

Project: Chippenham Town Hall Decarbonisation

Queen Square House
18-21 Queen Square
Bristol
BS1 4NH

Subject: M&E CDM Risk Register

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0117 238 0909

Date: 17 Nov 25

Ref	Stage	Description of Hazard / Risk	Risk Mitigation Measures	Further Action	Status
01	Existing / Construction / Post Construction	Existing services within building	Contractor to complete full survey of existing systems prior to strip-out works.		Open
02	Existing / Construction / Post Construction	Legionella	Contractor to perform legionella risk assessment. Any deadlegs or redundant pipework located are to be removed.		Open
03	Existing / Construction / Post Construction	Asbestos	Client to provide asbestos register for contractor use, if available. Client to procure a register if not already available.		Open
04	Existing / Construction / Post Construction	Confined spaces	Town Hall roof void to be assessed by contractor and suitably qualified persons to work in space if deemed to be confined.		Open

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05	Existing / Construction / Post Construction	Other (access, structure)	<p>Access to Town Hall roof and void space to be assessed by contractor. Suggested temporary route indicated on drawings, subject to agreement with client and contractor. Access for future plant replacement and maintenance to be agreed with client.</p> <p>Strategy for bringing new items to roof and removing redundant items to be in place prior to placing orders for equipment.</p>	Client to review options for edge protection.	Open
06	Construction / Post Construction	High level access – grilles in Town Hall	Grilles to be installed and maintained from above wherever possible.	Works from below to be via tower scaffold where required.	Open
07	Existing / Construction / Post Construction	Fire compartmentation	A fire compartmentation survey has been undertaken by the client, which is to be shared with the contractor. Where services pass through constructions which are or should be fire rated, they are to be fire stopped or to include fire dampers as suitable.	Where fire compartmentation is unclear, the services are to be treated as though they are passing through a fire rated construction.	Open
08	Existing / Construction / Post Construction	Plant removal and installation to Cheese Hall plant room	<p>Access to Cheese Hall plant room is via stairs. Existing boilers and other large equipment to be removed as part of the works. Contractor to assess suitable means of removal. Note – modern equivalent of boilers weighs approx. 150kg each</p> <p>Replacement equipment is less significant but a replacement strategy is to be in place for future.</p>		Open

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09	Existing / Construction	Plant removal from Cheese Hall roof void, and installation of new pipework	Access to Cheese Hall roof void is via a loft ladder. Contractor to assess suitability of existing access and provide additional measures for construction period if required.		Open

Notes

The list above does not include risks that are likely to be obvious to a competent contractor.