

HAZARD AWARENESS AND RISK IDENTIFICATION (HARI) REGISTER

Project Name	Brooklands			Risk RAG
Document Number	BHS-WMA-XX-XX-L-A-9001			Eliminated Risk
Prepared by	Will Monaghan	Checked by	WM	Ongoing Design Mitigation
Date	August 2023	Work Stage	RIBA Stage 4 – Technical Design	Residual Risk

Risk Reference	Relevant Hazard / Risk Identification	Design Control Measures / Residual Risk	Action Owner	Date Required	Completed
<i>[Unique Ref. No. to identify risk on dwgs]</i>	<i>[Identified from HARI checklist or project analysis reviews, based on “So Far As Reasonably Practicable” (SFARP)]</i>	<i>[Brief summary of proposed risk control measures]</i> <i>Risk mitigated or residual risk identified</i>			
EX01	Existing Structures: Asbestos Risk	There are no known occurrences of ACMs. The building is believed to pre-date 1994 – the year in which ACMs were fully banned, hence a Refurbishment and Demolition Survey is required prior to any invasive works being undertaken, including soft strip /demolition.	Contractor management on site.	Prior to & during demolition	
EX02	Existing Structures: Buried Services	Buried services and the potential for concealed voids should be considered by the contractor in relation to the existing groundworks. Indicative location of existing gas connection between main dwelling and garage and assumed foul drainage runs shown on Architect’s plans.	Contractor management on site.	Prior to works commencing and managed throughout	

		Further, unknown buried services will be present on site – contractor to undertake own searches prior to commencing works below ground.			
EX03	Existing Structures: Contamination	The site has been used for domestic purposes for at least 40 years, contamination risk is considered to be low. There is potential for petrol spillages to have occurred in and around the building forecourt.	Contractor management on site.	During demolition and site works	
EX04	Existing Site: Radon Risk	~~A search was undertaken for radon risk, using the interactive map at ukradon.org. This showed that the address is within the lowest band of radon potential. No further searches or reporting was undertaken.~~	n/a	n/a	
EX05	Existing Structures: Unknown Stability	Assess risk for unusual collapse during demolition. Method statement for demolition to be prepared by main contractor.	Contractor management on site.	Prior to demolition	
EX06	Existing Structures: Overhead Telephone Cable	Existing overhead telephone cable clashes with footprint of proposed first floor extension. Overhead telephone cable to be temporarily re-located during construction works and re-located to final position as shown approximately on Architect's floor plans.	Contractor management on site.	Prior to demolition	
EX07	Existing Structures: Underpinning	~~Principal Contractor (PC) to prepare method statement for safe undertaking of underpinning required to existing foundations – as specified by the Structural Engineer – to avoid undermining any existing structure.~~ ~~SE confirmed no underpinning required, hence risk eliminated.~~	Contractor management on site.	Prior to any works commencing on site	
EX08	Existing Structures: Absent Building Regulations Approval	Existing single-storey side extension and orangery (forming Annexe B. Refer to 'Location Plan and Site Plan') constructed without Building Regulations approval, hence existing construction unknown.	Contractor management on site.	During demolition and site works	
NB01	New Building: CEMP	PC to be responsible for providing Construction Environmental Management Plan (CEMP) to satisfy Planning Condition no. 3 (See Planning Decision Notice. Please note item (i) is to be disregarded as it is not relevant to this scheme. Architect to submit for discharge).	Contractor management on site.	Prior to any works commencing on site and	

		PC to ensure CEMP is adhered to throughout duration of construction.		following the discharge of the applicable Planning Condition by the Local Authority. To be maintained throughout construction	
NB02	New Building: Stairs	Design for early installation of stairs where possible. To provide safe access to first floor.	Contractor management on site.	As early as practicable in the contract	
NB03	New Building: Consider access, storage, erection procedures and lifting details for roof rafters / joists	PC to manage risk and review Risk Assessment Method Statements with installers. PC to liaise with owners to establish safe dedicated area for the storage of materials throughout construction, as existing residents have a large number of vehicles.	Contractor management on site.	As early as practicable in the contract	
NB04	New Building: Welfare Facilities	PC to manage and review. Contractor remains responsible for proposing and siting all necessary welfare accommodation and safely positioning all huts / storage locations / car parking (if any).	Contractor management on site.	During mobilisation phase, prior to any works commencing	
S01	Site: Constrained access	The access to the site is via a long single-track driveway shared with the adjacent property (Stanjorie). The existing dwelling benefits from a large forecourt, however the existing residents own a number of vehicles, hence turning of large vehicles may not always be feasible. Large vehicle movements will therefore need to be guided into and out of the site by a banksman.	Contractor management on site.	During mobilisation phase, prior to any works commencing	

S02	Site: Pedestrian access	Note that site access crosses the pavement, meaning pedestrians will be encountered. Consider the use of a banksman for all traffic movements into and out of the site.	Contractor management on site.	Strategy developed prior to any works commencing implemented for duration of works	
S03	Site: Overhanging trees	There are mature trees to be retained overhanging the site entrance and to the rear boundary. Height restrictions are to be implemented if required to avoid damaging trees, or endangering road users.	Contractor management on site.	Strategy developed prior to any works commencing implemented for duration of works	
S04	Site: Underground cables	Investigation required to confirm positions. Surveys of utilities are not totally reliable. On-site checks to be made. Identify possibility of unknown live services. Further surveys and hand digging likely to be required by PC to manage risk.	Contractor management on site.	As early as practicable in the contract	
M01	Maintenance: Cleaning of gutters & future roof maintenance	Routine roof/ gutter inspections to be carried out by drone with maintenance carried out by water pressure fed pole. Where direct roof access required i.e. for the replacement of broken tiles, appropriately specified MEWP is to be used or scaffolding erected to provide safe access and a safe working zone. Works at height to be carried out by a trained operative only.	Client management in-use	Strategy to be prepared by Principal Contractor and included in O & M manual	
M02	Maintenance: Visual Checks of Roofing	To be undertaken by drone at agreed intervals with roofing manufacturer to maintain guarantee. Inspections and routine maintenance of the new flat roof to the front	Client management in-use	Strategy to be prepared by Principal Contractor and	

		of Annex B to be undertaken from the safe point of the adjacent existing terrace which benefits from the requisite guarding at a minimum of 1,100mm above the finished roof level. Where direct access is required to the flat roof e.g. to replace cladding, glazing etc. an appropriately specified MEWP is to be used or scaffolding erected to achieve perimeter guarding to the working area at a minimum of 1,100mm high.		included in O & M manual	
M03	Maintenance: Cleaning of windows	Ground floor windows are to be cleaned from ground by hand with first floor windows and roof level rooflights via pole fed water system.	Client management in-use	Strategy to be prepared by Principal Contractor and included in O & M manual	
M04	Maintenance: Replacement of Glazing, Gutters, Cladding etc.	Ground floor glazing to be replaced from ground. First floor level, glazing, cladding, gutters etc. to be replaced via appropriately specified MEWP or scaffolding providing requisite guarding. See risk reference 'M02' for further information.	Client management in-use	Strategy to be prepared by Principal Contractor and included in O & M manual	
M05	Maintenance: Future re-painting	To be undertaken by specialists. Method statements to be provided for safe working.	Client management in-use	Strategy to be prepared by Principal Contractor and included in O & M manual	
M06	Maintenance: changing light bulbs	Ceiling heights are within the range of typical domestic heights. Can be undertaken by residents using stepladder. Maintenance of lights above or adjacent to stairwells present a safety hazard – to be maintained by specialist who can install a safe temporary platform.	Client management in-use	Strategy to be prepared by Principal Contractor and	

				included in O & M manual	
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