

JIMGOS MAINTENANCE LTD

PROJECT-SPECIFIC RISK ASSESSMENT

Full Bathroom Refurbishment

Document control	Project-specific record
Project	Bathroom refurbishment and final quality inspection
Site address	43 Colebrooke Row, Islington, London, N1 8AF
Project work date(s)	27 December 2025 to 10 January 2026
Document prepared / approved	23 August 2026
Prepared and approved by	Joseph Olugosi, Managing Director
Signature	J.O
Status	Retrospective project-specific record based on completed-work information

Evidence status: This document was compiled on 23 August 2026 after the work described. It is not represented as a contemporaneous pre-start RAMS. It records the project-specific hazards, controls and safe work sequence applicable to the completed project and supports future planning and review.

1. Scope and persons at risk

Strip out and full refurbishment of a domestic bathroom, including controlled removal of existing fittings and finishes; plumbing alterations; shower tray, waste, WC and cistern installation; wall preparation and tiling; shower screen installation; silicone sealing; testing, cleaning and handover. Final inspection date: 10 January 2026.

Persons at risk: Jimgos operatives, occupants, visitors, delivery personnel and waste carriers. The work area was within a residential property and required separation from occupants and protection of access routes.

2. Risk-rating method

Likelihood (L) and severity (S) are each scored 1-5. Risk score = L x S. Residual scores assume all stated controls are implemented.

Score band	Required response
1-4 Low	Maintain controls; monitor.
5-9 Medium	Responsible person confirms controls before work.
10-16 High	Do not start until further controls reduce risk.

Score band	Required response
17-25 Very high	Stop/prohibit activity; redesign work.

3. Significant hazards and controls

Hazard	Potential harm	L	S	Initial	Project controls	L	S	Residual
Occupants / unauthorised access	Trips, contact with tools, dust or incomplete services	3	4	12 High	Barrier and warning signage; controlled access; tools/materials stored securely; maintain a clean route; end-of-shift area made safe.	1	4	4 Low
Unknown asbestos-containing materials	Exposure during removal/drilling	3	5	15 High	Review property/asbestos information before disturbance; inspect suspect materials; stop work immediately if suspicious material is found; do not drill/remove until competent assessment confirms safe approach.	1	5	5 Medium
Hidden water/electrical services	Flooding, electric shock, property damage	3	5	15 High	Locate services; isolate and prove electrical supplies dead where affected; isolate water and verify; use detection before drilling; controlled opening-up; emergency isolation points known.	1	5	5 Medium
Strip-out, sharp edges and breakage	Cuts, punctures, falling fragments	4	3	12 High	Planned dismantling; suitable gloves/eye protection; do not create uncontrolled breakage; place sharp waste directly into suitable containers; exclude others.	2	3	6 Medium
Silica and general construction dust	Respiratory/eye exposure; contamination	4	4	16 High	Avoid dry cutting where practicable; use wet cutting/on-tool extraction; suitable RPE selected and face-fit where tight-fitting; eye protection; isolate and clean using vacuum/damp methods - no dry sweeping.	2	4	8 Medium
Manual handling: tray, WC, tiles, boards	Strain, crush injury, damaged products	4	3	12 High	Plan route and delivery; split loads; team lift awkward/heavy items; use handling aids; keep hands clear; store stable and close to point of use.	2	3	6 Medium
Wet/slippery floor and leaks	Slips, water damage	4	3	12 High	Cap pipework; controlled testing; trays/buckets available; clean spills immediately; protect floors; do not leave unverified joints pressurised.	1	3	3 Low
Portable electrical tools in bathroom	Electric shock, cuts, entanglement	3	5	15 High	110V/battery tools preferred; suitable RCD protection; pre-use inspection; keep leads and connections dry; guards fitted; isolate before blade/bit change; competent users only.	1	5	5 Medium
Tile adhesive, grout, silicone, cleaners	Skin/eye/respiratory irritation	3	3	9 Medium	Use product-specific SDS/COSHH instructions; gloves and eye protection; ventilation; keep lids closed; no mixing of chemicals; wash facilities; remove contaminated PPE.	1	3	3 Low
Work at low level / access equipment	Falls from steps; overreach	3	4	12 High	Use suitable inspected steps/platform; level floor; three points of contact; do not stand on bath/tray/WC; reposition instead of overreach.	1	4	4 Low
Noise and vibration	Hearing injury; nuisance; HAV exposure	3	3	9 Medium	Select lower-vibration tools; limit trigger time; hearing protection where required; agreed working hours; maintain tools; rotate tasks.	1	3	3 Low

Hazard	Potential harm	L	S	Initial	Project controls	L	S	Residual
Waste and environmental controls	Blocked routes, cuts, unauthorised disposal	3	3	9 Medium	Segregate waste; remove regularly; authorised carrier and waste records; no debris in drains; prevent grout/chemicals entering drainage.	1	3	3 Low
Poor installation / water ingress	Leaks, mould, damage or failure	3	4	12 High	Inspect substrate and falls; manufacturer instructions; quality hold points before covering; verify tray support, waste, seals and connections; water test and snag before handover.	1	4	4 Low

4. Mandatory PPE and equipment

- Safety footwear and suitable work clothing as minimum.
- Task-appropriate gloves and safety glasses/goggles.
- Suitable RPE for dust-producing work, with face-fit requirements observed.
- Hearing protection for noisy cutting/drilling; knee protection for prolonged low-level work.
- Service detector, lock-off/proving equipment where electrical isolation is required, dust extraction/wet-cutting equipment, first-aid kit and spill materials.

5. Emergency and stop-work arrangements

- Stop work, isolate the hazard and contact the Managing Director for any uncontrolled risk, suspect asbestos, damaged service or change of scope.
- For serious injury call 999, provide the full site address and arrange safe access for emergency services.
- For water escape isolate the local/main supply, contain water and notify the responsible person/occupant immediately.
- For electric shock do not touch the casualty until the supply is isolated; call 999 and provide first aid/CPR/AED support if trained.
- Record accidents, near misses, defects and environmental incidents under company procedures.

6. Residual-risk conclusion and review

With the controls stated above, the work is assessed as manageable by competent persons. No task proceeds where the residual risk remains high, the work differs materially from this scope, or required service/asbestos information is unavailable. Review is required after a significant change, incident, discovery of hidden damage/service, or new product/method.

Project approval and workforce briefing record

Name	Role	Signature	Project approval date
Joseph Olugosi	Managing Director	J.O	10 January 2026

Site briefing/acknowledgement (complete where supporting attendance records are available):

Name	Role/trade	Signature	Briefing date
Hamed Olowo	Operative	H.O	27 December 2025