

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION
INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

MARCH 13, 2018

Ryland
Design

| architecture

RDS 11227 HEALTH & SAFETY PRE
CONSTRUCTION INFORMATION

PROJECT – REPLACEMENT DWELLING WOODHOUSE FARM
PE12 8LT

ANDREW ALLISON

RYLAND DESIGN ARCHITECTURE

WOODLANDS BUSINESS CENTRE, LINCOLN ROAD, WELTON, LN23PZ

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

Issue/Revision	First Issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	13/03/2018			
Prepared by	Ryland Design			
Signature				
Checked by				
Signature by				
Authorised by				
Signature				
Project number	RDS11227			

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

PRE-CONSTRUCTION INFORMATION PACK CONTENTS

1	PROJECT DETAILS	3
	1.1 SCOPE OF WORK COVERED by this PLAN	3
	1.2 CLIENT	3
	1.3 DESIGNERS	3
	1.4 CDM ADVISOR	3
	1.5 HEALTH AND SAFETY FILE	3
	1.6 LOCAL AUTHORITY	3
	1.7 HSE OFFICE	3
2	THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGS 2015	4
3	EXISTING ENVIRONMENT	5
	3.1 Current or Immediate Past Use	5
	3.2 Surrounding Land Use	5
	3.3 Existing Services	5
	3.4 Existing Traffic systems	6
	3.5 Other Potential Hazards	6
	3.6 Asbestos	6
4	EXISTING BUILDINGS AND STRUCTURES	6
	4.1 Occupancy	6
	4.2 Existing Records	6
5	SITE LAYOUT and MANAGEMENT	6
	5.1 Site boundaries / working area /compound	6
	5.2 Access / egress	7
	5.3 Welfare / first aid	7
	5.4 Site Security	7
	5.5 Deliveries and material handling	7
	5.6 Noise	7
	5.7 Working conditions	8
	5.8 Confined spaces	8
	5.9 Permits to Work	9
	5.10 Site Rules and operating conditions	9
	5.11 Temporary Power	9
	5.12 Fire/Emergency Procedures	9
	5.13 Fire Precautions	10
	5.14 Fire Prevention	10
	5.15 Fire Equipment	10
	5.16 Contaminated waste	10
	5.17 Waste handling	10

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

6	CLIENT'S REQUIREMENTS	11
	6.1 Clients Site Rules	11
	6.2 Safety Goals	11
	6.3 Liaison Client's Operations and Staff	11
	6.4 Security	11
7	DESIGNERS' IDENTIFIED RESIDUAL RISKS	11
	7.1 Architectural	11
	7.2 Contractor's Design	11
	7.3 Materials / Assembly	11
	7.4 Fire Hazards	12
8	CONTINUING LIAISON	12
	8.1 CDM Advisor	12
	8.2 Changes, variations and amendments	12
	8.3 Reportable incidents	12
9	HEALTH and SAFETY FILE	13
	9.1 Compilation	13
	9.2 Provision of information	13

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

1 PROJECT DETAILS

LOCATION	Woodhouse farm Hurn road Holbeach PE12 8LT
1.1 SCOPE OF WORKS	Demolition of existing structure and new-build residential property
1.2 CLIENT	Mr & Mrs Taylor
1.3 PRINCIPAL DESIGNER	Ryland Design & Architecture Woodlands Business Centre Lincoln Road Welton Lincoln LN2 3PZ
1.4 CDM ADVISOR	Ryland Design & Architecture Woodlands Business Centre Lincoln Road Welton Lincoln LN2 3PZ
1.5 HEALTH & SAFETY FILE	N/A
1.6 LOCAL AUTHORITY	South Holland District Council
1.7 HSE OFFICE	Nottingham

2 THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

- 2.1.1.1 This project is subject to the above Regulations.
- 2.1.1.2 The successful tenderer shall accept the appointment of Principal Contractor as defined by the Regulations.
- 2.1.1.3 This Pre-Construction Information Pack is to be adopted and developed by the Principal Contractor to include the Contractor's Health and Safety Policy, Safety Method Statements, Risk Assessments and Emergency Procedures and any other matters that could affect the safe construction and wellbeing of any of the persons affected by the Works being undertaken.
- 2.1.1.4 The risk ratings (low, medium, high) are the Design Team's assessment and the contractor will need to carry out his own review in accordance with the Management of Health and Safety at Work Regulations 1999.
- 2.1.1.5 The Works will not be allowed to commence until the Construction Phase Health and Safety Plan referred to in 2.1.1.3 has been accepted by Ryland Design & Architecture Limited as being sufficient evidence to show compliance with these Regulations (such approval will not relieve the Principal Contractor from any of his obligations or duties under this or any other legislation).

3 EXISTING ENVIRONMENT

3.1 Current or Immediate Past Use

- 3.1.1. Previous dis-used farmhouse

3.2 Surrounding Land

- 3.2.2 The working area is located within the boundaries of Woodhouse Farm.
The existing site is located at the end of a private farm track.
All boundaries are surrounded by farmed arable land, with protected trees and hedgerows creating a boundary around the existing property and land.

3.3 Existing Services

- 3.3.1 The Appointed Contractor must carry out a CAT or similar survey in order to identify and protect any unidentified services.

3.4 Existing Traffic

- 3.4.1 Access to the property is gained by a private track leading from Hurn Road entering the site on the southern boundary.

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

Parking and material storage shall be within the site boundary unless other arrangements are made

- 3.4.2 Traffic management plan must be in place for the movement of all vehicles on site. All site traffic needs to be monitored by a competent banksman on and off site at all times. Ensuring that the public highway remains clear at all times for pedestrian vehicles and emergency services.

3.5 Other Potential Hazards

- 3.5.1 Overhead powerlines identified running to the rear gable end of the property. Prior to any demolition of the property, distribution board to be contacted regarding relocating
- 3.5.2 Overhead powerlines identified running along the eastern boundary of the farm track leading to the property, and crossing the farm track. Distribution board to be contacted regarding height restriction requirements when travelling underneath powerlines.

3.6 Asbestos

- 3.6.1 Due to the current state of the existing property, unable to perform an asbestos survey. Age of the building indicates that chance of original asbestos use would be low, however unable to identify if additional used in renovation works etc. Advise that the building is demolished by competent persons under the guidance of an asbestos removal company. Recommend dampening techniques and limited persons on site, all machinery to be sealed.

4 EXISTING BUILDINGS AND STRUCTURES

4.1 Occupancy

- 4.1.1 No current occupancy within the building.

4.2 Existing Records

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

- 4.2.1 Records for existing Services are to be checked before commencement of any works. The contractor must confirm locations of all of the services prior any works taking place by carrying out the necessary sub scans of the area.

5 SITE LAYOUT and MANAGEMENT

5.1 Site boundaries / Compound

- 5.1.1 All the Appointed Contractors working areas must be treated as the construction site and unauthorised access duly restricted and supervised.
- 5.1.2 All site area around each area working area must be fully fenced and have ground protection for the landscaping, the use of ground protection matting for areas of skips and vehicle movement.

5.2 Access / egress

- 5.2.1 Workforce must give due consideration to local vehicle movements when accessing / egressing the work areas.

5.3 Welfare / first aid

- 5.3.1 Principal Contractor to provide adequate welfare, sanitary and first aid arrangements, all to comply with current statutory regulations.

5.4 Site Security

- 5.4.1 Make arrangements to ensure compliance with Regulation 13 (4)(B), of the CDM Regs. 2015 regarding control of access to the works by unauthorised persons.
- 5.4.2 The contractual requirement for hoardings/fencing and limited access to the working areas must be maintained throughout the construction period. Heras fencing is to be erected around the perimeter of the site.
- 5.4.3 Ensure that all workplaces are kept, left in a clean and safe condition whenever the works ceases for a period of time

5.5 Deliveries

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

- 5.5.1 Delivery times to be monitored – peak times to be avoided for deliveries.
- 5.5.2 All delivery vehicle movement must be strictly supervised. Material to be stacked/stored safely within the working area compound. All manual material handling activities must comply with the current Manual Handling Regulations
- 5.5.3 Electricity distribution board to be contacted prior to any works taking place with reference to overhead powerlines crossing the farm track leading to the works area.

5.6 Noise

- 5.6.1 Compliance with current Regulations and Industry recommendations taking into consideration surrounding residential properties.

5.7 Working Conditions

- 5.7.1 Ensure that all workplaces meet the current standards for health and hygiene.
- 5.7.2 Provide all necessary personal protective equipment.
- 5.7.3 Provide all necessary barriers, edge protection, fall protection.

5.8 Confined spaces

- 5.8.1 No confined space working has been identified although work in roof spaces and in making drainage connections should be treated as if they were such.

5.9 Permits to Work

- 5.9.1 All “hot work” is to only be carried out under a strictly applied “Permit to Work” system controlled by the Site Manager.

5.10 Site Rules and Operating Conditions

- 5.10.1 Ensure that all works within the designated site / working operating spaces (irrespective of contractual relationships) are carried out fully in accordance with the current statutory Regulations, associated Codes of Practice and agreed Construction Phase Health and Safety Plan.
- 5.10.2 Assess the competence of all sub-contractors.
- 5.10.3 Establish of a formal induction process for all operatives including sub-contractors.

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

- 5.10.4 Record confirmation as to the competency of all operatives to perform their duties in a safe and workmanlike manner and according to the Health and Safety Plan.
- 5.10.5 The Contractor will be expected to enforce the use of appropriate personal protective equipment including safety helmets, safety footwear, high visibility vests, eye, hearing and respiratory protection by all operatives and personnel working on or visiting the site.

5.11 Temporary Power

- 5.11.1 All temporary power arrangements to be arranged by the contractor.
- 5.11.2 Only 110V / Battery Power Sources to be used on site at all times

5.12 Fire/Emergency

- 5.12.1 No works are to commence on site until works Fire Risk Assessment in place and emergency procedures have been implemented. This must also take into account CDM 2015 Reg.
- 5.12.2 The Contractor shall ensure that:
- Wherever possible, there are at least two escape routes in different directions;
 - Travel distances to safety are reduced to a minimum;
 - Escape routes and emergency exits are clearly indicated with appropriate safety signs;
 - Escape routes and exits are kept clear.
 - Emergency exits should never be locked when people are on the site;
 - An assembly point is identified where everyone can gather and be accounted for.
- 5.12.3 Plan the works to ensure all emergency routes remain clear at all times, including all passageways and driveways.

5.13 Fire Precautions

- 5.13.1 The Contractor shall apply the recommendations in the Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation' and all other current ACoPs

5.14 Fire Prevention

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

- 5.14.1 All sources of ignition should be carefully controlled, e.g. welding activities, the use of blow lamps, gas or liquid fuel fired appliances
- 5.14.2 All flammable materials, including waste materials, should be carefully stored away from the main construction activity.
- 5.14.3 All employees should be aware of the fire warning system, training sessions being undertaken according to need.
- 5.14.4 There should be sufficient access for fire brigade appliances in the event of a fire or emergency situation
- 5.14.5 There should be adequate space between buildings, e.g. site huts, property, etc.

5.15 Fire Equipment

5.15.1 The Principal Contractor shall ensure that:

- Fire equipment is located where it is needed and is easily accessible;
- The location of firefighting equipment and how to use it is clearly indicated;
- The correct type of extinguishers are provided to deal with the type of fires that could occur - for example, combination of water or foam extinguishers for dealing with paper and wood fires and carbon dioxide extinguishers for potential electrical fires;
- The equipment provided is maintained and works - it should be checked regularly by a competent person;
- 'Hot work' personnel have appropriate fire extinguishers with them and have been trained in their safe use

5.16 Contaminated waste

5.16.1 It should be assumed that, despite labelling, the contents of any cans, containers etc. are hazardous and disposed of accordingly.

5.17 Waste handling

5.17.1 The Principal Contractor will provide the necessary receptacles for the temporary storage of waste and surplus materials. Such receptacles must be capable of being secured to avoid the possibility of unauthorised access to the contents and are to be regularly emptied.

5.17.2 The Principal Contractor is to compile a Waste Management Scheme prior to commencement of any works on site. Within the plan the Principal Contractor is to make all arrangements for the controlled disposal of all and any waste.

6 CLIENT'S REQUIREMENTS

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

6.1 Clients Site Rules

6.1.1 No specific requirements highlighted by Client

6.2 Safety Goals

6.2.1 The Principal Contractor shall ensure, as far as is reasonably practicable, that throughout the duration of the works he maintains and implements systems that will protect the health, safety and welfare of all employees, contractors, client's personnel and members of the public who may be affected by the works and associated activities.

6.3 Liaison

6.3.1 The Principal contractor shall set up formal liaison between the Site Management and Client representatives prior to works taking place

6.4 Security

6.4.1 The Principal Contractor shall maintain, as far as is practical, clear demarcation of his allocated working area on site so as to prevent access by any unauthorised parties throughout the duration of the works.

6.4.2 Tools, machinery materials are not be left unattended / unsecured at anytime

7 DESIGNERS' IDENTIFIED RESIDUAL RISKS

7.1 Architectural

7.1.1 The work is not considered likely to produce any hazards that a competent contractor experienced in this type of work will be unfamiliar with.

7.2 Contractors Design

7.2.1 Any designers engaged on behalf of the contractors must, as part of their duties, submit designers risk review statements to the CDM Advisor before that element of work is delivered to site.

7.3 Materials / Assembly

7.3.1 The Designers have attempted to select products and materials that meet the parameters of the Manual Handling Regulations.

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

- 7.3.2 The Principal Contractor must notify the Designers and the CDM Advisor if any specified materials are in excess of the manual handling recommendations.
- 7.3.3 Individual assessments will be needed once the contractor has formulated construction sequences to ensure that these activities are carried out in accordance with current ACoPs. **Particular attention to be highlighted with reference steel beam movements.**
- 7.3.4 Materials are anticipated to be “traditional” and should not impose any hazards that a competent contractor will be unfamiliar with.

7.4 Fire Hazards

- 7.4.1 Measures must be taken to ensure that flammable waste is not allowed to accumulate.
- 7.4.2 The working area must not be used for storing combustible materials at anytime.
- 7.4.3 Any ‘hot works’ to be carried out under a Permit system only and supervised as required.

8 CONTINUING LIAISON

8.1 Principal Designer / CDM advisor

- 8.1.1 The Principal Contractor shall update amend or modify the detailed construction programme and methods of work and associated health and safety plan to comply with the PC’s reasonable requirements as to the allocation of sufficient time and adequate resources to carry out the works in a safe manner.

8.2 Changes, Variations and Amendments

- 8.2.1 In the event of amendments to the design, phasing or resourcing of the works the Principal Contractor shall advise the Principal Designer / CDM Advisor asap.

8.3 Reportable Incidents

- 8.3.1 The Principal Contractor shall inform the Principal Designer / CDM Advisor of any occurrences that are reportable under RIDDOR 2013

9 HEALTH and SAFETY FILE

9.1 Compilation

RDS 11227 HEALTH & SAFETY PRE CONSTRUCTION INFORMATION

PROJECT – Replacement dwelling Woodhouse Farm PE12 8LT

- 9.1.1 The Principal Contractor and Principal Designer shall identify the relevant information for inclusion in the Health and Safety File, this information shall be provided as work proceeds and whenever it is available for inclusion in the file.

9.2 Provision of Information

- 9.2.1 The Principal Designer shall provide the following information:

- Details of any residual risks which exist in the completed design with regard to the operation
- and of the structure, plant or equipment.
- Details of any hazardous materials included in the works.
- Any relevant information in relation to the dismantling, decommissioning removal and disposal of any part of the structure, plant or equipment.

The Principal Contractor shall provide the following information:

- As built drawings for the buildings, services and associated structures.
- Operation and maintenance manuals for all equipment installed as part of these works.
- Any other information identified as being relevant to the safe operation, maintenance removal, decommissioning or dismantling of any structure, plant or equipment installed in the site during the course of the works.