



SE Health & Safety Ltd
ASSESS • ADVISE • ASSURE

LANDLORD SERVICES



Landlord Services

Landlord – Building Users Guide

- **Generic Building User Guide** – Covering reasonable building use, legal and technical. wayleaves, sustainability, prohibited substances, permits to access, advertising, flammable materials, BBQs, flammable gases, COSHH storage, emergency procedures, events, cleaning and maintenance, fire prevention, environmental considerations, legislation links.
- **Building Specific User Guide** – as above but building specific.
- **Environmental Building Users Guide** – Building specific – includes Services Overview – Pre-Arrival Information, Provision of Access to Shared Facilities – incident Reporting, Local Transport Facilities – **Local Amenities – Links and Reference** – ties in with Tenant Fit Out Guide - Helps comply with BREEAM - LEAD and carbon reduction programs.

Landlord – Tenant Fit Out Guide

- **Generic Building User Guide** – Covering reasonable building use, legal and technical. wayleaves, sustainability, prohibited substances, permits to access, advertising, flammable materials, BBQs, flammable gases, COSHH storage, emergency procedures, events, cleaning and maintenance, fire prevention, environmental considerations, legislation links.
- **Building Specific User Guide** – as above but building specific.
- **Environmental Building Users Guide** – Building specific – includes Services Overview – Pre-Arrival Information, Provision of Access to Shared Facilities – incident Reporting, Local Transport Facilities – **Local Amenities – Links and Reference** – ties in with Tenant Fit Out Guide - Helps comply with BREEAM - LEAD and carbon reduction programs.

Landlord Services

Building Compliance Reporting

- Multi- point inspection of buildings covering key areas of health and safety / fire compliance, such as fire strategy, fire risk assessment, asbestos management, fixed wiring, PAT Testing, flooring slip resistance, roof and basement conditions, glazing and plant, access and accessibility.
- Suggested action plan to correct any identified defects and faults identified in the inspection report.
- Suggested additional surveys – such as façade flammability, building fire strategy, roof loading and roof management plan, façade management plan, plant and equipment review, cyber security, Haz Mat (lead paint and asbestos) and accessibility.
- Review of key documentation including asbestos management plan, formal inspection, and test for LOLER, fixed wiring, fire risk assessment and fire plans, life safety system servicing and maintenance.
- 50 Point - Specific Fire and Safe Audit – (available separately) focusing on Fire only issues or Safe - Health Safety and Welfare Issues – including compliance with the Workplace (Health Safety) and Welfare Regulations 1992, with recommendations report and photo record.
- 50 Point - Accessibility Audit – including Equality Act compliance issues, such as facilities for visual impairment, mobility issues, fire arrangements, including PEEPS, (personal emergency evacuation plans) – recommendations and report.



SE Health & Safety Ltd
ASSESS • ADVISE • ASSURE

Our Range of Services

- ✓ **ISO Management Systems**
- ✓ **Health & Safety Support**
- ✓ **Principal Designer**
- ✓ **CDM Client Advisor**
- ✓ **Landlord and Tenant Fit Out Guides**
- ✓ **Fire Risk Assessments**
- ✓ **Training Courses**
- ✓ **Site Photography**



SE Health & Safety Ltd
ASSESS • ADVISE • ASSURE



www.sehs.co.uk



safety@sehs.co.uk



020 3488 1003