

# THE BUILDING MAINTENANCE COMPANY RISK ASSESSMENT



GENERIC

SITE SPECIFIC

**GRA21**

Activity/Element
Working on Fixed Scaffold

Potential Hazards
Falls from scaffold platforms, materials falling from platforms, collapses, Plant, Vehicular traffic, Persons colliding with structure. Weather Conditions

**RISK RATING:** Consequence x Likelihood = Risk Rating

Consequence	Likelihood	Risk Rating
1 Negligible/No effect <input type="checkbox"/>	1 Extremely Remote <input type="checkbox"/>	1-4 Trivial <input type="checkbox"/>
2 Marginal <input type="checkbox"/>	2 Remote <input type="checkbox"/>	5-8 Acceptable <input type="checkbox"/>
3 Critical <input type="checkbox"/>	3 Reasonably Probable <input checked="" type="checkbox"/>	9-12 Substantial <input checked="" type="checkbox"/>
4 Catastrophe <input checked="" type="checkbox"/>	4 Probable <input type="checkbox"/>	13-16 Intolerable <input type="checkbox"/>

**BEFORE CONTROLS:**

CONSEQUENCE

4

LIKELIHOOD

3

RISK RATING

12

**People Affected by the works:-**

Members of the Public

Site Staff

Site Operatives

Visitors to Site

**CONTROL MEASURES:**

**NOTE: These control measures to be read in conjunction with the standard maintenance specification.**

- The Risk Assessment must include for Adverse Events/Emergencies e.g. Fire, Evacuation etc.
- All scaffolds and working platforms will be properly constructed in accordance with British Standards Manufacturers instructions, comply with the construction (Working Places) Regulations and where appropriate the Construction (Lifting Operations) Regulations.
- Scaffold will only be erected, altered, dismantled and inspected by qualified, trained personnel.
- All scaffold components will be inspected before use.
- In addition to the requirements to fit toe boards and guard rails to platforms over 2m high, those over 1m high will be fitted with guard rails.
- Protection against falling materials will be provided by use of nets, brickguards, fans and toe boards as necessary.
- Notices will be displayed on all/any incomplete structures.
- Safe access and egress to working platforms will be provided generally by means of Class 1 heavy duty ladders.
- Before accepting hand over inspection certificates, structures will be inspected with Contractors representative.
- No scaffold will be used until it has been inspected by a competent person, who will be responsible for entries in scaffold inspection register F91 PTA.
- The Contractor will comply with ALL Local Authority requirements.
- No scaffold erection will be permitted over areas where public/third parties have access, unless protected by a crash deck/scaffold fan. Crash deck/1st scaffold lift and fans to be erected outside normal working hours with appropriate fencing/barriers to prevent unauthorised access.
- Prohibit the use of ALL Access Equipment in bad weather.
- 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

**Reviewed: February 2022**