

Risk Assessment Report

Date: 3rd June 2025
Proposal Address: 99 Lang Avenue
Client: Mr. Tosin Omolewa Olufemi (JIBT Investments Ltd)
Assessed by: Amina Osman Talha
Reviewed by: Faizal Osman

Purpose of Report

This report, prepared by Faizal Osman, supports a proposal to change the use of the property at 99 Lang Avenue from a Residential Class C3 home to a Children’s Home Class C2. It identifies potential risks associated with this change and the control measures in place to mitigate them.

General Information

- Children’s Home Name: [To be completed]
 - Contact Information: [To be completed]
 - Person in Charge: [To be completed]
 - Staff Involved: [To be completed]
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Risk Assessment Table

Risk Area	Risk Description	Likelihood (1-5)	Severity (1-5)	Risk Level (L×S)	Control Measures	Responsible Person	Action Deadline
Environment	Slippery floors or wet areas	2	2	4	Keep floors dry; install slip-resistant mats	Maintenance Staff	Ongoing
Health & Hygiene	Infection outbreaks (e.g., flu)	3	1	3	Handwashing training, sanitation, vaccination programs	Health Manager	Monthly Review
Fire Safety	Inadequate fire exits	1	5	5	Maintain clear exits; conduct regular fire drills	Health & Safety Officer	Quarterly
Electrical Safety	Faulty wiring or exposed outlets	2	2	4	Conduct regular checks; use outlet covers	Maintenance	Annual Inspection
Child Protection	Emotional or physical abuse risk	2	4	8	Staff training; monitoring and reporting systems	Home Manager	Bi-Annual Review
Emergency Procedures	Delayed emergency responses	3	3	9	Emergency drills; clear protocols	All Staff	Monthly Drills

Risk Matrix

Likelihood (L):
1 = Rare | 2 = Unlikely | 3 = Possible | 4 = Likely | 5 = Almost Certain

Severity (S):
1 = Minor Injury/Damage | 2 = Moderate | 3 = Serious | 4 = Major | 5 = Fatality

- Risk Level (L×S):
- Low: 1–7
 - Medium: 8–14
 - High: 15–25

Additional Risk Areas and Control Measures

1. Legal and Regulatory Compliance

Risk:

Failure to meet legal and regulatory requirements.

Control Measures:

- Comply with local authority regulations and licensing for Children's Homes.
 - Submit change of use application to the local planning authority.
 - Follow the Children's Homes (England) Regulations 2015 and National Minimum Standards.
 - Complete safeguarding checks in line with child protection laws, including the Safeguarding Vulnerable Groups Act.
 - Ensure building regulations and planning permissions are fully reviewed and met.
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2. Safeguarding and Welfare of Children

Risk:

Inadequate safeguarding measures leading to potential harm to children.

Control Measures:

- Implement a comprehensive safeguarding policy in line with statutory requirements.
 - DBS checks for all staff.
 - Maintain a child-focused environment with appropriate staff ratios.
 - Install CCTV in communal areas with proper data protection measures.
 - Conduct regular risk assessments for activities and visitor interactions.
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3. Building and Environmental Hazards

Risk:

Unsuitable building conditions or environmental hazards.

Control Measures:

- Conduct a detailed health and safety inspection.
 - Use child-friendly fittings (e.g., secure windows, child-proof staircases).
 - Install fire alarms, extinguishers, emergency exits, and other safety equipment.
 - Ensure appropriate room sizes, lighting, ventilation, and child-safe materials.
 - Install child-proof locks or gates in high-risk areas.
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4. Fire Safety and Emergency Planning

Risk:

Fire hazards or ineffective emergency response.

Control Measures:

- Conduct and update a fire risk assessment for children's residential use.
 - Establish a fire evacuation plan and designate assembly points.
 - Install smoke detectors, fire doors, extinguishers, and alarm systems.
 - Schedule regular fire drills with staff and residents.
 - Maintain firefighting equipment inventory.
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5. Staffing and Training

Risk:

Understaffing or insufficient staff training.

Control Measures:

- Ensure compliance with Children's Homes staffing standards.
 - Offer training in child protection, first aid, and behaviour management.
 - Conduct performance reviews and supervision of staff.
 - Implement protocols for managing child-related incidents.
 - Train staff to support children with special needs (e.g., disabilities, mental health).
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6. Health and Safety

Risk:

Exposure to health hazards or risk of accidents.

Control Measures:

- Maintain a health and safety policy with guidance on hygiene, accidents, and first aid.
 - Keep updated medical records for each child.
 - Provide accessible medical care and supplies.
 - Train staff in emergency and everyday medical response.
 - Conduct routine cleaning and sanitation to prevent disease.
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7. Noise and Disturbance

Risk:

Disruption to neighbouring properties due to noise.

Control Measures:

- Install soundproofing where needed.
 - Establish quiet hours and educate children and staff on noise awareness.
 - Set up a system for monitoring and responding to community complaints.
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8. Impact on the Local Community

Risk:

Concerns or objections from the local community.

Control Measures:

- Engage with neighbours and stakeholders proactively.
 - Provide information on the purpose and benefits of the children's home.
 - Maintain confidentiality while being transparent about operations.
 - Address and resolve community concerns promptly.
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9. Insurance and Liability

Risk:

Insufficient insurance coverage for new use.

Control Measures:

- Review insurance policies to include all risks specific to children's residential care.
- Ensure liability coverage for staff and child-related incidents.
- Include contents and property damage coverage.

10. Financial and Operational Risks

Risk:

Lack of financial sustainability or inefficient operations.

Control Measures:

- Conduct financial feasibility study before implementing changes.
- Ensure secure funding and allocate budget for operational needs.
- Apply best practices in management and financial planning.

Conclusion

The proposed change from Class C3 residential to Class C2 children's home presents several manageable risks. By implementing the identified control measures, complying with regulations, and maintaining continuous monitoring and review, the facility can operate safely and effectively for both residents and the wider community.