

Client: **Agecroft Investment Co Ltd**
 Project: **Agecroft House**
 Project Number: **254108**
 Specific Risk Assessment Schedule: **254108-AH-AFL-XX-ZZ-SH-A-81002**
 Revision: **P1 11-09-2025**

Specific risks associated with sitework are listed below. These activities should be included within the PCI – Risk rating listed below is prior to any mitigation measures undertaken by the contractor.

Risk / Hazard Related Activity / Item	Description of the Risk / Hazard	People Affected by the Risk / Hazard *	Risk Assessment Likelihood X Severity = Risk Rating			Risk Control Measures (To be reasonable and practicable)	Any Additional Risk Control Information / Guidance
			** Likelihood	*** Severity	**** Risk Rating		
1. Site access – external Access and egress to the site including deliveries of equipment, materials, plant equipment etc.	Collision with other vehicles and pedestrians.	C, V, R, S	2 Medium	3 Major	6 High	The site is located at the junction of Edge Street, Hare Street and Copperas Street within a residential and commercial area of Manchester City Centre. Edge Street is pedestrianized for use by the local bars and restaurants. Access to site / compound to be managed / controlled. Pre-arranged delivery times coordinated to avoid disruption to adjacent properties & peak times. Maintain access for emergency vehicles, inc. fire brigade. Suitable warning / directional signage to denote construction site access route. Banksman required when moving vehicles / loads. Contractor vehicle parking to be made available.	The Principal Contractor to supply method statements and liaise with client's representative to minimize disruption to residents and adjacent commercial premises. The Principal Contractor to provide a Traffic Management Plan. The surrounding roads & footpaths will be open and in use by members of the public for the duration of the contract.
2. Site access – internal Access and egress within the site. Site security. Storage and safekeeping of materials.	Collision between residents, staff, visitors & construction staff with equipment/ machinery. Access to the site from unauthorized personnel.	C, V, R, S	2 Medium	2 Serious	4 Medium	Access & egress routes to be agreed prior to commencement of cladding remedial works. The Principal Contractor to limit the number of people on site to those concerned with the construction work (ID badges to be worn). An emergency contact number to be displayed for the Principal Contractor. Daily inspections to be recorded in site diary. Access points to be manned when open for access. Work on all balconies to be coordinated with residents. Plant register on site & up to date. Netting to scaffold to be fire resistant.	Safety barriers, hoarding, signage double clipped Heras fencing and necessary protection to be erected and maintained. Means of segregating construction areas to be monitored. Scaffold fitted with an alarm system, inspection records & tags. Welfare facilities to be maintained & clean (including offices, toilets, mess rm/kitchen & drying rm). Permit-to-work to be in operation. F10 to be displayed. Site safety file on site. Insurance & HSE notices to be displayed. Pre-construction information to be available on site.
3. Site operations Cladding remedial works will be carried out to the façade of levels 4 & 5 only but will affect all floors - the building will remain occupied throughout the remediation works.	Danger for residents, staff & visitors from slips, trips & falls. Injury from falling objects from height. Exposed scaffolding tubes / obstruction.	V, R, S	1 Low	2 Serious	2 Low Priority	The Principal Contractor must be aware and make provision for the apartments to be fully occupied during the work and to implement controls to protect all residents / visitors. The Principal Contractor to erect sufficient screening to prevent dust transmission. Directional signage to be displayed. Residents access to the balconies to be restricted during the remediation works.	Scaffolding system design required & built/inspected by NASC approved contractor. Walkways clear of debris and waste. The Principal Contractor must identify all existing drainage runs, inspection chambers, dry risers, and rodding eyes & protect / maintain access. Permanent ventilation ducts to be maintained clear.

The schedule above should be read in conjunction with the Risk Assessment Report 81001

* Persons at risk – Construction Workers (C) – Residents (R) – Visitors / General Public (V) – Maintenance (M) Staff – (S)

** Likelihood of risk – Low (1) – Medium (2) – High (3)

*** Severity of risk – Slight (1) – Serious (2) – Major (3)

**** Risk rating – None Required (1) – Low Priority (2) – Medium (3 or 4) – High (6) – Urgent (9)

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4. Fire precautions during construction period Maintain all fire escape routes.	Danger of impact on existing fire escapes / precautions.	V, R, S	1 Low	3 Major	3 Medium	The Principal Contractor to liaise with the client's representative & to produce a Project Fire Risk Assessment. Maintain agreed escape routes, keep clear and appropriately lit during the construction period for both during work and out of hours. The Principal Contractor to provide suitable firefighting equipment and persons trained in their use for the duration of the contract together with fire directional signage to BS 5499-1.	The Principal Contractor to prepare a Fire Action Plan to detail procedures to be implemented during construction phase. Ensure that any control measures identified are implemented under the appropriate RAMS.
5. Nuisance from dust or windblown material including noise and vibration. Controlling dust as part of the demolition and construction process.	Danger of air-borne dust & other windblown material carried into the building and adjacent areas / buildings. Dust, debris and noise will be particularly hazard to the residents, visitors and occupants of adjacent buildings.	C, V, R, S	2 Medium	2 Serious	4 Medium	Boundaries between the construction site and adjacent properties to have dust sealed measures provided. Natural light/ventilation to be maintained to the apartments. The Principal Contractor to keep residents updated so that windows can be kept closed as necessary etc. Adequate ventilation of the site to be provided & dust kept to min. Adequate dust suppression to be utilized.	The Principal Contractor will need to take precautions to ensure that disturbance is kept to a min including noise, vibration, and dust - provide method statements for review by site operatives. Hearing protection and suitable dust masks provided for operators. Provide adequate lighting, ventilation & temperature.
6. Existing services within the site demise	Maintaining existing services to residents & commercial property, service isolations / temporary services & contact with live services.	C	2 Medium	2 Serious	4 Medium	The Principal Contractor to determine any existing service locations by way of survey / exploration works. The Principal Contractor must ensure that a safe isolation procedure is implemented before work commences. Cable traces must be used for the identification of hidden cables.	The client's representative to provide copies of all as-built drawings / documents to Principal Contractor. Any disruption to the residents' supply to be agreed prior - with the client's representative. The Principal Contractor must seek advice from the utility service provider where necessary.
7. Temporary Works Temporary barriers to restrict resident access to scaffolding/site.	Risk from falling for residents.	R	1 Low	3 Major	3 Medium	The Principal Contractor to install appropriate temporary barriers to restrict access onto balcony or supply method statement for alternative solution. Remove existing balustrade or protect from damage during remediation works. Temporary Works Register to be provided and updated as necessary.	Any temporary barriers to be in accordance with BS 6180 and to the Principal Contractor's Structural Engineers design / calcs - approved by building control.
8. Site Work Generally	Injury caused by manual handling operations.	C	2 Medium	1 Slight	2 Low Priority	No materials to be used within the cladding remediation works over 20kg that require manual handling. A carrier trolley to be implemented for the movement of materials.	Manual assessment to be carried out by the Principal Contractor prior to commencement of works. Ensure all bulky items have weights clearly visible to alert site personnel.
9. Site Work Generally	Injury and / or illness caused by contact with hazardous substances or inhalation of fumes from adhesives.	C	1 Low	1 Slight	1 Non-Required	The Principal Contractor to assess all substances & request a MSDS and carry out a full COSHH assessment. These must be made available for operatives to review. Any hazardous substances to be stored & used as advised by the manufacturer.	The Principal Contractor to advise the Principal Designer of the inclusion of any hazardous materials so that any implications in relation to health and safety matters can be properly assessed.

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10. Removal of waste from site Removal of waste from site to skip in contractor's compound.	Danger of obstruction/ interference with construction workers from visitors / residents.	C, V, R, S	1 Low	2 Serious	2 Low Priority	All waste must be removed via dedicated routes agreed with the client's representative. The Principal Contractor to ensure protection of workers and visitors / residents during the removal of materials from site. Two men must move bins to allow full vision whilst being pushed through public areas.	Rubbish chutes are to be directed into skips and the skips covered against dust fall-out. Contents of skips shall be secured by fire resistant netting when not in use. Waste to be removed from site regularly. Refer to waste management plan.
11. Site Work Generally	Disturbance to adjacent occupied buildings.	V	1 Low	2 Serious	2 Low Priority	The Principal Contractor to consider which adjacent areas may be affected by noise, vibration, dust, and coordinate to avoid disruption at peak times. The Principal Contractor to factor into method statements.	The site is in a residential / commercial area & adjacent to bars & restaurants.
12. Use of Plant and Mechanical Lifting Equipment	Un-planned collapse of plant / equipment, damage to structures and infrastructure	C, V, R, S	1 Low	3 Major	3 Medium	Relevant contractors to provide lifting plan to indicate location of mechanical lifting equipment / crane and lifting zones. A lift / hoist required to raise and lower materials. Records and handover certificates must be maintained on site. All portable equipment to undergo PAT test.	The Principal Contractor to ensure that the control measures identified in the lifting plan and RAMS are implemented.
13. Site Work Generally.	Working at height - exposure to high winds and rain due to height of buildings.	C	2 Medium	3 Major	6 High	Consider the timing of operation and obtain weather / meteorological reports. The Principal Contractor to comply with Working at Height Regulations 2005. The Principal Contractor to ensure access equipment is fit for purpose and suitably maintained. Work at height to be carried out in a safe manner. Harness inspections to be carried out.	The Principal Contractor to supply method statements. The working area to be cordoned off to unauthorized persons. Ladder & step ladder checks to be carried out weekly and documented.
14. External Works.	Works to the existing pavements & roads following completion of cladding remediation.	R, V, S	2 Medium	1 Slight	2 Low Priority	The Principal Contractor to erect appropriate barriers & signage during clean-up following the remediation works. The roads / footpaths are to be always maintained for use.	The Principal Contractor to supply method statements.
15. Working at roof level.	Risk of damage to attached building & level 4 roof.	C	2 Medium	1 Slight	2 Low Priority	The Principal Contractor to erect appropriate protection & barriers to segregate cladding remediation works from & protect the remaining existing building/roof.	The Principal Contractor to supply method statements. The Principal Contractor will need to ensure that operatives are trained and experienced with the risks they may be exposed to.
16. Site Work Generally.	Working in confined spaces – balconies.	C, V, R	2 Medium	1 Slight	2 Low Priority	Risk control measures for Risk 2. Site Access - Internal, should be followed. Additional care should be taken when working within the balcony areas.	The Principal Contractor to supply method statements.

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17. Access Equipment	Danger of imposed loads from access equipment on the existing structure.	C	1 Low	3 Major	3 Medium	Principal Contractor to carry out a structural load assessment of the fourth-floor roof to determine the suitability of siting access equipment to facilitate ACM cladding replacement from level 5 gable. Principal Contractor to consider proximity of adjacent buildings and the impact on the access equipment.	The Principal Contractor to supply method statements.
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