

Project : Neville House, Corby  
 Ref : 1232  
 Client : Corby Borough Council  
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Assessed by: Franco Montecalvo



Chapel House Church Street  
 Nassington PE8 6QG

T +44 (0)1832 570705  
 M +44 (0)7789 688443  
 E fm@montecalvo.co.uk

## Designers Risk Assessments

1

<b>Risk / Activity</b>	Work to all external Elevations	<b>Risk Level</b>	High
Working over public street areas			
<b>Hazards</b>			
Falling objects on to public areas below			
<b>Persons at risk</b>		<b>During</b>	
Public		Demolition and Construction	
<b>Measures to reduce risk</b>			
Ensure correctly installed scaffolding/access is provided for works with adequate guarding against falling objects. Access to be controlled to prevent illicit access by the public. Permits required for access platforms on the public street.			

2

<b>Risk / Activity</b>	Removal of external balconies on East elevation	<b>Risk Level</b>	High
<b>Hazards</b>			
Falling objects. The balconies to be removed are of considerable weight and size located at height. The area below the balconies can currently be accesses by the public.			
<b>Persons at risk</b>		<b>During</b>	
Site personnel. Public		Construction	
<b>Measures to reduce risk</b>			
The area below the works must be made inaccessible to the public. Temporary works and method statement for the removal operations to be properly considered and carried out. Additional strengthening of the scaffolding may be required.			

3

<b>Risk / Activity</b>		<b>Risk Level</b>	High
Works to roof top balustrades			
<b>Hazards</b>			
Falling objects and falling from height. Certain parts of the existing balustrades may be unsafe, particular the secondary timber balustrades on the northern roof terrace, which are to be permanently removed.			
<b>Persons at risk</b>		<b>During</b>	
Public and Site Personnel		Demolition and Construction	
<b>Measures to reduce risk</b>			
Ensure correctly installed scaffolding/access is provided for works with adequate guarding against falling objects and to prevent personnel from falling from height.			

4

<b>Risk / Activity</b>	Work to all external Elevations	<b>Risk Level</b>	High
<b>Hazards</b>			
Parts of the existing concrete structure and applied render are decayed and may easily fall away during the works and also prior to works during the preparation phase.			
<b>Persons at risk</b>		<b>During</b>	
Public		Demolition and Construction	
<b>Measures to reduce risk</b>			
Ensure personnel are aware of the issue. Ensure installation of scaffolding does not dislodge parts of the structure and cladding. Ensure debris netting is installed on the scaffolding as soon as practically possible.			

5

<b>Risk / Activity</b>	Work to internal areas	<b>Risk Level</b>	Moderate
The balustrades to the existing common stair landings are not the required height of 1100mm above floor level.			
<b>Hazards</b>			
Risk of falling from stair landings			
<b>Persons at risk</b>		<b>During</b>	
Site personnel		Demolition and Construction	
<b>Measures to reduce risk</b>			
Ensure temporary guarding is added to increase the balustrades to min. 1100mm above FFL on the stair landings.			

6

<b>Risk / Activity</b>	Window cleaning	<b>Risk Level</b>	Low
Windows are located at high level			
<b>Hazards</b>			
Falls from access equipment.			
<b>Persons at risk</b>		<b>During</b>	
Operatives		Cleaning	
<b>Measures to reduce risk</b>			
All opening windows are specified to be fully reversible to allow cleaning from inside the building. Non-opening glazing is specified to be self cleaning glass.			

7

<b>Risk / Activity</b>	Removal of infill cladding panels on all elevation	<b>Risk Level</b>	High
<b>Hazards</b>			
Falling objects. The infill panels are large and their exact make up and fixing method is not certain.			
<b>Persons at risk</b>		<b>During</b>	
Site personnel. Public		Construction	
<b>Measures to reduce risk</b>			
Investigation of the make up and fixing method of the cladding panels must be completed before removal. A thorough method statement must be prepared and followed to ensure the panels can be safely removed.			

8

<b>Risk / Activity</b>	Works to and around the lift car, dumb waiter/goods lift and lift shafts.	<b>Risk Level</b>	High
<b>Hazards</b>			
The shafts and lift cars should be considered unsafe with an associated risk of falling.			
<b>Persons at risk</b>		<b>During</b>	
Site personnel.		Construction	
<b>Measures to reduce risk</b>			
The shafts must be properly guarded during the works. The lift cars must not be entered until properly assessed and made safe.			