
Workplace Safety Control for FM Service Contracts: Permits, Fire and Water Hygiene Training Course

4 – 8 October 2027
Tokyo





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Programme Summary

Workplace safety control for FM service contracts is the subject of this five-day training course for facilities managers, heads of facilities and estates directors at managerial level, ending in a workplace safety control plan for one service contract. Outsourced maintenance and cleaning work places contractors in occupied buildings, where permit, fire and water risks sit with different teams. The approach moves from hazard ownership, through contractor and permit control and fire and water hygiene, to incident learning, and then to a worked plan. Mars Training Centre UK delivers this programme in workplace safety control for FM service contracts.

The Business Case

When safety duties are split between the client, the facilities provider and subcontractors, gaps appear at the points where work changes hands. Organisations that set clear permit rules, check contractor competence before work starts and keep fire and water records current can show boards and insurers evidence of control instead of assurances.

- Serious Incidents on Site: Fall as permits, isolations and height work are controlled before the task begins.
- Contractor Performance Variation: Narrows as prequalification and safety clauses apply to every service contract.
- Audit Findings on Fire and Water Records: Reduce as inspection and monitoring evidence is kept in one register.

Principles and Evidence Base

- ISO 45001: Its hazard identification, risk assessment and hierarchy of control requirements structure the work in Sessions 1 and 2.
- ISO 41001: Its facility management system requirements guide how safety responsibilities are allocated across service providers in Sessions 2 and 4.
- Human Factors Analysis: Its view that errors arise from conditions, not only individuals, shapes the incident investigation method in Session 4.



Intended Participants

- Facilities managers who oversee outsourced service contracts in occupied buildings.
- Heads of facilities who are accountable for building safety across a portfolio.
- Estates and building services directors who approve contractors and works.
- Contract managers who enforce safety clauses with service providers.
- Health and safety coordinators who support several sites.

The programme serves healthcare, education, commercial property and public-sector estates.

Learning Outcomes

1. Participants will be able to construct a building hazard register that assigns an owner to each significant risk.
2. Participants will be able to evaluate contractors against prequalification and safety clause criteria.
3. Participants will be able to diagnose weaknesses in permit to work and isolation arrangements.
4. Participants will be able to prioritise fire and water hygiene actions from risk assessment records.
5. Participants will be able to analyse an incident to find its underlying causes.
6. Participants will be able to justify a workplace safety control plan to a board and a contractor.

Programme Structure

Day 1: Workplace Safety Control Foundations

Which building hazards carry the greatest consequence, and who owns each one?

- Building Hazard Register
- ISO 45001 Risk Assessment Method
- Duty-Holder and Responsibility Map
- Hierarchy of Controls for Building Services
- Case Review of Two Sector Incidents

Day 2: Contractor Control and Permit to Work

How are contractors selected, briefed and controlled before and during work?

- Contractor Prequalification Scorecard
- Safety Clauses for Service Contracts
- Permit to Work Types and Issuing Rules
- Isolation and Lock-Out Verification
- Working at Height Control Plan



Day 3: Fire Safety and Legionella Control

How are fire and water hygiene risks found and kept under control in occupied buildings?

- Fire Risk Assessment Review
- Escape Route and Compartmentation Checklist
- Alarm and Detection Impairment Procedure
- Water System Risk Assessment and Temperature Monitoring
- Legionella Control Scheme and Records

Day 4: Incident Learning and Safety Culture

How are incidents investigated and lessons turned into daily practice?

- Incident Classification and Reporting Rules
- Causal Factor Tree Investigation
- Human Factors Prompt List
- ISO 41001 Allocation of Safety Responsibilities
- Leading Safety Indicator Set

Day 5: Applying Workplace Safety Control to a Service Contract

Is the control plan ready for the board and the contractor to accept?

- Applying the Session 1 Hazard Register to the Chosen Contract
- Testing the Session 2 Permit Rules on a Sample Task
- Checking Session 3 Fire and Water Records for Gaps
- Applying the Session 4 Indicator Set to Open Issues
- Completing the Workplace Safety Control Plan

Methodology

The programme is built around structured exercises and case analysis. Participants work with an anonymised service contract and sample permits and records, test controls in small teams, and defend their plan before a simulated panel.

- Suggested activity: Reviewing a sample permit for a roof repair and marking its gaps.
- Suggested activity: Scoring three contractor submissions against a prequalification scorecard.
- Suggested activity: Tracing the causes of a fall from a mobile platform.



Capstone Output

Each participant completes a workplace safety control plan for one FM service contract. It contains a hazard register, a contractor and permit control procedure, a fire and water hygiene record schedule, an incident review method and a set of leading indicators. It is used to brief the board and the contractor and to prepare for internal audit.

Frequently Asked Questions

Is workplace safety control for FM service contracts suitable for managers without an engineering background?

Yes. Workplace safety control is set at managerial level and assumes responsibility for buildings or service contracts, not engineering qualifications or prior safety specialism.

Which standards does workplace safety control rest on in this programme?

Workplace safety control rests on ISO 45001 for occupational health and safety management and ISO 41001 for facility management systems, supported by human factors analysis for incident learning.

How is the workplace safety control plan used at work?

You use the workplace safety control plan to brief the board and the contractor, set permit and inspection routines and prepare evidence for internal audit.

How does workplace safety control differ from a programme on facilities management strategy?

Workplace safety control concentrates on hazards, permits, fire, water and incidents within service contracts, while a strategy programme covers delivery models, cost and performance.