

Construction Risk Register

Score = likelihood × impact (1–5 each). 15+ = high, 8–14 = medium, below 8 = low

Project	4-bedroom bungalow (example)	Location	Lugbe, Abuja
Client	Mr & Mrs Adeyemi (example)	Contractor	Example Builders Ltd
Owner	Project manager	Reviewed	13-Oct-2026

#	Risk	Category	Likeli- hood	Impact	Score	Response / mitigation	Owner
1	Building material prices rise mid-project (cement, rods, roofing)	Cost	4	4	16	Buy rods & roofing early; 5% contingency; price-validity clause in contract	QS
2	Heavy rain delays substructure and roofing	Schedule	4	3	12	Programme substructure before peak rains; tarpaulins; drainage on site	PM
3	Theft of materials from site	Cost	3	3	9	Night security, lockable store, delivery log, materials bought just-in-time	Supervisor
4	Poor quality blocks / concrete	Quality	3	5	15	Block crushing tests; concrete cubes; reject sub-standard deliveries	Engineer
5	Client payment delays	Cash flow	3	4	12	Stage payments tied to milestones; stop-work clause; cash-flow forecast	Contractor
6	Development control stop-work order	Legal	2	5	10	Approved permit on site board; build exactly to approved drawings	Client
7	Injury on site	Safety	2	5	10	HSE plan, PPE, toolbox talks, first aid trained staff	HSE officer
8	Design change requested during construction	Scope	3	3	9	Variation order procedure; freeze design before roofing	PM

Task Risk Assessment

Before each new activity: list the hazards, who could be hurt and the controls

Activity	Roof carcass & sheeting	Date	15-Jan-2027
Assessed by	HSE officer	Workers involved	Carpenters (4), roofers (3)

Hazard	What could happen	Who is at risk	Likeli-hood	Impact	Score	Controls
Working at height	Fall from roof edge or through trusses	Carpenters, roofers	3	5	15	Scaffold at eaves; harness tied to ridge line; no work in rain or high wind
Lifting timber & sheets	Dropped load, back injury	Labourers	3	3	9	Rope & pulley; two-man lifts; exclusion zone below
Power tools	Cuts, electric shock	Carpenters	2	3	6	Tools checked daily; RCD; guards fitted
Sheet edges	Hand lacerations	Roofers	3	2	6	Cut-resistant gloves
Sun exposure	Heat stress, dehydration	All roof workers	3	2	6	Water breaks every hour; start at 7am

Assessed by

Briefed to workers by

Name:

Name:

Date:

Date:

Free template from NigeriaBuildingCost.ng. Rates are indicative (Oct 2026) — check current prices in your location before relying on any figure.

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