

LARGE SCALE HSE RISK INSPECTIONS FOR AN ASSET MANAGEMENT PORTFOLIO

Sector	Local
Client	A major asset management company responsible for large scale mixed use assets
Service	Undertaking of Health and Safety Inspections Gap Analysis Report Creation of a Legal Risk Register Creation of HSE Strategic Plan
Project Days	55

CLIENT PROBLEM ?

The client – a major asset management company responsible for large scale mixed use assets over several Emirates in the UAE, wished to know if their service provider companies were ensuring that their assets were compliant with all relevant health and safety laws.

Consideration of health and safety is an important aspect for any company which manages either their own or other assets within the UAE. They have responsibility for the health and safety of; tenants, employees, contractors, visitors to the assets and the wider general public. Organisations need to be aware of all Federal and Emirate specific health and safety legislations in order to ensure they remain compliant. Not understanding health and safety laws may leave a company exposed and liable to civil and/or criminal prosecutions.

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Our Solution

The Corporate OHS HSE Consultant undertook HSE inspections and assessments for a sample of the asset management portfolio. The portfolio included: Residential assets, Retail assets, Restaurants, Offices.

An assessment of site emergency readiness, including emergency equipment, resources, plans, etc. Compliance assessment checklists against statutory requirements were compiled, the checklists took into account:

- UAE Federal Law
- Emirate specific laws
- OSHAD requirements
- Local Sector Regulatory Authority (SRAs) requirements
- Client contractual requirements

A schedule of site visits and HSE audit assessments were then conducted against the checklists. Following that, an HSE strategic plan was written. The strategic plan mapped out the main internal procedures required to manage the proposed OHS system. These procedures included: Monitoring, Auditing, Reporting and Communication.

Summary of Outputs

Deliverables included:

- Gap Analysis report highlighting all areas of non-compliance with findings and recommendations needed to rectify
- Register of Legal Risk Requirements
- Individual Inspection Reports for each asset with findings and recommendations
- Creation of checklists to be utilised by the client in future
- HSE strategic plan
- Internal HSE procedures; monitoring, auditing, reporting and communication
- Roles and responsibilities of the personnel required for the management of the proposed system
- HSE objectives, targets and budgeting needed to achieve compliance and action the recommendations within the Gap Analysis report