

THE BUILDING MAINTENANCE COMPANY RISK ASSESSMENT



GRA02

GENERIC

X

SITE SPECIFIC

Activity/Element
Demolition - Apply Construction(Design and Management) Regs

Potential Hazards
Premature collapse of building. Damage/Injury to adjoining properties/persons. Slips, Trips, Falls. Falling objects/materials, Collisions. Explosion, fire or electrocution. Serious Health hazards and possible Environmental Issues, etc.

RISK RATING: Consequence x Likelihood = Risk Rating

Consequence	Likelihood	Risk Rating
1 Negligible/No effect 	1 Extremely Remote 	1-4 Trivial
2 Marginal 	2 Remote 	5-8 Acceptable
3 Critical 	3 Reasonably Probable X	9-12 Substantial X
4 Catastrophe X	4 Probable 	13-16 Intolerable

BEFORE CONTROLS: CONSEQUENCE 4 LIKELIHOOD 3 RISK RATING 12

People Affected by the works:-

Members of the Public X Site Staff X Site Operatives X Visitors to Site X

CONTROL MEASURES:

- Adjacent property, building or part of building to be demolished will be surveyed and a report, in writing prepared as to findings, for Health & Safety at Work and Environmental Protection Act - Aspects & Impacts.
- Local Authority (Building Control, Listed Building Control, Environmental Agencies etc.) and HSE to be advised on proposals PRIOR to any demolition, CDM notifications.
- The Risk Assessment must include for Adverse Events/Emergencies e.g. Fire and Evacuation.
- A fully detailed Method Statement will be prepared and submitted for approval by Regional Management prior to work commencing to cover proposed method of demolition, access, protection of workforce and members of the public/third parties, arrangements for locating and making safe gas, electric and water supplies, methods for dealing with flammable or other hazardous materials, noise, dust suppression, transport and disposal of waste.
- Assessment to be made for any Dangerous Substances & Explosive Atmospheres(DSEAR) Regs on site.
- Carry out COSHH and any Environmental Assessments, also Health, Welfare and Permit To Work arrangements.
- A fully competent person will be appointed to supervise All of the works.
- Only competent and trained operatives will be permitted to carry out demolition work and 'Certificates of Competence' will be inspected and copies kept on site.
- Ensure operations are carried out under a 'clear as you go' system of working and apply 'Duty of Care' compliance for all waste debris and materials.
- Assessment must be made for materials, containers and skip/waste sightings, with clear access to, barriers as identified, including illumination if in place during the hours of darkness (temporary lighting needed).
- Test Certificates in respect of lifting appliances engaged on the site, will be inspected and copies kept on site.
- The use of PPE must be considered and be appropriate to the particular activity following assessment.

N.B. Employees duties under Regulation 14 of MHSWR to inform employer of any circumstances which might indicate a shortcoming in the above assessment.

AFTER CONTROLS: CONSEQUENCE 4 LIKELIHOOD 2 RISK RATING 8

Project: Generic Date: _____

Issued To: _____ Issued By: MJ Lancaster

Signature: _____ Signature:

Position: _____ Position: Health & Safety Manager