



## Construction Phase SHE Plan

<b>Project Name:</b>	Millom – Arts and Enterprise Centre, (The Old Bank)
<b>Project Number:</b>	CO00329
<b>Client:</b>	Cumberland Council

Prepared By	Job Title	Date	Signature
Carl Algeo	Technical Coordinator	28/01/25	
Approved By	Job Title	Date	Signature
Jason Bamber	Contracts Manager	19/03/25	


### Revision Status

DATE	REVISION NUMBER	AMENDMENT	AUTHOR
11/02/25	001	First Draft	C. Algeo
10/03/25	002	Update following comments from Day Cummings	C. Algeo
19/03/25	003	Update to traffic management & surface water management	C. Algeo
21/03/25	004	Clarity on Delap survey and update to Temporary Works Supervisor	C. Algeo


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Overview of the Project


Site Details & Project Overview	
Site Address	5 St Georges Road, Millom, LA18 4JA.
What3Words	///magnum.perplexed.retiring.
Site Working Hours	08:00am to 18:00pm Monday to Friday - 08:00am to 13:00 Saturdays No construction works shall take place on Sundays or Bank Holidays. <i>Site working hours take full advantage of and maximise those allowed under planning.</i>
Project Brief Description	<p>5 St Georges Road in Millom, was formerly the NatWest bank. The refurbishment plan will include a café (new build single storey extension) and within the existing building (being 3 floors) a mixture of exhibition space, co-working space for businesses, a Makers Market area, a retail display area, studio spaces and workshops.</p> 

## PLAN SAFE : WORK SAFE

	
<b>Project Goals</b>	<ul style="list-style-type: none"> <li>• To provide &amp; maintain a safe place of work.</li> <li>• To deliver a quality project for our client.</li> <li>• To prevent injury to and impairment of health of all employees, contractors and any other person that may be affected by the activities.</li> <li>• To inform all employees of any risk to their health and safety, and precautions that need to be taken.</li> <li>• To ensure that no environmental damage occurs.</li> <li>• To ensure the least disruption to the client and members of public.</li> <li>• To exclude unauthorised persons, especially children, from the work site.</li> </ul>
<b>Duration</b>	<p>Start date – 31<sup>st</sup> March 2025</p> <p>Duration – 45 weeks</p> <p>Key dates – To be completed by end of March 2026</p>
<b>Key Constraints</b>	<ul style="list-style-type: none"> <li>• Construction Site Operating Hours:             <ul style="list-style-type: none"> <li>○ 0800 to 1800 Monday to Friday</li> <li>○ 0800 to 1300 Saturdays</li> <li>○ No works at any time on Sundays or Bank Holidays</li> </ul> </li> <li>• Adjacent properties and / or land not under ownership of Cumberland Council and / or open to public access.</li> </ul>



## PLAN SAFE : WORK SAFE

	 <p>The marked-up drawing above shows the perimeter of council owned land.</p>
<b>F10 Notification</b>	<p>This project is notifiable under Regulation 6 of The Construction (Design and Management) Regulations 2015.</p> <p>The associated F10 notification will be included within Appendix A and clearly displayed within a prominent location within the site office.</p>

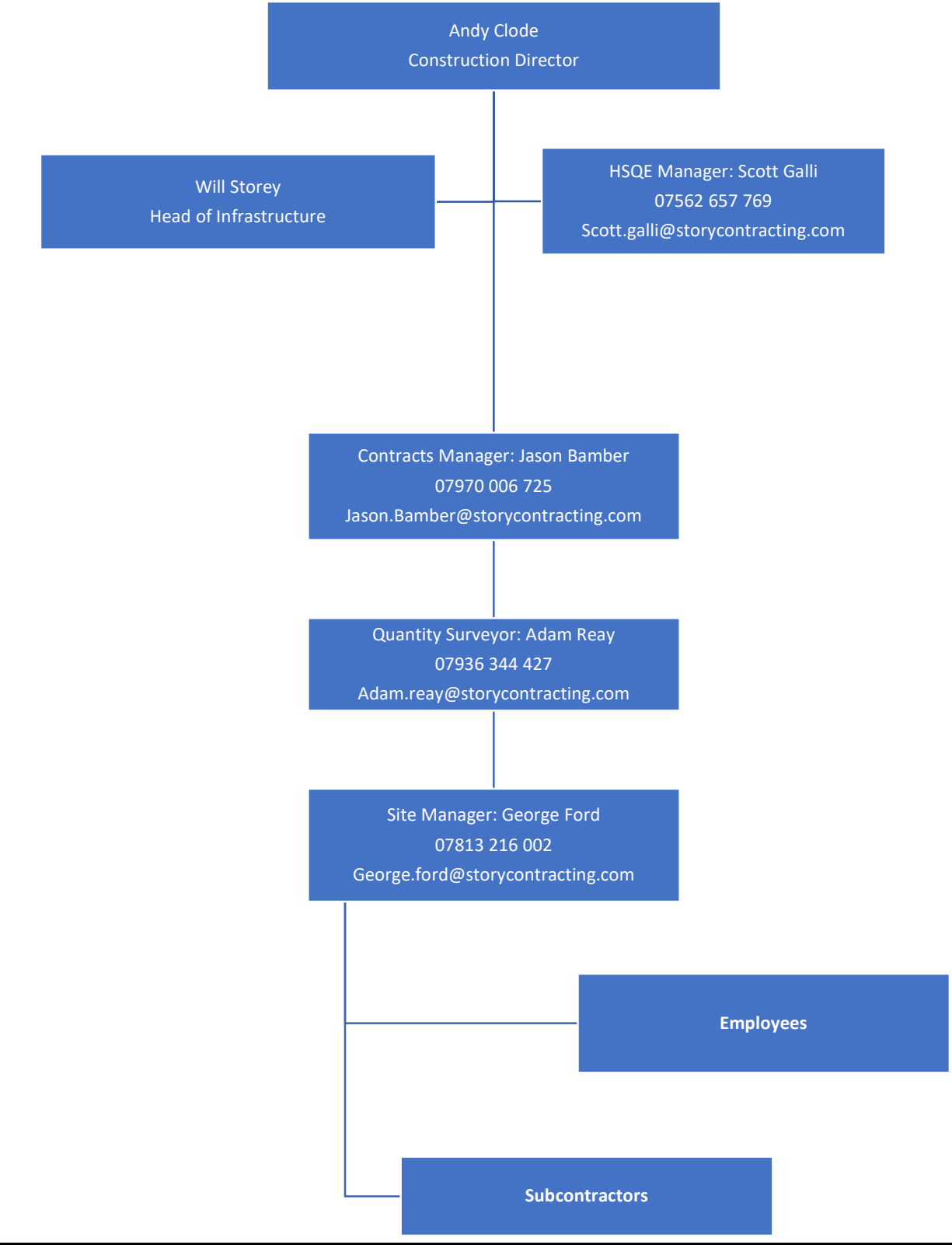
### Appointed Duty holders.

<u>Client</u> <i>Cumberland Council</i>	Natalie Galloni-Cosgrove – Project Lead The Parkhouse Building Kingmoor Business, Park Carlisle Cumbria CA6 4SJ.
<u>Principal Designer (CDM)</u> <i>Day Cummins Limited</i>	James Craig Unit 4A Lakeland Business Park Lamplugh Road, Cockermouth, Cumbria, Ca13 0QT
<u>Principal Contractor (CDM)</u> <i>Story Contracting Ltd</i>	Jason Bamber Story Contracting Ltd Burgh Road, Carlisle, CA2 7NA.
<u>Architect</u> <i>Day Cummins Limited</i>	Michael Dawson Unit 4A Lakeland Business Park Lamplugh Road, Cockermouth, Cumbria, Ca13 0QT

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<u>Designers / Structural Engineer</u> <i>AL Daines and Partners LLP</i>	Mike Briggs 28 Castle Street Carlisle Cumbria CA3 8TP
<u>Mechanical Engineer</u> <i>Pettit Singleton Associates</i>	Stephen Turner Petit Singleton Associates Warwick Mill Business Centre, Warwick Bridge Carlisle Cumbria CA4 8RR
<u>Electrical Engineer</u> <i>Pettit Singleton Associates</i>	David McQuillan Petit Singleton Associates Warwick Mill Business Centre, Warwick Bridge Carlisle Cumbria CA4 8RR
<u>Fire Engineer</u> <i>Fire Risk Engineers Limited</i>	William N. Hornby FRE House 48 Shaddongate, Carlisle Cumbria CA2 5UB

Project Structure



## Key Safe Behaviours & Rules

### CHALLENGE 24/7

Is it safe?  
Is it the right thing to do?

#### Arriving to Site



- Attend site induction prior to starting work.
- Sign in before heading out onto site.
- Non-inducted person(s) must be escorted around site.

#### PPE



- Safety helmets, safety boots, high visibility vest/jacket, high visibility trousers and standard gloves.
- Cut 5 gloves to be worn when carrying out any cutting activity.
- All PPE is to be worn correctly and properly looked after by the wearer.
- Only use RPE when you have been face fit tested & you are clean shaven.

#### Site Behaviours



- Smoking is permitted in designated areas only.
- Fires are not permitted on site.
- No drugs or alcohol to be brought onto or consumed on site. SCL reserve the right to conduct random / just cause drug and alcohol testing.
- No food is to be consumed on site except in the facilities provided.
- Do not play practical jokes or engage in horseplay on site.

#### Manual Handling



- Avoid & use mechanical lifting aids where provided and as details in method statement.
- Use correct posture & lifting techniques.
- Team lifts for heavy loads.

#### Plant & Tools



- Only use plant or equipment for which you are trained and competent to use.
- Do not encroach on plant without getting the thumbs up from the operator and banksman.
- Record Trigger times.
- 110v or battery powered tools only.
- Plant pre-use checks undertaken & recorded.
- Always obey the speed limits.
- Do not reverse into live highway without permissions from banksman / traffic management attendants.

#### Security



- Prevent unauthorised persons gaining access to the project.
- All access roads and pedestrian footpaths must be kept free of site debris.
- 'Don't Walk & Talk Mobile Phone Policy'.

#### Emergency Arrangements



- All accidents, incidents or near misses must be reported to the Site Manager.
- Comply with all emergency procedures and precautions.

#### Environmental & Waste



- Care required with materials likely to cause pollution.
- Dispose of waste materials in accordance with COSHH labels.
- Segregate where possible for reuse, recycling, or disposal off site. Use correct bins.

#### Required Permits.



- Breaking Ground (Excavation)
- Overhead Power Lines
- HAVS Permit
- Confined Space Entry
- Hot Works
- Ladder or Step Ladder Use

*Story Contracting believe in improving individual's attitudes and thinking in relation to Health, Safety and Wellbeing by encouraging certain Key Safe Behaviours within the Company. By adhering to these Key Safe Behaviours, the likelihood of an accident occurring on site is greatly reduced. You are encouraged to challenge your colleagues when they are not following a Key Safe Behaviour.*

## Design Requirements

Day Cummins LTD have been appointed as the Principal Designer.

Hazard identification and risk assessments will be required for all phases of the design process, as will the collation of information for the Health & Safety Plans and Files.

Any design changes and/or clarifications will be issued to the Day Cummins LTD in the form of a "TQ register". SCL will manage this TQ register.

Design changes may result in changes to works sequencing / and/or introduction of new hazards or may alter the risk profile. Therefore, Day Cummins LTD, Designers, SCL and Contractors must consider the health and safety implications following design changes, and re-asses their methodology to ensure risks are controlled to a level as far as reasonably practicable.

SCL Quantity Surveyor will issue all contractors with design information as part of the subcontractor order in the form of works information. This will also include pertinent health and safety related information. Should any designs be revised, or new designs procured, such information will be passed onto the contractor and the drawing register updated.

Design implications falling into the remit of the Principal Contractor (Temporary Works, etc.) will be addressed by the Principal Contractor – see Temporary Works section.

## Significant Existing Hazards

Site Hazard	Mitigation
Fire	Automatic fire detection and linked call points to be installed at the start of the construction phase. Stairwell to be protected as early as possible to ensure safe means of evacuation. Appropriate storage of flammable materials. Strict housekeeping standards. No smoking. Hot works permits.
Lighting Levels	LED rope lighting shall be installed throughout while power is disconnected. Some rooms have poor visibility as windows have been vandalised and boarded over.
Dust	Air quality levels will be monitored by a Dust light particulate detector. This device shall be positioned throughout the building and will alert operatives when silica dust levels are high and prompt them to wear RPE. Ventilation systems shall also be installed throughout the ensure air quality is to a safe standard. Water dampening techniques shall be adopted where possible, RAMS are to detail all control measures for each task.
Works / Public Interface	Temporary footpath and lane closure to the front of 5 St Georges Road. SCL shall inform local schools & businesses of the temporary footpath and lane closure via means of a letter drop prior to works commencing. Perimeter of site will be protected via a combination of heras fencing and half height water filled barriers with solid hoarding installed on the highway. Robust security arrangements with CCTV.
Lead Paint	Several areas within the building have been identified to contain lead paint. On arrival to site operatives shall be made aware of the risk. During the removal

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	process operatives shall take extra care not to generate an airborne dust. Operatives must wear the following PPE – FFP3 respirator, Gloves & Long sleeve clothing. Once removed the materials segregated from general waste and a licensed contractor will dispose from site.
Existing Services	Water, Electric, Gas and BT (pole and overhead) present. BT overhead – exclusion zone to be maintained. The permit to break ground procedure to be followed at all times. Trial holes to identify line, level and depth of buried services prior to mechanical excavation.
Working at Height	Task specific RAMS to detail working at height controls. SCL will engage with a NASC certified scaffold contractor. Ladders to be avoided and can only be used subject to permit (and director approval).
Heavy Prefabricated Components	Site-specific risk assessment and method statement, including a lift plan, will be developed and briefed to all involved for the removal of the Safe, Strong room door & frame, Chimney Brest to the bulging gable wall and non-load bearing walls. Guidance and advice shall be sort from both Mike Dawson (DCL architect) & Mike Briggs (AL Daines) prior to works commencing.
Demolition	A Risk & method statement will be prepared by SCL for the following areas. SCL shall liaise with AL Daines for advice on structural guidance and demolition sequencing.  1. Single storey bank vault. 2. New structural opening for proposed roof lights. 3. Two-storey outrigger buildings. 4. Single-storey outrigger building. Note the gable wall on the boundary will be retained. 5. Low wall removed to widen passage and create accessible route. 6. Low stone wall demolished to form a site entrance.

### Specific Hazards Associated with this Project.

The following hazards have been identified as present or foreseeable within the scope of this project:

Adverse Weather	✓	Lifting Appliances	✓
Access / Egress	✓	Lighting Levels	✓
Asbestos	✓	Moving Machinery	✓
Assembly/Dismantling of Heavy Prefabricated Components	✓	Manual Handling	✓
Collapse/Demolition	✓	Mobile Equipment	✓
Cofferdams / Cassions		Noise	✓
Confined Spaces		Neighbours	✓
Diving Works		Overhead Services	✓
Dust	✓	Power Tools	✓
Electricity	✓	Pedestrian Safety	✓
Excavations	✓	Radiation - Ionising	
Explosives		Radiation - non-ionising	
Falling Materials	✓	Scaffolding	✓
Fire & Explosion	✓	Schools	
Fragile Roofs	✓	Sharps & Needlesticks	✓
Flying Particles	✓	Slips, Trips & Falls	✓

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Fatigue	✓	Temporary Works	✓
Hazardous Substances	✓	Third Parties/Public/Residents	✓
High Voltage Power Lines		Unauthorised Access	✓
Hygiene (including leptospirosis)	✓	Underground Services	✓
Hand Tools	✓	Vehicles	✓
Hot Works	✓	Vibration	✓
Loading/Unloading	✓	Working at Height	✓
Lifting Operations & Equipment	✓	Working Over, In or Near Water	
Legionella	✓	Dry Rot	✓
Safe Systems of Work (SSoW) will be produced considering the identified hazards.			

### Safe Systems of Work (SSoW)

The following SSoW have been created for this specific project:

Site Set-Up / Compound / Laydown Areas	Traffic Management Installation
Dismantling & Internal Strip Out	

### Subcontracted SSoW

The following are elements of work that has been subcontracted and for which the appointed subcontractor shall produce suitable and sufficient SSoW prior to commencing works on site. These SSoW, must be reviewed and approved for use on site by the Site Manager or Contract Manager with appropriate advice sought from the HSQE Department:

Activity	Contractor
Scaffolding	Total Scaffolding Solutions LTD
Lift Installation	Stannah - Andover
Partitions & Ceilings	Design Grid - Whitehaven
Fire Shutter	Bolton gate - Newcastle
Mechanical Installation	Bay Building Services - Morecambe
Electrical Installation	P Wright - Kendal
Bauder Roofing	Simon Turner Roofing - Workington
Slate Roofing	KL Venning - Sedbergh
Flooring	Williams Flooring - Millom
Structural Steel	Bespoke Steel - Carlisle
Bespoke plasma cut railings	
Glass Balustrade	
Decorating	Ward group - Barrow in Furness
Glazing	
Render System	Cumbria Spray Renders - Ulverston
DPC Scratch Render	Ian Gibson - Carlisle
Timber repairs & infestation	
Window repair	Fell view Joinery - Barrow in Furness
Windows Aluminium	WW Windows - Carlisle
Man safe roof system	Gravity - Barrow in Furness
Timber Frame	Edge Timber framing - Penrith
Masonry	TBC
Tiling	TBC
White Rock	TBC
Landscaping	TBC
Demolition	TBC



## Consult and Engage with Workers

### Lines of Communication

Story Contracting will ensure that information relating to their works that may affect workers health, safety, or welfare (this includes direct workforce, subcontractors and any other third parties working or affected by the ongoing works) is received by the relevant person(s) in good time.

Information for contractors and individual employees engaged on the project will be disseminated by the following means: -

- Pre-start meeting with all proposed sub-contractors to confirm all relevant Health and Safety Issues.
- All appointed subcontractors will be issued with the Company, Safety Rules for Contractors.
- Health & Safety Law Poster - What you need to know.
- Induction briefings for all employees and sub-contractors.
- Toolbox talks for all employees/sub-contractors when considered necessary.
- Copies of, or extracts from, the Construction Phase Health and Safety Plan (original retained on site), detailing planned methods and risk assessments, etc.
- Locally posted warning signs, direction signs and directives.
- Morning briefings & Day to day verbal contact on site.
- Letter drops shall be issued to local neighbours, schools & businesses to inform of works commencing.

### Competent Workforce & Contractors

*Story Contracting hold a competency matrix for all their staff including Health and Safety Training, as well as Task and Equipment/Plant Training. This will remain a live document & is regularly updated and reviewed.*

All appointed subcontractors will be competent to carry out their work.

This judgement will be made in the following ways: -

- Previous good experience and first-hand knowledge of their capability.
- Pre-appointment assessment, based on their previous track record, experience which indicates that adequate provision has previously been made for Health and Safety, adequacy of their training achievement, HSE observed status, Clients lists and valid letters of recommendation plus their accident statistics for recent years.
- A pre-start meeting will be held to ensure that all Health and Safety provisions have been prepared for and will be put in place.
- Contractors will be asked to provide relevant documentation appertaining to their activities (Risk Assessments, Method Statements, Training details, etc.).
  - *These details will be requested in advance of commencement of works for review.*

## Information, Instruction, Competency and Supervision

### Health and Safety Information

- Will be conveyed by the following means:
  - Inductions (both Client and Story Contracting).
  - Toolbox talks.
  - The Construction Phase Health and Safety Plan on site.
  - Signs and posters on site.
  - Site meetings at regular intervals (including those with Client)
  - Word of mouth from the Site Manager.
  - A morning briefing will take place to disseminate information and coordinate site activities.
  - Documented Safety Risk Assessments & Method Statements (RAMS).
  - Issuing of 'Permit to Work' documentation.

### Instruction

- Will be provided to site personnel by means of:
  - A morning briefing will take place to disseminate information and coordinate site activities
  - Briefing of RAMS and associated permits
  - Safety Alerts/Memos
  - Site Manager Site Tours
  - Toolbox Talks

### Competency

- Story Contracting hold a competency matrix of all its staff which remains a live document & will be regularly updated and reviewed.
- Subcontractors must provide evidence of individual competencies for SCL review prior to works commencing

### Supervision & Management Responsibilities

Will be achieved by the following hierarchy

- Contracts Manager – Overseeing the project delivery team to ensure safety, quality and compliances are maintain throughout the build.
  - Site Manager – Overall management of the site, project compliance to design and Programme.
  - HSQE – Overseeing compliance to CDM and supporting the Site team in ensuring safe working practices.
  - Ganger – Coordinate site in the absence of the site manager.
  - Lead Operative – Support and assist management where required.
- 
- ★ *SCL will supervise the project with a competent individual who will hold a 5-day SMSTS.*
  - ★ *Subcontractors will not be permitted to work without the above person in control of the site.*

### Monitoring

Contracts Manager will record a Senior Management Engagement Tour on a monthly basis.

Site Manager will record a site inspection on a weekly basis. Daily inspections will be undertaken.

HSQE Manager will record a CDM Principal Contractor inspection on a monthly basis with further inspections / support visits as required.

## Accidents and Incidents

All accidents, incidents (including environmental) or near misses, no matter how minor must be reported to the Site Manager promptly.

Command Structure	
In the event of an emergency quick decisive action is required. The below table will show the command structure and who will take control of situations in the event of an emergency.	
Evacuation	Site Manager – Gorge Ford / Site Supervisor – Nigel Brown
Contacting and meeting emergency services	Site Manager – George Ford / Site Supervisor – Nigel Brown
Retrieving the defib	This task may be delegated to by the site supervisor.
Liaising with SCL senior management team	Contracts Manager - Jason Bamber
Liaising with Client & Stakeholders	Contracts Manager - Jason Bamber
<ul style="list-style-type: none"><li>★ All accidents / incidents shall be documented within the airs web system.</li><li>★ An investigation appropriate to the severity or potential severity of the accident, incident or near miss will be carried out.</li><li>★ Minor issues shall be reported via a hazard spotter and logged on the airs web system.</li><li>★ SCL will inform the Client of all accidents and incidents.</li></ul> <p><i>The HSQE Department will notify the HSE of any accident or incident as defined under The Reporting of Injuries, Diseases and Dangerous Occurrence Regulations 2013, by the most appropriate means possible:</i></p> <ul style="list-style-type: none"><li>➤ Online using Form 2508 (for less serious accidents/incidents or for out of hours reporting)</li><li>➤ Calling the Incident Contact Centre 0845 300 9923 (for Fatal or Specified Injuries only during Monday - Friday 08:30 to 17:00 only).</li></ul>	

## Site Security / Welfare Arrangements

To ensure the security of the construction site and to discourage unauthorised access or trespassers, the following will be undertaken as an absolute minimum on all sites:

Security Arrangements
The perimeter of the worksite and laydown areas will be fully enclosed with 'Heras' type fencing and double clipped at top and bottom. Half height water filled barriers with solid top hoarding will be installed along the highway adjacent at the front of the site.
All storage containers will be locked at the end of each shift, (non-working hours).
Heras mesh fencing mounted on water-filled barriers shall be installed to secure the footpath and layby closure.
Bowsers will be secured & positioned a suitable distance from any watercourse or drainage inlet.
Mobile plant will be secured, and immobilisers deployed when not in use.
Appropriate pictogram health and safety signage will be displayed to notify of potential hazards/consequences.
A Mobile CCTV Tower will be deployed providing high-definition, 24/7 video monitoring.
Any alarms fitted to buildings, plant or equipment must be activated at the end of the working day.

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Keys to be retained within site office or other identified secure area – unless there is a requirement to remove them from site during out of hours periods.

Any evidence of unauthorised access or trespassers must be reported to the Site Management Team and in turn, to the HSQE Department. A review of current security measures will be undertaken and where identified, amended to ensure so far as reasonably practicable, a repeat occurrence of unauthorised/trespass activity does not occur.

### Welfare Arrangements

Story Contracting shall ensure suitable and sufficient welfare facilities is provided for all personnel undertaking works as part of the construction phase.

Adequate toilet facilities will be achieved in accordance with the below guidance table.

Number of toilets & washbasins requirements.

Number of Wash Toilets and Washbasins for Mixed Use			Toilet Facilities for Men Only			
No. of Persons (Men or Women)	No. of Toilets	No. of Washbasins	No. of Men	No. of Toilets	No. of Urinals	No. of Washbasins
1-5	1	1	1-15	1	1	1
6-25	3	3	16-30	3	3	3
26-50	5	5	31-45	3	3	3
51-75	7	7	46-60	5	5	5
76-100	9	9	61-75	5	5	5
Separate assessment to be made using the above table for total numbers of each group i.e. men/women			76-90	7	7	7
			91-100	7	7	7

**Site Specific Calculation for sufficient Welfare provisions = 6 – 25 = 3 toilets will be required.**

SCL intend to occupy a commercial property on Maket Square “CK’S PIZZA & KERBAB”. This is to ensure material storage and access areas are maximised on site. What 3 words ///heartburn.lazy.expose.

Additional toilets are to be installed in the site office and portable loos position adjacent to site.

Separate facilities for men and women will be allocated.

The following welfare will be provided,

- Plumbed in toilets and washbasins
- Sanitary disposal bin
- Handwashing facilities with soap and warm running water
- Drinking water
- Means of heating food and water
- Canteen area with chairs
- Drying room

All employees and subcontractors shall keep these facilities clean and tidy throughout the duration of the project.

### Emergency Arrangements

Medical Emergency	
Names of first Aiders	George Ford & Nigel Brown.
How will first aiders be identified?	Highlighted during site induction. Green hardhat stickers. First aid poster will be displayed on site.

# PLAN SAFE : WORK SAFE

Site occupation hours:	08:00am to 18:00pm Monday to Friday - 08:00am to 13:00 Saturdays No construction works shall take place on Sundays or Bank Holidays.
First aid kit Location	Site office / Canteen
Nearest defib	Site office – Site Office

Type of Work and Number of Employees			Duration of Work		Distance to Emergency Services and Accessibility of Site		AED provision Risk assessment matrix																																										
Numbers on site	Risk Profile – Type of Work	Score	Duration of Works	Score	Distance from Emergency Service/Accessibility	Score																																											
More than 50 employees	High Hazard	5	7 weeks +	5	20 + miles or poor accessibility	5		<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="5">OUTCOME</th> </tr> <tr> <th>Marginal</th> <th>Minor</th> <th>Moderate</th> <th>Major</th> <th>Severe</th> </tr> </thead> <tbody> <tr> <td>Almost certain</td> <td>16 Not required</td> <td>30 Not required</td> <td>48 required</td> <td>80 required</td> <td>100+ required</td> </tr> <tr> <td>Likely</td> <td>12 Not required</td> <td>24 Not required</td> <td>45 Required</td> <td>60 required</td> <td>75 required</td> </tr> <tr> <td>Possible</td> <td>8 Not required</td> <td>18 Not required</td> <td>25 Not required</td> <td>40 required</td> <td>50 required</td> </tr> <tr> <td>Unlikely</td> <td>4 Not required</td> <td>9 Not required</td> <td>20 Not required</td> <td>27 Not required</td> <td>36 Not required</td> </tr> <tr> <td>Negligible</td> <td>1 Not required</td> <td>2 Not required</td> <td>3 Not required</td> <td>4 Not required</td> <td>5 Not required</td> </tr> </tbody> </table>		OUTCOME					Marginal	Minor	Moderate	Major	Severe	Almost certain	16 Not required	30 Not required	48 required	80 required	100+ required	Likely	12 Not required	24 Not required	45 Required	60 required	75 required	Possible	8 Not required	18 Not required	25 Not required	40 required	50 required	Unlikely	4 Not required	9 Not required	20 Not required	27 Not required	36 Not required	Negligible	1 Not required	2 Not required	3 Not required	4 Not required	5 Not required
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Between 5 and 50 Employees	High Hazard	4	5-6 weeks	4	15-20 miles	4																																											
More than 50 employees	Low Hazard	3	3-4 weeks	3	10-15 miles	3																																											
Less than 5 Employees	High Hazard	2	1-2 weeks	2	5-10 miles	2																																											
Less than 50 Employees	Low Hazard	1	< 1 week	1	< 5 miles	1																																											

Calculation for Site AED requirement:  
 Risk x Duration x Distance = **4 X 5 X 1 = 20**  
**A defib is not required however there shall be one located within the site office.**

All SCL Site Managers are First Aid trained, there will be at least 1 first aider(s) on site at all times.

Fire	
Will you be carrying out hot work or is there any risk of fire?	YES
Maximum number of persons who may be on the site at any one time:	25
Site occupation hours:	08:00am to 18:00pm Monday to Friday - 08:00am to 13:00 Saturdays No construction works shall take place on Sundays or Bank Holidays.
Means of raising the alarm:	Interlinked heat alarms will be positioned in areas where there is of a risk of escape routes being compromised if a fire was to start and go unnoticed.  Interlinked push button alarms will be positioned to ensure alarms can be heard throughout the building.
Fire extinguisher type & location:	Powder and Water – see layout plan.
Arrangements for smoking:	An external smoking area will be identified within the site working area – a bucket with sand will be present for cigarette disposal.
Material storage:	Flammable and hazardous substances and materials will be stored in a 'flam bank' COSHH locker which will be positioned in the compound.

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Fire Safety Measures	Priority will be given to ensure the main stairwells are fitted with fire protection as soon as reasonably practicable. A Hakki staircase shall be installed as a point of emergency escape from each floor to ensure safe evacuation of the building is constantly maintained.
<b>Evacuation Drill –</b>	
A fire evacuation drill will be undertaken at the start of the project and will be repeated as the build advances. Details and outcomes of the drill will be recorded.	
<b>Emergency Procedure</b>	
<ol style="list-style-type: none"> <li>1. If any persons discover a fire, they must sound the alarm (if internal) OR shout FIRE, FIRE, FIRE, if within the external working area.</li> <li>2. In the event of hearing the alarm or verbal shouts of FIRE, all persons must evacuate the workplace immediately, in a calm manner.</li> <li>3. All persons must report to the muster area and await further briefing.</li> <li>4. Whilst there will be appropriate firefighting equipment on site, persons must not put themselves at risk.</li> <li>5. Persons will not be permitted to return to the working area until permission is given from the Site Manager / Person in Charge.</li> </ol> <p><b>Furness General Hospital,</b> 133 Dalton Ln, Barrow-in-Furness LA14 4L</p> <p><b>Approximately 40 minutes via the A595.</b></p>	
<b>Nearest Accident &amp; Emergency Hospital;</b>	
<b>Approximately 40 minutes via the A595.</b> 133 Dalton Ln, Barrow-in-Furness LA14 4L	

Environment Emergency		
Spill kit location, (for minor spills)	Position where items of plant are to refuelling and spares held inside the site office or SCL vehicles.	
Will the works involve working with substances hazardous to the environment?		YES
What hazardous substances will be on site?	Petrol	Diesel
	Bleach	Concrete
	Sealants	Paints / solvents
What control measures will in place?	1, Large quantities of fuel shall be stored in double skinned, bunded and lockable bowsters.  2, Smaller quantities of CoSHH substances shall be stored within a lockable box/container.  2, COSHH assessments for each product.	

## PLAN SAFE : WORK SAFE

	<p>3, Portable plant nappies (Rhino pads) located at refuelling points and spares held inside the site office.</p> <p>4, Appropriate PPE shall be worn when dealing with hazardous substances, (i.e. RPE, safety gloves and glasses &amp; coveralls etc.)</p>
Actions in event of major spill	<p>1, Operatives shall retrieve a spill kit from the site compound.</p> <p>2, Deploy pads to absorb the affected area.</p> <p>3, Absorbent booms used to contain the area and prevent the spill from spreading.</p> <p>4, Priorate must be given to any spill that has entered any drainage system or nearby watercourses.</p> <p>5, Dispose of used spill kits in the appropriate bins.</p> <p>6, Inform the site manager who will further coordinate the spill response and ensure required stakeholders are informed.</p>
<b><i>A spill kit will be sited within the site compound area and within the site working area for use in the event of a spill.</i></b>	

### Traffic Management

See appendix D for the layout plan. The following traffic risks have been identified and control measures are to be enforced as part of the Traffic Management Plan:

Identified Traffic Risks	Control Measures
<b>Safe and Suitable Plant and Mobile Machinery</b>	<ol style="list-style-type: none"> <li>1. All plant and mobile equipment will be subject to a peruse visual inspection to ensure no obvious defects are apparent before use.</li> <li>2. Records of inspections shall be kept within the site office.</li> <li>3. No unsuitable plant will be allowed on this site.</li> </ol>
<b>Competency of Plant Operatives</b>	<ol style="list-style-type: none"> <li>1. Only trained and competent people shall be permitted to operate plant / machinery.</li> <li>2. Proof of training records will be obtained and filed with induction records.</li> </ol>
<b>Plant &amp; Pedestrian Interface</b>	<ol style="list-style-type: none"> <li>1. SCL have obtain a footpath &amp; parking bay lane closure outside of 5 St Gorge Street.</li> <li>2. TTRO comes into effect 31/03/25. Permit Number: P501293628228-01.</li> <li>3. SCL will undertake a De-lap / Inspection survey with a Street works Compliance Officer prior to any works commencing.</li> <li>4. All post work repairs shall been carried out to the satisfaction of the Local Highway Authority and the expense covered by SCL.</li> <li>5. SCL shall Install all traffic management arrangements &amp; continually monitor, inspect on a daily basic.</li> <li>6. Warning Signs shall be displayed where required.</li> </ol>



## PLAN SAFE : WORK SAFE

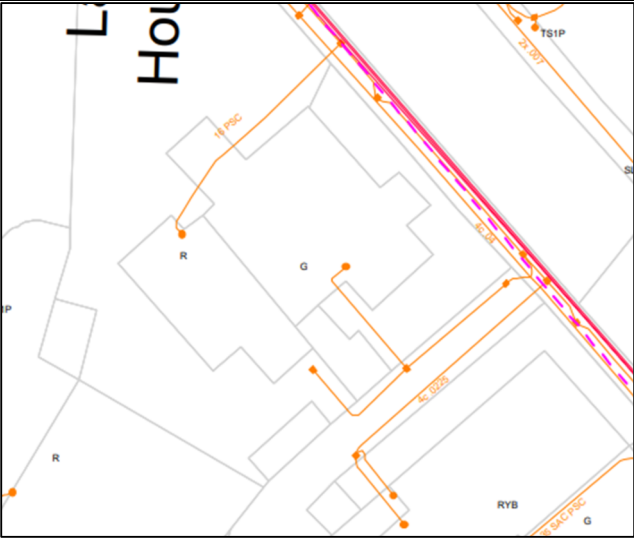

	<ol style="list-style-type: none"> <li>7. Heras mesh fencing mounted on water-filled barriers will enclose the TM zone creating a strong and stable perimeter while the mesh fencing allows maximum visibility.</li> <li>8. Plant &amp; vehicles shall obey a one-way system in / out of the TTRO lane closure. <i>See site TM plan for details.</i></li> </ol>
<b>Debris on the Public Highway</b>	<ol style="list-style-type: none"> <li>1. Where debris generated from site has spread onto the public highway, SCL shall hire a road sweeper to clear the affected areas.</li> <li>2. HGV wagons shall be required to cover/sheet any spoil removed from site to prevent any accidental spillage onto the public highways.</li> <li>3. Site management shall continually monitor the highways throughout the duration of the project.</li> <li>4. A vehicle wheel wash is not deemed necessary on this project as material movements are expected to be minimal. Any debris will be manually removed or via a road sweeper.</li> </ol>
<b>Deliveries &amp; Transportation of Materials</b>	<ol style="list-style-type: none"> <li>1. All deliveries to site shall be planned in advance, Suppliers and subcontractors shall receive a What3words location prior to attending site.</li> <li>2. A banksman shall assist with plant or vehicle movements where required.</li> <li>3. SCL direction arrows shall be positioned in the surrounding area in order to help coordinate vehicles to site.</li> <li>4. Where deemed reasonably practicable all deliveries shall be instructed to arrive during peak times of the day.</li> </ol>
<b>Parking of Plant &amp; Vehicles</b>	<ol style="list-style-type: none"> <li>1. SCL &amp; subcontractor vehicles shall park in the adjacent stoned up area.</li> <li>2. Vehicles shall be permitted to offload tools, equipment &amp; materials within the lane closure, then park vehicles as above.</li> <li>3. Plant shall be parked in a secure location and Cab Guards installed to prevent damage / vandalism.</li> </ol>
<b>Speed Limits &amp; Restrictions</b>	<ol style="list-style-type: none"> <li>1. 20MPH speed limit through Millom</li> <li>2. Obey the one-way systems at Market Square.</li> <li>3. Reverse parking only</li> </ol>

## Excavations & Buried Services


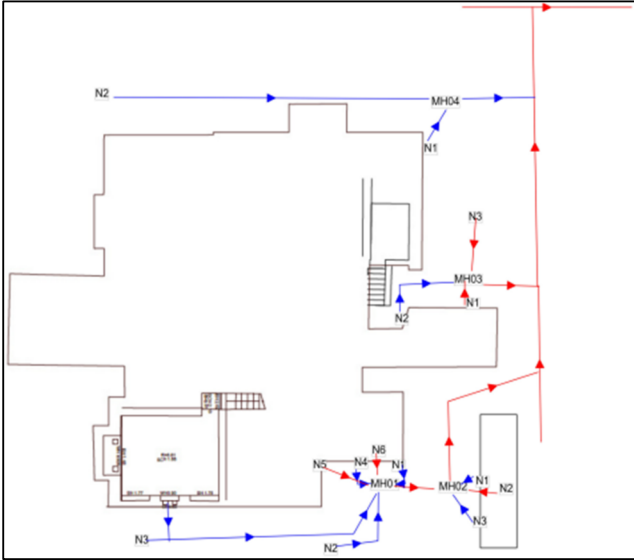
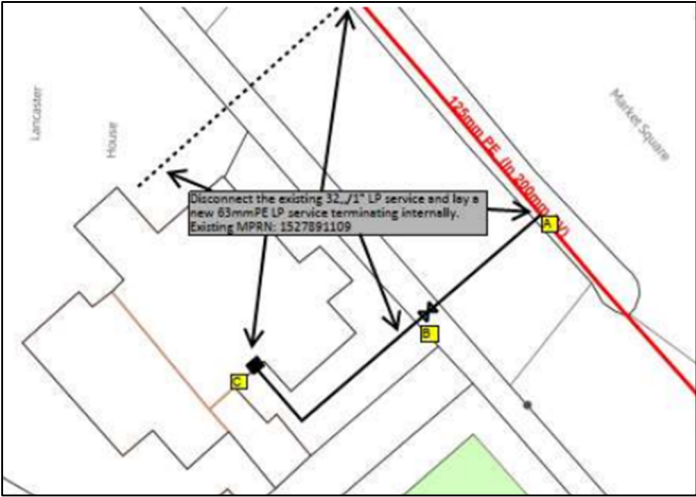
The following buried services are known to be present on site:

Service (and asset owner)	Owner Address	Owner Contact Details
<b>Electric Services</b>	Electricity Northwest	0800 195 4141 planrequest@enwl.co.uk

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<b>Communications</b>	BT Openreach	<a href="mailto:nnhc@openreach.co.uk">nnhc@openreach.co.uk</a> 0800 023 2023
		
<b>Mains Water</b>	United Utilities	0345 672 3723

**PLAN SAFE : WORK SAFE**

		
Surface water / Foul Drainage	United Utilities	0345 672 3723
		
Gas	Energy Assets	jamiehill@energyassets.co.uk T: 01506 536911 M: 07808 202346
		

## PLAN SAFE : WORK SAFE

The following control measures will be adopted with regards to any breaking of ground activities:

- On arrival employee's & subcontractors shall be made aware of all known services within their area of work as part of the induction process.
- A Permit to Dig (*Form 239a/b/c*) will be obtained prior to breaking ground and strictly adhered to.
- CAT & Genny scanning will be carried out by a trained and competent operative to identify buried services.
- Line marker spray will be used to identify the location of buried services.
- If buried services cannot be accurately located, rescanning the area in 300mm layers will be carried out.
- All excavations will be segregated with physical barriers (and where necessary, signage) to prevent, were reasonably practicable, unauthorised, or accidental entry.
- Where possible, excavations shall either be battered or stepped back to ensure the angle of repose is appropriate for the materials being excavated.
- Temporary excavation support such as trench sheets, drag boxes, props etc. will be used when no other means of supporting an excavation is practicable - *A temporary works design may be required at this stage.*
- Ladder access into an excavation shall extend 1000mm above the step off point at the top of the excavation and be secured (*tied off*) into place.

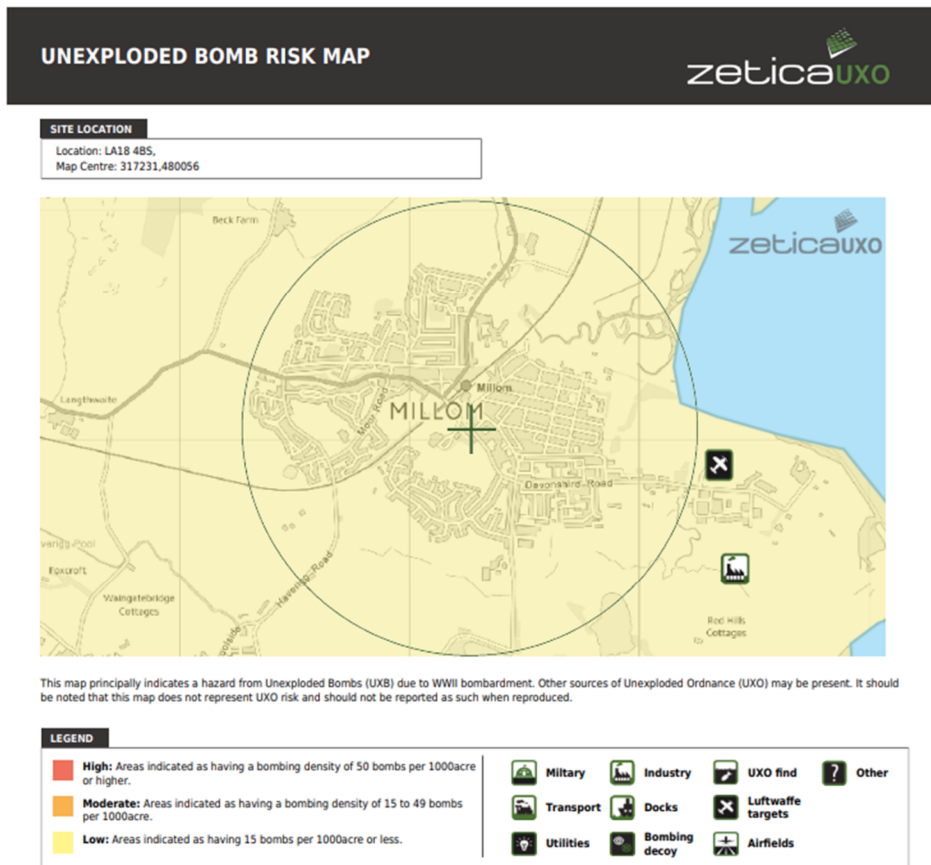
When trying to locate buried services on site, the following measures will be undertaken:

- For all hand digging activities, insulated tools will be used.
- Do not use metal pins/spikes to identify services.
- Excavator operators shall only use non-toothed buckets when excavating around services.

### Unexploded Ordnance (UXO)

An assessment of the area has been undertaken with Zetica using their risk assessment maps portal.

Due to the low-risk area as shown in the UXO Risk Map, no further assessment or control measures will be considered based upon this assessment.



## Permit Systems

Story Contracting have identified that following permit to work systems will be required within the scope of this project:

SCL PERMITS	Form Number	Required
Permit to Break Ground	Form 239a/b/c	✓
Overhead Line Permit	Form 750	✓
Authority to Use Vibrating Tools	Form 682	✓
Permit to Enter Confined Space	STY/HSQ/PRO25/F01	
Hot Works Permit	Form 346	✓
Ladder Permit	STY/HSQ/PRO24/F04	✓
Lift Plans	Competent Lift Planner	✓
Highways	Obtained via Council	✓

The following persons are authorised to issue permits; SCL Contracts Manager, Site Manager, Site Foreman, Engineer.

### Breaking Ground.

- A Permit to Dig (Form 239a/b/c) will be obtained prior to breaking ground and strictly adhered to.

### Overhead Power Lines.

## PLAN SAFE : WORK SAFE

- Any works in the vicinity of the BT overhead, which posed a risk of striking the utility, is subject to an overhead services permit.

### Vibrating tools.

- Use of any tool with a vibration magnitude **equal to or greater than 5m/s<sup>2</sup>** must be authorised.
- A new form will be required for each new shift.

### Hot Works.

- The persons carrying out the hot work must carry out a fire check approximately 1 hour after completion of the work. This action should also be recorded on the Permit.
- Suitable and sufficient fire extinguishers must be available on site and will be subject to routine inspection and testing.
- Only trained and competent operatives to carry out welding, torch cutting or soldering works.

### Ladder use.

Ladders and Step Ladders shall NOT be used as a place of work at height unless:

- The task is low risk & a risk assessment has been produced.
- The whole task involving the use of the ladder is short duration (less than 20 minutes for the whole duration of use of the ladder).
- Any surface upon which a ladder rests shall be fixed, stable, firm, of sufficient strength and of suitable composition safely to support the ladder so that its rungs or steps remain horizontal, and any loading intended to be placed on it.

## Demolition & Dismantling of Heavy Prefabricated Components

All Demolition & Dismantling of Heavy Prefabricated Components Shall be carried out under the control of Site-specific risk assessment and method statement, including emergency arrangements and lift plan. Guidance and advice shall be sort from both Mike Dawson (DCL architect) & Mike Briggs (AL Daines) prior to works commencing. All works will be identified and assessed in accordance with the provisions of the Temporary Works Schedule and Design Brief.

Day Cummins Ltd have submitted a section 80 Notice for demolition.

When obtained the section 81 permit details shall be found within Appendix E.

The following Dismantling of Heavy Prefabricated Components have been identified:

1. Chimney Stakes to the bulging gable wall
2. Strong room door & frame
3. Industrial Safe
4. Non-Load Bearing Walls
5. Doors and Window Openings (*large steel or concrete lintels and beams*)

The following areas have been identified for Demolitions works:

1. Single storey bank vault.
2. New structural opening for proposed roof lights.
3. Two-storey outrigger buildings.
4. Single-storey outrigger building. Note the gable wall on the boundary will be retained.
5. Low wall removed to widen passage and create accessible route.
6. Low stone wall demolished to form a site entrance.

## Environment Aspects & Impacts

Aspect	Impact	Control measures
<p>Nesting Birds &amp; Roosting Bats.</p> <p><i>(probably jackdaw)</i></p>	<p>Habitat loss and indirect impact To roosts, nests &amp; their offspring.</p> <p><i>Although there are no current signs of roosting bats, bats will often change roost sites throughout the season.</i></p>	<p><u>No roosts were found during a pre-construction Bat survey and as such no EPS licence is needed.</u></p> <p>Story Contracting shall ensure a licenced ecologist will be on site for the initial roof strip.</p> <p>A recommendation of the following habitat boxes should be installed in order to prevent any further nesting or roosting withing 5 St George St.</p> <ul style="list-style-type: none"> <li>➤ X3 swift boxes.</li> <li>➤ X3 other bird boxes.</li> <li>➤ X2 bat boxes.</li> </ul> <p>If during construction any bats or evidence of bats is found within the building, then SCL shall contact Andrew Gardner a licensed ecologist.</p> <p><u>Further details can be found of the Bat survey can be found within appendix B</u></p>
Dust	<p>The health and wellbeing of those attending site and nearby neighbours / members of public.</p> <p>Negative impact on air quality.</p>	<p>Air quality levels will be monitored by a Dust light particulate detector. This device shall be positioned throughout the building and will alert operatives when silica dust levels are high and prompt them to wear RPE.</p> <p>Forced dust extraction with filters will be positioned within the building to ensure air quality.</p> <p>Water dampening techniques shall be adopted where possible, RAMS are to detail all control measures for each task, SCL shall review and approve all subcontractors RAMS prior to works commencing.</p>
Lighting Levels	The health and wellbeing of those attending site and nearby neighbours / members of public.	<p>LED rope lighting shall be installed throughout while power is disconnected.</p> <p>All task lighting shall be switched off and the end of each working day to prevent any disturbance to nearby neighbours.</p>
Noise	The health and wellbeing of those attending site and nearby neighbours / members of public.	<p>Site activities shall only take place within the agreed site working hours. In the event activities are to take place out with of these agreed time frames then SCL shall seek agreement from the Client and Local Authority.</p> <p>Regular communication with neighbours via letter drops / drop-in sessions.</p>
Surface water management	Pollution of nearby drainage systems and or water courses from construction works.	SCL anticipate surface water runoff from site to be minimal. In order to prevent any silt or debris from entering the highways drainage systems, SCL will



## PLAN SAFE : WORK SAFE

		install temporary drain filters. These filters shall be monitored throughout the project and emptied when required to prevent any blockages.
Accidental release of hazardous substance	Contamination of drains and sewers.  Negative impact on local and wider environment (flora and fauna)	Ensure suitable bunding for bulk storage areas and manage usage. Storage area to be away from drains. Diesel bowser to be double skinned, bunded, and sited away from drains. Spill kits to be sited near to bowser, with effective emergency response arrangements identified and briefed.

### Working at Height

Will the works involve working at height?		YES
How shall working at hight task be performed?	Fixed Scaffold	✓
	Tower Scaffold	✓
	MEWP	TBC
	Ladders / Podium steps	✓
Number of People on working at height equipment?	10	
What arrangements are in place to remove persons who may sustain injury whilst working at height?	A Haki staircase will provide suitable means of access & egress for persons who have sustain injury whilst working at height.	
What arrangements are in place to retrieve injured individuals who may be suspended by harness?	Total Access Scaffolding shall produce a rescue plan within their RAMS which will be briefed out to all personnel prior to scaffold works commencing.	
<ul style="list-style-type: none"><li>★ All fixed scaffolds will be erected, altered, and dismantled by competent subcontractors only.</li><li>★ Fixed scaffolds will be Scaffold-tagged and inspected weekly or after any event that could alter the stability of the structure by competent persons only.</li><li>★ All tower scaffolds will be erected by trained authorised and competent operatives.</li><li>★ All scaffolds will be constructed to either industry recognised standards (i.e. TG20) or to a bespoke design created by a trained and competent person(s).</li><li>★ All access ladders &amp; temporary stairwell shall be locked and secured outside of site working hours.</li><li>★ All works from ladders are prohibited unless a permit is approved by a SCL Director.</li></ul>		

## Temporary Works

The Story Temporary Works Coordinator for this project will be Jason Bamber.

The Temporary Works Supervisor will be Nigel Brown.

The following Temporary Works will be undertaken on this project:

- Traffic Management
- Scaffolding
- Loading Bays
- Hakki Stairwell
- Propping / Needling
- Boundary Fencing
- Excavations
- Portable Toilets

The temporary works coordinator is responsible for the maintenance of a temporary works register and is responsible for ensuring appropriate designs are procured and checked, via to implementation on site.

The temporary works supervisor is responsible for ensuring site activities are undertaken in line with temporary work designs, and ensuring regular recorded inspections are undertaken as instructed by the temporary works coordinator.

## Lifting Operations

All lifting operations must conform to LOLER and will be planned and authorised in accordance with company processes.

All lifting machinery, equipment and accessories must be checked prior to use and on arrival to site.

Lifting is not confined to cranes but encompasses, with the same regulation and testing requirements, telehandlers, excavators, forklift trucks and lorry loaders.

Lifting a 'suspended load' will require planning and co-ordination via a Lift Plan which is proportionate to the hazards associated with the lift.

The Lift plan will only be created by a competent Lift planner as appointed by Story Contracting Ltd (this may be a subcontracted individual/company).

Lifts expected as part of this project include but are not limited to:

- Welfare
- Heras fencing
- Steel
- Concrete Lintels
- Pallets of materials including bricks, plasterboard, roof tiles.

## Lead Paint

12 samples were taken at 5 St Georges Road in which 11 were confirmed the presence of lead paint. Items which contain lead paint as mentioned in the below table / site plans shall be carefully removed and set aside to be removed by a licensed competent contractor. During the removal process operatives shall take extra care not to generate an airborne dust. Operatives must wear the following PPE, RPE face coverings, Gloves & Long sleeve clothing. Once removed the materials shall be segregated and a licensed contractor will be disposed from site.

*Details of the Lead Paint Assessment can be found in appendix C*

Sample Number	Locations/Details	Lead Concentration (mg/kg)	Lead Concentration mass/mass (%)
1*	Room 2.1 Door+Frame Skirting Board	126838	12.68
2*	Room 2.4 Door+Frame Skirting Fire place	406070	40.61
3*	Room 2.5 Door+Frame Skirting, Window Frame + Sill Beams	111038	11.10
4	Room 1.1 Door, Frame Skirting Window Frame	1599	0.16
5	Room 1.4 Door	660	0.07
6	Room 1.5 1 <sup>st</sup> Floor	450	0.04
7^	Man Flat Door Ground Floor	369	0.04
8	Ground Floor Room G2	122	0.01
9	Room G3 Ground floor	78	<0.01
10	Room G4 Ground floor	3540	0.35
11*	Room G12 Ground Floors	100386	10.04
12*	External Windows Frames	17917	1.79

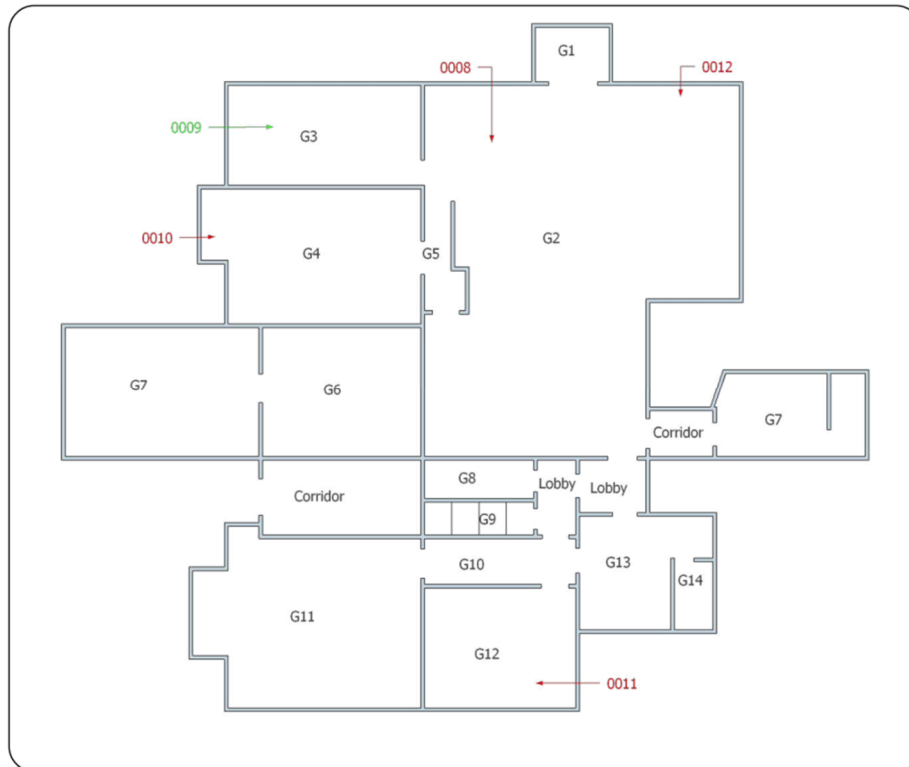
\* No dilution carried out, represents minimum concentration present

^Low sample weight provided, results may be underestimated.



The above layout plan identifies areas containing lead paint throughout the Ground floor.

## PLAN SAFE : WORK SAFE

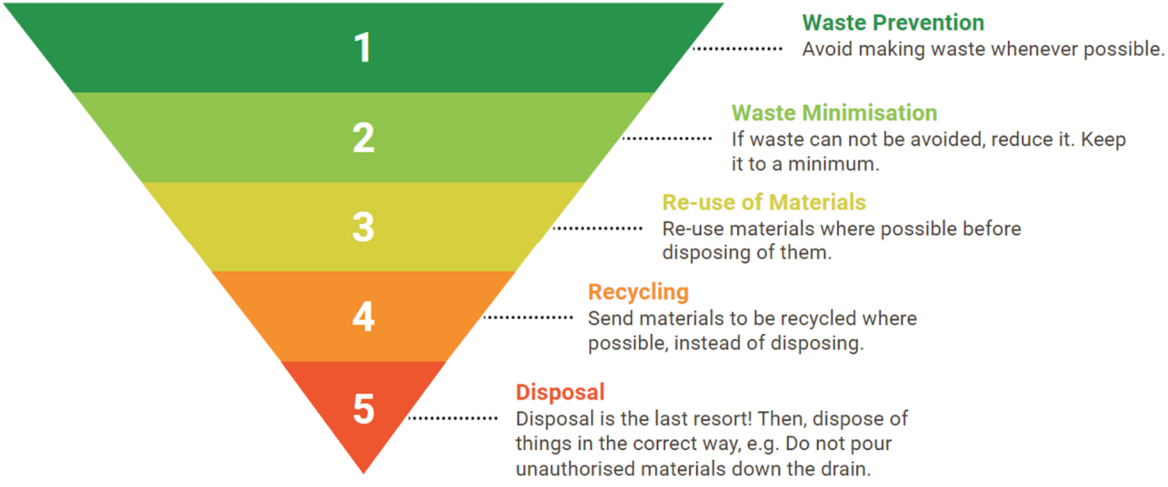


The above layout plan identifies areas containing lead paint throughout the First & Second floor.

## Waste

Licenced waste carrier for this project?	Northwest Recycling (Non-Hazardous) Go Green (Hazardous)		
Waste target?	Divert >95% waste from landfill.		
Anticipated Non-hazardous waste streams.	Asphalt Waste (not containing coal tar)	17 03 02	✓
	Effluent Waste	20 03 04	
	Green Waste	20 02 01	✓
	Hardcore Waste	17 01 07	✓
	Mixed Construction Waste	17 09 04	✓
	Mixed Metal Waste	17 04 07	✓
	Office & Canteen Waste	20 03 01	✓
	Paper & Cardboard Waste	20 01 01	✓
	Plastic Waste	16 01 19	✓
	Soil and Stone (Non-Haz)	17 05 04	✓
	Timber Waste	17 02 01	✓
	Lead	17 04 03	✓

## PLAN SAFE : WORK SAFE

Anticipated Hazardous waste streams.	Adhesives	08 04 09*	✓			
	Aerosols	16 05 04*	✓			
	Expanding Foam	16 05 04*	✓			
	Fluorescent Tubes	20 01 21*				
	Hydraulic Hoses	13 01 10*				
	Hydraulic Oils	13 01 13*				
	Oily Rags	15 02 02*				
	Oily Water	13 05 07*				
	Paint Thinners	14 06 03*				
	Paint Tins	15 01 10*	✓			
	Paper Cement Bags	15 01 10*				
	Sealants	08 04 09*	✓			
	Spill Kits	15 02 02*				
	Used Fuel/ Diesel	13 07 03*				
Is there any asbestos removal required within the project scope? If so, name of competent licenced contractor.	<p>An asbestos survey has been conducted, and no asbestos was found.</p> <p>X3 areas could not be accessed during the survey:</p> <ol style="list-style-type: none"> <li>1. Outhouse roof void.</li> <li>2. Basement boiler.</li> <li>3. Second floor roof voids 1.</li> </ol> <p>The presence of asbestos is presumed low risk but cannot be ruled out. Further inspections are be arranged when safe access is provided. Until then asbestos shall be presumed to be present.</p> <p>If the presence of asbestos becomes apparent, then all works shall stop until the risk can be assessed, and suitable control measures put in place.</p> <p><u>An Asbestos report can be found in appendix D</u></p>					
<p>The following waste hierarchy will be implemented in the project.</p>  <p>The diagram shows a waste hierarchy pyramid with five levels, numbered 1 to 5 from top to bottom. Each level is associated with a specific waste management strategy:</p> <ul style="list-style-type: none"> <li><b>1 Waste Prevention</b>: Avoid making waste whenever possible.</li> <li><b>2 Waste Minimisation</b>: If waste can not be avoided, reduce it. Keep it to a minimum.</li> <li><b>3 Re-use of Materials</b>: Re-use materials where possible before disposing of them.</li> <li><b>4 Recycling</b>: Send materials to be recycled where possible, instead of disposing.</li> <li><b>5 Disposal</b>: Disposal is the last resort! Then, dispose of things in the correct way, e.g. Do not pour unauthorised materials down the drain.</li> </ul>						
<p>There has been no mention of any contaminated land on the site. However if any suspicion of contaminated land becomes apparent then SCL shall stop works, inform the client, establish if waste spoil materials are inert or hazardous via testing and arrange for its removal from site via a licenced contractor.</p>						

The PCI has highlighted unknown materials (Potentially contaminated) located in the garden studio. Appropriate PPE shall be worn when handling these materials and disposed of via a licensed waste contractor.

Waste Transfer Notes (WTN) or Hazardous Waste Consignment Notes must be completed by the Producer to enable the waste to be removed from site and transported to a licensed waste treatment facility.

The WTN shall contain the relevant European Waste Classification code and will adhere to legislative requirements in the classification, storage, and transportation of such waste materials.

Where required, testing will be undertaken to establish if waste spoil materials are inert or hazardous prior to appropriate removal from site.

SCL Site Waste Management Plan (SWMP) shall be on Northwest Recycling's online portal which will detail all waste streams generated from the project.

### The Health and Safety File

SCL will provide the Principal Designer with information to enable the production of a health and safety file.

If the Principal Designers appointment concludes before the end of the project, SCL must be provided with the H&S file. SCL will then complete and pass on the file to the Client at the end of the works.

The following information will be included in the health and safety file.

During the project, Story Contracting must provide the Principal Designer with any information in their possession relevant to the health and safety file, for inclusion in the health and safety file.

It should be noted that if the Principal Designer's appointment concludes before the end of the project, the Principal Designer must pass the health and safety file to Story Contracting.

Where the health and safety file are to be passed to Story Contracting (in the aforementioned situation), Story Contracting must ensure that the health and safety file is appropriately reviewed, updated and revised from time to time to take account of the work and any changes that have occurred.

At the end of the project, the Principal Designer, or where there is no Principal Designer, Story Contracting must pass the health and safety file to the Client.

The following is standard information likely to be included with in the Health and Safety File:

- Information relating to materials used.
- Construction methods used.
- As-built drawings.
- Maintenance procedure details.
- Operation & Maintenance manuals from specialist contractors and supplies etc.

The following details are to be included in the Health and Safety File:

- A brief description of the work carried out.
- Details of any residual hazards which remain and how they have been dealt with.
- Key structural principles and safe working loads for floors and roofs.
- Details of hazardous materials used.
- Information regarding the removal or dismantling of installed plant or equipment.
- Health and Safety information about equipment provided for cleaning or maintaining the structure.

- Nature, location and marking of significant services, including underground services, gas supply equipment, firefighting services, etc.
- Information and 'as built' drawings of the structure, plant, and equipment.

### Appendix A – F10

### Appendix B – Bat Survey

### Appendix C – Lead Paint Assessment

### Appendix D – Asbestos Report

### Appendix E – Section 81 Demolition

### Appendix F – Site Layout Plans

1. Fire layout to include call points, automatic detection, fire escapes, muster points
2. TMP – to include fencing, access points, parking
3. Site layout – to include welfare, waste