

Client: Agecroft Investment Co Ltd

Project: Agecroft House

Project Number: 254108

General Risk Assessment Summary: 254108-AH-AFL-XX-ZZ-RP-A-81001

Revision: P1 10-09-2025

Typical risks associated with site works are listed below.

These activities should be included within the PCI - general health and safety policies, and safe working practices of a competent contractor.

- Site set up and provision of appropriate site facilities – Ensure welfare facilities are secured when not in use & cleaned on a regular basis.
- Site security – only authorized personnel are allowed onto the site / prevent access by un-authorized personnel during out of hours.
- Site deliveries / vehicular access including road closures.
- Access / safety of visitors to site & residents.
- Fire precautions and evacuation procedures, including during works and out of hours; This applies to contractors, operatives, visitors, and residents. All escape routes to be maintained.
- Maintaining existing services to the building, services isolations where required and provision of temporary services.
- Demolitions and strip out work to façade of existing occupied building – waste skips to have warning cones and beacon lights where positioned on the highway.
- Noise, dust, vibration, and fumes associated with *demolition* works.
- Noise, dust, vibration, and fumes associated with *construction* works.
- Appropriate use of safety / personal protective equipment.
- Inhalation of adhesives and contact with chemicals.
- Use of appropriately qualified / trained and experienced contractors including plant and machinery operators. Principal Contractor to carry out site inductions on all operatives, sub-contractors, and visitors.
- Use of commonly used construction techniques / materials.
- Use of power tools.
- Lifting of materials (both manual and mechanical).
- Working on the façade of an occupied building – residents access / exit.
- Working in confined spaces i.e. recessed balconies/terraces.
- Working at height / danger of falling.
- Working in strong winds due to height of building.
- Smoking, alcohol, or drugs will be strictly prohibited on site – display signage.
- Radios, including Walkman type personal radios are not permitted at the workplace unless by prior agreement.
- Under no circumstances will burning of waste, debris or materials be permitted on the project site.
- No hot work involving blowlamps, welding equipment etc to be carried out during the last hour of the working day.

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Any exceptional or unusual risks will be identified and assessed in the Specific Risk Assessment Schedule.

The contractor must evaluate both the general risks listed above, together with any specific risks identified in the Schedule.

The contractor must then provide appropriate briefings to the personnel working on the site (this includes sub-contractor personnel working on the site & visitors).

All site personnel should be encouraged to make continual individual self-assessments throughout the construction process and report any concerns to the contractor's Health and Safety Representative.

These risk assessments are to be read in conjunction with similar assessments prepared by the Project Design Team and any sub-contractors with a design responsibility.

AFL certifies that they have prepared these assessments with due care and diligence to their best belief and knowledge based on the information available.