1.5 RESIDUAL HAZARDS & PROVISION FOR SAFE ACCESS

Introduction

All the residual hazards noted below are considered high risk. In all cases the End User is responsible for managing any health and safety risks associated with the hazards. People whose health and safety can be adversely affected by the hazards include members of the workforce and visitors to the facility.

The End User must ensure the following:

1. All members of the workforce must be fully trained, competent, and qualified for all cleaning and maintenance activities on the building. Appropriate reference must have been made to the Building Manuals and all personnel must have received an induction prior to commencing any works on site. The User of the building must ensure written method statements are prepared for specific activities and incorporated into the induction procedure.
2. Undertake risk assessments for activities, as noted above, in accordance with the Management at Work Regulations 1999 (the Management Regs).
    a. Every employer shall make a suitable and sufficient assessment of – the risks to the health and safety of his employees to which they are exposed whilst they are at work; and
    b. the risks to the health and safety of persons not in his employment arising out of or in connection with the conduct by him of his undertaking,
3. Undertake COSHH assessments for activities, as noted above, in accordance with the Control of Substances Hazardous to Health Regulations 2002 (COSHH). End Users should note:

    Using chemicals or other hazardous substances at work can put people's health at risk, so the law requires employers to control exposure to hazardous substances to prevent ill health. They have to protect both employees and others who may be exposed by complying with the Control of Substances Hazardous to Health Regulations 2002 (COSHH) (as amended).

Ensure that you are familiar with the whole of sections 1.3 and 1.8 of this manual prior to any maintenance work being carried out.

1.5.1 Structure and Fabric

Information provided by AEW, the Architects

The roof areas are designed to be a low maintenance roofs. Means of access to the mansafe is via a secondary stair within the warehouse and lockable ships ladder leading to a roof hatch. An MEWP is required within the yard during maintenance periods to provide a second means of escape from the roof in the event of a fire. An operative on the ground who can hear an alarm should have radio contact with any operative on the roof.

Access and escape procedures are to be listed as a residual risk on practical completion such that it is made clear in the H&S File that a management procedure by the occupier is required to ensure the roof is being safely accessed by trained personnel only.

Cleaning and maintenance of PV panels to be conducted by trained personnel only at regular intervals as highlighted in the manufacturers literature.

The man safe line system to be to the roof sub-contractor's details for cleaning and maintenance of gutters, PV panels and cladding. Line safe system has been provided to access all areas of the roof. Controlled access to roof by suitably trained and equipped personnel only should be monitored by the end user.

Risk of operatives falling from height, materials falling from height, overturning of MEWPs and electrocution from damaged PV panels remains.

Hard standing areas are provided to the perimeter of the building. Level ground is provided to the yard and building perimeter to use low pressure brush and hose for cleaning the cladding, windows and curtain walling. Specialist operatives to use MEWPs only if needed.

Information provided by BWB, the Civil and Structural Engineers

Risk	Proposed Action
Contact with harmful substances during floor, wall and hardstanding joint re-sealing.	Materials to be subject of COSHH assessment and to be used strictly in accordance with manufacturers recommendations. Data sheets in Health and Safety File
Creation of holes in fire resistant compartment walls and floors.	All penetrations to be fire stopped and services to include fire dampers as appropriate.
Contact with harmful substances during overcoating of structural steelwork	Materials to be subject of COSHH and to be used strictly in accordance with manufacturer’s details.
Overloading of building structures.	Design drawings and calculations to be consulted prior to alterations to structure and/or loading regimes. Specialist advice to be sought if necessary.
Overloading of ceiling panels	Design loading to be included in Health and Safety File. Access to be restricted.

Information provided by Hormann, relating to the Industrial Doors

Any residual hazards relating to the doors are highlighted within the information sent in from the Architects and Engineers.

Information provided by Ardent, relating to the Windows and Doors

Any residual hazards relating to the doors are highlighted within the information sent in from the Architects.

1.5.2 Building Services

Information provided by GAC, the Mechanical Services

Access may be awkward in places and requires some pre-planning to ensure that the appropriate access equipment is available.

Use of mobile towers, podium steps and MEWPS where applicable are preferable and safer than working from steps or ladders.

Mobile Towers should only be constructed by trained qualified staff. MEWPS must only be operated by trained, licensed staff.

If heavy items of equipment need to be removed then it is preferable to break the unit down into manageable sections, a relevant risk assessment and method statement must be carried out prior to the task being carried out.

Staff should be aware and have a working knowledge of their duties under the following Regulations.

- Health and Safety (First Aid) Regulations
- Work at Height Regulations
- The Electricity at Work Regulations
- PPE Regulations
- F-Gas Regulations
- COSHH Regulations
- Manual Handling Regulations
- Loler & PUWER Regulations

SECTION 1.5: RESIDUAL HAZARDS & PROVISION FOR SAFE ACCESS

Subcontractor	Activity clement	Significant potential hazards	Population at risk	Design action to be taken to reduce risk
GAC Mechanical Operatives	Working at Height – Installation of Mechanical Services	High level working within building and externally. Falls from height and tools dropping onto those under work area	On Site Operatives	Contractor to provide all necessary access / scaffolding / working platform equipment and ensure it is fit for purpose. Mechanical services to be installed to manufacturers recommendations, adequate support brackets to be used etc.
GAC Mechanical Operatives	Noise & Vibration	Use of noise and vibration generating equipment	On Site Operatives	Provide RAMS prior to commencing works.
GAC Mechanical Operatives	Access to Services Plantrooms	Mechanical Services located within dedicated plantrooms	On Site Operatives	Contractor to include suitable access & control of operatives sufficient to ensure safe access & working area
GAC Mechanical Operatives	Refrigerant pipework systems	Refrigerant gas leaks	Air Conditioning Operatives	Pipework to be tested in accordance with manufacturers recommendations and regularly inspected
GAC Mechanical Operatives	Sterilisation of water services	Risk to operatives from chemicals	Water Services Operatives	Normal trade precautions and workwear
GAC Mechanical Operatives	Manual Handling / Hoisting	Off-loading and positioning of general Mechanical services items	On Site Operatives	Employ registered specialist to safely undertake all lifting of equipment combined with planning and segregation of working areas
GAC Mechanical Operatives	Heavy Items / Manual Handling	Hot water cylinders, fan coil units etc	On Site Operatives	Method Statements required for handling operations. Provide access equipment where necessary
GAC Mechanical Operatives	Low level services installation	Trip hazard, operatives safe working	On Site Operatives	Identify / provide barriers during construction
GAC Mechanical Operatives	Electrical Equipment	Electrocution, burns	On Site Operatives	All electrical equipment (110v) must have a current PAT test certificate and be suitable for use.

Information provided by EBM, the Electrical Services

Warehouse Exit Lighting, Office Lighting, and power supplies

The below access equipment should be used for the following tasks carried out to the internal lighting systems deployed at Unit 3 Wingates. Please note the methodology below is only a guide and site-specific method statements and risk assessments should be produced when carrying out any of these tasks.

Access equipment to be used: GRP Podium Platform

HSS Product code: 80848

Erect podium platform as per manufacturer's instructions, once completed add completed scafftag to podium.

- Replacement of luminaire lamps
- Replacement of luminaires
- Cleaning of luminaires
- Testing of luminaires

External Lighting and Warehouse Dockdoor Installation

The below access equipment should be used for the following tasks carried out to the external lighting systems deployed at Unit 3 Wingates. Please note the methodology below is only a guide and site-specific method statements and risk assessments should be produced when carrying out any of these tasks.

Access equipment to be used: MEWP.

Inspect MEWP before using, only IPAF trained operatives to use and manoeuvre into position to service building mounted and column mounted external lighting.

- Replacement of luminaire lamps
- Replacement of luminaires
- Cleaning of luminaires
- Testing of luminaires

1.5.3 Site Works and Infrastructure

Information provided by AEW, the Architects

Edge protection of armco barriers and key clamp handrails to be provided to the dock pit to obstruct manoeuvring vehicles and prevent falling from height of vehicles and pedestrians. Bollards and armco barriers are proposed to the external elevation facing the yard to prevent collision with the building from manoeuvring vehicles. Armco barriers are proposed between the yard and the car park to prevent collision with manoeuvring HGVs and parked cars and pedestrians.

A pedestrian crossing will be marked on the ground from the car parking area, past the cycle store to the main entrance doors so that vehicles entering the site slow down and stop for any pedestrians.

An out of hours manual swing gate to the site entrance and footpath prevents unauthorized access to the site.

Exposed structure should be kept clean by the end user to prevent build up of organic material and damage over time.

Information provided by BWB, the Civil and Structural Engineers

Risk	Proposed Action
Damage to underground services during excavation	Location of services to be checked on record drawings and by surface scanning. Excavation adjacent to services to be carried out by hand. A permit to work system is recommended.
Contact with harmful substances during floor, wall and hardstanding joint re-sealing.	Materials to be subject of COSHH assessment and to be used strictly in accordance with manufacturers recommendations. Data sheets in Health and Safety File.
Accessing manholes and tanks: Asphyxiation due to oxygen depletion. Poisoning by toxic substance or fumes.	Only suitably trained and authorised persons are permitted to enter spaces. Check the weather before entry into sewers; sudden storms can cause rapid rises in water levels. Check the gas monitor and test the confined space by lowering the monitor in. Establish a suitable communication link for use in emergencies and to notify
Fire / Explosion due to gas build up or hydrocarbons.	Only suitably trained and authorised persons are permitted to enter or work in such spaces including (but not limited to) petrol interceptors.
Deep excavations.	Care to be taken around deep excavations. Fencing to be used where applicable. Plant to be kept at a safe distance.

Information provided by GAC, the Mechanical Services

90mm MDPE gas pipework from the future shipper meter location at the boundary to the incoming services location within the Warehouse.

63mm dia Protecta-Line MCWS from the boundary to the incoming services location within the Warehouse.

63mm dia MDPE Black / Green for the rainwater harvesting system from the incoming services location in the Warehouse to the underground storage tank adjacent the Warehouse

All pipework will be laid at required depths in a prepared trench provided by others. Prior to backfilling all pipework will be surrounded in sand for protection and be complete with tracer type marker tape to enable future identification.

Subcontractor	Activity clement	Significant potential hazards	Population at risk	Design action to be taken to reduce risk
GAC Mechanical Operatives	Laying of pipework	Working near or in open trenches	On Site Operatives	CDM Regs 2015 (SI 2015 No 51 Part 4 Regulation 22) Control access to work areas Ensure adequate security and shoring

1.5.4 Demolition

Information provided by BWB, the Civil and Structural Engineers

Risk	Proposed Action
Premature/Uncontrolled collapse of structure or structural elements.	Design drawings/calculations to be consulted. Planning and demolition (including any "pre-weakening") process to be carried out by competent persons.
Falling material/flying debris	Long reach methods to be adopted. Steel cage protection to drivers cabin to be provided. "Buffer" zones to be created to limit number of people in the area. Temporary debris fanning to be used.
Overload of floors due to build up of removed material.	Design drawings/calculations to be consulted. Material removal regime to be established.
Hazardous materials	Health and Safety File to be consulted.
Falling.	Work at heights to be limited by the method of demolition chosen. Access platforms/scaffolds to be erected if unavoidable.
Uncontrolled damage/injury due to explosion.	If explosives are to be used to demolish key members, blast protection and safe distances should be agreed in advance. Trial blasts to be carried out to determine effectiveness of proposed charge.
Damage/injury due to uncontrolled destruction of services.	Location of services to be checked on record drawings and by surface scanning. Close consultation with statutory undertakers to ensure no live services in vicinity of proposed demolition.
Fire / Explosion due to residual hydrocarbons in tanks and interceptors.	Only suitably trained and authorised persons are permitted to enter or work in such spaces including (but not limited to) petrol interceptors.

At the end of the buildings' life cycle consideration as to how to dispose of the buildings is required and demolition methods should be established by a suitably qualified Engineer and undertaken by an experienced Contractor. In essence the building should be deconstructed in the reverse order to how it was constructed, this would involve a soft strip of the internal finishes including terminating and capping off any services outside the confines of the building, removal of all cladding, careful dismantling of the main superstructure in a sequence that does not affect the overall stability of the structure and finally grubbing up of the slabs, foundations and other underground services (drainage & other conduits, ducts, tanks etc) all to leave a clear, unobstructed site ready for redevelopment Regulation 20 Demolition or dismantling.

"The demolition or dismantling of a structure must be planned and carried out in such a manner as to prevent danger or, where it is not practicable to prevent it to reduce danger to as a low a level as is reasonably practicable"

1.5.5 Access Statement

Information provided by AEW, the Architects

Means of access to the mansafe is via a secondary stair within the warehouse and lockable ships ladder leading to a roof hatch. Access should be limited by the end user to trained specialist operatives as above.

Refer to AEW Access Statement document at the end of this section

Access Statement

The Building Regulations 2010 Part M(1) Volume 2

Issued: 18.03.24
Rev: P1
TF/DOH

The following summary identifies key compliance points within the Approved Documents and provides evidence of compliance with those points.

Compliance Summary:

Section 1: Access into Buildings Other than Dwellings	• A level approach has been provided into the building from the car park with a consistent surface gradient of 1:30 and no steps. A level threshold has been provided to main entrance of the building. • No ramped or stepped access is to be provided to any of the external doors. A concrete path is to be provided to the perimeter of the building so that any escape from personnel doors, or cleaning and maintenance can be done from a level and hard surface. • Pedestrian routes within the site from the boundary are at least 2000mm wide with dropped kerbs from the estate road footpath and tactile paving. • Accessible parking bays are to be painted on the concrete yard to provide a firm and slip resistant surface. Accessible spaces will be painted as Diagram 2 in ADM.	AEW External Finishes Drawing P23012-AEW-03-ZZ-DR-A-1007. AEW White Lining Drawing P23012-AEW-03-ZZ-DR-A-1017. BWB External Levels Drawing P23012-BWB-EX-XX-DR-D-0603.
Section 2: Access into Buildings Other than Dwellings	• The main entrance door is adjacent to the accessible parking spaces so that it is clearly defined. • The main entrance door is to be an automatic sliding door requiring no access control or weather protection. The matwell surface is level to the finished tile of the reception so that there is no trip hazard.	AEW External Window and Curtain Walling Schedule P23012-AEW-03-00-SH-A-7002.
Section 3: Horizontal and Vertical Circulation in Buildings other than Dwellings	• Where doors are located on a circulation route and to the office and lobby, they will have vision panels to the side leaves in compliance with ADK. • All doors are to have an unobstructed space at least 300mm on the pull side of the leading edge of the door. • All internal floors are level with slabs recessed for the varying finishes. • A passenger lift is provided between the ground and first floor capable of carrying 10 persons so that no part of the building is inaccessible. The internal dimensions therefore exceed those shown on Diagram 10 of ADM.	AEW Internal Door Schedule P23012-AEW-03-00-SH-A-7002. AEW Office GA Plan P23012-AEW-03-ZZ-DR-A-2002. AEW Lift Details P23012-AEW-03-ZZ-DR-A-5003

1.5.6 Any Hazards Associated with Materials Used

GENERAL

THE HAZARDOUS WASTE (ENGLAND & WALES) REGULATIONS 2005, AS AMENDED

If the premises produces 500kg or more of hazardous waste each year it must register with the Environment Agency. Registration is annual so every 12 months the premises must renew its registration if it expects to produce that amount of hazardous waste.

Examples of the wastes now classified as hazardous include:

- Fluorescent tubes and Energy Saving Lamps (compact fluorescents)
- Sodium & Mercury Lamps
- Televisions/Computer Monitors/Laptops
- Batteries

The Environment Agency provides a 'Guidance for Small Business – HWR01A' which details the assessment procedure for determining special waste and disposal procedures, and information on relevant legislation.

THE WASTE ELECTRICAL & ELECTRONIC EQUIPMENT (WEEE) REGULATIONS 2013

The Waste Electrical & Electronic Equipment (WEEE) Regulations aim to reduce the environmental impacts of electrical and electronic equipment (EEE) when it reaches the end of its life.

If equipment was bought after 13 August 2005, the waste is known as 'non-historic WEE'. A bar underneath the crossed-out wheeled bin symbol indicates that the WEEE is non-historic. The EEE producer is responsible for financing the treatment, reprocessing and disposal of the equipment unless both parties agree to an alternative arrangement. If the premises agrees with a producer to make its own arrangements to deal with WEEE, the premises must make sure it is treated, recycled, recovered, and disposed of correctly. If the premises rents or leases EEE, the organisation that provides the equipment will normally be responsible for disposing of it.

When new EEE is purchased, the WEEE registration number of the equipment producer should be kept. This is then used to contact the producer when the premises needs to dispose of the products. The producer's compliance scheme is responsible for the WEEE. The original producer can provide the information on the take-back system available. The EEE suppliers and retailers can dispose of business WEEE, but they may charge for this service.

The following items should be noted:

Chemical Water Treatment

Chemical treatment to the water systems has been provided. Reference to the relevant COSHH data sheets (contained in the building Health & Safety File) should be made before commencing any work on treated systems. When draining down treated systems, the water/chemical mix should never be disposed of by tipping away into drains etc. Under the Environmental Protection Act 1990, all water treatment chemical waste must only be transferred to someone authorised to carry or manage waste – known as an authorised person. Authorised persons include:

- Registered or exempt waste carriers – these must be registered with the Environmental Agency as a waste carrier under the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991.
- Local Authorities – the Local Authority may or may not have facilities for waste chemical disposal. Please contact the Local Authority for further details.
- Licensed waste managers – these must have a Waste Management License. Failure to comply with this requirement can result in a fine and/or imprisonment.

Batteries

Many batteries are now categorised as hazardous waste and must not be disposed of in the general waste skips and bins. These include lead-acid, Ni-Cd batteries and batteries containing mercury. Spent batteries must either be returned to the stockist, handed in separately at a Local Authority Amenity Site or taken to a licensed 'spent battery' dealer.

Capacitors

Capacitors for power factor correction may be of two types:

Dry Film, using metalised polypropylene film. These contain no materials likely to be of harm to the environment.

Impregnated Type, using paper as a dielectric, and having chlorinated diphenol impregnate (i.e. Aroclor). Chlorinated diphenols constitute a serious environmental hazard and special precautions must be taken when disposing of capacitors in which this substance is to be used. The law required that only officially approved plant may be employed. Disposal by any other method is a punishable offence.

Lighting Products

WARNING: lamp disposal can damage your health & should comply with COSHH regulations. fluorescent tubes contain mercury, cadmium & lead, all recognised as very toxic metals. They can be very harmful to health, even in small quantities that can hardly be measured. They also easily & rapidly pollute water courses & the environment in general unless disposed of correctly.

Hazardous substances can be released when some lamp types are broken and the following general recommendations are made for dealing with broken lamps.

Lamps and control gear heat up when they operate and can become too hot to touch. Switch off and allow time to cool down.

Contact your local authority to determine how and where fluorescent tubes and batteries can be disposed of carefully, safely and within the COSHH Regulations. Fluorescent or sodium lighting is now considered a producer of hazardous waste and must be disposed of by a specialist company.

Accidental Breakage of a Lamp

In the event of an accidental breakage of a lamp, normal good housekeeping is required; care being necessary to prevent injury from broken glass. For fluorescent lamps the generation and inhalation of airborne dust should be avoided, when cleaning up for low-pressure sodium lamps avoid skin and eye contamination with debris and prevent exposure to moisture.

Prevent rain, snow, water or moisture coming into contact with lamps as this may cause the lamp to shatter. Quartz jacketed lamps (e.g. tungsten halogen, MBIL, SON-TD) touched by bare hands may shatter in service. If touched, wipe the lamp with a clean cloth soaked in surgical or methylated spirit. Lamps sometimes shatter on failure, therefore, ensure that luminaire enclosures are always in place and in good order.

Controlled Lamp Breakage

When lamps have been removed from service the principal physical hazard is broken glass. Placing them in the packaging provided with the new lamps is one way of protecting them from accidental breakage or scratching, which could lead to glass fracture and possible flying fragments.

Crushing of lamps is considered by the Environmental Agency to be a waste management activity and will require the appropriate permit and compliance with the pertinent health and safety legislation.

Fire Risk

There is sufficient sodium in Low Pressure Sodium (SOX) lamps to burst into flames when the sodium comes into contact with water. Also, the lamps are easily shattered and can expose the sodium unintentionally.

The ballasts in fluorescent luminaires with faulty starter switches or failed lamps can run very hot. Disconnect any faulty luminaires immediately and follow up with corrective action.

Ensure that the wattage of all replacement lamps does not exceed that of the lamps first installed under this contract (to prevent over heating of the luminaires and overloading of the associated electrical circuits).

Ultra-Violet Radiation

Mercury and metal halide lamps emit UV radiation; special glass is used in enclosed luminaires and the lamp envelope to shield the UV radiation. The radiation level increases if the lamp glass envelope is punctured. Any such lamps must not be operated and must be replaced immediately. Any luminaires with damaged or broken glass enclosures must be immediately taken out of service and the glass replaced (with glass of the correct type).

Information provided by AEW, the Architect

To the best of our knowledge, no hazardous materials have been specified by the Employer or used by the Contractor in the construction of the building and associated site works, which are unsuitable to be handled by a competent Contractor/ sub-contractor and which remain a residual hazard.

To the best of our knowledge, no deleterious materials have been used in the construction of the building and associated site works. No deleterious materials have been listed in the Employer's Specification.

Refer to AEW Residual Hazard & Cleaning & Maintenance List and Residual Risk Assessment at the end of this section.

Information provided by BWB, the Civil and Structural Engineers

None identified at this time.

P23012 Residual Hazard & Cleaning & Maintenance List

P23012-AEW-XX-XX-SH-A-0002
Revision: C01
Date: 22.04.24
Issued by: TF
Checked by: DOH
AEW Ref: 12737

FINAL CONSTRUCTION ISSUE

Project Name
Residual Hazard + Risk Register - For inclusion into H&S Files

Prepared By:	TF	**Revision:**	P02
Issue Date:	22.04.24	**Date of Last Review:**	**17.01.24**

Risk Assessment						
No.	**Hazard -** *the potential to cause harm*	**Risk**			**Control Measures:**	**Date Initially Added:**
			S	**RR**		
1	Collision of pedestrians, cyclists, cars and HGVs at the site access point and transitioning through the yard to the building.				Speed limits on site during construction to be adhered to and remain on Completion for the End User to manage.	24.04.23
2	Risk of electrocution from maintenance of plant by non-specialist / trained operative.				End User to ensure maintenance regime specified by manufacturers is adhered to and carried out by specialist personnel.	24.04.23

3	High level cleaning and maintenance of perimeter guttering, roof cladding and solar panels. Risk of falling from working at height and electrocution from electrical items.				The roof areas are designed to be a low maintenance roofs. Means of access to the mansafe is via a secondary stair within the warehouse and lockable ships ladder leading to a roof hatch. An MEWP is required within the yard during maintenance periods to provide a second means of escape from the roof in the event of a fire. An operative on the ground who can hear an alarm should have radio contact with any operative on the roof. Access and escape procedures are to be listed as a residual risk on practical completion such that it is made clear in the H&S File that a management procedure by the occupier is required to ensure the roof is being safely accessed by trained personnel only. Cleaning and maintenance of PV panels to be conducted by trained personnel only at regular intervals as highlighted in the manufacturers literature. The man safe line system to be to the roof sub-contractor's details for cleaning and maintenance of gutters, PV panels and cladding. Line safe system should provide access to all areas of the roof. Controlled access to roof by suitably trained and equipped personnel only. Risk of operatives falling from height, materials falling from height, overturning of MEWPs and eloctrocution from damaged PV panels remains.	24.04.23

4	External cleaning and maintenance of windows, cladding and retaining walls.				Hard standing areas are provided to the perimeter of the building. Level ground provided to yard to use low pressure brush and hose. Specialist operatives to use MEWPs only if needed. Exposed retaining structures to be cleaned regularly to prevent organic growth and assessed for any frost damage. Risk of operatives falling from height, materials falling from height, overturning of MEWPs remains.	
5	Cleaning of internal surfaces				Surfaces have been adequately specified to be slip resistant when cleaned correctly to the manufaturers requirements. No unusual cleaning products required. A cleaning and maintenance strategy by the End User should be produced to ensure safety of all building users during cleaning and maintenance. Building users are to read material specifications for appropriate cleaning methods. Signage to be displayed in areas that are being cleaned e.g. 'wet floor' and areas should be well ventilated.	

P23012 Residual Risk Assessment

P23012-AEW-XX-XX-SH-A-0006
Revision: C01
Date: 22.04.24
Issued by: TF
Checked by: 22.07.24
AEW Ref: 12737

FINAL CONSTRUCTION ISSUE

Plot 3, Wingates
Residual Risk Assessment

Prepared By:	TF	**Revision:**	P02
Issue Date:	22.07.24	**Date of Last Review:**	**17.01.24**

Risk Assessment						
No.	**Hazard -** *the potential to cause harm*	**Risk**			**Control Measures:**	**Date Initially Added:**
			S	**RR**		
1	Collision of pedestrians, cyclists, cars and HGVs at the site access point and transitioning through the yard to the building.				Speed limits on site during construction to be adhered to and remain on Completion for the End User to manage.	24.04.23
2	Risk of electrocution from maintenance of plant by non-specialist / trained operative.				End User to ensure maintenance regime specified by manufacturers is adhered to and carried out by specialist personnel.	24.04.23

3	High level cleaning and maintenance of perimeter guttering, roof cladding and solar panels. Risk of falling from working at height and electrocution from electrical items.				The roof areas are designed to be a low maintenance roofs. Means of access to the mansafe is via a secondary stair within the warehouse and lockable ships ladder leading to a roof hatch. An MEWP is required within the yard during maintenance periods to provide a second means of escape from the roof in the event of a fire. An operative on the ground who can hear an alarm should have radio contact with any operative on the roof. Access and escape procedures are to be listed as a residual risk on practical completion such that it is made clear in the H&S File that a management procedure by the occupier is required to ensure the roof is being safely accessed by trained personnel only. Cleaning and maintenance of PV panels to be conducted by trained personnel only at regular intervals as highlighted in the manufacturers literature. The man safe line system to be to the roof sub-contractor's details for cleaning and maintenance of gutters, PV panels and cladding. Line safe system should provide access to all areas of the roof. Controlled access to roof by suitably trained and equipped personnel only. Risk of operatives falling from height, materials falling from height, overturning of MEWPs and eloctrocution from damaged PV panels remains.	24.04.23

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