THE BUILDING MAINTENANCE COMPANY
RISK ASSESSMENT

GENERIC [X] SITE SPECIFIC [ ]

GRA14

Activity/Element	Potential Hazards
Hot work, Soldering	Injury to persons. Building damaged or destroyed by fire. Plant and/or equipment damaged or destroyed.

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:

- Persons in control of premises who require 'Hot Work' to be carried out must ensure that work is only done using a suitable and authorised 'HOT WORK PERMIT' System, along with a suitable procedure for Hot Working.
- The Risk Assessment must include for Adverse Events/Emergencies E.g Fire and Evacuation/Fire Services.
- Hot Work can be any work involving an ignition source, such as a naked flame, a spark or application of heat not involving a flame, such wor processes include: brazing, cutting I.e.stone or steel, welding, soldering, grinding, heating bitumen,etc and live electrical works.
- The Hot Work Permit(HWP) will consist of details of the work to be carried out together with ALL the precautions to be taken, as set out in our company HWP proforma (See SHE Manual, Proc 11.20.01).
- Fire safety assessment and plan to be prepared, promulgated and implemented.
- Fire Co-ordinator (a person responsible for Fire Safety Arrangements for the work) to be appointed.
- Highly flammable liquids and liquid petroleum gas etc. will be stored in the open air and appropriate signs displayed warning of hazards - to include "No Smoking" signs.
- Electrical and gas supplies will be installed and maintained in accordance with the appropriate Regulations and Codes of Practice. Test Certificates and maintenance records will be kept/retained for inspection upon request.
- No open fires will be permitted on site.
- All waste materials will be removed to skips regularly and not allowed to accumulate.
- Plant powered by internal combustion engines will only be permitted to be used in well ventilated areas. Refueling will not take place whilst engine is running. Funnels will be used when refueling from canisters/containers.
- All vehicular plant will be provided with appropriate fire extinguishers properly maintained and drivers trained on use.
- 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: April 2025