

Health and Safety Checklist (v3)

Date: 1st October 2025

Review date: 31st October 2026 (or sooner in cases of significant changes)

Completed by: Maggie Sinclair

Premises: Ceddesfeld Hall
Rectorry Row
Sedgefield
Stockton on Tees
TS21 2AE

Description:

Ceddesfeld Hall is a Grade 2 listed building with two floors in general use, with additional storage in both the cellar and the attic. The property is of traditional rendered stone construction with a pitched slate roof.

The building is managed by the Trustees of the Sedgefield Community Association (SCA), a charitable organisation and is generally used by local groups/sections in addition to being available for private hire.

Note: This Health & Safety Checklist should be used in conjunction with other SCA Policies, Procedures and Risk Assessments.

Item	Questions	Details	Further Actions
Car park	Is the car park surface maintained to minimise slip and trip risks?	Car park surface has been maintained. Areas of the car park are prone to flooding when leaves etc block drains.	Regularly inspect car park and arrange to have drains cleared as needed.
	Are vehicle and pedestrian routes/flows and car park and site entrance/exits clearly marked?	Disabled car park area marked.	Discussed at SCA Trustee meeting. No history of reported accidents, or near misses. Low volume of traffic in car park. Agreed no further action currently.
	Is the car park well lit?	Yes	None currently
	Are paths, steps, and any ramps to and from the hall properly	The area immediately outside the front door has the type of paving which	Ensure area is regularly cleaned.

	maintained to minimise slip and trip risks?	can present slip hazard at times, in wet weather.	Discussed whether any further action should be taken at the SCA Trustee meeting. To carry on ensuring area is cleaned as above. To continue to review.
	Can emergency vehicles gain access?	Yes	None currently
Movement around the building	Is lighting suitable and sufficient to allow safe access and exit (including lighting of emergency exits)?	Yes	None currently
	Is matting provided to minimise rainwater etc being carried into the building?	The main front entrance is carpeted. The entrance to Main Hall is directly onto a wooden floor from a grassed area, which can present a slip hazard in wet weather.	Ensure large mats are placed in this area as required.
	Do rooms and corridors have sufficient lighting?	Yes	None currently
	Are corridors clear of clutter?	Yes	Inspect fire escapes monthly.
	Are there any trailing electrical leads/cables?	No	Inspect monthly.
	Are permanent fixtures in good condition, e.g. seats, shelving, cupboards, notice boards, signage etc?	Yes	Inspect 6 monthly.
	Is internal flooring in good condition, e.g. are carpets fixed?	Yes	Inspect 6 monthly.
	Where any doors contain glass, is this made from a safety material?	Yes	None currently
	Are all stairs fitted with handrails?	Yes	None currently

Electrical equipment and services	If you have any fixed electrical installations: ■ Are they correctly installed, modified, or repaired, then inspected and tested by an electrician or other suitably qualified person before being put into use?	Yes	None currently
	If you own or hire any portable or fixed electrical equipment (e.g. a cooker or vacuum cleaner etc): ■ Has it been visually checked and, where necessary, tested at suitable (occasional) intervals to ensure that it is safe to use? ■ Has any damaged electrical equipment been taken out of service or replaced?	Yes Yes	None currently
Gas equipment and services	If fixed gas appliances are available for use (e.g. a boiler, cooker, water heater), are arrangements in place for periodic examinations and any remedial action by a Gas Safe registered engineer?	Yes Contract in place with suitably qualified Gas Safe registered company.	None currently
	If mobile gas appliances are available for use (e.g. heaters fuelled by bottled gas), are arrangements for periodic examinations and any remedial action by a competent person in place?	N/A	

LPG (liquefied petroleum gas)	If there is an externally sited LPG installation with a storage vessel: ■ Is the area around the vessel kept clear? ■ If it is near a road, is it protected from passing traffic? ■ Have pipes carrying the LPG to the hall been checked to ensure that they are in good condition?	N/A	
Asbestos	Does the hall contain any asbestos?	Yes A 'Type 2' asbestos survey of the 'whole' building was completed by a suitably qualified company in December 2008. An Asbestos register is held on file.	Maintain Register
	If there is asbestos, and it is in good condition, has a record been made of where it is? Are there arrangements to provide this information to anyone who carries out maintenance work on the building?	A record of all asbestos is documented in the 'Asbestos Register'. Records show that all 'damaged/poor condition/unsealed/friable' asbestos materials were removed. Some 'Chrysotile' type of asbestos was noted in the wall coatings on the hallway arches and male toilets. This was recorded at the time of the survey as being in good condition.	Ensure these areas are inspected annually and outcome recorded. Action following inspection as appropriate. Ensure relevant parties informed prior to any maintenance or building work

			involving these areas. Discussed at November 2024 meeting. Agreed evidence exists showing asbestos removed from Kitchen walls. To ensure further assessment carried out prior to any work carried on male toilet walls.
	Is there a system in place to ensure the asbestos is not disturbed, and are regular checks made to ensure it remains undisturbed and in good condition?		Ensure relevant areas inspected annually.
	If damaged asbestos has been identified, have arrangements been made to ensure it is either repaired, encapsulated, or removed?	All damaged asbestos was removed by an appropriate contractor in 2009, following the survey.	
	Have records of any asbestos been kept so that asbestos material likely to release high fibre levels can be removed first by licensed contractors if the hall is refurbished/demolished?	Yes	
Fire and Evacuation	Has a fire risk assessment been completed and are adequate fire safety measures in place?	Yes	None currently

	Is the fire alarm tested regularly?	Yes	Weekly fire alarm tests are carried out and outcome recorded.
	Are fire /evacuation drills carried out at least once a year?	Yes	Full fire drill carried out in December 2024. Further annual fire drill to be carried out during 2025/26
	Are regular checks made to ensure escape routes and fire exit doors are: ■ unobstructed; and ■ adequate and effective for the number of people using the hall (including those who are disabled or vulnerable)?	Yes	Inspected monthly
	Are combustible substances or waste stored safely?	Yes	None currently
	Is fire-fighting equipment in place and tested regularly in line with the manufacturer's guidance?	Yes There are several fire extinguishers strategically placed within Ceddesfeld Hall. These are inspected and maintained by an external company annually. Each has clear instruction on use.	Continue contract with external company.
Legionnaires' disease	Do you or users do anything that involves spraying/sprayed water (e.g. using showers in changing rooms, or a humidifier) that could contain legionella	N/A	

	bacteria? (These bacteria can cause legionnaires' disease.)		
	If you cannot avoid spraying water, do you have an up-to-date plan for dealing with this risk?	N/A	
	Is it clear who is responsible for doing things in the plan and do they keep a record of any checks (e.g. temperature checks)?	N/A	
Users of the premises	Do users have all the information about the hall they need to operate safely?	Yes	Information for users is provided and displayed throughout the premises.
First Aid	Do users have access to First Aid equipment?	Community defibrillator in situ on outside wall of Hall. Registered on the 'Circuit'. Checked and maintained as appropriate. First Aid kit in Kitchen and Bar area.	Ensure regular checks on deregulator and First Aid boxes. Signs in place to highlight locations of First aid Boxes and First Aid Book
Kitchen equipment and use	Are there suitable instructions on the use of kitchen equipment.	Yes	Instructions are provided in the form of laminated posters on the kitchen wall.
Hazardous substances	Are any hazardous substances stored appropriately?	Yes Cleaning products. Carbon dioxide gas cylinders are used to pressurise consumable liquids. All bar volunteers setting up cylinders have	Cleaning products clearly labelled and kept in locked cupboard. All cylinders are clearly labelled and stored appropriately.

		received appropriate training.	
Platform Lift	Has the platform list been appropriately installed? Is there a suitable regime for maintenance and inspection in place?	The lift was supplied and installed by a suitable company in accordance with the Supply of Machinery (safety) Regulations 2008/Lift Regulations 2016. Schedule of inspection is in place. User instructions displayed in the lift. Mobile telephone fitted inside lift to seek assistance should users not be able to exit lift safely.	Maintain record of list inspection and maintenance. Carry out check of mobile telephone monthly.

Name: Maggie Sinclair Trustee	Signature:	Date: Original check list: 10/10/2024 (V1) Revised: 19/12/2024 (V2) Further revised: 01/10/26 (V3)
Name: Tony Guest Facilities Manager	Signature:	Date:
Name: Wendy Gill SCA Chair	Signature:	Date: