

This dissertation questionnaire attempts to measure the extent that landlords of commercial properties make provision for the safety of their tenants / visitors to their premises. Please return completed surveys to william@wlindsay48.fsnet.co.uk

Name of Landlord / Agent (Optional): _____

General (Please answer yes / no where applicable)

Do you own the property?

If 'No' are you contracted by the owner to manage the property?

How old is the property (Approx.)?

Please put 'X' in the box next to type of business conducted from your property

Office Retail Restaurant / Pub

Industrial process Other

How Many different business tenants operate from your property

Fire Safety (Please answer yes / no / don't know)

Does your property require a Fire Certificate for the landlord controlled areas?

Has a fire and evacuation procedure been prepared and documented for your property?

If 'yes' is a copy issued to all tenants and the issue recorded by you?

Has a fire risk assessment been carried out for the landlord controlled areas?

Services (Please answer yes / no / don't know)

Do you provide a fire alarm system and fire fighting equipment to the Common areas of the premises?

If yes to the above is equipment serviced and service records retained?

Do you supply any equipment, as part of the lease contract?

If electrical appliances are supplied are PAT carried out?

Is there a gas supply to your property?

Is an annual gas safety check carried out on all appliances?

Is the fixed electrical installation checked at least every 5 years?

If the property has an elevator, how often is it serviced?

Has a Legionella risk assessment been carried out?

Has an Asbestos survey been carried out on the property and has an asbestos register been prepared?

Management of Safety (Please answer yes / no)

Do you maintain an approved list of contractors?

Are Contractors activities monitored and is it recorded

Do you operate a Permit to Work System?

Do you carry out regular safety inspections / audits of the landlord controlled areas?

Please answer the following questions using the scale 1 – 5 (1= unaware, 5= fully aware).

Are you aware of your responsibilities towards tenants and visitors to your premises under the following statutes?

The Health and Safety at Work etc Act 1974

The Fire Precautions Act 1971

Fire Precautions (Workplace) Regulations 1999.

The Management of Health and Safety At Work Regulations 1999

The Electricity at Work Regulations 1989

The Control of Asbestos at Work Regulations 2002

Please answer the following questions using the scale 1 – 5. (1 = not interested and 5 = very interested)

Would you be interested in the development of a nationwide 'Third Party' accreditation scheme to assist landlords of commercial premises in meeting their safety responsibilities towards tenants and visitors to your premises?

Would you be interested in the development a nationally recognised one-stop 'Building Health Check' audit of commercial premises to identify both legal responsibilities to tenants and visitors and measure health and safety performance.

Note from Student:

Thank you very much for your time and the information provided shall be of great assistance in my studies. If you would like to know the results of this survey place a 'x' in the box and, provided you leave a contact address I will be delighted to forward you a copy.

Kind Regards, William Lindsay