

THE BUILDING MAINTENANCE COMPANY RISK ASSESSMENT



GRA34

GENERIC

X

SITE SPECIFIC

Activity/Element
Refurbishment

Potential Hazards
Collapse of structures. Electrocutation, Emergencies, Fires, Slips, Trips, Falls. Confined Spaces. Poor lighting levels. Falls from height. Contact with asbestos/with disease bearing organisms (rats, urine, etc.). Other contaminations and Environmental Issues. Others

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 X	3 Reasonably Probable X	9-12 Substantial X
4 Catastrophe 	4 Probable 	13-16 Intolerable

BEFORE CONTROLS:

CONSEQUENCE

3

LIKELIHOOD

3

RISK RATING

9

People Affected by the works:-

Members of the Public

X

Site Staff

X

Site Operatives

X

Visitors to Site

X

CONTROL MEASURES:

- Any temporary support systems to be designated by a Structural Engineer with design details held on site along with ALL relevant to reference, Specification Documents, Survey Registers (I.e.Asbestos) or Drawings.
- Carry out FULL Site/Area/Location Assessment, including consideration for transporting materials/equipment too, from and around the site (clear routes/passageways, etc), including any requirements for DSEAR Assessments.
- Emergency Procedures/Emergency Plans must be in place with methods for contacting Emergency Services, including Adverse Events e.g. Fire and Evacuation
- Consideration must be given for compliance to any requirements of Construction (Design & Management) Regs, Supervision, Monitoring compliance, along with assessment for any demolition and/or Environmental Issues.
- Consider for any temporary storage/stock areas and provide full compliance for Duty of Care/Waste Management.
- Services (gas and electricity) to be isolated or made safe before work starts, maintain water feed to hose reels and sprinkler systems for as long as possible and reinstate supply as soon as possible after works completed.
- Assessment to be made for Supervision and Workforce selection along with any Permit to Work Systems and agreed authorisation levels, via Approved or Senior Approved Persons, and the systems that must be followed.
- Ensure operations are carried out under a 'clean up as you go' basis, not leaving tripping hazards lying around.
- Assessment must be made for all materials, waste/debris, skips and any container needs including compliance with Duty of Care, with clear access and consider illumination for any hours of darkness.
- For work in confined spaces, at heights or possible contact with asbestos or other contaminated substances, see Site Survey Register/Log for findings & relevant Risk Assessments and existing Method Statements for control.
- The use of PPE must be considered and be appropriate to the particular activity following assessment.
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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

3

LIKELIHOOD

2

RISK RATING

6

Project:

Generic

Date

Issued To:

Issued By :

MJ Lancaster

Signature:

Signature:

Position:

Position:

Health & Safety Manager

Reviewed: February 2022