

Work in Occupied property RA 042

Consequence	5	10	15	20	25
	4	8	12	16	20
	3	6	9	12	15
	2	4	6	8	10
	1	2	3	4	5
Likelihood					

- Unacceptable – Stop activity
- Adequate – Monitor for continual compliance
- Acceptable – No further action / monitor

Risk Assessment:	Work in occupied property
Assessors Name:	Gabriela Balint
Signature:	<i>Balint</i>
Date:	January 2022
Review:	January 2023

Location:

Likelihood	1 = Very unlikely	2 = Unlikely	3 = Fairly likely	4 = Likely	5 = Very likely
Consequence	1 = Insignificant	2 = Minor	3 = Moderate	4 = Major	5 = Catastrophic

Hazard	Who can be harmed & how	Risk Rating			Control measures in place	Residual Risk		
		L	C	R		L	C	R
Lone working	Person undertaking works at risk from ill health, violence and other anthropogenic hazards.	3	4	12	Operatives refer to the company lone working policy if alone. In areas of concern, regular contact with line manager is required. Phone upon arrival and when departing. Operatives to maintain the security of the property at all times i.e. ensuring doors are closed etc.	2	4	8
Work at height	Persons undertaking the task. Serious injury potential / fatality through falling from height	3	5	15	In line with training delivered, operatives are instructed in the following. All work at height is to be planned and only undertaken by competent persons or if being trained, supervised by a competent person. Personnel aware of fragile surfaces and open voids and edges ensuring adequate protection is in place. Work at height is not undertaken where weather conditions prohibit safe working. Use of suitable professional equipment only i.e. scaffold, podium steps, ladders and step ladders etc. For powered access equipment, a separate RA is required.	2	5	10

Work in Occupied property RA 042

Movement of any item using manual handling.	Person undertaking the task. Serious musculoskeletal injury including hernias, back injuries and sprains etc.	5	4	20	All persons are trained in manual handling and follow training and instruction given. Personnel are instructed to use mechanical assistance wherever practically possible. Loads are broken down as far as is reasonably practicable and team lifting employed where necessary. Where larger loads are involved, a specific manual handling assessment will be required. Use of suitable gloves for loads involved.	2	4	8
Use of substances hazardous to health	All personnel who use or may be affected by the use of hazardous substances, serious injury potential	3	4	12	Use of product information including COSHH assessments and manufacturers instructions on packaging. Use of authorised substances only. Use of suitable PPE and ventilation as determined in COSHH assessment / MSDS. Personnel to be aware of others who may be affected by the use of the substance. Substances are to be stored in original containers and stored in accordance with information outlined in COSHH assessments and MSDS.	2	4	8
Use of vibrating equipment	Personnel and others working with vibrating equipment Potential for long / short term musculoskeletal damage i.e. vibration white finger.	5	4	20	The use of vibrating equipment is kept to a minimum through the use of best available technology & task rotation SFARP. Where the use of such equipment is required, trigger times are recorded and measured against guidance. Personnel are required to report any effects from the use of vibrating machinery including numbness and tingling in order for occupational health professionals to be consulted as may be required. Hand arm vibration requires that where exposure action level of 2.5m/s ² A (8) is evident, suitable technical and organisational measures shall be put in place to reduce exposure including assessing / using alternative equipment and / or task rotation.	2	4	8

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<p>Discovery of or damage to material that may contain asbestos.</p>	<p>Operatives / engineers and others who may be affected. Potential for serious long-term health problems</p>	3	4	12	<p>All personnel are trained in asbestos awareness as a minimum and follow advice given during the training.</p> <p>Prior to personnel undertaking any work where asbestos may be present, the asbestos register shall be consulted. Where this is not available, a copy is to be requested from the client. Likely locations include pipework, flues, decorative textured coatings etc.</p> <p>Personnel are not permitted to undertake any works involving asbestos containing material unless trained in the correct procedures.</p> <p>Should any person come across any suspected asbestos containing material (ACM) they must stop work immediately and inform their line manager who should arrange for the client to be informed of the situation and await further advice.</p> <p>Should any person accidentally disturb any ACM, they must stop work immediately and inform their line manager of the situation. They will then complete the decontamination procedure as outlined in training and await further advice.</p> <p>Should an incident occur in an occupied premise, they shall close off the area without alarming the occupier. All clothing is to be removed and bagged as hazardous waste. Where possible the operative is to shower to remove any fibres, where this is not possible, they will wipe themselves down with a damp rag which is to be placed in the same bag as the contaminated clothing as per training given & in line with EM7 / EM8 asbestos essentials.</p> <p>Any operative involved in an incident is to complete an accident / incident report form, following this they will be given further advice about informing their GP of the suspected contact with an ACM.</p> <p>The company shall arrange through their client for an air test to be undertaken together with an analysis of the suspected ACM.</p> <p>All incident involving suspected contact or release of fibres shall be thoroughly investigated by the company with a file of the incident placed in the accident / incident folder which is maintained at head office.</p>	2	4	8
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Fire / explosion	All persons on site and others who may be affected including members of the public and emergency service personnel. Serious injury potential / multiple fatalities through asphyxiation / trauma etc.	3	5	15	Use of flammable substances / materials kept to a minimum. Storage of flammable substances in line with requirements of the COSHH assessment e.g. store away from sources of ignition etc. Maintenance of housekeeping standards with waste material cleared from site at regular intervals. Electrical equipment maintained in a safe condition and hot works undertaken in line with requirements laid out in hot works permit. Maintain clear access / egress at all times. Strict no smoking policy in place. Fire plan in place for all work locations	2	5	10
Use of or working in close proximity to noise emitting equipment	Personnel and others working in the vicinity of noise emitting equipment Potential for long / short term hearing damage	5	4	20	Personnel are required to maintain noise emitting equipment in an efficient condition. Personnel are instructed in the use of sufficient PPE including the use, maintenance and storage of supplied hearing protection including the requirement to wear PPE in designated areas. Use of acoustic enclosures where practicable. Ensure that PPE is compatible with other items and does not detract from other hazards.	2	4	8
Contact with sharps / biological hazards	Personnel working on site and others who may be affected i.e. waste clearance operatives. Serious injury potential through puncture / contact leading to biological illness	4	4	16	Personnel undertake a thorough inspection of areas where sharps / other biological hazards may be present. If there is evidence of the above and operatives raise concerns about safety, operatives are advised to refer the task back to their line manager for additional advice. Use of mirrors to view blind areas	2	4	8

Work in Occupied property RA 042

Slips, trips and falls	Persons undertaking the task. Serious injury potential increasing due to MH activity.	4	4	16	Routes and areas are checked for obstructions and availability of space or other hazards i.e. wet floor, spillages, saw dust, uneven or slippery surfaces and cables etc. prior to use. Personnel aware of additional hazards that may lead to STF on the same level i.e. inadequate lighting, weather conditions, changes in surface etc. Good housekeeping standards are maintained and inspected at all times.	2	4	8
Interaction with members of the public.	Personnel undertaking the task and others. Risk of injury / psychological harm	3	4	12	Where vulnerable persons have been notified, lone working is prohibited. If threatened or accused, personnel to leave and report as soon as practicable to their line manager for further advice ensuring that the premises are left in a safe condition (SFARP).	2	4	8
Use of machinery	Personnel using machinery and others in the vicinity, serious injury potential	3	4	12	All equipment to be checked pre-use to ensure that it is fit for the task, guards are in place and adjusted as required. Operatives to tie back long hair and be aware of loose-fitting clothing / gloves which may become entangled. Use of two hands on tooling SFARP. All equipment is checked pre-use to ensure that any leads, cables, casings and connections are free from damage which may cause an electric shock. Portable equipment is liable to regular PAT testing at the recommended intervals. Remove any defective equipment from service.	2	4	8
Lack of security	Persons undertaking the task and owners / occupiers Risk of theft / violence etc.	3	3	9	Maintenance of security at all times to include closing doors, not leaving tooling etc. outside premises, maintain vigilance. Personnel signing in procedures in place. ID In place.	2	3	6

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Failure to plan works	Any person working or visiting the work area. Serious injury potential through STF, fall from height etc. e.g. broken bones, sprains etc	3	4	12	All works are planned and organised prior to works commencing taking into account sequencing of activities, opening of void spaces, availability of required surveys / reports etc. Where hazards are introduced into the workplace i.e. open voids, floor and ceiling replacements, cables etc, additional precautions are put in place, communicated and checked to ensure compliance. E.g. physical barriers, additional lighting, signage, housekeeping etc.	2	4	8
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