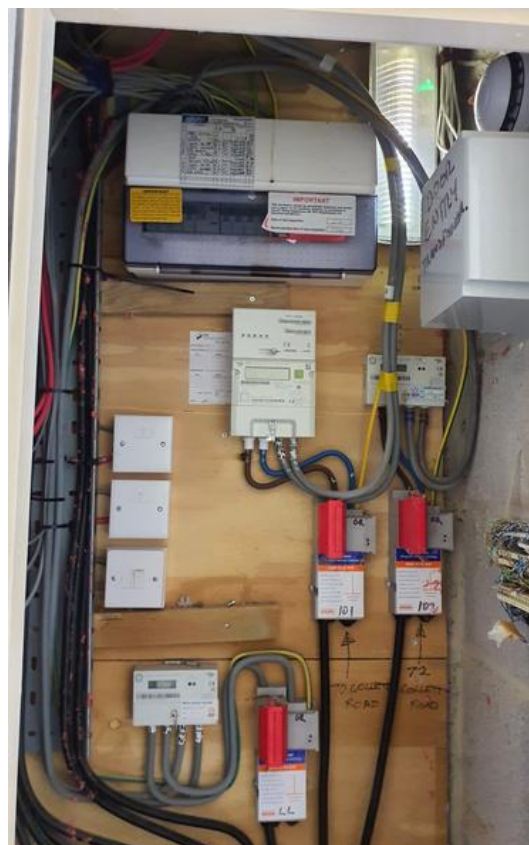


Photo 46



Photo 47



Photo 48





Photo 49



Photo 50

#### File summary

[Collett Road MAP 2025.pdf](#)

[Collett Road ANNOTATED MAP 2025.pdf](#)

[Collett Road ANNOTATED MAP 2025.pdf](#)

[Collett Road ANNOTATED MAP 2025.pdf](#)

[Collett Road ANNOTATED MAP 2025.pdf](#)