

# THE BUILDING MAINTENANCE COMPANY RISK ASSESSMENT



**GRA36**

GENERIC

X

SITE SPECIFIC

Activity/Element
Lone Working - I.e. Travelling alone, carrying out fieldwork or work at outside premises.

Potential Hazards
Foreseeable Emergencies - Accidents: Fire, Explosion, Equipment Failures, Illness, Violence, Working Environment, Weather Conditions.

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

Consequence	Likelihood	Risk Rating
1 Negligible/No effect <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block;"></span>	1 Extremely Remote <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block;"></span>	1-4 Trivial <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block;"></span>
2 Marginal <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block;"></span>	2 Remote <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block;"></span>	5-8 Acceptable <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block;"></span>
3 Critical <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block; text-align: center;">X</span>	3 Reasonably Probable <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block; text-align: center;">X</span>	9-12 Substantial <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block; text-align: center;">X</span>
4 Catastrophe <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block;"></span>	4 Probable <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block;"></span>	13-16 Intolerable <span style="float: right; border: 1px solid black; width: 20px; height: 20px; display: inline-block;"></span>

**BEFORE CONTROLS:** CONSEQUENCE 3 LIKELIHOOD 3 RISK RATING 9

**People Affected by the works:-**

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

**CONTROL MEASURES:**

- Lone working in anything other than low-hazard environments should be avoided wherever possible.
- Following initial employee assessment, whereby it has been identified that certain hazards may present risks for lone working then management are to be informed as it is their decision and should not be left to individuals to decide.
- EMPLOYEES TO CONTACT LINE MANAGER AT START OF WORKS & COMPLETION OF WORKS.
- Can the risks be adequately controlled by one person, does the workplace present a special risk to lone workers & does the Risk Assessment include for Adverse Events and Emergencies e.g. Fire/Evacuation
- Prior to proceeding ensure any hazards and risks identified are addressed using existing general risk assessments or produce task or site specific risk assessments if not.
- TRAINING MUST ENSURE LONE WORKERS VIEW PERSONAL SAFETY AS A PRIORITY.
- Employees should inform their line manager of any medical condition which could affect them working alone.
- Lone workers should seek advice or assistance if unfamiliar, unusual or beyond the scope of their training, work or situations are encountered and must be fully supported by management in any such decisions.
- When working alone on any client site, the host should inform you of any particular risks and control measures in place, and you must ensure you 'clear up as you go' not leaving any further hazards in the working area.
- Is there safe access and egress for one person, I.e. can one person safely handle any temporary access equipment such as portable ladders/trestles, etc. and safely handle all the plant, substances and goods needed.
- Always consider the possibility of incidents e.g. accidents and sudden illnesses, for any lone person.
- How may the weather affect the type of work that has to be carried out alone.
- Will the lone worker be using any hazardous substances.
- Work with concentrated acids, flammable and known anaesthetics should only be carried out in very small quantities, and only after a COSHH, and/or DSEAR assessment's has been carried out.
- Fire - BE AWARE - Particularly at risk if a fire occurs in the area because you may be unaware until you see or smell it - No one else around to identify or raise the alarm.(must carry out Fire Risk Assessment)
- Personal safety - Ensure first aid kits and fire extinguishers are always carried, Avoid travelling late at night where possible on all occasions, and is there a possible risk of violence? etc.
- Plan routes and destinations, inform others of whereabouts and expected arrival times (phone/mobile communication).
- Always sign in and off the premises and advise staff where possible of areas expected to be working in.
- The use of PPE must be considered and be appropriate to the particular activity following assessment.
- IN CASE OF EMERGENCY CONTACT 999.

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