



Principal Contractor Risk Assessment

Project:	54 Swanley Centre	Rev No:	01
Assessor:	S.Marshall	Date:	03 rd November 2025

Project Description:									
The works involve the conversion and refurbishment of the existing upper floor located above an operational commercial retail unit. The project will create a single self-contained residential flat. The scope includes soft strip-out of existing finishes, formation of new internal partitions, installation of new mechanical, electrical and plumbing services, and upgrades to insulation, fire protection and acoustic separation to ensure compliance between the commercial premises below and the new residential accommodation above.									
Foreseeable Hazards / Conditions to Consider (use the icon to identify the foreseeable hazards associated with the project).									
Site Security		COSHH		Flammable Gas Storage		Dust (Wood & Silica)		Excavations/Piling	
Strip Out		Manual Handling		Flammable Liquid Storage		Electrical		Environmental	
Lifting Operations		Working at Heights		Traffic Management		Hot Works		Steel Work	
Scaffolding		Buried and Overhead Services		Fire		Temporary Works		CDM 2015	
Use of Plant		Housekeeping / Slips and Trips		Noise & Vibration		Asbestos		Other:	

Severity		Likelihood
No Injury	1	Almost Never

Low 1-6

Minor Injury	2	Seldom
>7 day Injury	3	Possible
Major Injury	4	Probable
Death	5	Frequently

Medium 8-12
High 15-25

Hazard	Risk	S	L	R	Control Measure	S	L	R
SITE SECURITY	Unauthorised access leading to an accident Theft of materials or equipment Arson / criminal damage	4	2	10	<ul style="list-style-type: none"> ▪ Displaying construction site warning & “no unauthorised access” signage. ▪ Lock and secure material stores and tools at conclusion of each day. ▪ Lock and secure site entrance during the day and after each day. ▪ Secure and disable plant. ▪ Store flammable materials securely and reduce site “fire load” ▪ Scaffold access will be covered or protected overnight. 	5	1	5
STRIP OUT	Falls from height / falling objects Collapsing part of / building Manual handling Noise and vibration Dust and fumes Fire Hazardous substances	5	3	15	<ul style="list-style-type: none"> ▪ Conduct pre-construction surveys to identify the presence of hazardous substances e.g. asbestos. ▪ Prepare site to prevent noise and dust impacting the local community. ▪ Identify the location of services & isolate prior to commencing works. ▪ Ensure appropriate access equipment to work at height. ▪ Ensure appropriate tools and equipment are available for the task. ▪ Ensure operatives wear PPE, including RPE, gloves and glasses. ▪ Provide adequate waste materials facilities. ▪ Monitor manual handling, provide mechanical means to remove waste where possible e.g. barrows 	5	1	5
LIFTING OPERATIONS	Falling objects Striking property Striking persons Mechanical failure	5	3	15	<ul style="list-style-type: none"> ▪ Where lifting involves people i.e. hoist conduct separate risk assessment, instruct competent contractor and adhere to LOLER 1998. ▪ Goods only lifting equipment such as “genie wheel”, “hoists” must inspected on a weekly basis, the inspection must be recorded and retained. ▪ Segregate lifting areas from site operatives and the public, display warning signage. ▪ Avoid lifting operations near to overhead cables. ▪ Provide information, instruction, supervision and training in the safe use of lift and securing loads. 	5	1	5
PUBLIC EXPOED TO CONSTRUCTION WOKRS	Struck by falling materials, slips, trips, unauthorised access	5	3	15	<ul style="list-style-type: none"> ▪ Site sits above active retail unit and town-centre footpath. ▪ Exclusion zones with Chapter 8 barriers and banksman when works carried out at façade. ▪ Scaffold debris netting and toe boards installed. ▪ Window removal & lifting operations scheduled at quieter times. ▪ No access to Ladbrokes ceiling void during fire-separation works. ▪ Rear scaffold gate locked outside work hours. 	5	1	5

Hazard	Risk	S	L	R	Control Measure	S	L	R
					<ul style="list-style-type: none"> ▪ Daily housekeeping to remove debris and prevent slip / trip hazards. ▪ Clear signage and communication with retail tenant. 			
WINDOW REPLACEMENT	Falling glass / tools	5	3	15	<ul style="list-style-type: none"> ▪ Scaffold platforms with toe-boards & debris netting. ▪ Exclusion zones below work area. ▪ Works planned during lower pedestrian flow. ▪ Banksman and temporary obstruction notices. ▪ Tools to be tethered; glass handled via secure method. ▪ Window units secured immediately upon installation. 	5	1	5
FORMER STAIR OPENING / FIRE SEPARATION WORKS	Falling debris into Ladbrokes below, fire compartment failure	5	3	15	<ul style="list-style-type: none"> • Full survey and sequencing method developed. • Temporary rigid fire-board protection installed below work zone. • Controlled removal in small sections. • Tool lanyards & no loose storage near opening. • Works stopped if voids discovered. • New fire-rated system installed same phase. • No access to unit below during intrusive works. 	5	1	5
PV PANEL INSTALL	Falls from roof	5	3	15	<ul style="list-style-type: none"> • Temporary edge protection installed before works. • LOLER lifting plan for panels & ballast. • Exclusion zone to rear service yard. • Even load distribution confirmed by structural engineer. • Works cease in adverse weather. • Experienced PV installers only. 	5	1	5
SCAFFOLDING	Collapsing structure Fall from height Falling object	5	3	15	<ul style="list-style-type: none"> ▪ Employ competent scaffold contractors. ▪ Employ competent scaffold designer for all non-standard configurations to ensure compliance with TG20:21. ▪ Locked gate to prevent unauthorised access out of hours. ▪ No materials stacked on platforms. ▪ Ensure handover certificates completed for ALL scaffolding structures. ▪ Complete 7 day inspections, record and retain inspections. ▪ Only trained & competent operatives will be allowed erect, modify or dismantle scaffolding structures. ▪ Ensure guard rail, mid rail and toe boards installed. ▪ Use falling object protection i.e. Monarflex or fan scaffold where the public may be impacted. ▪ No materials to be stored on scaffolding, incl; spare tubes and clips. ▪ Fix and secure access ladders. ▪ Remove / prevent access onto scaffolding at the conclusion of each day. 	5	1	5

Hazard	Risk	S	L	R	Control Measure	S	L	R
USE OF PLANT	Collisions with property Collisions with people.	5	2	10	<ul style="list-style-type: none"> ▪ Only to be used by competent and trained operatives. ▪ If rented read and brief operatives on manufacturer's instructions, retain instructions on site. ▪ Conduct daily user checks of plant, record and retain records. ▪ Segregate working environment from pedestrian operatives. ▪ Ensure working environment suitably illuminated. ▪ Where applicable employ a banksman or a dedicated member of staff to ensure safe movement of plant. ▪ Store plant fuel in appropriate location. 	5	1	5
COSHH	Injury / ill health to operatives through exposure. Accidental spillage into water course / drainage.	4	2	8	<ul style="list-style-type: none"> ▪ COSHH substances must assessed prior to being brought onto site. ▪ Provide a dedicated storage area or cosh storage bin for hazardous substances. ▪ Ensure storage area is well ventilated and secure. ▪ Storage area to be constructed to contain any spillage. ▪ Ensure suitable PPE is worn whilst using substance. ▪ Remove substances from site at the earliest opportunity. ▪ Provided dedicated hazardous waste bins. ▪ Ensure hazardous waste is removed by licenced contractor. ▪ Report accidental spillages to the appropriate authorities. ▪ Provide information, instruction, supervision and training on safe handling, use and storage of substances on site. 	4	1	4
MANUAL HANDLING	Muscular or skeletal injuries through incorrect technique and excessive lifting.	4	2	8	<ul style="list-style-type: none"> ▪ Use mechanical means of lifting and transporting loads i.e. pallet trucks or barrows. ▪ Deliver materials as close to site as possible ▪ Provide information, instruction, supervision and training on correct lifting techniques and risks. ▪ Plant and equipment that weighs above 25 kilos to be handled by two operatives. ▪ Ensure routes are free from hazards and obstructions, i.e. good housekeeping ▪ Ensure large loads are broken into smaller more manageable amounts. ▪ Ensure operatives take breaks and remain hydrated. 	4	1	4
WORKING AT HEIGHTS	Falling objects Fall from height	5	3	15	<ul style="list-style-type: none"> ▪ Avoid where possible ▪ Where it cannot be avoided ensure appropriate equipment with fall protection is used i.e. podium / tower. ▪ Inspect working at height equipment every 7 days, record and retain a record of the inspections. 	5	1	5

Hazard	Risk	S	L	R	Control Measure	S	L	R
					<ul style="list-style-type: none"> ▪ Equipment must be erected by trained and competent operatives ▪ Steps only to be used for light work, low risk and short duration or in areas of restricted space. ▪ Minimise the carrying of materials and tools when working at heights. ▪ Where possible segregate working at heights from other trades. ▪ Roof works to be supported by scaffolding and the use of competent roofing contractors. ▪ High risk works i.e. roof work in absence of scaffold will be subject to an individual risk assessment, method statement and safety advice. ▪ Provide information, instruction, supervision and training on the safe working at heights. 			
HOUSE KEEPING / SLIPS AND TRIPS	Injury to operatives Increased fire risk	4	2	8	<ul style="list-style-type: none"> ▪ Ensure Regular removal of waste throughout and after each day. ▪ Provide sufficient waste storage i.e. skips & site bins ▪ Maintain safe unobstructed routes through site. ▪ Contractors to minimise the amount of materials on site and remove excess where possible. ▪ Avoid trailing leads, fixed leads above head height or tight to walls. ▪ Avoid spillages, use pumps or spill trays when pouring liquids. ▪ Remove standing water ▪ Keep material stores tidy and materials stacked safely and neatly. ▪ Ensure sites are sufficiently illuminated. ▪ Highlight uneven floor or fixed trip hazards. 	3	1	3
FLAMMABLE GAS STORAGE (LPG)	Fire or explosions causing: <ul style="list-style-type: none"> - Injury - Death - Damage to property Asphyxiation from release of gas.	5	2	10	<ul style="list-style-type: none"> ▪ Encourage contractors to remove gases from site daily, if not: ▪ Store gas in a well ventilated and secured area e.g. padlocked cage, outside. ▪ Store away from combustible materials, waste, the site smoking area and ignition sources. ▪ Store out of direct sunlight. ▪ Stored upright on even ground. ▪ Separate different types of gases ▪ Separate empty from full. ▪ At the earliest opportunity remove empty canisters from site. ▪ Erect signage and brief operatives to presence of flammable gases. ▪ Provide suitable extinguishers (Dry powder) to tackle small gas fire. 	5	1	5

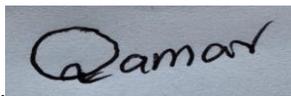
Hazard	Risk	S	L	R	Control Measure	S	L	R
					<ul style="list-style-type: none"> Provide information, instruction, supervision and training on safe handling, use and storage of flammable gases on site. 			
TRAFFIC MANAGEMENT	Vehicle collision with: <ul style="list-style-type: none"> Operatives Property Public Other vehicles 	5	3	15	<ul style="list-style-type: none"> Where applicable, obtain relevant authorities from Local Authority e.g. road closures / footpath closures. Use adequate segregation, barriers and signage to protect pedestrians. Illuminate site at times of poor visibility. Site supervisor to oversee site deliveries and assist reversing vehicles. Brief the logistics to operatives at the start and at regular intervals during the project. 	5	1	5
FIRE	Injury or death to: <ul style="list-style-type: none"> Operatives, Neighbours, Public Fire damage to property and materials.	5	3	15	<ul style="list-style-type: none"> Instruct a competent person to conduct a fire risk assessment of site (statutory requirement) Control ignition sources, e.g. hot works, electrical equipment, smoking, Conduct regular waste removals Minimise storage of combustible materials on site No smoking on site PA Test electrical appliances and test temporary electrics (every 3 months) Correct storage of fuels sources i.e. flammable gases and liquids. Provide information, instruction and training to operatives on fire safety. Install fire alarms and fire extinguishers across site. Erect fire safety and fire exit signage. Accommodate fire and emergency plan within the site inductions. 	5	1	5
NOISE / VIBRATION	Hearing damage, short term and long term Hand arm vibration syndrome Vibration white finger Nerve damage Muscle weakening Joint damage	5	2	10	<ul style="list-style-type: none"> 2 METRE RULE, if you struggle to hear a conversation from 2m the levels are dangerous. Supply hearing protection if grounds for mandatory hearing zone made out. Create distance other operatives and the source of the noise. Use acoustic protection / shielding. Monitor contractors who are exposed to vibration i.e. demolition Ensure contractors conduct the risk assessment Purchase tools which emit the least vibration. Label tools to inform operatives of trigger times. Use Job rotation and monitor exposure Provide warm clothing (where applicable) Maintain and inspect equipment. Replace worn abrasive wheel blades. 	5	1	5

Hazard	Risk	S	L	R	Control Measure	S	L	R
					<ul style="list-style-type: none"> Provide health surveillance for operatives at greatest risk or who display symptoms health concerns. 			
DUST (WOOD & SILICA)	Cardiopulmonary diseases (COPD) Silicosis Nasal Cancers Asthma Skin	4	2	8	<ul style="list-style-type: none"> Provide regular information, instruction and training on the risk of silica & wood dust. Where possible tackle silica and wood dust at source e.g. through on tool dust extraction. Encourage contractors to work with equipment that uses on tool dust extraction / suppression. If the dust is not tackled at source operatives must wear RPE. Avoid dry sweeping dust, ideally use vacuums to remove dust. Alternatively dampen dust down with sufficient water, then rake or shovel away Increase ventilation within the working environment. Keep bags of cement sealed and stored outside where possible. Provide adequate welfare facilities for cleaning and removing dust from person. Provide health surveillance and medical support to operatives who display adverse medical symptoms. 	5	1	5
ELECTRICAL WORKS	Electrocutation Electric shock Electrical ignition fire	5	3	15	<ul style="list-style-type: none"> Employ a competent electrical contractor. Ensure electricity isolated and cannot be re-energised. Install temporary 110V site power. Use armoured cabling to supply welfare facilities and temporary site facilities. 110 V tools only Ensure relevant electrical appliances are PA tested every three months. Temporary electrical installations to be tested every 3 months. Faulty, damaged or frayed cables and appliances must be repaired or disposed of. Do not use electrical appliances in wet, damp or explosive conditions. Test, commission and have new installations certified by competent contractor. 	5	1	5
GENERAL HOT WORKS AND ASSOCIATED FIRE WATCH (in accordance with the fire safety Joint Code of Practice guidance)	Fire to property & injury or death to occupants Burns to operatives and materials. Fire damage to property	5	3	15	<ul style="list-style-type: none"> Alternative methods to hot work should be adopted where possible. All hot work procedures should only be carried out by trained personnel, using equipment which is in good condition and being used in accordance with the manufacturer's instructions. All hot work must be subject to a hot work permit. Hot work permits must only cover specific, identified activities and locations, and be signed off at the end of each work period. Fresh permits should be issued where, for example, work extends from morning to afternoon. 	5	1	5

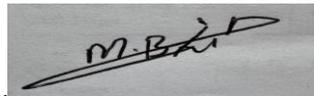
Hazard	Risk	S	L	R	Control Measure	S	L	R
					<ul style="list-style-type: none"> ▪ Before starting hot work, the area must be cleared of all loose combustible material. ▪ At least two fire extinguishers must be at hand and a careful watch maintained for fire breaking out whilst work is in progress. Provision should include at least one water based or foam unit with a minimum 13A rating. ▪ Those undertaking the hot work activity, including the fire watch, should be trained and competent in their use. ▪ The fire watch should be maintained for at least two hours after work is completed. ▪ First hour – continuous watch. ▪ Second hour – at intervals no more than 20mins and must include any area(s) on the other side of any wall, partition, or ceiling within 10 metres of the area, and/or floors below, in which the hot work has been carried out. ▪ Wear appropriate PPE including flame retardant clothing where necessary. ▪ Others working nearby may be carrying out hot works – make sure they will not affect you or any of the items listed above. 			
HOTWORKS - Soldering - Welding - Grinding & cutting that generates hot sparks.	Fire to property & injury or death to occupants. Burns to operatives Fire damage to property.	5	3	15	<ul style="list-style-type: none"> ▪ Hot works to be managed under a permit issued by site supervisor. ▪ Works conducted by competent and trained operatives. ▪ Combustible materials and waste to be removed from working area prior to the start of the works. ▪ Keep hot works away from flammable substances, gases and materials. ▪ Obtain suitable and sufficient fire extinguishers. ▪ Operatives to wear appropriate PPE, Glasses/goggles, Gloves and RPE ▪ Operative to wear suitable clothing. ▪ Working environment to be well ventilated. ▪ Remove flammable gases from site at the earliest opportunity, if not appropriately. ▪ Conduct fire watch according to stipulations outlined above. 	5	1	5
TEMPORARY WORKS	Collapsing of part or building causing: Falls from height Falling objects Personal injury Property damage	5	3	15	<ul style="list-style-type: none"> ▪ Provide regular information, instruction and training on the risk of working with and around temporary works. ▪ Closely follow BS 5975, the management of TW in construction. ▪ Review and comment, where necessary, on the TWE designs. ▪ Appoint a competent Temporary Works Coordinator (Company Director) and supervisor (Site Manager) ▪ Ensure that a safe working method (SWM) is agreed with the TWE before commencing install. 	5	1	5

Hazard	Risk	S	L	R	Control Measure	S	L	R
					<ul style="list-style-type: none"> Always Follow TWE works sequences of works and designs and report concern with TW designs and SWM immediately. Maintain a temporary works registered. Inspect temporary works visually daily, formally every 7 days, record and retain a record of the inspection. Where necessary seek additional safety advice from TWE or other competent persons at any stage. Only strike / remove TW after written approval from the TWE or structural engineers. 			
ASBESTOS	Asbestosis	5	2	10	<ul style="list-style-type: none"> Licensed contractor to undertake removal. Full enclosure & 4-stage clearance. No entry until clean air certificate issued. Waste removed by licensed carrier. Provide regular information, instruction and training on the risk of asbestos, different types, where it might be found and what to do if its discovered. Do not remove asbestos. Instruct a competent surveyor to investigate the presence of asbestos. Instruct a competent licence contractor to remove asbestos. If discovered control and segregate affected areas, erect signage and start asbestos management register. Where necessary seek further safety advice. 	5	1	5
ENVIRONMENTAL RISKS e.g. Working with abnormally hazardous substances	Release of hazardous substances into: Drainage systems Watercourse Ground Local environment	4	2	8	<ul style="list-style-type: none"> Provide regular information, instruction and training to staff on environmental risks associated with construction materials. Supply spill kits to site and instruction on their use. Contact relevant authorities in the event of an accidental/malicious release of a harmful substance. Reduce levels of hazardous substances on site to as low as reasonably practicable. Where possible substitute hazardous substances for less hazardous Provide hazardous waste bins and instruct licenced contractor to remove waste from site, retain waste removal notice. Provide adequate storage for hazardous materials. 	4	1	4
CDM 2015	Injuries / accidents Collapse's Improvement notice	3	2	6	<ul style="list-style-type: none"> Pre-Construction Information to inform the Construction Phase Plan. Principal Designer Design Risk registers to inform construction techniques and installations. Welfare arrangements to conform to Schedule 2 throughout the project 	3	1	3

Hazard	Risk	S	L	R	Control Measure	S	L	R
	Prohibition notice Prosecution				<ul style="list-style-type: none"> ▪ Project to be notified and CPP updated throughout the build. ▪ Significant risks to be highlighted and managed. ▪ Excavations to be inspected, managed and made safe whilst open. ▪ Information to be supplied to the PD for project Health and Safety File. ▪ Traffic routes and site vehicle traffic to managed according to logistic plans and to prevent accidents . 			

Signed: 

Site Manager:.....QAMMAR ABBAS.....

Signed: 

Company Director:MUHAMMAD BASHIR.....

Date:NOVEMBER 05,2025.....

Review Date: NOVEMBER 05,2025.....

(At least every 3 months)

The contents of this project risk assessment should be briefed to each member of the Principal Contractor site team either in full or by way of individual briefings, as and when the hazard presents itself.