

Risk Assessments for Maintenance Tasks

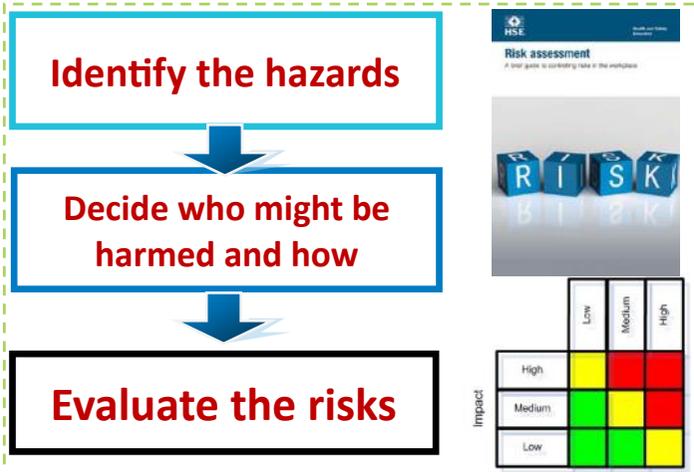
The Challenge

This project required BSRIA to go through hundreds of maintenance tasks created previously for healthcare premises and identify the general hazards towards the maintenance operators for each of them. The risk assessments had to be compliant with Health & Safety regulations and would be used as generic templates for updating locally.

Process

The maintenance tasks were transferred from an online platform to form the method statement in the dedicated software utilised for the management of risk assessments (TRA) for a large maintenance provider.

For each maintenance activity, a method statement was used to identify the hazards that an operator could be exposed to along with an estimate of the risk levels before controls. A general approach in hazard identification was agreed with the client for consideration on all sites. The risk levels were based on severity of the hazard and likelihood to occur.



Key advantages in employing BSRIA consultancy services

- Professionalism in delivering a work of quality (ISO 9001)
- Experience in assessing risks at work and in buildings
- Competent in processing large quantity of information
- Independent assessor

Results

BSRIA successfully transferred the collection of maintenance tasks across the different online platforms in a productive and efficient way. During this process we identified duplicated tasks that could be removed, and some maintenance operations that could be updated to meet the latest task descriptions.

BSRIA also produced an overview table in MS Excel and HTML formats to present a summary of all the identified hazards and risk levels before controls. This helped review all the assessed tasks, and ensure consistency throughout the maintenance tasks that were similar; e.g. maintenance of live electrical equipment had the common hazard of electrical shock.

Extract of BSRIA summary table for hazard and risk levels

Maintenance Activity	TRA Reference	TRA Process Title	Direct link to TRA	!	⚠	⚠	⚠	⚠	⚠	⚠
AGV (AUTOMATED GUIDED VEHICLE) 1W	RA74243	Maintenance RT01 - AGV (AUTOMATED GUIDED VEHICLE)	Link	12	20	16	15			
AHU - GAS HEATING 6M	RA77404	Maintenance NEW04 - AHU - GAS HEATING	Link	12	20	16	15			15
AIR CURTAIN 2M	RA77781	Maintenance HT001 - AIR CURTAIN	Link	12	20	16	15			
AIR CURTAIN 3M	RA79055	Maintenance HT001 - AIR CURTAIN	Link	12	20	16	15			15
AIR HANDLING UNIT 2M	RA74305	Maintenance VNT01 - AIR HANDLING UNIT	Link	12	20	16	15			
AIR HANDLING UNIT 3M	RA79066	Maintenance VNT01 - AIR HANDLING UNIT	Link	12	20	16	15			15
AIR HANDLING UNIT 6M	RA78930	Maintenance VNT01 - AIR HANDLING UNIT	Link	12	20	16	15			
AIR RECEIVER 2M	RA77284	Maintenance C0001 - AIR RECEIVER	Link	12	20	16	15			16
AIR RECEIVER 1W	RA790370	Maintenance C0001 - AIR RECEIVER	Link	12	20	16	15			15
AIR RECEIVER 6M	RA790368	Maintenance C0001 - AIR RECEIVER	Link	12	20	16	15			