

Risk Assessment B2198 Clifford Lamb Court

Contract Name	Clifford Lamb	Contract Number	BR00004		
Assessed by	Kieran Walsh / Robert Clegg	Date issued	14.11.2024	Rev. no.	001
Type of Work	Site Fire Risk Assessment				
Location of Work	Clifford Lamb Hillingdon drive Charlestown Manchester Lancashire M9 7DB				

Likelihood	Severity									
	1	Low	2	Slight	3	Moderate	4	Major	5	Fatality
1 Remote	1		2		3		4		5	
2 Unlikely	2		4		6		8		10	
3 Possible	3		6		9		12		15	
4 Likely	4		8		12		16		20	
5 Certain	5		10		15		20		25	

N.	Hazard	H&S Risks	People at Risk Employee = E Contractor = C Visitor = V Public = P	Risk Before Controls			Control measures	Residual Risk		
				S	L	R		S	L	R
1	Heating and Cooking in site welfare facilities.	Electrical appliances, Burns / damage to property	Site personnel & staff, site visitors, trespassers unauthorised persons.	3	3	9	Electrical appliances to be PAT tested every 12 months and visually inspected before use. No cookers or other naked flame / hot plate type appliances to be used. Any convector heaters to be switched off if not required and at the end of the working day. Use heating and cooking appliances to be used in accordance with manufacturer's guidelines. Materials / items are not to be stacked in front of or on top heaters.	3	1	4
2	Smoking Areas	Rubbish or build-up of other combustible materials in the smoking areas. Flammable gases Paints or flammable substances Unsuitable disposal of smoking materials. Burns / Damage to property	Site personnel & staff, site visitors, residents	3	3	9	No smoking anywhere on site except in the designated smoking area. Smoking area to be kept clear of all rubbish or other potential combustible materials. No storage of flammable substances anywhere near the smoking area. Suitable fire extinguisher to be situated near the smoking area. All smoking materials to be disposed of appropriately in smoking bin provided. Skips to be located away from smoking area	2	1	2
3	Temporary /Emergency Lighting	Build-up of rubbish near the lights. Storage of materials or flammable substances near the lights. Unsuitable, inappropriate or unserviceable lighting. Flammable atmosphere Incorrect voltage used Incorrect use of lights Burns / Damage to property	Site personnel & staff, site visitors, trespassers unauthorised persons, residents	3	3	9	Lights to be fit for purpose, in good condition and free from any defects. Lights to be regularly inspected for serviceability and suitability. Specific Risk assessments required for suitability of lights before installation. Lights to be suitably tested in line with current legislation. Lights to be properly fitted so that the cables do not become trip hazards or there is potential for them to be accidentally damaged or severed. If sub-contractors are to provide "task lighting" suitable control measures must be included in the contractors' own RAMS. Suitable and sufficient fire points to be provided near the lights. Lighting to be used in accordance with manufacturers guidelines. 110v lighting to be used. Only qualified and competent persons to install temporary emergency lighting	2	2	4
4	Hot Works	Removal of cladding frame / installation of new sprinkler system pipework. Burns / Damage to property	Site personnel & staff, site visitors, residents	4	3	12	Hot works are eliminated from site. Should there be a change in the work process then the risk assessment will be reviewed and work carried out under a permit to work system.	1	1	1

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5	Security Measures / Prevention of Arson	Children or others getting onto site / into buildings and starting fires with either malicious intent or by accident Flammable materials or substances not being suitably stored. Combustible waste materials left on scaffold / next to hoist etc. Combustible building materials stacked too close to security fence/boundary Burns / Damage to property	Site personnel & staff, site visitors, trespassers unauthorised persons, residents	4	3	12	Any flammable substances to be stored safely in compliance with product data sheet / COSHH assessment requirements. Ensure Good housekeeping. No waste flammable material to be left on scaffold/perimeter of building overnight. Materials to be stored in lockable skips located on site - - or lockable skip located at Clifford Lamb. All new materials involved in construction of external façade to be non-combustible Scaffold to be erected using system scaffold with metal decking and encapsulated with flame retardant debris netting. Adequate site security – including secure fencing and the need to lock/secure buildings and stores when the site is closed. Site – out of hours to be monitored by MCC first response CCTV cameras /patrols if required – any emergency – First response to contact Casey Emergency out of hours number	3	2	6
6	Ground Works / striking utilities	Striking below grounds services – either gas or electric – erection of signs/installation of scaffold mat. Burns / Damage to property	Site personnel & staff, site visitors, residents	5	2	10	GPR scan of site to be undertaken prior to site starting. Up to date service plans to be obtained and communicated. Trial holes and CAT and Genny to be undertaken to confirm location of services. Underground services are to be marked by use of spray paints and identification pegs. The position of all known services should be included in site induction and mentioned in specific task briefs. All contractors are to include safe working methods for working near any live services in their own RAMS.	2	2	4
7	Temporary Electricity Maintenance	Temporary Electrics to scaffold/ site hoist /accommodation Burns / Damage to property	Site personnel & staff, site visitors, residents	5	2	10	Temporary electrics to be installed by a competent electrician in line with statutory requirements. Temporary electrics to be inspected and appropriate documentation issued as required in line with statutory requirements. All extension leads and junction boxes to be PAT tested in date (every 12 months). All temporary distribution boxes to be kept locked. Ensure all new services are shown on the service drawings. Maintenance to temporary services may only be undertaken by trained, competent and authorised personnel.	2	2	4
8	Plant / equipment	Fires caused by faulty plant or machinery. Refuelling of plant and equipment Not using the correct plant for the task Burns / Damage to property	Site personnel & staff, residents	4	3	12	All plant and equipment is to be fit for purpose, in good condition and free from patent defect. Plant and equipment is only to be operated by suitably trained, authorised and competent personnel. Plant and equipment is to be inspected at regular intervals in compliance with statutory requirements. Plant and equipment shall be controlled as necessary by permits to work. Only plant involving diesel/petrol to be site vehicles and telehandler. Fuelling to take place at relevant station. Ensure only the correct / appropriate piece of plant / equipment is used for the task. Plant for works to be 110v or battery operated	3	1	3
9	Combustible Materials Storage	Timber Polystyrene Poor storage of combustible materials Burns / Damage to property	Site personnel & staff, site visitors, trespassers unauthorised persons, residents	3	3	9	Where possible timber is to be stored in suitable storage racks Only amounts needed to be distributed around sites are to be kept on site. Combustible materials to be stored in accordance with manufacturer's instructions / COSHH sheets.	2	2	4
10	Waste Material Management	Rubbish in Skips General rubbish Old pallets Burns / Damage to property	Site personnel & staff, site visitors, trespassers unauthorised persons, residents	3	3	9	Pallets are to be stored in a safe location away from ignition sources and removed from site as soon as reasonably practicable. Skips to area of tower blocks to be lockable and stored 3m away from buildings. Skips are to be regularly inspected to ensure that they are not over filled Site housekeeping is to be maintained to a high standard Good housekeeping, Site to be free from combustible rubbish / litter.	2	2	4
11	Temporary Buildings / Accommodation (include location, fire	Site Cabins – welfare and office Burns / Damage to property	Site personnel & staff, site visitors, trespassers	3	9		Any site cabins are to be in good condition, fit for purpose and free from patent defect. Any site cabins should have working smoke detectors/alarms which should be checked on a weekly basis and recorded. Site cabins are to be kept clean and free from build-up of rubbish. Materials or plant are not to be stored in site cabins.	2	2	4

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	protection, construction and maintenance)		unauthorised persons, residents				Electrical connections to site cabins must be undertaken by a suitably qualified electrician and relevant documentation issued. Fire points are to be available in / next to site cabins. Any electrical equipment in a site cabin must be PAT tested every 12 months. Site cabins should be inspected as part of the weekly workplace inspection regime. All equipment should be switched off at the end of the working day			
12	Fire Escape Routes	Exit from inside Clifford Lamb Exit from scaffold. Insufficient escape routes Becoming trapped Burns/smoke inhalation	Site personnel & staff, site visitors, trespassers unauthorised persons, residents	4	3	12	Ensure that exits and pedestrian walkways are kept clear at all times and that temporary security fencing is not moved to obstruct escape routes. Fire exits inside tower blocks are not to be blocked during working hours. Ensure maximum fire travel distances are adhered to. Fire exits and fire escape routes identified on traffic management plan. Existing internal fire exit signs to be used for any internal operations. Existing MCC fire procedure to be adapted for internal operations, if fire alarm sounds – evacuation to take place via existing internal fire routes to designated assembly point. External works to scaffold – fire alarm will be a wireless interlined system. Located on staircases on scaffold lifts as designed by fire alarm company. This system triggers an alarm in the site office and can call up to 10 mobile phones to notify of an activation. The alarm activation boxes on the scaffold can be put in sleep mode out of site hours to eliminate any malicious activation. Escape to scaffold to be via external staircase and – ladder access situated to side elevations of both blocks. These are indicated by signage. Host – internal lifts not to be used in any emergency. Above confirmed at site induction. We will have the code for the internal fire alarm and training on how to use this carried out by MCC Homes should the need arise to raise the alarm internally.	3	2	6
13	Preventing / reducing Fire & Smoke Spread	Insufficient means of stopping the spread of smoke and fire Fire doors left open Ineffective fire alarms Ineffective fire extinguishers Burns / Damage to property	Site personnel & staff, site visitors, trespassers unauthorised persons, residents	3	3	9	Ensure fire doors are not wedged open. During construction an appropriate method of raising the alarm must be in place. Check fire extinguishers are in the correct positions and are fully charged weekly and serviced every 12 months. Fire point to be placed near places of work. Instruction on the actions to take in the event of fire is to be briefed to all site personnel during induction. Weekly fire checks to take place and be recorded.	2	2	4
14	Fire Extinguishers & Fire Points	Fire in site cabins or newly built buildings Out of date/Inoperable firefighting equipment Incorrect equipment at fire points. Burns / Damage to property	Site personnel & staff, site visitors, residents	3	3	9	Fire points to be available in each compound/hoist area to both tower blocks. All fire extinguishers to be serviced annually and inspected weekly. Fire points to be inspected formally at least once every seven days and recorded. Each fire point must contain: - 2 x fire extinguishers (appropriate for the likely type of fire). 1 x Fire Action Notice. 1 x Fire Escape route map. 1 x Fire point notice. A means of raising the alarm – radio linked fire alarm system.	2	2	4
15	Training / Instruction / Communication	Unclear / unreadable fire signage Operative unsure of correct procedure Poor evacuation times, Burns / Damage to property	Site personnel & staff, site visitors, trespassers, unauthorised persons, residents	2	3	6	Fire Marshall to be present on scheme. All operatives are to be given instruction during induction on appropriate procedures in the event of a fire. All fire signage to be kept legible and checked weekly. Fire drills to take place every month. Fire drill to be recorded including the number of participants and the evacuation time. This system triggers an alarm in the site office and can call up to 10 mobile phones to notify of an activation.	2	2	4

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							We will have the code for the internal fire alarm and training on how to use this carried out by MCC Homes should the need arise to raise the alarm internally.			
16	Plans, Liaison with Emergency Services & Access for Emergency Vehicles	Emergency vehicles being unable to locate or gain access to site Burns / Damage to property	Site personnel & staff, site visitors, trespassers unauthorised persons, residents	3	3	9	Site Emergency notice to be displayed on the site notice board in site office. Emergency procedures to be discussed at site induction. Fire drills to be undertaken every month. Site access to be always kept clear. On calling out the Fire service – an operative is to be located at the site entrance to direct them to the exact location of the incident. Existing fire hydrants/dry risers – scaffold to be designed to ensure access is always maintained. Fire hydrants to be clearly marked and accessible. We have notified GMFRS of our works and had a visit from them to understand the works being carried out.	2	2	4
17	Monitoring – Tests & Drills	Uncharged fire extinguishers Operative unaware of correct action to take in the event of a fire drill Fire / Smoke alarms not working Burns / Damage to property	Site personnel & staff, site visitors, trespassers unauthorised persons, residents	3	2	6	All fire extinguishers to be serviced every 12 months. During induction all operatives are to be given instruction on appropriate procedures in the event of a fire All fire signage and fire points including extinguishers to be inspected every 7 days. Fire drills to take place every month Fire drill to be recorded including the number of participants and the evacuation time	2	1	2
18	Spread of fire to external facade	Removal of existing cladding system – exposures façade to decreased risk of fire	Site personnel & staff, site visitors, trespassers unauthorised persons, residents	4	3	12	External scaffold – no flammable material – debris netting – flame retardant. No combustible materials to be stored on scaffold overnight. Existing cladding system to be removed from top floor – working downwards – All panels to be removed daily from external scaffold. Existing insulation – exposed – non-combustible Knauf mineral wool insulation. High risk aluminium cladding panels to be removed first and removed from work areas daily and stored in lockable skips. No hot work operations to be used in removal or installation of cladding system. No smoking to scaffold. Out of hours scaffold to be monitored by MCC first response CCTV - . Perimeter fencing and lockable gates to scaffold to prevent unauthorised access.	2	2	4

This Risk Assessment will be reviewed following any change to any of the above Hazards or work processes.

RISK ASSESSMENT BRIEFING REGISTER

Name (Print)	Trade / Company	Signature	Date

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