

Upper Brook Street, Manchester

UBS-RFM-XX-XX-HS-L-0001
Designer’s Risk Assessment

Drawing references

This briefing note is to be read in conjunction with all re-form landscape architecture drawings and ALL other relevant drawings from the design team including but not limited to -

UBS-RFM-XX-00-DR-L-0101	Landscape General Arrangement
UBS-RFM-XX-00-DR-L-0105	Planting Strategy
UBS-RFM-XX-00-DR-L-0106	External Levels
UBS-RFM-XX-00-DR-L-0107	Detailed Planting Plan 01 of 03
UBS-RFM-XX-00-DR-L-0108	Detailed Planting Plan 02 of 03
UBS-RFM-XX-00-DR-L-0109	Detailed Planting Plan 03 of 03
UBS-RFM-XX-XX-DR-L-8001	Hard Landscape Details
UBS-RFM-XX-XX-DR-L-8002	Soft Landscape Details
UBS-RFM-XX-XX-DR-L-8003	Street Furniture Details
UBS-RFM-XX-XX-SP-L-0002	Landscape NBS Specification
UBS-RFM-XX-XX-SP-L-0003	Landscape Maintenance Specification

Risk classification

Risks have been classified based on the following framework

Probability:

The table below provides a framework on how probability of

Score	Probability that harm will occur	Description
1	Extremely unlikely	Highly improbable, never known
2	Unlikely	Less than 1 per 10 years
3	Likely	Once every 5-10 years
4	Extremely Likely	Once every 1-4 years
5	Almost Certain	Once a year

Severity:

The table below provides a framework on how severity of

Score	Probability that harm will occur	Description
1	Minor harm	Minor damage or loss no injury
2	Moderate harm	Slight injury or illness, moderate damage or loss
3	Serious harm	Serious injury or illness, substantial damage or loss
4	Major harm	Fatal injury, major damage or loss
5	Catastrophic harm	Multiple fatalities, catastrophic loss or damage

Risk Classification Matrix

The table below provides a framework on how risk is classified based on Probability and Severity

Probability (P)		Severity (S)					Risk Classification (R)
		1	2	3	4	5	
		Minor	Moderate	Serious	Major	Catastrophic	
1	Extremely unlikely	1	2	3	4	5	Low (1-9) Ensure assumed control measures are maintained and reviewed as necessary
2	Unlikely	2	4	6	8	10	Medium (10-19) - Additional control measures needed to reduce risk rating to a level which is equivalent to a test of 'reasonably required' for the population concerned.
3	Likely	3	6	9	12	15	
4	Extremely Likely	4	8	12	16	20	High (20-25) - Activity not permitted. Hazard to be avoided or risk to be reduced to tolerable

General risk identification:

The following risk items have not been identified as part of specific risk monitoring sheets within this document. This is because the following risk items are considered to be ‘typical’ as part of general landscape works

Procedures carried out by the contractor in relation to the below items are expected to be conducted in accordance with internal good working practice procedures and risk assessments.

It is the responsibility of the contractor to obtain all necessary information with regards to the below items if unknown.

The following list is not exhaustive of ‘typical’ risk items but covers key known items.

1. Works within active construction sites
2. Works in close proximity to or affecting services and utilities
3. Manual handling of hard landscape materials and heavy soft landscape stock including trees
4. Working at height or lifting items at height;
5. Working in close proximity to trafficked areas;
6. Works in close proximity to the general public;
7. Works requiring the use of mechanical tools;
8. Working with materials and substances that are hazardous to health.

Risk Monitoring and Assessment

Risk Description			Current Risk Classification						Actions				Residual Risks and Further Actions		
Risk	RFM Document reference	Activity	Probability of occurrence	Severity of risk event(s)	Stage 3 01.09.23	Stage4 28.03.24	Stage 5 00.00.24	Stage 6 00.00.25	Current Risk Owner(s)	Actions required by risk owner to eliminate or control risk	Timeframe	Actions taken to date	State why risk cannot be eliminated	Actions for Principal Designer/ Principal Contractor	Actions for Client
01	UBS-RFM-XX-00-DR-L-0101	Contamination in the ground (across the site) Risk of pollutants being exposed and harming public.	Unlikely	Serious - contact with hazardous substances may have negative impact on health	Low	Low			Client, Contractor and design team	further SI to be undertaken, and strategy for dealing with contaminated ground to be developed. Special consideration to be given to soft landscape and areas of informal play	Prior to construction	All top and sub-soil to be imported and the contaminated ground to be capped off to necessary depths subject SI.	Contamination present in the ground and may be exposed during construction work	Undertake SI to determine risks and mitigation measures during construction work	
02	UBS-RFM-XX-00-DR-L-0101 UBS-RFM-XX-00-DR-L-0105 NOTE: Risk omitted due to removal of all existing trees on site	~~Tree Retention~~ ~~Risk of injury due to damage or long term degradation of existing mature trees to be retained on site during site works.~~	Unlikely	~~Serious – Trees may become unstable, or incur longer term degradation which may result in the requirement to remove.~~	Low	Low			Design team and contractor	~~Contractor to review AIA which identifies tree protection requirements, measures and mitigation.~~ ~~Retained trees to be protected in accordance with AIA and BS 5837. Trees in Relation to Design, Demolition and Construction to Construction – Recommendations:~~ ~~Existing mature trees to be monitored and assessed annually by a competent arboriculturist.~~	~~Prior to construction~~ ~~During Construction~~ ~~in use~~	~~Risk identified and highlighted to the design team~~ ~~Details provided for woking within existing tree RPA in line with BS-5837:2012-~~	~~The planning permission for the development identifies trees to be retained~~ ~~The retained trees positively contribute to the local townscape and ecology within the Conservation Area-~~	~~To ensure that the AIA is on file and that the project Arboriculturist and Landscape Architect is consulted should there be any uncertainty or concern regarding the works.~~	~~To maintain their obligations for tree retention in relation to the approved planning permission~~
03	UBS-RFM-XX-00-DR-L-0105	Tree Removal Risk of injury to site operatives and general public and damage to adjacent buildings during felling of existing trees (to be removed due to poor condition and to facilitate construction of new building)	Unlikely	Major - Damage to building structure and serious injury or fatality	Low	Low			Design team and contractor	Sub-contractor undertaking felling works to have a felling licence and necessary competency and experience in commercial application. Sub-contractor to provide method statement for safe working practice. Client to obtain necessary permissions prior to felling. Contractor to implement appropriate cordons during works to control access within works area. PPE to be worn by site operatives	Prior to construction Prior to construction Prior to construction During construction During construction	Risk identified and highlighted to the design team AIA produced for planning submission	A number of trees have been identified within the arboricultural impact assessment as needing to be removed for health and safety reasons A number of trees need to be removed to facilitate the development	To ensure Arboricultral Impact Assessment is on file and that the project Arboriculturist and Landscape Architect is consulted should there be any uncertainty or concern regarding the works.	Ensure that necessary felling permissions are obtained
04	UBS-RFM-XX-00-DR-L-0101	Hostile and / or unauthorised vehicles targeting public realm and/or property Risk of serious injury or fatality	Unlikely	Catastrophic - Risk of fatality, or catastrophic loss or damage	Medium	Medium			Design team and Client	A masterplan wide safety strategy to be considered	Prior to construction	Bollards, soft landscape and street furniture carefully arranged along Upper Brook Street and Kincardine Road to restrict access of unauthorised vehicles into the public realm	Public realm and building can be a target of terrorist attack - Subjects to HVM assessment	All public safety information to be included on file	Develop site wide security strategy and ensure these are included in the design
05	UBS-RFM-XX-00-DR-L-0101	Fire exit via service yard Risk of fire exit door being blocked by a delivery vehicle Risk of people evacuating the building being run over by a reversing vehicle	Unlikely	Catastrophic - Risk of fatality, or catastrophic loss or damage	Medium	Medium			Design team and Client	Risk to be monitored	In use	Bollard restricting vehicle access too close to the door included in the design. Fire exit, clearly marked within the service yard surface. Exit gate to include a fire safety release system.	The fire exit is required in the service yard - conflict of interests between delivery vehicles and people evacuating the building.	Ensure copy of Fire Strategy is on file	Ensure that fire tender access routes are kept free of obstruction during operational phase
06	UBS-RFM-XX-00-DR-L-0101	Fire tender access via public realm Risk of access limitations preventing required fire tender access	Unlikely	Catastrophic - Risk of fatality, or catastrophic loss or damage	Medium	Medium			Design team and Client	Landscape design to maintain necessary fire tender access requirements as defined with Stage 3 Fire Strategy Document Contractor to implement scheme in accordance with drawings and specification Fire tender access routes to be maintained free of obstructions at all times.	Prior to construction During construction In use	Stage 3 Fire Strategy undertaken by fire consultant Fire tender vehicle access requirements set out with in Fire Strategy have been tracked by project engineer and landscape proposals have been set out to facilitate tracking.	Occurrences that result in fire cannot be completely prevented	Ensure copy of Fire Strategy is on file	Ensure that fire tender access routes are kept free of obstruction during operational phase
07	UBS-RFM-XX-00-DR-L-0101	Informal play elements Risk of injury from fall or tripping	Unlikely	Moderate - risk of minor injury	Low	Low			Design team and Client	Informal play elements and safety surfacing to be installed in line with the statutory safety requirements. All play elements to be monitored and maintained on a regular basis. Any faulty elements to be replaced	During construction In use	Informal play equipment to include appropriate safety certification Appropriate safety surfacing considered in the design Informal play features located away from primary pathways and require concious decision to access.	Faulty or damaged play equipment may be unsafe and cause injuries.	Play elements to be designed and installed in line with all statutory safety requirements. Obtain ROSPA assessment of play area upon completion	Play elements to be checked and assessed on regular basis.
08	UBS-RFM-XX-00-DR-L-0101	Façade Miantenance access and fire exist routes. Risk of mainteance equipment blocking or otherwise obstructing the routes	Unlikely	Catastrophic - Risk of fatality, or catastrophic loss or damage		Medium			Design team and Client	Detailed façade mainteance strategy to be developed and agreed between the design team and the client. Maintenance works to be carried outside of usual opening times Risk to be monitored	prior to construction In use	Façade mainteance acces requirements incorporated into site layout to ensure undisrupted fire exit routes are maintained at all times	Access required for mainteance and replacent of façade	Ensure façade mainteance requirements to be included on file	