



Risk Assessment - 22618RA

Internal Reference: (FRA03)

Information valid as of 31/07/2025 16:10

Medium



General Details

Assessor	Shaun Duchnowski
Assessment Date	31/07/2025
Assigned Reviewer	Andrei Stancu
Next Review Date	31/07/2026

Operation Assessed	ABM_FacilitiesUK_Cleaning - Graffiti removal from porous and non-porous surfaces
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Associated with specific area

- ABM UK Facilities
- Chelsea Football Club
- London - Fulham Road - SW6 - Chelsea FC
- Cleaning

Description of work area and/or activity assessed

Mitigation measures ABM will take to ensure that the effects on ABM employees, consumers, clients retailers and other stakeholders who may be affected are kept informed and the risk is kept as low as reasonably practicable within our control while removing graffiti on site.

Overall Current Risk

Medium



Persons Affected

- Cleaners
- Contractors
- Employees
- Expectant / New Mothers
- Maintenance Staff
- Members of the Public
- Office Staff
- Security Officers
- Trainees / Young Persons
- Visitors
- Volunteers

Current Rating	Hazard Information	Task Status
Medium 	 Access / Egress ABM employees being knocked over by moving pedestrians or vehicles. Slipping on wet floors while moving around site to carry out the task. Tripping over equipment/ materials due to poor housekeeping.	  
	Measures Currently in place to prevent risk of injury	
	1. All entry and exit points are adequately illuminated. 2. All walkways are clearly marked and signed. 3. Ensure equipment used does not obstruct walkways, doors or emergency exits. 4. Use designated walkways at all times, take extra care when walking across carpark or roads. 5. High viz vests/jackets provided and used while walking around site. 6. Use handrails while walking up and down stairs/ ramps around site. 7. Report any hazards (e.g. damaged/ loose carpets/ floor tiles, uneven surfaces, slippery surfaces etc.) to line manager/client for remedial actions to be carried out as soon as possible. 8. Ensure all ABM staff, visitors or contractors are aware of egress routes in case of an emergency. 9. Report any damaged doors/ lights/ emergency lights to line manager/ supervisor for remedial actions to be carried out as soon as possible. 10. Safety signs in place to highlight the hazards in the area. 11. Floors on entrance areas are left as dry as possible to reduce slipping incidents. 12. ABM employees will ensure to be vigilant and check vehicles movement while carrying out task in carparks. 13. Where possible, ABM employees will carry out the task outside opening hours for carparks or during quiet periods.	

Potential Rating	Additional Controls Required
No Score	No Remedial Actions Entered If there are any reasonably practicable actions which can be taken to reduce the risk associated with this hazard please use the form above to enter them.

Current Rating	Hazard Information	Task Status
Medium 	 Contact with cleaning chemicals ABM employees getting burns, scalding or other skin conditions from the use of hazardous substances.	  
	Measures Currently in place to prevent risk of injury	
	1. Any works with hazardous substances will be carried out in accordance with the instructions within the COSHH assessments and SDSs. 2. Listed PPE will be worn at all times as instructed in the method statement. 3. Gloves and any PPE damaged will be replaced to prevent direct contact with skin. 4. COSHH assessments and SDS are reviewed yearly to ensure information is up to date and relevant. 5. COSHH assessments and SDS are read and understood by staff prior to using chemicals. 6. Only ABM approved chemicals are to be used while carrying out this task. 7. Storage of chemicals will be done as per COSHH assessment instructions. 8. Chemicals are stored in secured area while not in use with restricted access to authorised personnel only. 9. Always add chemical to water to reduce splashing. 10. Safety signs are placed in visible locations to highlight the hazards in the area of work prior to commencing work. 11. Chemicals being used in this task must not be mixed with any other products as this could cause a dangerous reaction unless advised by manufacturer. 12. ABM employees will not direct spray graffiti removal chemicals on people or animals. 13. ABM employees will follow good hygiene practices at all times.	

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No Score	No Remedial Actions Entered If there are any reasonably practicable actions which can be taken to reduce the risk associated with this hazard please use the form above to enter them.

Current Rating	Hazard Information	Task Status
Medium 	 Slip, Trip and Falls Slipping on wet floor due to weather conditions or following cleaning. Tripping over materials/ equipment due to poor housekeeping.	  
Measures Currently in place to prevent risk of injury		
1. ABM employees are to ensure that the environment to their destination is clear of obstructions. 2. Loads should not obscure vision of the direction of travel. 3. Safety signs to be used if there are obstructions or slip hazards to highlight the hazards in the area. 4. Report any obstructions or tripping hazards to supervisor/ manager for action and log them as near misses if applicable. 5. Area of work will be kept clean and tidy at all times. 6. All cleaning activities will be protected by warning signage/barriers. 7. ABM staff will have suitable safety shoes with a good tread on their soles as per method statement. 8. Spillages will be cleared immediately. 9. Water or chemicals will not be used in excess while cleaning is in progress. 10. ABM employees will ensure chemicals are used as per manufacturer's instructions to prevent leaving the floor slippery due to excess chemicals used. 11. Equipment cables to be kept behind or on your side to prevent tripping or being caught in the moving parts of the machine used. 12. ABM employees will ensure the area cleaned will be left tidy.		

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Current Rating	Hazard Information	Task Status
Medium 	 Lone Working Working in remote areas could cause a delay in providing assistance should an accident or incident occur.	  
Measures Currently in place to prevent risk of injury		
1. ABM employee will ensure they have advised their line manager that they are lone working for a period of time. 2. Line manger/ client will agree with the employee regular checks to be carried out (at least every 30 min contact using the radio provided or a mobile phone). 2. Regular radio communication with the team and CCTV monitoring during core hours. 3. High viz vests/ jackets to be worn at all times by ABM employee working alone. 4. ABM employees will not engage in any conversation with members of the public/ client staff that might be under the influence of alcohol or drugs. 5. ABM employee will immediately contact the security team when noticing suspicious behaviour displayed by members of the public, client staff, contractors or other people in the vicinity of their working area. 6. ABM lone working procedure will be followed where employees are working alone or when there is minimal support from the security team.		

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Current Rating	Hazard Information	Task Status
Medium 	Movement of Vehicles Struck by moving vehicles.	0 0 0
	Measures Currently in place to prevent risk of injury	
	1. ABM employees will cordon off sections of the carpark to carry out the task. 2. Warning signs will be in place to highlight the segregated area for incoming vehicles and pedestrians. 3. ABM employees will wear high visibility clothing while working in carparks at all times. 4. Task will be carried out during quiet periods or outside carpark's opening hours, where possible. 5. Regular communication will be carried out with line manager/ security while working in carparks or service yards (every 30 minutes) by radio or phone.	

Potential Rating	Additional Controls Required
No Score	No Remedial Actions Entered If there are any reasonably practicable actions which can be taken to reduce the risk associated with this hazard please use the form above to enter them.

Current Rating	Hazard Information	Task Status
Medium 	Inexperienced staff Inhalation of vapours from sprayed chemical caused to employees due to lack of or insufficient training.	0 0 0
	Measures Currently in place to prevent risk of injury	
	1. All ABM employees are trained and competent to use chemicals in place to clean graffiti. 2. ABM employees will not direct the spray can nozzle towards people or animals. 3. ABM employees will wear PPE as per method statement's instructions. 4. All ABM staff will read and confirm information is clear by signing the index for chemicals used. 5. No ABM employee will use chemicals on site without prior training.	

Potential Rating	Additional Controls Required
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Current Rating	Hazard Information	Task Status
Medium 	Electricity Electric shock from faulty or damaged electrical equipment or leads.	0 0 0
	Measures Currently in place to prevent risk of injury	
	1. All tools and equipment are regularly serviced, tested and inspected (PAT) and records available on site (with ABM management or client). 2. ABM employees will carry out a pre-use check of electrical equipment (check cable, plug, visual check of the equipment, PAT test in date) prior to use each time equipment is used. 3. Report faulty or damaged electrical equipment to line manager/ client for action. No tools/ equipment will be used if damages/ faults had been identified during the pre-use checks. 4. ABM employees will not attempt to use damaged equipment. 5. ABM employees will not attempt to carry out a repair to damaged equipment or replace plugs themselves. 4. ABM employees will only use plugs designated for cleaning equipment. 5. ABM employees will not unplug any of the client's equipment while carrying out the task. 6. All equipment used will have non-conductive casing to prevent contact with electricity. 7. No electric/ battery operated equipment will be used by ABM employee before making sure their hands are dry. 8. No water/ cleaning solution will be allowed to come near or in contact with equipment motor while carrying out the task.	

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Current Rating	Hazard Information	Task Status
Medium 	Storage Incorrect storage leading to equipment failure while being used.	0 0 0
	Measures Currently in place to prevent risk of injury	
	1. Any equipment used to carry out the task will be stored in a dry area away from contact with contaminants. 2. Equipment is stored away from direct sunlight. 3. Equipment will always be stored indoors.	

Potential Rating	Additional Controls Required
No Score	No Remedial Actions Entered If there are any reasonably practicable actions which can be taken to reduce the risk associated with this hazard please use the form above to enter them.

Current Rating	Hazard Information	Task Status
Medium 	Inexperienced staff Burns caused to employees due to lack of or insufficient training.	0 0 0
	Measures Currently in place to prevent risk of injury	
	1. All ABM employees are trained and competent to use steam cleaning equipment to remove graffiti. 2. ABM employees will not touch the steam cleaner's lance nozzle while in operation or before it's fully cooled down to clean or clear. 3. Steam cleaner will not be directed towards people or animals while in operation. 4. ABM employees will wear PPE as per method statement's instructions. 5. Line manager will supervise staff regularly while using steam cleaners to ensure correct and safe use.	

Potential Rating	Additional Controls Required
No Score	No Remedial Actions Entered If there are any reasonably practicable actions which can be taken to reduce the risk associated with this hazard please use the form above to enter them.

Related Files