**PROPERTY RISK ASSESSMENT**

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**M-Theory Music, Moorside Community Centre  
Urquhart Road, Thatcham, Berkshire, RG19 4RE**

**Assessment carried out by: Dan Carter (Head of Youth Activities) September 2019 Review date: September 2020**

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| What are the hazards? | Who might be harmed and how? | Existing control measurers | Current risk rating | Further action necessary? | Revised risk rating | Action deadline | Notes |
| **Slips, trips & falls** | | | | | | | |
| Step up from car park to front of building | Users of the centre might suffer injuries such as fractures or bruising when entering from car park | Lighting in car park and on entrance door | Low | No further action required | Low | N/A |  |
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| **Slips, trips & falls continued** | | | | | | | |
| Cracked paving slabs at front of building | Users of Moorside might suffer injuries such as fractures or bruising when entering from field | Paving slabs maintained and monitored  Slabs kept weed free by building owners | Low | Continue to monitor for signs of deterioration in slabs; report when necessary | Low | N/A |  |
| **Vehicle Movement** | | | | | | | |
| Movement of vehicles in car park | Pedestrians could suffer serious injury if struck by cars entering/leaving car park or moving in it | Car park well lit and kept free of obstructions  Hedges kept cut well back to ensure maximum visibility  Staff to ensure young people do not play in car park | Low | No further action required | Low | N/A |  |

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| **Hazardous Substances** | | | | | | | |
| Cleaning materials | The cleaner risks skin problems or eye damage from direct contact with cleaning chemicals | Mops, brushes and strong rubber gloves provided  Cleaning products marked “irritant” replaced with milder alternatives  Staff advised to use products safely; eg follow label instructions and dilute properly  Cleaning products stored securely  COSHH sheets issued for all chemicals used | Low | No further action required | Low | N/A | N/A |

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| **Electrical** | | | | | | | |
| Electrical appliances | Users risk electric shock or burns from faulty equipment or installation | Fixed installations correctly installed by qualified electrician  All repairs carried out by qualified electrician  Plug protectors in sockets  Portable equipment checked for visible signs of damage before use  Portable Appliance Test carried out annually  Periodic electrical safety test carried out by qualified electrician on the buildings electrics  Users advised via hire agreement toensure any electrical appliances brought by them to the premises and used there are safe, in good working order and used in a safe manner | Low | No further action required | Low | N/A |  |
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| **Stored Equipment** | | | | | | | |
| Equipment stored on site | Users could be injured by collapsing stacks | Users advised to stack all items left on site safely and securely | Low | No further action required | Low | N/A |  |
| **Manual Handling** | | | | | | | |
| Lifting and moving equipment | Users may suffer back pain if they try and lift or move objects that are heavy or awkward | Trolleys available to move heavy equipment as required | Low | No further action required | Low | N/A |  |
| **Asbestos** | | | | | | | |
| Asbestos only poses a risk if fibres are released into the air and inhaled | Users carrying out normal activities are at very low risk | No risk controls at present | Low | Arrange for an asbestos survey to be carried out by owner of building | Low | Prior to any works being carried out |  |

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| **Fire** | | | | | | | |
| Fire within the premises | If trapped users could suffer fatal injuries from smoke inhalation or burns | Separate Fire Risk Assessment carried out | Low | Ensure any actions identified in the Fire Risk Assessment are carried out promptly | Low | See Fire Risk Assessment |  |
| **Legionnaire’s Disease** | | | | | | | |
| Caused by legionella bacteria | Users may catch infection caused by breathing in small droplets of water contaminated by the bacteria | No high risk environments at the premises | Low | Identify and assess sources of risk  Owner to prepare a course of action for preventing or controlling the risk | Low | N/A |  |