


OPERATIONAL INSTRUCTION

PROPERTY-RELATED HAZARD LISTS

OI-PRM-003

DOCUMENT STATUS

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PAGE AMENDMENTS

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QUALITY MANAGEMENT PROCEDURES
REFERENCE LOCATION:

PCD 015 - Property Risk Management

THIS DOCUMENT IS CONTROLLED BY THE HEAD OF SECTION BUT ALL AMENDMENTS MUST BE PROCESSED THROUGH PERFORMANCE UNIT

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1 Purpose

1.1 The purpose of **Property-related Hazard Lists** is to assist those persons carrying out risk assessment to appreciate a range of specific hazards related to the potential harm or loss item under consideration and to act as a prompt to ensure awareness of other possible adverse outcomes.

1.2 Hazard Lists shall also be populated with harm or loss instances reviewed following investigation into non-compliance or incidents to try and ensure that such adverse events are not repeated.

2 Scope

2.1 **Property-related Hazard Lists** can cover;

Potential hazards to people	Potential hazard relating to the environment
Potential hazard relating to financial matters	Potential hazards relating to legal matters
Potential hazards to professional services	Potential hazards to contractual matters
Potential hazard relating to reputation	

2.2 **Property-related Hazard Lists** also refer to best practice guidance where available (e.g. CIRIA C604 Work Sector Guidance for Designers).

3 Definitions

3.1 **Hazards** – any potential for harm or loss.

3.2 **Risk Mitigation** – Avoidance, Reduction or Control measure to minimise the impact of the hazard consequences.

4 Methods and Responsibilities

4.1 Competent persons carrying out risk assessment shall make reference to **Property-related Hazard Lists** as they apply to the potential area of harm or loss under consideration, in any recorded risk assessment.

5 References

5.1 PCD015 Property Risk Management Procedure

6 Review Checklist

6.1 PRMO to review Property-related Hazard Lists after any non-conformity or incident and update accordingly.

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Hazard List – Gas Safety

The following list is not complete and additional guidance is available from CIRIA C604 D7;

Component	Hazard potential	Examples of Risk Mitigation
Gas Service Pipe, Mains (up to meter)	<ul style="list-style-type: none"> Fracture of ductile iron mains due to subsidence from adjacent poorly compacted services. 	Locate services in proximity to gas pipes.
	<ul style="list-style-type: none"> Impact damage from excavations, installation of fence posts, etc 	Check for presence of services.
Gas meter	<ul style="list-style-type: none"> Access to gas shut off valve obstructed by scaffolding, storage of materials, etc 	Ensure suitable exclusion zone around gas meters
	<ul style="list-style-type: none"> Susceptibility of damage to meter housing from vandalism resulting in exposure of internal equipment/pipes 	Monitor instances of vandalism and make damage timeously
Gas installation pipework	<ul style="list-style-type: none"> Susceptibility of damage to external gas installation pipe rising from meters to property interiors from scaffolding operations, external fabric repair operations, etc 	Specify galvanised steel gas pipes or protection measures where external gas pipe locations are vulnerable to damage
	<ul style="list-style-type: none"> Potential for corrosion to copper pipework from contact with cement, concrete, etc 	Ensure copper pipework is suitably sleeved where gas installation pipes are routed through walls
	<ul style="list-style-type: none"> Potential for fracture or opening up of joints where pipework is inadequately supported or subjected to forces from movement of pipework 	Check for any works which will remove or affect existing pipework supports, or where supports are not sufficient.
Gas Appliances	<ul style="list-style-type: none"> Adjacent or related construction operations affect combustion ventilation provisions, e.g. floor vents damaged, wall vents blocked by roughcast/rust, window vents removed, etc 	Identify existing ventilation arrangements and maintain their effectiveness, isolate the appliance during works and check status after completion
Flues	<ul style="list-style-type: none"> Adjacent or related construction operations affect flue arrangements, e.g. raising roof tile profile, roof cleaning, wrong terminal replacement, etc 	Identify existing flue arrangements and maintain their effectiveness, isolate the appliance during works and check status after completion

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