

DESIGNERS RISK ASSESSMENT – PRE-TENDER (KEY RISKS)

This risk assessment highlights specific areas of risk associated with the works; however it does not aspire to be a comprehensive list of all risks associated with the works and the contractor will be responsible for identifying and taking the necessary action to mitigate against general risks and hazards reasonably expected when carrying out works of a specific nature.

PROJECT: Internal and external repairs and associated works to the roofs over The Hub and repair works to Snatts Road Cemetery boundary wall in Uckfield, East Sussex (Year 4).				ASSESSOR: Peter Myall – Senior Building Surveyor	
				DATE: January 2019	JOB NO: 173683
SITE ADDRESS: Site 1: The Hub, Civic Approach, TN22 1AI, Uckfield, East Sussex. Site 2: Snatts Road Cemetery, Snatts Road, Uckfield, East Sussex, TN22 1AE.				Action Required / Control Measures	
Activity / Element	Hazard	Population at Risk	Risk Ratings L x S = R	Action to be taken:	Action by:
Asbestos Removals	Exposure to Asbestos of site operatives and members of the public	C, SC, V, P	2 x 3 = 6 (High priority action)	Works to be undertaken following strict method statements and in accordance with the Control of Asbestos Regulation 2012 utilising licensed removal Contractor.	Contractor
Site access & deliveries to site	Access to all buildings across and over public pedestrian accessible areas	V, T	2 x 2 = 4 (Medium priority)	Banksman to be used to escort all deliveries from site entrance.	Contractor
Removal of materials off site	Build up of site waste due to limited storage space being available	C, SC, V, P	3 x 2 = 6 (high priority)	Frequent removal of debris from site.	Contractor
Working in close proximity to live electrical fittings	Electrical shock	C, SC	2 x 3 = 6 (high priority)	Suitable isolation of mains prior to work.	Contractor

Likelihood

1. Low (unlikely)
2. Medium (possible)
3. High (probable)

Severity

1. Slight (off work up to 3 day)
2. Serious (off work over 3 days)
3. Major (disablement / death)

Risk (Likelihood x Severity)

1. No action
2. Low priority action
- 3-5 Medium priority action
- 6-9 High priority action
- 9 Urgent action priority

Population at Risk

- C Contractor
- SC Sub-contractors
- V Site Visitors
- P General Public
- T Tenants

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Activity / Element	Hazard	Population at Risk	Risk Ratings L x S = R	Action to be taken:	Action by:
Staff, visitors and general public moving around the site	Danger of collisions and unauthorised access into the working areas	C, SC, V, P	2 x 3 = 6 (high priority)	Take care when moving around and working on the site. General public will be in close proximity to works areas. Delivery plan to be provided and secure fencing installed.	Contractor
Material Storage	Limited storage on site posing trip hazard / blocking access routes.	C, SC, V	2 x 2 = 4 (medium priority)	Limited amount of materials stored on site.	Contractor
Drain and gully cleaning	Risk of disease / contamination	C, SC	2 x 3 = 6 (high priority)	<ol style="list-style-type: none"> 1. Identify method of work to avoid cross contamination and protection of labour against infection. 2. Provide suitable welfare facilities on site. 	Contractor
Opening Up Works	Damage to concealed services	C, SC,	2 x 2 = 4 (medium priority)	Carry out investigative work prior to works commencing.	Contractor
Opening Up Works	Risk of uncovering deleterious materials including asbestos	C, SC	1 x 3 = 3 (medium priority)	Care to be taken when undertaking opening up works. If any suspected deleterious materials are uncovered, would should cease immediately until it is deemed safe to continue works in the affected area.	Contractor

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Working at height	Fall from height	C, SC	2 x 3 = 6 (high priority)	Scaffold handrail, kickboard and suitable scaffold to installed and monitored by approved installers.	Contractor
Public highways adjacent to the sites	Danger of collisions and unauthorised access into the working areas	C, SC, V, P	2 x 3 = 6 (high priority)	Segregation via temporary footpath closure or signage and fenced working areas where footpath in close proximity to works areas.	Contractor

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