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| **RISK IMPROVEMENT REPORT** |

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| **Report prepared for:** | **LOTUS BVI (HOBART HALL)** |
| **Policy Address:** | **Hobart Hall Hotel, 43-47 Petersham Road, Richmond,** **Surrey, UK,** |
| **Postcode:** | **TW10 6UW** |
| **Email Address:** | **sample-report@riskstop.co.uk** |
| **Date of Survey** | **02/03/2021** |
| **Person Seen/Status/Tel No.** | **John Smith – Hotel Manager - 01212345678** |
| **Broker** | **Marsh** |
| **Broker Contact/Tel No.** | **Alan Broker - 07712223333** |

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| **RISK IMPROVEMENTS** |

**Risk Improvement Definitions:**

**Requirements:**

Compliance is a condition of the insurance contract. All items are to be completed within the timescales specified.

**Recommendations:**

Compliance is not mandatory but is considered to reflect accepted risk management practice.

*All risk improvements are submitted for insurance purposes. It must be recognised that they do not supersede or replace any obligations the Policyholder may have under UK Legislation and do not imply that no other hazardous conditions exist.*

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| **REQUIREMENTS** |

2021.01 **Contractor Controls – Hot Work Permit**

A Hot Work permit system for use by in-house maintenance staff and by contractors is to be introduced and regularly audited. In particular, hot work should not be permitted, or at least very closely supervised, in the vicinity of any combustible building materials.

Recommendations for Hot Work RC7 published by the FPA/RISCAuthority is a very useful guide, which can be downloaded at [www.riscauthority.co.uk](http://www.riscauthority.co.uk)

Compliance within 60 days

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| **RECOMMENDATIONS** |

2021.02 **Rebuild Cost Assessment**

Industry data suggests that more than 96% of commercial property are either “over” or “underinsured”. (86% under Insured and 10% over Insured).

This means there is a strong chance that the majority of commercial property are not covered for the right amount.

The implications of this can be far reaching and costly for property owners and tenants .

We would recommend that you should discuss this directly with your broker who will give you guidance on how to check the rebuild costs.

Industry stats show that the majority of the calculations in respect to anticipated “rebuild periods” after a significant event are often underestimated (normally between 12 – 36 months).  It is recommended that this should also be checked as a part of the rebuild cost assessment process. Failure to check this may cause additional impacts on the continuity of the business.  This should also be discussed with your broker.

**David Reynolds**

**Risk Consultant**

**For & on behalf of RiskSTOP Surveys Ltd**

**Contact No: 07764447475**

**Date of Report: 11 April 2021**

**HSE Literature on RIR**

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| *For use by Consultant only:* |  |  |  |  |  |  |  |

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| **SIGNATURE CONFIRMATION ON RIR** |

I am authorised on behalf of the above named Insured to confirm that all the Requirements detailed in the Risk Improvement Report have been completed to the required standards stipulated in the Report.

*Please send signed confirmation to: RiskSTOP Ltd, Mey House, Bridport Road, Poundbury, Dorchester, Dorset, DT1 3QY or email to riskstop\_surveys@riskstop.co.uk*

Name of Insured (please print):

Signed: Name:

Position: Date: