DESIGN AND THE PRINCIPLES OF PREVENTION Designer's Assessment of Safety during Construction and Maintenance taking account of the Principles of Prevention			
Project Title:	Framework for Response and General Maintenance in West (D15) and South Fringe Fingal (Re-Let Contract No 26-002)		
Client:	Fingal County Council	**Date:**	28.11.2025
Project No.:	26-002	**Prepared By:**	FM/CC

1.0 General Principals of Prevention	
1.1	The avoidance of risks.
1.2	The evaluation of unavoidable risks.
1.3	Combating of risks at source.
1.4	The adaptation of work to the individual, especially as regards the design of places of work, the choice of work equipment and the choice of systems of work, with a view in particular, to alleviating monotonous work and work at a predetermined work rate and to reducing their effect on health.
1.5	The adaption of the place of work to technical progress.
1.6	The replacement of dangerous articles, substances or systems of work by non-dangerous or less dangerous articles, substances or systems of work.
1.7	The development of an adequate prevention policy in relation to safety, health and welfare at work, which takes account of technology, organization of work, working conditions, social factors and the influence of factors related to the working environment.
1.8	The giving to collective protective measures of priority over individual protective measures.
1.9	The giving of appropriate training to employees.

2.0 Description of Works/ Project

The contract is for emergency cover, general maintenance, repair and small building works to existing Fingal County Council housing stock (3451 units approx.) and other council facilities, in the West (D15) and South of the county. See Map no. 26-002-T-1001.

The housing stock consists of a variety of single, two and three-storey houses, ground & first floor flats, and three-storey apartment blocks and duplex units of various sizes. The works will include:

- General repairs and maintenance to the building fabric.
- General Plumbing & Electrical installations, repairs and maintenance (in some instance heating systems may be included).
- Repairs to fireplaces and flues
- Repairs to and on occasion replacement of joinery (i.e. windows and doors including glazing).
- Repairs replacement of kitchen units,
- Repairs and maintenance to underground drainage (private drains only).
- Repairs and maintenance to external works such as paths, fences and boundary walls.
- Painting and decorating.
- Repairs to finishes (i.e. walls, floors and ceilings).
- Minor demolitions (i.e. sheds, outhouses, boundary walls etc).
- Some landscaping works such a cutting back of shrubbery, clearance of household items.

The associated central heating systems do not form part of this contract. The Contractor shall liaise with the Council's Mechanical Contractor and Inspectors in this regard.

3.0 Design Stage

Tender

4.0 Items to be drawn to the attention of the contractor(s).	
4.1	Preliminary Safety & Health Plan.
4.2	Safety & Health Pre-Qualification Questionnaire

4.3	Noted are the varying social circumstances and lifestyles that pertain in houses. Fingal County Council cannot exclude the possibility of any anti-social behaviour or substance abuse. The possible implications for Safety and Health should be addressed by the PSCS.
4.4	Dwellings and associated hazards and risks to be assessed on individual basis as conditions may vary greatly depending on the age of the dwelling, location, design and previous occupants.
4.5	Operatives to be trained in correct manual handling techniques and use of machinery, tools and equipment.
4.6	Work in the current Covid-19 pandemic Site specific risk assessment and method statement to be provided outlining how works will be carried out in respect to Covid-19 (HSE guidelines and restrictions) – Documentary evidence to be submitted outlining how contractor will comply with these restrictions

5.0	**Key Hazards Identified**	**Description / Actions**	**Ref to Section 1.0 above**
5.1	Proximity of site to adjoining occupied houses.	• Site/s to be secured • Work to be to planned to be secure • Working hours to be observed. • Noise levels and nuisance to be kept to a minimum. • Access to adjoining premises to be clear. • Contractor to liaise with adjoining occupants where work may affect their property.	1.1 1.2 1.7 1.8 1.9
5.2	Existing services.	• Before commencement of work, the Contractor to identify, locate and where appropriate trace and mark the routes of cables and services. • Condition to be assessed and made safe before commencement. • The contractor should agree with all relevant utility providers, and the relevant Council contractors and agents, the disconnection/ relocation/ reconnection of their supplies during the works	1.1 1.2 1.9
5.3	Hazards associated with entering a previously occupied dwelling.	• Waste left after occupants. • Possibility of vermin. Assessment of hazard and organization of clearance and disposal. Use of appropriate PPE.	1.2 1.4 1.7 1.9
5.4	Hazards associated with stripping and preparation of work	• Inhalation of toxic dust, lead, fumes or combustion products. • Falling objects. • Asbestos and man made fibres. Assessment of hazard and organization of	1.1 1.2 1.4 1.7 1.9

		protection and disposal. Use of appropriate PPE. Note: Some houses may contain asbestos i.e. behind fuse boards or fuel store roofs and in some floor and ceiling finishes. This house requires the removal of asbestos corrugated roof sheeting on shed to the rear of the house by specialist licensed contractor as part of the relet works. • Working at height. Proper assessment and planning of work. Appropriate selection of equipment, protection to prevent falls and minimise consequences. Ensure that those involved in work at height are competent to do so. Compliance with Safety Health and Welfare at Work (Work at Height) Regulations 2006.	
5.5	Hazards associated with renovations, modifications and removals	• Particular care is to be exercised in the de-commissioning of back boilers, to drill and drain such boilers to avoid blow-out. • Use of machinery and tools. Assessment of risks associated with equipment. Only competent trained persons may operate machinery and tools. • Noise and vibration. The Contractor's attention is drawn to the fact that the properties are adjoining occupied dwellings. The first course of action should be to seek to eliminate noise or vibration. If noise or vibration source cannot be eliminated, exposure should be controlled. Assessment of hazard and organization of control and personal protection. Use of appropriate PPE. • Dust. Assessment of hazard and organization of protection and disposal. Use of appropriate PPE. • Working at height. Proper assessment and planning of work. Appropriate selection of equipment, protection to prevent falls and minimise consequences. Ensure that those involved in work at height are competent to do so. Compliance with Safety Health and Welfare at Work (Work at Height) Regulations 2006.	1.1 1.2 1.3 1.4 1.5 1.7 1.9

5.6	Hazards associated with structural elements and demolition.	• Unstable or incomplete structures. Assessment of structural hazards plan work. Prop or remove unstable elements. • It is assumed that the dwellings are structurally stable. • Any unanticipated structural defects must be reported to the PSDP immediately. Assessment of discovered structural hazards to be included in plan of work. Temporarily prop or remove unstable elements. • All holes and notches in floor joists, floor slabs or ceilings are to be in strict compliance with the specification.	1.1 1.2 1.3 1.5 1.7 1.9