



## Review of Bandstand Undercroft

25<sup>th</sup> September 2019

### Location

Royal Pump Room Gardens, Leamington Spa

### Brief

Assess and consider the suitability of utilising the Bandstand Undercroft as a functional space. To include the reinstatement of access via the original stone stairs, a new access door and secure ground level grate. Identify all health, safety and welfare aspects of reinstatement listing the significant findings in relation to all relevant parties.

### Relevant Parties

Warwick District Council – employees, contractors and visitors.

Friends of the Pump Room Gardens – volunteers.

### Review

I attended the site on Friday 20<sup>th</sup> September with Ian Carden, Corporate Health & Safety Co-ordinator and Russell Poulton, Green Space Projects Team Leader. I was supplied with plans of the regeneration work and access to the Undercroft, allowing for a detailed inspection of the area.

Access was gained via a steel and concrete hatch positioned in the centre of the bandstand. The hatch was secured by two 8mm allen screws and removed by way of two metal lid keys enabling the hatch to be lifted out of position. A telescopic ladder was then lowered to the Undercroft floor giving access. Standing at the base of the ladder I noted two circular wall lights at either end of the Undercroft, actuated via a PIR sensor. Daylight also permeated the Undercroft through 8 small openings in each wall which will accommodate air bricks upon completion of the regeneration works.

The Undercroft is an octagonal design, covering approximately 4.5 metres by 4.5 metres. It is approximately 1.5 metres in height with two central columns which load

bear for the bandstand floor. These are positioned approximately 1.5 metres apart in the centre of Undercroft with the access hatch positioned centrally between. The floor of the Undercroft is concrete with a narrow perimeter gully and small square soak away to one corner. There is an electrical inlet and associated consumer unit and timers positioned to one wall, these supplying power for the bandstand. To the west wall I observed new brickwork which indicated where the historic access point for the Undercroft had been.

Various pieces of rubbish and debris were observed within the confines of the Undercroft, with evidence of burnt materials being introduced through the openings. This due to the incomplete renovation works and the missing air bricks.

It must also be borne in mind that the Undercroft would be prone to occasional flooding. This due to surface rain run-off and any rise in the local water table.

### Assessment

Assessing the Undercroft I noted a variety of hazards which ultimately give rise to risk. These would directly impact the functional use of the Undercroft, and the people involved in its use. When considering the hazards, the people at risk would include employees, custodians, volunteers, contractors, visitors and lone workers. Although this list may grow dependant on access given by Warwick District Council. Appropriate adjustments should be made to accommodate such changes at the relevant time. The hazards that need to be considered and that will be discussed in the subsequent section are:

- Access and egress from the Undercroft.
- Height of the functional space within the Undercroft.
- Appropriate storage facilities and any limitations.
- Manual handling tasks involved with storage.
- Impact on authorised users.
- Groundwater, flooding and damp.
- Site security.

These are the current significant areas for concern and maybe added to if further hazards are identified.

## Significant Findings

The significant hazards are discussed with potential impacts identified in the following section. Relevant safe systems of work, controls and safety factors would need to be implemented in response to these hazards.

- Access and egress from the Undercroft  
Risk from access grate, stone stairs and low door frame. Slips, trips and falls could occur. Injuries to head due to limited height of access.
- Height of the functional space within the Undercroft.  
Risk of injury to head, shoulders and back from height and subsequent manual handling tasks.
- Appropriate storage facilities and any limitations.  
Risk from installed facilities and limitations on movement causing injury to head, shoulders and back due to manual handling tasks/issues.
- Manual handling tasks involved with use of Undercroft.  
Risk of injury to head, shoulders and back from manual handling tasks associated with use this space. How to manage appropriate training and application of tasks.
- Impact on authorised users.  
Risk of minor and major injury to authorised users from lack of familiarisation with site, training and controls.
- Groundwater, flooding and damp.  
Risk of injury and infection due to wet surfaces and waterborne contaminants, including slips, trips and falls.
- Site security.  
Risk of injury to relevant individuals due to poor or compromised security. This may also include risk to public, albeit limited. Appropriate and stringent controls measures should be adopted.

The findings above give indication of the issues related to utilising the Undercroft as a functional storage space. Appropriate and stringent control measures would need to be adopted. Safe systems of work and a hierarchy of control established. This would be the responsibility of the owners, the District Council and the users, the Friends of the Pump Room Gardens.

Consideration must be given to ongoing risk to the owners should a failure occur within any adopted safe systems of work and subsequent control measures. This being corporate liability, damage to reputation and financial implications to name a few.

### Conclusion

The information gathered and the guidance given in this short report is based on requirements under current legislation and regulation. This pertaining to the Health, Safety and Welfare of individuals in the workplace.

The site in question would not 'suitable and sufficient' for storage thus not fit for purpose. This conclusion has been drawn from the inspection carried out and other information supplied by Russell Poulton. This information confirms there is appropriate storage available a short distance from the Bandstand in the Pump Rooms, with an acceptable method of transporting stored items.

This short report has been drawn up within time constraints, therefore has limited detail. Should further detail and risk assessments be required they can be supplied upon request within a short period of time.

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