

Risk Assessment Record – Church House – Health & Safety

Location:	Church House	Activity:		Assessors:	Rob King, Mike Smith, David Robertson	Date:	18/11/2021
Hazards	a Severity (1-5)	b likelihood (1-5)	a x b	Controls required	a Severity (1-5)	b likelihood (1-5)	a x b
Explosion or fire caused by gas appliances	5	2	10	Carry out annual gas safety check (Bob Dines)	5	1	5
Electric shock	5	3	15	Obtain electrical safety certificate every 3 years (Kevin)	5	1	5
Poisoning by waste gases from lack of boiler maintenance	5	3	15	Carry out annual service of boiler (Bob Dines)	5	1	5
Poor health caused by high humidity or mould growth	3	4	12	Trickle vents are not fitted but opening windows can be set for secure low ventilation. Replace extract fan in bathroom – existing fan not working Fit cover to inside of air brick at high level in kitchen	3	2	6
Poor health caused by dampness due to water leaks through roof	3	4	12	Overhaul roof externally cleaning away moss and checking and repairing lead flashings if necessary Repoint gaps between copings to gable walls Check that cast iron gutters on east elevation are not badly corroded and re-paint	3	1	3
Electric shock cause by splashing of electrical socket adjacent to sink	5	2	10	NHBC recommend 300mm from edge of bowl so this is compliant	5	1	5
Falling on stairs	4	2	8	Replace missing handrail at top of stairs. Infill gap below handrail at bottom of stairs	4	1	4
Ill health or injury caused by inadequate sanitary fittings in bathroom	3	3	9	Replace toilet which doesn't flush effectively. Replace cracked bath with new bath or shower. Ensure there is no leakage from P-trap connection from WC to soil pipe.	3	1	3

Ill health due to inadequate heating	3	3	9	Repair or replace radiators in main bedroom and bathroom because they do not heat up properly	3	1	3
Insect bites due to infestation in two bedrooms	3	5	15	Arrange for specialist to treat infestation	3	1	3
Trips & falls caused by uneven paving on path. Difficult access with wheelchair.	4	2	8	Repair paving	4	1	4
Difficulty controlling vehicle caused by dip in surface inside boundary gates	3	2	6	Repair surfacing	3	1	3

Hazard severity

1. Trivial (e.g. discomfort, scratch, slight bruising)
2. Minor (e.g. small cut, abrasion, basic first aid needed)
3. Moderate (e.g. strain, sprain, incapacity more than 3 days)
4. Serious (e.g. fracture, amputation, hospitalised more than 24 hrs)
5. Fatal

Rating bands (a x b):

Low risk (1-8): Continue activity but review periodically to ensure controls remain effective

Medium Risk (9-12): Continue activity, but implement additional reasonably practicable controls where possible and monitor regularly

High Risk (15-25): STOP THE ACTIVITY. Identify new controls to reduce risks to medium or low

Likelihood of occurrence

1. Remote (almost never)
2. Unlikely (occurs rarely)
3. Possible (could occur, but uncommon)
4. Likely (recurrent but not frequent)
5. Very likely (occurs frequently)

