

CaSSOA newsletter

July 2015

Welcome to the CaSSOA summer newsletter.

What a relief that summer has finally arrived that we are all able to get out and enjoy the sunshine!

By now you should have received your invitation to the CaSSOA Annual Meeting, being held this year on Wednesday 9th September in Nottingham. If you have not received this invite please get in touch.

We hope that the central Nottingham location is easily accessible by both car and public transport. If you intend to join us in September please RSVP by the 7th August so that we have plenty of time to finalise arrangements. In addition, if you have any dietary or access requirements please let us know.

If you have any comments about the CaSSOA newsletter, or any suggestions please let us know. We're always happy to receive feedback and welcome ideas of how we can improve the newsletter - after all, it's produced for you so we want to make it as informative and as useful as possible.

Best Regards,
Becci Rooke - CaSSOA Administrator

Site Re-Surveys

The site re-survey programme is progressing well with over 60% of all sites due for re-survey completed.

Feedback from sites which have now been surveyed has been positive. We have even been in a position to upgrade some sites, emphasising the importance of the survey process and gathering up to date information.

Having completed surveys also helps us at CaSSOA answer customer queries regarding on-site facilities. Whilst we do not give out any sensitive information, it is useful to be able to tell potential customers things like whether a site provides indoor or outdoor storage, or if there is CCTV for example.

Due to the number of sites awaiting survey, in some cases there has been a delay in getting an appointment arranged. Please accept our apologies for this.

If you are waiting for an appointment and have still not been contacted by RiskSure please contact us. We would also kindly ask that you contact us as soon as possible if your site is due for a re-survey in 2014/2015, so that we can arrange an appointment before the end of the year.

For those of you attending the Annual Meeting in September, RiskSure will be there to answer any questions you may have.

Business Rate Appeals

Have you ever made a business rate appeal?

Share your experience on the CaSSOA forum and let other member's benefit from your advice.

Login to www.cassoa.co.uk and visit the forum today!

CaSSOA Annual Meeting

Wednesday 9th September
Park Plaza Hotel, Nottingham

Full details will be available on the online member's forum.

RSVP by 7th August
to enquiries@cassoa.co.uk

Member Spotlight



In this issue, we meet Wendy, Linden & Wendy K Hacking of **Hackings Caravan Storage** in Clitheroe, Lancashire.

How long has Hackings Caravan Storage been in operation?

Hackings Caravan Park is now in its third generation (60+ years)

Have you always worked in caravan storage?

Yes, caravans have always been stored here alongside the Leisure Home Park and working farm.



What do you find most challenging about caravan storage?

The manoeuvring skills of some owners! Haha!

What do you like most about your job?

Being outside, carrying on the family tradition and the fact that every day is different!

What do you like to do in your spare time?

Sleep mostly!! When I'm not sleeping I like to socialise, go to music festivals, live music performances and horse racing.

If you'd like to feature in our member spotlight please email your details to enquiries@cassoa.co.uk.

Do you have electric gates?

If your storage facility uses electrically powered gates, it is recommended that you are familiar with three Health & Safety Executive bulletins which highlight the risks to pedestrians from crushing zones on electrically powered gates.

Bulletin No: FOD WSW 1-2010

Bulletin No: FOD 7-2010

Bulletin No: OPSTD 1-2011

These bulletins are relevant for those organisations who operate and maintain electrically powered gates.

An incident involving the death of a child highlighted the potential risks to pedestrians from using electrically powered gates.

Whilst children may not ordinarily have free access to a storage site, it is still worth assessing the risk to the general public should you have electrically powered gates.

Two key design issues led to the aforementioned incident – when the gates were closed, there was a gap between the spine of each gate and the brick pillars either side of the gate.

This gap was wide enough for the child to fit their head and upper body through. The gap reduced in size as the gates opened.

The child had approached the gates to activate them using the internal pedestrian egress button, rather than the intercom system or keypad entry system that had been installed.



She reached through the gates to press the pedestrian access button and as the gates opened and the gap reduced she became trapped and crushed.



Controlling any risks may involve fixed guards, pressure sensitive strips, safety sensor flooring, light barriers or infra-red detectors.

This could mean that one of these

Recommended Action

BS EN 12453:2001 requires a minimum level of safeguarding against the crushing hazard at the closing edge of the gate. As a storage site owner or operator it is advised that you familiarise yourself with this.

When managing sites where there are electrically powered gates, you should ensure that you have undertaken a suitable risk assessment to identify any hazards and risks to persons using the gates.

You should consider:

- Identify trapping/crushing zones where employees or members of the public may become trapped & injured
- Identify ways in which safe operating systems (key pad or key fob) may be defeated or by-passed and place employees or members of the public at risk.
- Identify ways in which persons may be harmed by the gate if they are activated automatically or by another person.

You should try to eliminate and/or control any risks highlighted in the risk assessment.

controls is used in order to detect the presence of a person or an obstacle standing on the floor at one side of the gate. In addition, creating safe distances and installing guards would help to reduce the risk of trapping and/or crushing.

Emergency arrangements to release someone in the event of crushing should also be considered.

To ensure that you comply with your legal duties under the Health & Safety at Work Act, you should ensure that any contractors used to install or maintain electrically powered gates are suitably competent to carry out such work, and that gates are installed in line with manufacturer's guidance.

It is also worth remembering that employees using the gates regularly should be provided with the appropriate safety information and training on how to operate them safely.

For more information, please view the official HSE bulletins:

- <http://www.hse.gov.uk/safetybulletins/electricgates.htm>
- <http://www.hse.gov.uk/safetybulletins/electricgates2.htm>
- <http://www.hse.gov.uk/safetybulletins/powergates.htm>

Site Survey Feedback

Across The Railway Storage

[On being upgraded to Gold] This is something we have been working towards for a long time so we are both very pleased.

I think this will be great news for our customers both old & new, Sally & myself look forward to passing on this good news.

I know we had our reservations about the new CaSSOA regime but am glad we stuck with you. Please pass on our thanks to Karl for his help with this award.

Dennis & Sally Jones

Michael Whittle Caravan Storage

Thank you very much for the great news of once again being awarded Gold status based on the inspection. Thank you for your approval and confirmation.

Please also kindly say thank you to the inspector for me as well - he was marvellous, conducted the survey at the time required and gave a clear and precise report.

Jane Whittle

Betchton Manor

Before the survey took place we tried to get an exact specification required, this was not exactly available and we now realise that an exact specification would be difficult to supply and unfair on many sites. We were however given good guidance on what was required.

Karl Knappe did the survey, he is very experienced in risk assessment and we picked his knowledge about this part of our business, this was a great help.

The re-assessment fee initially made us look twice, mainly because it came out of the blue without any real justification explained to us and appeared as others site owners feel to be a money making exercise. [Having now had the survey] the fees are easily an acceptable cost of a professional travelling around the country.

The site survey is a risk assessment and is a skilled job, don't underestimate the amount of experience that can go behind placing a tick in a box, doing so is pure ignorance.

When was the last time you increased your fees? 1, 2 even 10 years? How much is that costing you, I bet it's far more than this site survey.

We will stick with CaSSOA and hope that others do.

Mike & Sue Jones

Useful Industry Contacts

BSIA - British Security Industry Association

Tel: 0845 3893889
Web: www.bsia.co.uk



Trade association for the professional security industry in the UK. BSIA members are responsible for the manufacture, distribution and installation of electronic & physical security equipment. The BSIA have a database of members on their website providing a range of products and services including CCTV, alarm systems and guarding.

Perimeter Security Suppliers Association

Tel: 020 8253 4509
Web: www.pssasecurity.org



The PSSA is the trade association which represents companies who supply perimeter protection. Their verification scheme ensures that perimeter security products with this certification meet the highest standards of quality as well as legal and industry standards.

Fencing Contractors Association

Tel: 07000 560722
Web: www.fencingcontractors.org



The FCA provide products and services to assist fire, security and safety professionals to achieve and maintain the highest standards of fire safety. They can provide advice and guidance relating to fire safety, including fire risk assessments. The FCA website allows you to access a list of approved fencing contractors.

NSI - National Security Inspectorate

Tel: 01628 637512
Web: www.nsi.org.uk



The NSI is recognised as the leading certification body for the security-improved fire protection industries in the UK. Companies who are NSI approved work to the highest industry standards. NSI companies include providers and manufacturers of alarm systems, CCTV, guarding and access control.

Fire Protection Association

Tel: 01608 812500
Web: www.thefpa.co.uk



The FPA provide products and services to assist fire, security and safety professionals to achieve and maintain the highest standards of fire safety. They can provide advice and guidance relating to fire safety, including fire risk assessments.

SSAIB - Security Systems & Alarms Inspection Board

Tel: 0191 2963242
Web: www.ssaib.org



The SSAIB provides accreditation for companies offering security services, electronic security and fire systems, and fire risk assessment. Their aim is to ensure that end users have access to competent and professional providers of products and services. A database of registered firms can be found on the SSAIB website.

As a matter of best practice, try to use a single contractor.
In the event of equipment failure or other installation problems there is only one contractor to deal with, and a clear path of responsibility.