

PRE-CONSTRUCTION PHASE DESIGNER'S RISK REGISTER

Project No: 22.134 - North Cottage

Project Address: North Cottage, Reading Road, Goring RG8 0LL

Client: Mr & Mrs Coffey

Description: Internal alterations at first floor level including the addition of 2 rooflights.

Architect: Fineline Architects

Structural Engineer: Pattern Associates

Contractor: TBC (Principal Contractor)

Building Control: South Oxfordshire District Council

Pre-Construction Phase Designer's Risk Register

Legend		Very likely to happen resulting in fatality or disabling injury.
		Unlikely to happen but resulting in fatality; likely to happen resulting in injury or illness; almost certain to happen resulting in first aid injury.
		Very unlikely to happen resulting in first aid injury or illness.
	Hazard = Something with a potential to cause harm Significant Risk = Risks that are not likely to be obvious to a competent Contractor or other Designer, unusual or likely to be difficult to manage effectively.	

Element/Activity	Hazard	Risk	Further Action	Residual Risk
Asbestos Survey has not yet been undertaken.	Amber - demolition to take place.		A refurbishment and demolition survey will be requested to be undertaken by the Contractor in advance of works starting on site to ensure any asbestos is identified and removed in accordance with HSE requirements.	
Installation rooflights at height.	Amber - working at height		The Contractor and installers should; - Prevent falls by using the right type of equipment. - Ensure that workers can get safely to and from where they work at height, - Ensure equipment is suitable, stable and strong enough for the job, maintained and checked regularly, - Make sure of no overloading or overreaching when working at height, - Take precautions when working on or near fragile surfaces - Provide protection from falling objects - Consider the emergency evacuation and rescue procedures. - Do as much work from the ground as possible	
Restrictive access to the property.	Amber - access is narrow to the driveway.		The Contractor is to ensure that the site layout is planned and managed safely and efficiently for the available space and access. All deliveries to be supervised and managed by the banksman. The Contractor is to ensure that deliveries do not obstruct the access to the property by the owners.	
Site security	Amber - Residential Area		The Contractor must ensure that the site is secure for the duration of the works. Given the nature of the residential area it must be ensured that no unauthorised access is possible.	
Installation of lintels and steelwork	Green - lifting of steelwork, lintels and materials		Contractor to ensure any heavy lifting is adequately controlled with use of manual lifting and carrying aids, mechanical lifting aids, smaller loads and keeping materials dry to prevent them becoming slippery and difficult to handle. Consider delivering materials directly to their point of use to reduce the distance. All materials should be handled strictly in accordance with the manufacturer's instructions.	
Chasing out of existing walls for the installation of services	Amber - Presence of significant amounts of dust.		Contractor to ensure that the method of removal should be designed to minimise the amount of dust, and control it at the source if possible. On-tool extraction should be used with Respiratory Protective Equipment that is compatible with other PPE equipment being worn.	

Element/Activity	Hazard	Risk	Further Action	Residual Risk
Demolition	Amber - risk of structural collapse.		All alteration, demolition and dismantling work should be carefully planned by the Contractor for it to be carried out by competent people to avoid unplanned structural collapse. Temporary support must be provided which must be designed, installed and maintained to withstand foreseeable loads and structures should never be overloaded. A safe system of work may include establishing exclusion zones and hard-hat areas, clearly marked and with barriers and hoardings.	
Hot work	Amber - risk of fire		During structural alterations the Contractor must ensure the fire plan is kept up to date with the escape routes and fire points with an effective way to raise the alarm.	
Falling objects from scaffolding	Amber - risk of falling objects		The Contractor must ensure that objects cannot fall outside the site boundary. Where scaffolding is used toe-boards, brick guards and nettings can be used to prevent this.	
Waste Management	Amber - restricted access		The Contractor must present an acceptable location for the provision of skips to be agreed with the Client to ensure that the waste materials are stored safely before their removal from site. The skip position must not hinder access to the site or the property and the skip collection must be considered to ensure safe loading of the skip.	
Access out of hours	Amber - Restricted access to the site out of hours and risk of fire.		The Contractor must ensure that the site is secure out of hours. The Contractor must ensure that any hot works must not take place 1 hour before the site closes each day to ensure any risk of spark is reduced.	
Existing incoming services	Amber - Electrical, gas and water incoming services routes in the location of excavations.		The Contractor must carry out investigations to establish exact locations of supplies in advance of any excavation to the required areas to ensure safe excavations.	