



Gritting Policy

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Approved by Committee/Board	N/A
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Policy developed by	Head of Building Safety and Compliance
Consultations	Head of Support Services
Associated procedure	N/A

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Version Control

Version	Author	Date Published	Next Review	Comments
1.0	██████████	26 Sep 24	31 Aug 26	Update to existing procedure – sites removed (no longer Connexus property) and new sites added where required

Introduction

1. Purpose

- 1.1 Connexus Homes Limited (Connexus) has a duty of care for the health and safety on its premises to customers, colleagues and visitors. All users of these premises also have a duty of care for their own health and safety. This document has been drawn up to give guidance to customers, colleagues and visitors on our approach to gritting at office accommodation and communal rooms at schemes designed as Independent Living or Housing for Older People.
- 1.2 Scope: The policy applies to the whole of the Group. This means Connexus Homes Limited, (ultimate parent) and all of its subsidiaries.

2. Problem to Solve

- 2.1 Connexus acknowledges the risks to health and safety to its customers, colleagues, visitors and the general public when occupying, working in or visiting the properties within its ownership. This policy aims to provide an environment which allows customers, staff and visitors to travel reasonably freely and safely around the schemes in times of severe weather. Connexus cannot guarantee that every communal access will be ice-free at all times, even in priority schemes. It is the responsibility of all residents, their visitors and colleagues to take appropriate care in poor weather conditions.
- 2.2 Connexus will only provide grit for land we manage and will not provide or spread grit on roads, pavements or footpaths which are adopted and/or maintained by the local authority.
- 2.3 Connexus will grit communal footpaths which allow access to and from the front communal gate or communal entrance door. Connexus will only grit when it is deemed safe enough to get to site.
- 2.4 Connexus will not spread grit on paths which provide access to a single dwelling; this is the customer's responsibility, in the same way that maintenance of private gardens is the customer's responsibility.

- 2.5 This policy requires the full cooperation of colleagues at all levels within the Group to ensure its success.
- 2.6 The following legislation has been taken into account:
- Occupiers Liability Act 1957 – The occupier must "take such care as in all the circumstances of the case is reasonable to see that the visitor will be reasonably safe in using the premises for the purposes for which he is invited or permitted by the occupier to be there".
 - Workplace (Health, Safety and Welfare) Regulations 1992 – Regulation 12(3) applies to places of work. Arrangements should be made to minimize risks from snow and ice. This may involve gritting and snow clearing so far as reasonably practicable and include the possible closure of some routes.

3. Method/s

- 3.1 This policy applies to Connexus Premises and main foot traffic access routes to the communal areas of schemes designated as Independent Living or Housing for Older People. Premises included:
- The Gateway, Craven Arms
 - Brierley Court, Hereford
 - Ludlow Foyer
 - Bath Street Young Person's Scheme (check metal steps x2 and use ice melt crystals if the risks from slips are high)
 - Shropshire Women's Refuges
 - Schemes designated as Independent Living or Housing for Older People (see Appendix 1)
 - Access road to Rocks Green boiler room
- 3.2 Communal footpaths will only receive grit when:
- There has been three days where the temperature does not rise above zero degrees Celsius for three days continuously or
 - Ice is forecast to form on footways and the condition continues after midday on any individual day, as published on the Met Office website.
 - Footpaths shall not receive precautionary gritting for frost under normal winter weather conditions.
 - The treatment of footpaths should be started as soon as practicable, given the ability of contractors to be able to get to site. Contractors will attend as often as necessary (so far as resources and weather allows) during the period of cold weather. Generally, it is anticipated that contractors will be able to visit prioritised schemes every three working days (Monday-Friday, excluding bank holidays), providing weather conditions allow and grit stocks and personnel are available. In very exceptional circumstances contractors may work outside of these hours.
 - Connexus will only grit when it is deemed safe enough for our contractors or employees to get to site.

- 3.3 Connexus will take all reasonable steps to keep a clear route from the car park to the main colleague entrance. Also entrance points to the carpark, site specific slopes or any previously recorded site-specific accident hot spots.
- 3.4 It will be the responsibility of Connexus to provide grit bins where deemed necessary. The ordering of the filling of the bins will be the responsibility of the appropriate scheme manager or grounds maintenance worker who would need to contact Customer Services.
- 3.5 When no colleague is available, customers of Independent Living Schemes or schemes designated as Housing for Older People may request the gritting of the areas by contacting Customer Services or via out of hours calls.

4. Measurement

- 4.1 The Repairs and Maintenance Service is responsible for delivering this policy and ensuring resources are appropriate to deal with prolonged periods of cold weather.
- 4.2 All colleagues have a responsibility to read, understand and where required, implement this policy.
- 4.3 Any accidents, incidents or near-misses relating to snow or ice will be reported immediately to via the Accident Management System and regular reports collated and presented to the Group Health and Safety Steering Group quarterly.
- 4.4 Any complaints raised in relation to the Gritting Policy will be dealt with under the Complaints Policy.

Appendix 1 – List of Independent Living Schemes and Housing for Older People Schemes

List of Independent Living Schemes and Housing for Older People Schemes

Pentwyn Court
Barklie Court
Brierley Court
Ballinger Court (ILC)
Bryngwyn Court, Richard Weaver, Stallard Court (ILC)
Churchcroft, Fownhope
Horsecroft, Ewyas Harold (ILC)
Fowbridge Gardens, Coughton
Penyard Gardens, Weston Under Penyard
Innesfield, Clehonger
Smallbrook Gardens, Ross
Fairfields Court, Whitchurch
Kingsway Court, Whitchurch
Levi Court, Berwyn View, Ellesmere
Millington Close, Baschurch
Prince William Court, Wem
Charter Court, Market Drayton
Elizabeth Court, Market Drayton
Nromanbrook Court, Market Drayton
The Meadow, Hodnett
Westlands, Station Road, Wem
Dalgleish Crescent, Radbrook, Shrewsbury
Grange Road, Bishops Castle
Three Crosses, Clee Hill
St Marys Place, Cleobury Mortimer
Lambeth and Fairfield, Craven Arms
Millmead, Mayfield Ave, Craven Arms
Upper Fee, Ludlow
Whitefriars, Ludlow
Rectory Gardens, Worthen
Letby Gardens and Lawley Close, Church Stretton
Forresters Road, Burford, Tenbury Wells
Mayfair Centre, Church Stretton
Lydbury North, Lydbury North
Haselhurst Close, Clun
Henffordd Gardens, Hereford
Beech Gardens, Ludlow
Llewelin House, Oswestry