



Decimus

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ESTATE SAFETY & MAINTENANCE INSPECTION – COMMUNAL AREAS

ED-CHA-200726-01

Monday, 20 July 2026

Responsible Authority Hyde Housing Association

8 Findings Recorded



EXECUTIVE SUMMARY

Responsible Party Hyde Housing Association – Estates & Property Services

A community health and safety inspection was undertaken on 20 July 2026 following concerns regarding the condition of communal areas used daily by residents, including young children.

The inspection identified six findings, including defects requiring immediate attention and maintenance issues that should be addressed as part of Hyde Housing Association's planned maintenance programme.

The most significant observations included:

- * A collapsed tree grille presenting a serious trip and entrapment hazard.
- * Uneven paving creating a foreseeable risk of trips and falls.
- * A damaged lighting bollard requiring inspection and repair.
- * A damaged cycle stand affecting both safety and functionality.
- * General maintenance and housekeeping issues.
- * The need for a wider review of communal areas regularly used by children for play and cycling.

The findings indicate that, while the estate is generally maintained, several defects have the potential to cause injury if left unaddressed. Given that these communal spaces are frequently used by families, prompt remedial action is recommended.

Overall Risk Assessment: ● High

Recommendations:

- * Make all identified high-risk defects safe without delay.
- * Complete repairs within appropriate timescales based on risk.
- * Undertake an estate-wide inspection of similar communal assets.
- * Continue routine planned maintenance and recorded safety

inspections.

* Review whether additional measures are required to improve safety in areas commonly used by children.



COLLAPSED TREE GRILLE RISKY RATING: ● HIGH

Responsible Party Hyde Housing Association – Estates & Property Maintenance Team

Description

The protective cast iron tree grille has become detached from its frame and collapses when weight is applied.

The inspection demonstrated movement under normal body weight.

Risks

- * Trip hazard
- * Entrapment hazard
- * Cuts from exposed metal
- * Injury to children
- * Injury to elderly residents
- * Wheelchair and pushchair instability
- * Potential public liability claim

Relevant Legislation

- * Occupiers' Liability Act 1957
- * Defective Premises Act 1972
- * Housing Act 2004 (HHSRS)
- * Equality Act 2010
- * Common Law Duty of Care

Recommendation

Immediate

- * Fence off affected area.

- * Install temporary warning barriers.
- * Inspect remaining tree grilles.

Permanent

- * Replace damaged tree grille.
- * Inspect fixing frame.
- * Introduce annual inspections of all tree pits.

Priority

Immediate (24–48 hours)



1X LIGHTING BOLLARD WAS FOUND DETACHED FROM ITS BASE. RISKY RATING: HIGH

Responsible Party Hyde Housing Association – Estates & Property Maintenance Team

The unit appeared to have been removed from its fixing leaving exposed mounting points.

Risks

- * Possible electrical hazard
- * Trip hazard
- * Reduced visibility
- * Vandalism risk

Relevant Legislation

- * Occupiers' Liability Act 1957
- * Electricity at Work Regulations 1989 (if electrical components remain live)
- * Defective Premises Act 1972

Recommendation

- * Isolate electrical supply if required.
- * Electrical inspection by qualified engineer.
- * Replace damaged fixing.
- * Test illumination after repair.

Priority:

Immediate

UNEVEN BLOCK PAVING CREATING TRIP HAZARD RISK RATING: MEDIUM

Responsible Party Hyde Housing Association – Estates & Property Maintenance Team

During the inspection, sections of the block paving were found to be uneven and have visibly settled, creating an irregular walking



surface within a communal pedestrian area.

This defect presents a foreseeable risk of trips and falls, particularly for:

- * Young children running or playing.
- * Elderly residents.
- * Wheelchair users.
- * Residents using mobility aids.
- * Parents with pushchairs.

If left unaddressed, the defect is likely to worsen due to continued pedestrian use and adverse weather conditions, increasing the likelihood of accidents and potential liability.

Relevant legislation:

- * Occupiers' Liability Act 1957 – Duty to take reasonable care to ensure lawful visitors are reasonably safe.
- * Defective Premises Act 1972 – Duty to maintain communal areas to help prevent foreseeable injury.
- * Equality Act 2010 – Communal areas should remain accessible for disabled residents and those with reduced mobility.
- * Housing Act 2004 (Housing Health and Safety Rating System) – Falls on level surfaces are recognised as a potential housing hazard.

Recommendation:

- * Inspect the affected paving.
- * Lift and relay the uneven block paving to restore a level surface.
- * Replace any damaged or sunken sub-base materials where necessary.
- * Inspect the surrounding paving for signs of further settlement.
- * Include this area within future planned maintenance inspections.

Risk Rating: 🟡 Medium



1X LIGHTING BOLLARD WAS FOUND DETACHED FROM ITS BASE. RISK RATING: ● HIGH

Responsible Party Hyde Housing Association – Estates & Property Maintenance Team

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Risks

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- * Vandalism risk

Relevant Legislation

- * Occupiers' Liability Act 1957
- * Electricity at Work Regulations 1989 (if electrical components remain live)
- * Defective Premises Act 1972

Recommendation

- * Isolate electrical supply if required.
- * Electrical inspection by qualified engineer.
- * Replace damaged fixing.
- * Test illumination after repair.

Priority:

Immediate

DAMAGED CYCLE STAND – BENT AND UNSAFE RISK RATING: ● HIGH

Responsible Party Hyde Housing Association – Estates & Property Maintenance Team

During the inspection, the communal cycle stand was found to be significantly bent and no longer in its intended position. The



damage appears consistent with either impact damage or prolonged structural deterioration.

The condition of the cycle stand reduces its effectiveness for securely storing bicycles and presents a foreseeable health and safety risk. The protruding metal frame may create a trip hazard and could cause injury to residents, particularly children who regularly play within the communal area.

The surrounding area also contains litter and discarded waste, which detracts from the appearance of the estate and may encourage vermin if not routinely cleared.

Relevant legislation:

- * Occupiers' Liability Act 1957 – Duty to take reasonable care to ensure visitors are reasonably safe when using communal areas.
- * Defective Premises Act 1972 – Duty to maintain communal facilities under the landlord's control to reduce the risk of personal injury.
- * Housing Act 2004 (HHSRS) – Hazards relating to trips, falls and poor maintenance of communal areas.
- * Equality Act 2010 – Communal facilities should remain accessible and safe for disabled residents and those with reduced mobility.

Recommendation:

- * Inspect the cycle stand to determine whether repair is feasible or replacement is required.
 - * Remove or make safe any protruding or unstable metal components without delay.
 - * Ensure the replacement stand is securely fixed in accordance with the manufacturer's specification.
 - * Remove litter from the surrounding area and review the cleaning schedule.
 - * Inspect all cycle stands across the estate for similar damage.
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SHARED PLAY AND CYCLE ROUTE – COLLISION AND IMPACT HAZARDS 🟡 MEDIUM–HIGH

Responsible Party Hyde Housing Association – Estates & Property Maintenance Team

This communal route is regularly used by children for playing, cycling and riding scooters. Several large fixed boulders, lighting bollards, tree surrounds and other hard landscape features are positioned within or immediately beside the route.

Although these features may have been installed for landscaping or vehicle control, the current arrangement creates a foreseeable risk of children colliding with hard objects, particularly when cycling at speed, playing in groups or using the area during poor light conditions. The nearby damaged tree grille and previously displaced lighting bollard further increase the overall risk.

Hyde should assess whether this area is intended or commonly used as an informal play space and whether the present layout remains suitable and safe. The Occupiers' Liability Act 1957 requires reasonable care to ensure visitors are reasonably safe, while the HHSRS recognises collision, entrapment and fall hazards within residential environments.

Recommended action:

- * Complete a formal child-safety and communal-area risk assessment.
- * Inspect the positioning and stability of all boulders, bollards, tree grilles and street furniture.
- * Repair all damaged lighting and tree surrounds immediately.
- * Improve lighting and visibility along the route.
- * Consider creating a clearly designated, unobstructed area for children to cycle and play.
- * Consider protective edging, repositioning hazards or introducing visual markings where removal is unsuitable.
- * Introduce regular recorded inspections and resident reporting arrangements.



CONCLUSION

Based on the observations recorded during this inspection, several defects present foreseeable health and safety risks to residents and visitors, particularly young children who regularly use the communal areas. While the estate is generally maintained to a reasonable standard, prompt action should be taken to rectify the identified high-risk defects and reduce the likelihood of injury. It is also recommended that Hyde Housing undertake a wider inspection of similar communal assets across the estate to identify and address any comparable issues before they result in incidents.

This inspection was based on conditions observed at the time of the visit. It represents a visual inspection only and does not include intrusive investigations or specialist engineering assessments.