

Water Safety Risk Assessment

Public Realm improvements



Site: 70 Great Bridgewater Street
Address: Manchester, M1 5ES
Date produced: 14/03/2024

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1. Executive Summary

This Water Safety Risk and Impact Assessment has been produced for the public realm improvement works to be carried out at 70 Great Bridgewater Street, Manchester. The area of works sits adjacent to Lock 89 (Tib Lock) on the Rochdale Canal. The property is currently under redevelopment and the assessment is carried out to assist with the discharge of a planning condition to ensure management of the risks associated with open water are noted for the external works and occupation of the building.

This assessment covers the water's edge areas to the north side of Lock 89 identified in Appendix 1 – map of the site. It should be noted that the canal, lock, and access to the lock are the responsibility of Canal and River Trust. Additionally, the external paved areas and open space beyond the building line are the responsibility of Manchester City Council, however the Landlord of the property is undertaking aesthetic improvements to this area on their behalf as the agreed planning permission.

Improvements to the external area include the following:

- Cleaning of existing floor surfaces and stairwells
- Replacement of damaged stone paving with new where required
- New railings to the canal tow path to be installed where missing to match existing
- Replacement of existing surface to tree pits with SuperCEDEC material
- Provision of new timber benches

This document is to identify hazards, calculate current risk levels and suggest further control measures deemed necessary to reduce the risk of incidents to the canal-side area so far as is reasonably practicable.

Several recommendations are made to further reduce any risks to members of the public, contractors, tenants and visitors in the area. Recommendations are made in relation to restricting access to the water's edge (improving edge protection), displaying warning signage and ensuring continued provision of well-maintained lifesaving equipment close to the water's edge.

2. Introduction

This Water Safety Risk Assessment covers the assessment of contractor, pedestrian and cyclist movement and activities in the areas between 70 Great Bridgewater Street and the Rochdale Canal.

70 Great Bridgewater Street is a modern 8+ storey building that is presently under refurbishment to provide high quality office accommodation. Access to the building will be via car, on foot or by bicycle including use of the canal-side towpath and pavements for pedestrians and cyclists.

The water's edge area comprises a wide paved open space area with trees adjacent to the east elevation of the building, a fenced lock access area for use by boat crews, a pedestrian walkway running adjacent to the south elevation of the building past the lock access area, and a Canal and River Trust footbridge between the pedestrian walkway and the towpath to the south side of the canal. Existing metal railings provide protection between the walkway and lock access area. Existing post and chain fencing provides protection between the open space area and the water's edge, however there are several gaps to the protection. There is existing lifesaving equipment provided between the lock access area and the landscaped area in the form of a "Reach and Rescue" telescopic reach pole with float and loop to the head of the pole. This equipment has

been installed in partnership between Greater Manchester Fire and Rescue Service and Canal and River Trust and is secured against misuse and theft by a coded lock. The code to access the equipment is obtained by dialling 999, asking for the Fire Service and quoting location reference GM09 (Lock 89 Rochdale Canal).

The Canal and River Trust quote the maximum draught of watercraft able to navigate the Rochdale Canal as 1.19m. By necessity the water depth within the lock needs to accommodate the change between adjacent canal levels and therefore will be significantly in excess of 1.19m. The risk of drowning from entering the canal is greatest within the lock itself where the water can be at its deepest (estimated to be up to 2.1m when full). However there remains a risk of drowning from entering the water beyond the lock gates where the water is shallower, particularly to children and also to non-swimmers.

This report includes recommendations of action considered necessary in order to further control risk to an acceptable level of both incidents and accidents to any persons in the vicinity of the water's edge. Some recommendations may involve a collaborative approach between Client and other responsible parties and users of the area, including tenants of the building.

3. Review

This assessment should be reviewed in the following circumstances:

- If any significant change occurs in the activity or use of the area
- In the event of any reported 'near miss', incident or accident
- Annually* to ensure that it remains current

* Note: It will be possible to include the water's edge in future site general health and safety risk assessments of 70 Great Bridgewater Street.

4. Report Format

Against each item the observed condition is recorded and, where this condition is thought to be unsatisfactory, appropriate recommendations are made and are allocated a priority in accordance with the protocol shown below. The priorities given take into account issues including non-compliance with statutory legislation, the severity of the hazard and the time considered necessary to rectify the issue. More details can be found against each specific recommendation.

Where a report section or individual item is shown as N/A this means that the issue is not relevant to the subject property and, where appropriate, for clarity this judgement has been provided with supporting comments.

5. Construction Phase

As detailed above, plans for a light refurbishment of the public realm area adjacent to 70 Great Bridgewater Street have been approved by Manchester City Council, and as owners of the land, they remain liable for future maintenance of the area following the improvements.

The 'construction phase' of the improvement works will be undertaken by Gilbert-Ash as Principle Contractor:

Gilbert-Ash

Address:

60 Boucher Place

Belfast

BT12 6HT

Contact: Emmett Holmes

Emmett.Holmes@gilber-ash.co.uk

Temporary Site Supplies

A temporary welfare unit will be located within the public area throughout the duration of the works to provide the contractor with sufficient working conditions. This unit will be located next to the building, in sufficient distance from the water to mitigate the possibility of incidents.

Emergency Response

In the event of an incident, the contractor's Site Manager (based on site) will assess the incident and be fully empowered to react accordingly, stopping works if necessary.

Should the incident happen out of hours an emergency contact number will be on the site hoarding. 70 Great Bridgewater Street has enhanced security camera coverage of the external areas to the property and therefore in the case of an incident, can be used for investigations and additional security.

Building management security provisions will be in place throughout the duration of works, and trained to provide early emergency response where required. They will undertake routine patrols to inspect the area of works.

Construction Phase Health and Safety Plan

Under their contract to undertake the works, Gilbert Ash's Construction Phase Health and Safety Plan will detail all risks and mitigation measures relating to completing the public realm improvements. Prior to commencing on site, the contractor is to issue their Risk Assessment and Method Statements to the building management, BNP, which will detail their method of working in close proximity to water and the associated safety precautions in place to manage this.

6. Risk Assessment Calculations

RISK RATING MATRIX

HAZARD SEVERITY (H)	The potential of a hazard to cause harm. This will vary in severity and the ratings are applied as follows:		
	Rating Classification		
	4	Death(s)	Multiple or single fatalities
	3	Major Injury(s)	Multiple or single significant injuries (as defined in RIDDOR)
	2	Minor Injury(s)	Injuries involving loss of up to 7 days work
	1	Trivial Injury(s)	Other injuries involving loss of one workday or less
LIKELIHOOD (M)	The probability that the HAZARD SEVERITY will be realised. The ratings are applied as follows:		
	Rating Classification		
	4	Common Occurrence	Certain or near certain harm will occur
	3	Frequent Occurrence	Where harm will occur or occasionally
	2	Likely Occurrence	Where harm may occur at some point
	1	Unlikely Occurrence	Where harm will seldom occur
RISK RATING (R)	The risk rating is the combination of the HAZARD SEVERITY rating multiplied by the LIKELIHOOD rating, which may be applied using the following calculation: ASSESSMENT CALCULATION : Hazard Severity x Likelihood = Risk		

Severity (H)	4 – Death	4	8	12	16
	3 – Major	3	6	9	12
	2 – Minor	2	4	6	8
	1 – Trivial	1	2	3	4
		1 – Unlikely	2 – Possible	3 – Likely	4 – Common
		Likelihood (M)			

RISK CLASSIFICATION

Priority	1	Intolerable	Requires immediate remedial action to ensure this is made safe or risk has been reduced. If it is not possible to reduce the risk, then work must be prohibited until item has been rectified. All works should be completed within 1 month.
Priority	2	Substantial	Remedial action should be taken to reduce the risk to be able to continue. Short-term temporary measures may also be required. Item should be resolved within 3 months.
Priority	3	Moderate	Risk control measures should be implemented in suitable time frame to reduce the risk identified to an acceptable standard. Items should be resolved within 6 months.
Priority	4	Acceptable	Improvements should be carried out as advised. These may be best practise or industry standard and may require longer term investment. Recommend action should be considered within 12 months.

7. Risk Assessment Details

Building Management Name	BNP Paribas Real Estate
Address	70 Great Bridgewater Street
Date of Assessment	14/03/2024
Area Being Assessed	Area between 70 Great Bridgewater Street and the water's edge of Rochdale Canal; barriers, pedestrian walkway and landscaped area.
Site Activity Details	The area of the assessment is publicly accessible open space immediately adjacent to the Rochdale Canal. Activities on site are predominantly pedestrian and cyclist movement. There is also some leisure use of the area including use of seating/tables to take refreshments etc and some access by boat crews navigating the canal and lock. Staff and contractors from 70 Great Bridgewater Street will access the area to undertake routine property inspections.
Persons Identified as may be Affected	Client' staff and contractors, tenants' employees, and visitors including members of the public.
Observations	The following observations are made of the area: • There was a public house (Rain Bar) close to the site and it could be expected that persons who have consumed alcohol will access the site. • There were some gaps between protective railings and fences that guard the lock and water's edge. • There was a "Beware Deep Water" signage between the public house and the canal but there was no similar permanent signage on the site itself. • There was existing suitable lifesaving equipment provided to the area provided by Manchester Fire and Rescue Service and Canal and River Trust.

8. Risk Assessment Findings

Question	2.
Observed Condition	There was considerable graffiti on the hoarding around the site, and some graffiti on water safety signs on the adjoining site.
Risk Rating	Severity 4 x Likelihood 1 = Risk Rating 4 Priority 2
Recommended Action	Once the building hoarding is removed and the building is occupied ensure that arrangements are in place to quickly remove any graffiti etc particularly from safety signs.

Question	6.
Observed Condition	The building has not yet been handed over to BNP Paribas – a tenant's handbook has not yet been drafted.
Risk Rating	Severity 3 x Likelihood 2 = Risk Rating 6 Priority 2
Recommended Action	When the building tenant's handbook is drafted ensure that this includes a section regarding canal-side safety including information such as: - Always plan your journey home at the start of the night and don't walk along canals when the ground is icy and slippery. - Don't walk alone along canals at night-time, or after drinking alcohol. - Look out for your friends and walk home together if you can. - Never go onto frozen water even to rescue another person or animal. - If you see a person in trouble in the water, stay on the bank, phone 999 and ask for the Fire Service. - Familiarise yourself with the location and means of accessing the Reach and Rescue pole provided by the lock.

Question	10
Observed Condition	The lock access area is signed to one end "lock access for boat crews only". There was no sign at the other end of the lock access area.
Risk Rating	Severity 4 x Likelihood 1 = Risk Rating 4 Priority 2
Recommended Action	Liaise with Canal and River Trust and request that an additional "lock access for boat crews only" sign be provided to the end of the lock access railings near to the footbridge over the canal.

Question	11
Observed Condition	The access point in the railings to the lock access area is not gated. There is also a gap between to the lock access point railings and the railings to the adjoining footbridge.
Risk Rating	Severity 4 x Likelihood 2 = Risk Rating 8 Priority 1
Recommended Action	Liaise with Canal and River Trust regarding closing the gaps in the railings to the lock access area as follows: 1. The lock access point should ideally be provided with an outward hinged gate to deter people from wandering into the lock access area. 2. The gap between to the lock access point railings and the railings to the adjoining footbridge should be closed off by extending the barrier. The railings are to be extend under the public realm improvement works.

Question	14
Observed Condition	There is a large gap between the lock access railing and the post and chain water's edge protection to the open space to the east elevation of the building. It was reported that the post and chain edge protection was to be replaced with railings to match those around the lock.
Risk Rating	Severity 4 x Likelihood 2 = Risk Rating 8 Priority 1
Recommended Action	Ensure that the railings that are to be installed to replace the post and chain water's edge protection extend fully to meet with the existing railings around the lock.

Question	15
Observed Condition	There is no permanent signage provided to the area warning of the hazard posed by deep water. The water is at its deepest within the lock.
Risk Rating	Severity 4 x Likelihood 1 = Risk Rating 4 Priority 2
Recommended Action	Liaise with Canal and River Trust to install a "Danger Deep Water" warning sign on the railings adjacent to the lock access point.

Question	16
Observed Condition	A "Reach and Rescue" telescopic lifesaving reach pole was in place by the lock. This had been provided in partnership between Greater Manchester Fire and Rescue Service and Canal and River Trust. The reach pole is secured by a coded lock and the release code can be obtained by dialling 999.
Risk Rating	Severity 4 x Likelihood 1 = Risk Rating 4 Priority 2
Recommended Action	Ensure that daily property checks for 70 Bridgewater Street cover the canal-side area and specifically the continued availability and condition of the "Reach and Rescue" lifesaving equipment. Should the equipment go missing or become damaged this should immediately be reported to Manchester Fire and Rescue Service. Also confirm with Manchester Fire and Rescue Service arrangements for routine maintenance checks of the lifesaving reach pole.

Question	18
Observed Condition	The building is not yet occupied - first aid arrangements are not yet established.
Risk Rating	Severity 3 x Likelihood 2 = Risk Rating 6 Priority 2
Recommended Action	When the building is occupied ensure that the site-based management and security staff are suitably trained to administer first aid (e.g. First Aid at Work training including CPR and AED training).

Question	19
Observed Condition	The building is not yet occupied so first aid equipment is not yet in place. It was reported that a building defibrillator could be installed in the reception / management office.
Risk Rating	Severity 3 x Likelihood 2 = Risk Rating 6 Priority 2
Recommended Action	When the building is occupied ensure that a suitable first aid equipment is provided for use in and around the building including a grab bag type first aid kit and AED (Automated External Defibrillator).

Question	20
Observed Condition	There was no first aid signage displayed at the waterside.
Risk Rating	Severity 2 x Likelihood 2 = Risk Rating 4 Priority 3
Recommended Action	When the building is occupied provide exterior signage to indicate that a first aid kit and defibrillator is available within 70 Bridgewater Street.

Question	22 & 23
Observed Condition	The building is not yet occupied, and emergency procedures have not yet been drafted.
Risk Rating	Severity 2 x Likelihood 2 = Risk Rating 4 Priority 3
Recommended Action	Once occupied ensure that an Emergency Procedures document is drafted for 70 Great Bridgewater Street, to include a section regarding water rescue detailing the location of the lifesaving reach pole, the means to access it, and its method of use. The Emergency Procedures document should be brought to the attention of all building staff and contractors, and circulated to all tenant businesses.

Question	24 & 25
Observed Condition	The building is not yet occupied, a Building Manager and site security staff are not yet appointed.
Risk Rating	Severity 2 x Likelihood 2 = Risk Rating 4 Priority 3
Recommended Action	When in post arrange water rescue training for the Building Manager and site security guard(s). Such training was confirmed as being available through Manchester Fire and Rescue Service. Once trained site staff should carry out routine water rescue drills e.g. at approximately 6-month intervals. Such drills should be simulations and should not involve any persons entering the water.

Question	26
Observed Condition	Emergency contact details are provided adjacent to the lock at the emergency reach-pole station. Clear signage is provided to advise that the code to access the equipment is obtained by dialling 999, asking for the Fire Service and quoting location reference GM09 (Lock 89 Rochdale Canal). Simple instructions on use of the reach pole are provided on the same sign. The access code could also be held by the Building Manager / Security with the permission of Manchester Fire and Rescue Service.
Risk Rating	Severity 2 x Likelihood 1 = Risk Rating 2 Priority 4
Recommended Action	To facilitate legitimate access to the "Reach and Rescue" pole determine with Manchester Fire and Rescue Service whether the code to unlock the pole can be held securely by the building management / security team. This would enable access to the reach pole during water rescue drills - unwarranted calls to 999 should be avoided.

Question	27
Observed Condition	There were some uneven sections of paving near the reach pole station and the footbridge over the canal. These will be rectified through the area improvement works.
Risk Rating	Severity 3 x Likelihood 2 = Risk Rating 6
Priority	2
Recommended Action	As far as possible within the scope of the area improvement works rectify all areas of uneven external paving. Any remaining or newly developed slip or trip hazards spotted through the process of daily checks should be routinely reported to the Manchester City Council for rectification as the land is under their ownership and thus responsibility for maintenance.

Question	28
Observed Condition	The external pavements are the responsibility of Manchester City Council. Agreement would need to be reached with MCC should winter gritting of the pavements be considered necessary to safeguard pedestrians and cyclists accessing the area.
Risk Rating	Severity 3 x Likelihood 1 = Risk Rating 3
Priority	3
Recommended Action	Once the building is occupied monitor the external areas for slipperiness during freezing conditions. If the area is perceived to be prone to ice build-up then ensure arrangements are put in place for ice treatment during freezing conditions.

9. Risk Criteria / Checklist

Question		Yes / No / N/A	Comments
Site Management			
1.	Is the site inspected on a regular basis and records maintained?	Yes	Routine daily checks, including external areas, are to be carried out by security staff employed at 70 Bridgewater Street once the building is occupied. During the improvement works, the site manager will carry out site inspections on a daily basis.
2.	Is the site maintained in a clean and tidy condition?	No	There was considerable graffiti on the hoarding around the site, and some graffiti on water safety signs on the adjoining site by the public house. Anti-graffiti coating to be applied to the building following completion of the refurbishment and also hoarding to be removed.
3.	Are only approved contractors used on site?	Yes	Only Client approved contractors are to be permitted to undertake work on site on behalf of BNP Paribas.
4.	Do contractors provide satisfactory risk assessments and method statements prior to undertaking activities on site?	Yes	BNP Paribas approved contractors are required to submit RAMS for their site work.
5.	Are permits to work issued for high-risk activities on site?	Yes	Permits to work are used to control all high-risk work undertaken on behalf of BNP Paribas.
6.	Are there adequate measures in place to coordinate activities which may have an impact on other tenants and users of the site?	No	The building has not yet been handed over to BNP Paribas – a tenant's handbook is planned when the building is occupied which can include information regarding canal-side safety.
Site Security			
7.	Is there a manned security presence on site?	Yes	When the building is occupied a Building Manager is to be employed by BNP Paribas – hours of work to be 8.00am to 5.00pm. In addition, a security guard is to be employed in the building 24/7.
8.	Is security satisfactory with no known or observed issues?	Yes	The area around the building is open access. Other than graffiti (see above) no security issues were noted.
9.	Is there CCTV on site?	Yes	CCTV cameras to 7 Bridgewater Street to include x2 external cameras covering the elevation

			facing the canal. Cameras are to feed to a monitor in the building management / security office but will not be constantly viewed. These will be in place for the duration of the improvement works and beyond this when the building is occupied.
Water Access Points			
10.	Are all water access points identifiable and signage displayed?	Yes	The lock access area is signed "Lock access for boat crews only". An additional sign could be provided to the end of the lock near the footbridge over the canal.
11.	Is access to the water (via the designated access points) controlled?	No	The access point in the railings to the lock access area is not gated. Areas adjacent to the water are available for public access.
12.	Are the water access points free from slip and trip hazards?	Yes	Paving immediately adjoining the canal is of a good standard. Mooring posts under the control of Canal and River trust are painted white to make them apparent.
13.	Are steps leading to the water access points provided with suitable handrails?	N/A	There are no steps down to the canal.
14.	Is adequate edge protection provided to the water's edge areas?	No	There is a large gap between the railings to lock access area and the post and chain edge protection to the edge of the landscaped area. However, it was reported that the post and chain edge protection to the edge of the landscaped area is to be replaced with railings to match those around the lock access area.
15.	Is suitable signage displayed on site warning of any hazards?	No	There is no permanent signage provided to the area warning of the hazard posed by deep water.
16.	Is adequate lifesaving equipment provided on site?	Yes	"Reach and Rescue" telescopic reach pole provided in partnership between Greater Manchester Fire and Rescue Service and Canal and River Trust. Continued availability and condition of the reach pole is to be monitored daily by building security staff. Reach pole maintenance arrangements need to be confirmed with Greater Manchester Fire and Rescue Service and Canal and River Trust.
17.	Is adequate lighting provided to the area?	Yes	Street type lighting is provided along the towpath to the south side of the canal. In addition, the redevelopment includes exterior lighting fixed to the south and east elevations of the building adjoining

			the open space and pedestrian route past the lock.
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First Aid / Incident Reporting			
18.	Are adequate first aid arrangements in place?	No	The building is not yet occupied - first aid arrangements are not yet established.
19.	Is adequate first aid equipment provided for use?	No	The building is not yet occupied so first aid equipment is not yet in place. It was reported that a building defibrillator could be installed in the reception / management office.
20.	Is first aid information displayed on site?	No	There was no first aid signage displayed at the waterside.
21.	Is a system in place for recording accidents, incidents and near misses on site?	Yes	As normal BNP Paribas will introduce its accident and incident recording system when the building is occupied. This can be used to record any accidents or incidents at the canal-side that are associated with the operation and management of the building.
Emergency Procedures			
22.	Are adequate emergency procedures in place on site?	No	The building is not yet occupied, and emergency procedures have not yet been drafted. Once occupied the emergency procedures document will include a section regarding water rescue.
23.	Have the emergency procedures been communicated to all staff, tenants, contractors and users of the site?	No	See above – once drafted emergency procedures will be circulated to all staff, tenants and contractors.
24.	Are regular test drills carried out and records maintained?	No	Periodic water rescue drills can be carried out once the building is occupied and staff are trained – see below.
25.	Are staff trained in the emergency procedures on site?	No	The Facilities Manager reported that water rescue training is available through Manchester Fire and Rescue Service. When in post the Building Manager and security guards are to be so trained.

26.	Are emergency contact details displayed on site?	Yes	Emergency contact details are provided adjacent to the lock at the emergency reach-pole station. Clear signage is provided to advise that the code to access the equipment is obtained by dialling 999, asking for the Fire Service and quoting location reference GM09 (Lock 89 Rochdale Canal). Simple instructions on use of the reach pole are provided on the same sign. The access code could also be held by the Building Manager / Security with the permission of Manchester Fire and Rescue Service.
Other Health and Safety Matters			
27.	Are surfaces maintained slip and trip free?	No	There were some uneven sections of paving near the reach pole station and the footbridge over the canal. These are to be rectified through the area improvement works. Any remaining slip or trip hazards spotted through the daily checks are to be routinely reported to the Manchester City Council which is responsible for the area.
28.	Are suitable gritting arrangements in place?	No	The external pavements are the responsibility of Manchester City Council. Agreement would need to be reached with MCC should winter gritting of the pavements be considered necessary to safeguard pedestrians and cyclists accessing the area.
29.	Are all other health and safety matters / arrangements not dealt with by other audit questions, satisfactory?	Yes	No other health and safety matters noted. General health and safety risk assessments of 70 Great Bridgewater Street will be conducted by BNP Paribas when the building is handed over by the developers and this will include the waterfront area.

10. Photographs



Q2 - Safety signage on the adjacent site was covered in graffiti.



Q11 - Open access point to the lock area.



Q 11 - Gap between the lock access area railing and the footbridge railings.



Q14 - Gap between the lock access area railing and post and chain water's edge protection.



Q16 - "Reach and Rescue" lifesaving equipment is already in place by the lock.



Q26 - Emergency contact details and instructions provided at the emergency reach-pole station.



Q27 - Uneven paving near the reach pole station.



Q27 - Uneven section of cobbled paving near the footbridge over the canal.

Appendix 1 – Site Map

