



Risk Assessment - 22627RA

Internal Reference: (FRA12)

Information valid as of 31/07/2025 15:46

Medium



General Details

Assessor	Shaun Duchnowski
Assessment Date	31/07/2025
Assigned Reviewer	Grant Lewis
Next Review Date	31/07/2026
Operation Assessed	ABM_FacilitiesUK_Cleaning - Fire

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, client's retailers and other stakeholders who may be affected are kept informed and the risk is kept as low as reasonably practicable within our control in case of an emergency situation.

Overall Current Risk

Medium



Persons Affected

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

Current Rating	Hazard Information	Task Status
Medium 	 Electrical Equipment Fires starting from faulty electrical equipment or faulty circuits.	000
Measures Currently in place to prevent risk of injury		
1. All powered electrical equipment used will be 110v. 2. All powered electrical equipment (except battery operated) will have a valid PAT test label on them. 3. Where possible battery powered equipment will be used. 4. All equipment will be visually checked prior to use by each member of the ABM team. 5. No electrical equipment where damages/ faults had been identified will be used. 6. Faulty equipment will be reported to line manager for action. 7. Good housekeeping of cables at all times to prevent damages. 8. No equipment will be modified and no parts will be added or removed while in operation unless advised by manufacturer. 9. All equipment is stored away in a secured area and away from sources of ignition. 10. Trained and competent staff will be using equipment on site. 11. All ABM employees and contractors are aware of the emergency evacuation procedures. 12. Fire marshals on site and notified of the work being carried out. 13. ABM employees will ensure no water will come in contact with equipment engine or cables while in use or during storage.		

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 	 Slip, Trip and Falls Slips, trips and falls related injuries due to uneven surfaces, raised paving slabs/ carpets, change of floor levels between areas.	000
Measures Currently in place to prevent risk of injury		
1. Changes in floor levels will be clearly marked. 2. Any building / floor damages will be immediately reported to line manager for appropriate actions to be taken. 3. Fire exits will be kept clear at all times. 4. Any faulty emergency lights will be reported to line manager for immediate action to be taken. 5. Any spillages are immediately marked and cleared out. 6. Building emergency evacuation procedures are understood by all ABM staff and contractors. 7. TBTs carried out yearly regarding slips, trips or falls. 8. Safety footwear will be worn as per safe working practices/ method statements and in good condition.		

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Current Rating	Hazard Information	Task Status
Medium 	Explosion Explosions from pressurised cylinders used while on site.	0 0 0
	Measures Currently in place to prevent risk of injury	
	1. No naked flame in the vicinity of the pressurised cylinders. 2. Exchanging cylinders to be carried out in open air. 3. All cylinders to be housed in a secure compound/cage away from the building. 4. Check contractors work schedule where applicable. 5. Work being carried out will be monitored on CCTV. 6. No cylinders where visible damages present will be used.	

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Current Rating	Hazard Information	Task Status
Medium 	Training Confusion over operative's roles in emergency evacuation procedures.	0 0 0
	Measures Currently in place to prevent risk of injury	
	1. All ABM staff will take part of emergency evacuations drills as carried out by the client. 2. Where ABM staff coordinate emergency evacuation procedures on site, employees had been provided with the information and procedures to follow. 3. TBTs in fire safety carried out yearly. 4. Competent and trained when acting as fire marshal or first aider. 5. ABM staff will receive site induction training in client's emergency procedures with yearly refreshed. 6. ABM employees will ensure to follow all instructions received from the operational team during an emergency evacuation.	

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Current Rating	Hazard Information	Task Status
Medium 	 Fire Ignition of flammable materials by discarded cigarettes or handling ash.	0 0 0
	Measures Currently in place to prevent risk of injury	
	1. ABM's smoking policy adhered to at all time as well as client site rules regarding smoking. 2. Smoking will be carried out in designated areas off site. 3. When emptying ash trays staff will ensure ash is fully cooled down prior to being removed/ handled. 4. Where ash generated by equipment on site is handled staff will ensure it is fully cooled down prior to being handled/ removed. 5. Ash will not be discarded in containers that have the potential to ignite (e.g. plastic waste bins). 6. Equipment used to handle ash will not be made of material that has the potential to ignite (e.g. plastic, wood).	

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Current Rating	Hazard Information	Task Status
Medium 	 Hazardous Substance Ignition due to incorrect and unsafe use of chemicals on site.	0 0 0
	Measures Currently in place to prevent risk of injury	
	1. Where possible hazardous substances will be replaced by less hazardous substances. 2. DSEAR assessment in place for storage and handling of hazardous chemicals. 3. Only ABM approved chemicals will be used by ABM staff. 4. COSHH assessments and SDS are reviewed yearly to ensure information is up to date. 5. All ABM will read and acknowledge the content of the COSHH assessments. 6. COSHH assessments are available where chemicals are stored for easy access. 7. No chemicals will be left unattended on site while not in use. 8. No chemicals will be mixed unless following strict instructions from manufacturer. 9. Where chemicals are decanted, ABM staff will ensure substances do not get mixed. 10. Only ABM approved chemical containers will be used (spray bottles).	

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Current Rating	Hazard Information	Task Status
Medium 	 Access / Egress Obstructed access/ exit causing delays during emergency evacuations.	  
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 while evacuating the building to get to the nearest assembly point.		

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Current Rating	Hazard Information	Task Status
Medium 	 Fuel Fuel stored or used incorrectly on site leading to causing fires.	  
Measures Currently in place to prevent risk of injury		
1. Fuel is stored and handled in well ventilated area at all times. 2. ABM employees will ensure spills are kept to a minimum while fuelling equipment or handling fuel on site. 3. Any fuel spillages are cleared up immediately. 4. Smoking is prohibited while handling fuel. 5. Sources of ignition and flammable materials will be removed from the area where fuel is handled prior to commencing. 6. Fuel is stored in fire resistant cabinets with controlled access. Only authorised employees are allowed to access this cabinet. 7. All fuel containers are stored on drip trays to prevent getting in contact with materials or equipment that could lead to ignition. 8. All areas where fuel is stored are clearly marked and containers are labelled accordingly. 9. Minimum quantity of fuel is stored on site. 10. Waste storage is in well ventilated areas away from the building, where possible. 11. No phones, computers or tables will be used in the area where fuel is stored and handled by ABM employees. 12. COSHH and DSEAR assessment must be undertaken where fuel is used and stored on site.		

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