



North Lodge Park, Cromer

North Lodge Park is positioned off Overstrand Road and Cliff Drive, and the seafront promenade.

Cromer Town Council Offices are located in the former residential premises within the park.

The park currently comprises of open grass, gardens, and an area of hard-play which were former tennis courts, a bowling green, and a model boat pond.

There is one particular feature as the park is bisected by a path from Cliff Drive to the sea front. Due to the prevailing topography, the path is lower than the parkland either side, and as a result, there is a timber pedestrian bridge linking one side of the park to the other.

There are several buildings within the park:

- Two traditional shelters with seats, and thatched roofs
- One former kiosk near the "sunken garden", with a thatched roof
- One former timber clad "pavilion" type building where the former tennis courts were located
- A small complex of single storey buildings with pitched tiled roofs, between the model boat pond and bowling green, providing a playschool facility, public toilets, and a tea room
- A single storey shelter with a felted lean-to roof at the bowling green.
- A storage shed for gardening equipment.

Throughout the park there are tarmac footpaths which are generally in reasonable condition. There are also formal gardens, within which there are located traditional timber seats for park users.

Access and egress

Pedestrian access is provided by:

- Two points off the Esplanade
- One point from The Gangway adjacent to the sunken garden
- One point at the corner of Cliff Drive and Overstrand Road

Vehicle access is provided:

- Via a gated entrance off Overstrand Road.

This access is used by staff and visitors going to the Town Council premises, and service vehicles going to the tea room. An adjacent resident also has a right of way to use the access

Health and Safety Statutory Legislation

The purpose of health and safety legislation is to ensure the health, safety and welfare of employees, the self employed, and anyone else affected by the undertaking of the employer.

The Health and Safety at Work Act 1974 imposes general duties of care on the employer in this regard, which is further defined in the Management of Health and safety at Work Regulations 1999.

As the Landlord of North Lodge Park, Cromer Town Council has a duty of care under the Occupiers Liability Act 1957 to visitors, and Occupiers Liability Act 1984 to "non-visitors". The standard of care is that of a reasonable occupier.

The 1984 Act will apply to the protection of trespassers who unlawfully access secure buildings in the park.

Public Liability is not a statutory requirement but is part of the law of tort which focuses on civil wrongs. An applicant (the injured party) usually sues the respondent (the owner or occupier) under common law based on negligence and/or damages. Claims are usually successful when it can be shown that the owner/occupier was responsible for an injury, therefore they breached their duty of care.

Health and Safety Issues

The inspection covered the whole park with in order to identify any significant hazards to health and safety that existed.

In general, North Lodge Park is a relatively safe place to be in. The few hazards identified relate physical conditions of surfaces, the bridge and other installations. The biggest operational issue relates to the movement of vehicles but this can be controlled by imposing a speed limit by means of signage.

The management of the park will also include the buildings within it, most of which appear to be in good condition. The inspection did not include a survey of the condition of the buildings, especially the building in which the nursery, tea room and toilets are located, although externally from a health and safety perspective, there were no obvious hazards.



North Lodge Park, Cromer

Review of health and safety related issues

Executive summary.

The ownership of North Lodge Park is to be transferred from North Norfolk District Council to Cromer Town Council.

The purpose of the review is to identify any significant health and safety hazards that exist pre-transfer of the property.

The park and associated facilities are generally in good order and do not present any significant health and safety hazards to employees, contractors or the general public.

There are however, some issues that it would be prudent to remedy before the transfer of the property rather than incur the cost of remedial action at a later date.

There are residual issues relating to the conflict between vehicles and pedestrians on the access road from Overstrand Road that will need to be addressed, although full segregation of vehicles from pedestrians is unlikely to be achieved as vehicle access will be required to the Town Council offices and also the Tea Room. Contractor's vehicles will require access for grounds maintenance. Service vehicles will require access for deliveries or collection. This being the case, it is recommended that control measures are put in place to reduce the speed of vehicles. Visibility is good on what is a straight piece of road. It is recommended that road signs are erected to reduce the speed limit to 10mph.

The pedestrian bridge is another area of concern. The bridge structurally is sound. The residual hazard is slips, trips and particularly falls. The treads to the steps have been treated to prevent slips and the nosings are clearly identifiable. The handrails however do require some attention. There is evidence of timber decay in some areas and the timber should be replaced where necessary.

In some of the gardens, there are floodlights and lighting bollards. Some may be in working condition, but others are definitely not. There are two options available and they are:

- 1) Refurbish the lighting system to a safe working condition
- 2) Remove lighting system

At the time of the transfer of the park to the Town Council, it is imperative that all of the information relating to the buildings on the site is provided by the vendor including:

- a) up to date asbestos registers
- b) test certificates for electricity and gas installations within the buildings
- c) any information relating to water hygiene testing – legionella

The Town Council will have a statutory duty to have in place suitable arrangements to manage these post transfer.

At the time of the inspection, the condition of the surfaces of the road and footpaths was generally good except for two particular areas:

- 1) The edge of the road surface at the junction of the access road and the road to the tea room was damaged and presented a trip hazard. This needs remedial action.
- 2) There are trip hazards in the bin storage area particularly around manhole and inspection covers which are "proud" of the surface. This path provides access to the bowling green, and requires remedial action.

Other than the above, there are no other areas that are considered to present a significant risk to health and safety at this time.

Health and Safety Inspection of North Lodge Park, Cromer

An inspection was carried out on 17 July 2104 by Clinton Powell, NPS Property Consultants Ltd.

Hazards

	Hazard	Likelihood	Control measure
Vehicle access	Conflict between vehicles and pedestrians on vehicle access off Overstrand Road	High	Erect warning signs to motorists. Speed limit. Pedestrians on road.
Pedestrian Access	Slips, trips and falls Road surface on junction to tea room has failed.	High where surface damage has occurred.	Repair surface
Paths generally	Slips, trips and falls	Low	Generally in reasonable condition
Pedestrian footbridge	Slips, trips and falls. Handrails are in poor condition.	High	Replace handrails where timber has deteriorated.
Seating	Falls	Low	Generally in reasonable condition
Lighting	Electric shock. Bollard lighting and floodlighting in garden areas is in poor condition. Some work and others do not.	High	Securely fix lights or remove them. Test and certificate system as being safe

Shelters and buildings	Repairs and maintenance of buildings is responsibility of Cromer Town Council. Buildings are currently in good condition.	Medium	Duty is to use competent contractors. Ensure safe systems of work. Ensure measures are in place to protect those affected by works.
Public toilets	In good condition	Low	Cleaning and monitoring regime to ensure suitable for public use.
Model boat pond	Water quality	Medium	Have measures in place to monitor water quality and empty and refill as necessary.
Grass cutting	Using mechanical equipment in area open to public	Low	Duty is to use competent contractors. Ensure safe systems of work. Ensure measures are in place to protect those affected by works.



RISK ASSESSMENT - SUMMARY

Project: North Lodge Park, Cromer				
Document Ref: NLP 1		Assessed by: C Powell		Date: 17.07.14
Task				
Hazards		Risk Ratings		
		Without Controls	With Controls	Priority
RA1	Vehicle access roads	4	2	
RA2	Pedestrian access paths	3	1	
RA3	Pedestrian footbridge	3	1	
RA4	External lighting to gardens	4	1	
RA5	Grounds maintenance	3	1	
RA6	Model boat pond	2	1	
RA7	Park seating	2	1	
RA8	Repair and maintenance of buildings	3	1	
RA9	Tree maintenance	3	1	

Risk Ratings 1-5
 1 = low
 5 = high

Harm:
Refer to individual risk assessment.

Persons At Risk
Employees, contractors and public

Control Measures
Refer to individual risk assessment.

PPE
Refer to individual risk assessment.

Relevant Legislation
Health and Safety at Work Act 1974
Management of Health and Safety at Work Regulations 1999
Provision and Use of Work Equipment Regulations 1992
Electricity at work Regulations 1989

HSE Guidance

Emergency Procedures

Name: C Powell	Date: 17.07.14
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