



No high-risk activity starts unsigned

Every reasonably foreseeable hazard for the refurbishment works at Riverside, scored against a 5 by 5 likelihood and severity matrix in line with HSE guidance INDG163, with control measures applied and residual risk re-scored. No work begins on this site until every high-risk activity has a signed-off control package.

CLIENT	SITE	WORK TYPE
Riverside Refurbishment	Riverside Place, Edinburgh · EH6 5AB	Refurbishment, work at height, asbestos-aware
REFERENCE	SECTOR	STATUS
BAI-RAS-RVS-EDI-001	Education	● Sign-off pending

Illustrative example: fictional project and parties.

7

Foreseeable hazards assessed

3

High-risk activities, escalated controls

25

Highest initial score, asbestos disturbance

3

Sign-off tiers before the sheet is valid

01

INVENTORY

Every foreseeable hazard on site

Hazards are captured by activity, location and persons at risk. Likelihood from 1 to 5 times severity from 1 to 5 gives a raw score; controls are applied; the residual is re-scored. Rows are ordered by initial risk, highest first, so the assessment opens on the activities that need the most attention: scaffold erection, asbestos-containing material in pre-2000 partitions, and hot works.

THE GATE ON THIS SHEET

Work does not begin on the strength of this sheet alone. It is read alongside the method statement and the supporting modules for PPE, COSHH, permits and emergency arrangements, and the three high-risk activities each need a signed control package first.

02

REGISTER

The register, before and after controls

Initial and residual scores for the assessed hazards. The two very-high entries carry the escalated controls set out below.

HAZARD	INITIAL	KEY CONTROLS	RESIDUAL
Asbestos-containing material, pre-2000 partitions	25 VH	R and D survey, UKATA-trained only, air monitoring, stop and isolate on presumed ACM	12 HIGH
Working at height, scaffold erection	20 VH	SG4:22 compliant, TG20:21 design, daily handover inspection by CISRS Advanced	8 MED
Hot works, soldering pipework	15 HIGH	Hot works permit, 60-minute fire watch, combustibles cleared 5m, shielding	6 MED
Manual handling, stair carry of materials	12 HIGH	Two-person carry above 25kg, stair runner protection, weekly MAC review	6 MED
Electrical, temporary 110V supply	9 MED	110V supply, weekly insulation tests, RCD protection, PAT register	3 LOW
Slips, trips and falls on walkways	8 MED	Daily walkway sweep, cable management, wet-floor signage, spill kit	3 LOW
Noise, adjacent occupied units	6 MED	Hours 08:00 to 17:00 weekdays, high-noise 10:00 to 15:00, defenders at 80 dB	3 LOW

03

SIGN-OFF

Three-tier competent-person sign-off

The assessment is not valid until all three roles have signed and dated it. BuiltAI generates the structured assessment; a competent person reviews and signs; the site supervisor accepts; the employer confirms.

ROLE	NAMED PERSON	STATUS
Assessor	Catherine Mackenzie MIIRSM, senior SHEQ reviewer	Signed 02 May 2026

ROLE	NAMED PERSON	STATUS
Site supervisor	James Whitcombe NEBOSH, site lead	Signed 02 May 2026
Employer	Margaret Sutherland CMIOSH, head of H&S	Review pending 03 May 2026

ESCALATED CONTROLS

Scaffold to SG4:22 and TG20:21, signed by CISRS Advanced with daily handover inspection. Asbestos disturbance gated through permit to work with a UKATA-licensed contractor for any presumed ACM. Hot works under permit with a 60-minute fire watch, timed to close before site close.

04

THE PACK

The pack this sheet sits in, and the daily review

The risk assessment is one module in a linked pack, not a standalone sheet. The three highest-rated activities each carry a signed control package, and a dynamic review runs at the start of every shift.

MODULE	WHAT IT COVERS	STATUS
Method statement	Work sequence and acceptance criteria for each activity	Issued with this sheet
COSHH index	Substances, controls, PPE and disposal routes	Issued with this sheet
Permits and isolations	Hot works, ACM disturbance and temporary supply	Signed control packages
Emergency arrangements	Rescue, first aid, spill response and escalation	Issued with this sheet
PPE and plant schedule	PPE by activity and plant inspection currency	Issued with this sheet

Signed control packages		3 of 3
Residuals at low or medium		6 of 7 hazards
Dynamic review		Every shift

A HIGH RESIDUAL REMAINS

Asbestos disturbance remains at 12 HIGH after the listed controls. Signed control packages do not remove this residual or establish acceptance. Competent-person review and the pending employer confirmation are required before this assessment can be accepted.

REVIEWED ON THE DAY, NOT JUST ON PAPER

A dynamic risk assessment runs at the start of every shift and the sheet is reissued if the scope, the sequence or site conditions change. The three high-risk activities do not start until their signed control package is confirmed in place for that shift.