

## Risk Register

04.10.19 ISSUED FOR INFORMATION

High

Medium

Low



CATEGORY	RISK NO.	RISK/ HAZARD	RISK LEVEL	RISK CONTROL MEASURE (RCM)	RCM OWNER	ACTIONS	RISK LEVEL	ACTION DATE
Main Works	1	Tight site in terms of tree locations and existing building and potential difficulty with crane and lifting materials, equipment or steelwork erection	M	Consider reducing the construction elements into smaller components	PC	PC to issue RAMS for site layout and identify access positions for DT review	L	
Main Works	2	Working adjacent to residential area, care home and school with site traffic/deliveries, access/egress and Green Street which is a busy road leading from Hampton to the M3	M	Implement Traffic Management Plan. Co-ordinate delivery programme.	PC	PC to issue TMP for DT review	L	
Main Works	3	Effects of noise, dust or vibration of construction works	H	Environmental assessment to determine those affected. Appropriate measures to be identified	PC	PC to confirm works to be undertaken that may be noisy, dusty, or create vibration and appropriate RAMS to be issued	L	
Main Works	4	Existing underground services – risk to health	H	Identify any existing underground services	PC	PC to provide RAMS outlining methods of working and detection	L	
Main Works	5	Existing live services – risk to health, possibly cause electrocution, burns and fire	H	Identify any existing (suspected) live services	PC	PC to provide RAMS outlining methods of working and detection. PC to refer to existing	L	
Main Works	6	Building fabric instability prior or during demolition works	H	Renew or provide additional support to any unstable elements of the building fabric. All demolition works are planned with detailed RAMS. All works undertaken with full time supervision.	PC	PC to provide RAMS	L	
Main Works	7	Existing trees to be retained to west of main building.	M	Root protection zone to be adhered to mindful of building stepping in and out to avoid roots.	PC/Outerspace	Outerspace to provide a solution that is agreed by Design Team/PC and PC to provide specific RAMS	L	
Main Works	8	Proximity of trees to façade/ brick wall – limited space to work due to foliage and roots may have caused foundations or ground instability	M	Trees have been pruned by SBS. PC to issue tree protection proposals for review. If trees causing an obstruction this need to be surveyed and noted on a drawing by PC	PC	PC to provide specific RAMS to indicate safe methods of working or enabling works required to help provide for a safe method of working	L	
Main Works	9	General site safety of employees, site visitors and passers by	H	All works will be carefully managed and controlled. PPE to be provided, all works will remain segregated from public and any access by visitors will be subject to a sign-in log and site induction and careful management around the site	PC	PC to provide RAMS outlining procedures for work personnel, and visitors, including site induction	L	
Main Works	10	Risk of building collapse by falling debris	H	Robust RAMS, trained operatives with supervision and correct equipment.	PC	Contractor to action.	L	

Main Works	11	Site personnel welfare	H	Provide suitable facilities for sanitary & washing	ALL	Design team to review. Contractor to action.	L	
Main Works	12	Asbestos. Possible delays to construction by unknown ACMs	H	Asbestos has been removed in the Strip Out Works, no further asbestos should be present, so the risk has been minimised, however, any suspicious materials should be treated with care and investigation/survey/tests undertaken as soon as possible to lessen the impact on the programme.	PC	PC to refer to existing H&S File for more information	L	
Main Works	13	Sequencing of site works to reflect design intent drawings	M	On going meetings and discussions between PC and Design Team to ensure that the Client's aspirations are met and that the design intent for architectural, thermal, acoustic, structural, mechanical, electrical and fire strategy requirements are maintained throughout the construction process and for handover to the end user, the residents.	ALL	Regular site meetings and design meetings to be undertaken.	L	
Main Works	14	Planning conditions require discharge	M	Include in programme and ensure regular communication. Accurate discharge schedule to be monitored with assigned responsibilities closed down to agreed timescales	ALL	Design team, Contractor, Client to action.	L	
Main Works	15	In-corporating the current building control measures	M	PC to include in programme and ensure regular communication with Building Control	ALL	Design team, Contractor, Client to action.	L	
Main Works	16	Confined spaces / restricted areas causing asphyxiation and death	H	Lift shaft installation is a confined space.	PC	PC to survey and provide specific RAMS for the works	L	Part of documented CPP
Main Works	17	Vermin/Rats /Pigeons causing: weills disease, psittacosis: Zoonoses	H	Survey if necessary carry out a hygiene clean down, decontaminate the area before starting work.	PC	To issue to PC . PC is to produce SWMP and Waste transfer notes to be completed and signed off and given to Construction Phase PC . Copy to go in HS File	L	
Main Works	18	Legionella risks	H	Drain and clean down, stagnant Water, to prevent legionella risks	PC	PC to add to the SWMP with chlorination certificate as the water in the building is still being used. A Copy to go in HS File for due diligence	L	
Main Works	19	Site security to be in place 24 hour/day as there have been intruders previously on the site and also travellers are known to be in the area.	H	PC to provide round the clock security and also to ensure that the access gate to the site is suitably constructed and kept locked shut out of working hours	PC	PC to action	L	
Main Works	20	Inaccuracies in existing plans, problems with Principal Plans, information causing design setting out issues.	M	Measured site survey to be undertaken where considered necessary	PC	PC to action as required	L	
Main Works	21	Working at height, falls, material falling	H	Plan all works and select appropriate equipment for the task. Full time site supervision by qualified personnel	PC	Contractor to action.	L	
Main Works	22	Window cleaning and fabric maintenance – access for cleaning	M	Provision for accessing all façade areas for cleaning and maintenance	Design team	Design team to formulate cleaning and maintenance strategy	L	
Main Works	23	Roof access/maintenance/amenity space and plant maintenance/removal at high level	M	Provide mansafe system	PC	Contractor to action as noted in the NBS	L	
Main Works	24	Plant replacement – ground and roof level	M	Provision for accessing all plant areas for maintenance or replacement	Design team	Design team to formulate plant maintenance and replacement strategy	L	

Main Works	25	Maintenance strategy	M	Must ensure that all PVs, concealed box gutter, valley gutters, satellite dishes can be accessed either via a cherry picker or via an access hatch and mansafe fall arrest system.	DT	Contractor to action as noted in the outline spec. Splethorne to advise on the preferred maintenance strategy for all blocks during stage 3 design development.	L	
Main Works	26	Damage to existing building during works	L	Causing damage to new construction during demolition. Flying debris, dust, sufficient hoardings to be erected for the protection of all new construction during this phase of demolition	PC	Main contractor to issue plan of hoarding for approval by Client/ PM	L	
Main Works	27	Access through site via existing road	M	Movement of pedestrians through the site during construction or demolition may slow the safe passage of large trucks and heavy machinery	PC	Traffic control measures to be put in place and must be managed daily by the Main contractor on site	L	
Main Works	28	Site security/ hoarding on both sides of existing road	L	On site security to ensure there is no trespassing after any demolition/ construction	PC	General Contractor to ensure 24hrs security is in place on site during all construction / Demolition	L	
Stage 3 Design	29	Lead in times for Doorsets	H	Door sets must be ordered in sufficient time in order not to delay the construction process	PC	General Contractor must liaise with door set supplier to ensure timely delivery	L	
Main Works	30	Coordination of Access control and main entrance doors/ access gates for block B	L	Must be able to access the central courtyard and the main access doors of respective Cores with the use of a single fob	PC	Main contractor/ design team to liaise with Security systems provider to ensure all access systems will function in the correct manner. M&E to advise.	L	
Main Works	31	New Boundary Fencing at boundary of site	M	A visual survey must be undertaken in order to assess the boundary conditions around the site in order to understand which boundaries require fencing	PC	PC to assess the required amount of fencing at tender stage and liaise with client for approval	L	
Main Works	32	Use below ground bin stores with access and egress	L	Correct placement of above ground bin stores will be critical for the manoeuvring of trucks for loading and maintenance	CL	Design team to liaise with SBC/ Bin suppliers in order to agree on strategy for safe access and egress for bin stores	L	
Main Works	33	Use of below ground bin stores-correct vehicle for collection	L	Collection for below ground bin services must have the correct collection vehicle and trained staff to operate vehicle	CL	Client to liaise with SBC to ensure correct vehicle and training has been put in place prior to design/ installation of bin stores	L	
Landscape Works	34	Refer to CDM - RISK REGISTER - Landscape						

Category / Activity	Hazard	Risk	Mitigation Action	Location of mitigation information
<b>LANDSCAPE CONSTRUCTION &amp; MAINTENANCE</b>				
Excavation/ Demolition/ Digging/ Groundworks	Hidden services on site not shown on drawings.	Personal injury, damage to machinery or tools	Commission site survey. As built drawings with locations of sub-surface services. To be included in O&M manual Site induction and marking out location of any live services. Contractor to review all relevant site wide documentation and coordinate with client, as well as carrying out a visual inspection. Any issues to be reported prior to commencement of works.	Site-wide
Excavation/ Demolition/ Digging/ Groundworks	Contaminated ground/ subsoil during construction or digging during landscape maintenance works	Health risks associated with contaminated ground through ingestion or inhalation.	Refer to geotechnical report and contractor should determine safe methods of working in the event on encountering contaminated ground. Install suitable membrane to warn about underlying possible health hazards. Any issues to be reported prior to commencement of works.	Soft landscape areas (where contamination might occur). O&M documentation held by the client. Health and Safety File
Working at heights and on raised edges	Falling from height, falling items.	People and items falling. At height tree works. Risk of tree branches etc. falling onto surrounds and persons.	Provide appropriate screening and barriers and ensure PPE is worn. Only suitably qualified operatives to use working at height/climbing equipment. Contractor to provide method statement	Site-wide
Soft Landscape maintenance works - weed and pest control	Using herbicides and pesticides	Poisoning, eye irritation, skin burns, spray drift onto passing public and adjacent habitats, which could harm wildlife.	Contractor to determine safe methods of working and provide staff with appropriate PPE. Only suitably trained personnel to use herbicides. Check weather forecast and don't spray on windy days. Chemical treatment not to be used in close proximity of water. Obtain holder certificate for pesticide spray.	Areas to be planted and grassed
Soft Landscape maintenance works - handling spikey / poisonous plants	Cuts/scratches through pruning of spikey vegetation. Potential to exposure to plant material with high toxicity level.	Personal injury	Contractor to ensure operatives are provided with suitable PPE and hand tools, prior to commencement of works.	Areas of soft landscape
Soft Landscape maintenance works - working on uneven / sloping ground / surface changes	Slipping/tripping/ falling	Personal injury	All slopes to be profiled to enable lawns to be mown with pedestrian lawn mowers, with no ruts, invisible depressions. Areas are open and can be assessed prior to accessing to determine best approach. Contractor to provide method of working. Hard landscape materials have been selected for longevity and non-slip properties.	Areas of soft landscape

Presence of existing trees	Damage to trees during excavation works for building foundations, pathways, staircases.	Damage to existing trees. Development of structural weakness / destabilisation of roots through construction in/close to the RPA	Works to be carried out in conjunction with the BS 5837 (2012) and according to advice from Arboriculturalist.	To existing trees mostly around site perimeter.
Landscape maintenance works to existing trees	Falling from height, falling branches, sharp tools	Personal injury	Tree works to be carried out from ground level where possible. Where high level tree canopy works are required (where operative is require to work at height), works should only be carried out by a suitably qualified arborist.	Where trees are present (existing and proposed)
Play Equipment in Play Areas	Trips, falls, cuts from defective equipment.	Personal injury	Contractor to account for annual ROSPA inspection of all play equipment. Where any pieces of equipment are shown to be defective, they will be made safe/closed off until repairs/replacements are carried out. Design of play area to be carried out in accordance with manufacturer's guidelines, accounting for fall zones and safety surfacing.	Communal (equipped) Play Areas
Wildlife and habitats	Damage to habitats, injury to wildlife	Damage to habitats and threat to wildlife using the site.	Contractor only to carry out maintenance operations in line with ecological best practice. No pruning/hedge works during the bird nesting season without carrying out additional ecological assessments. Artificial habitats to be monitored by suitably qualified ecologist and the results to be passed on to the landscape contractor.	Site-wide