

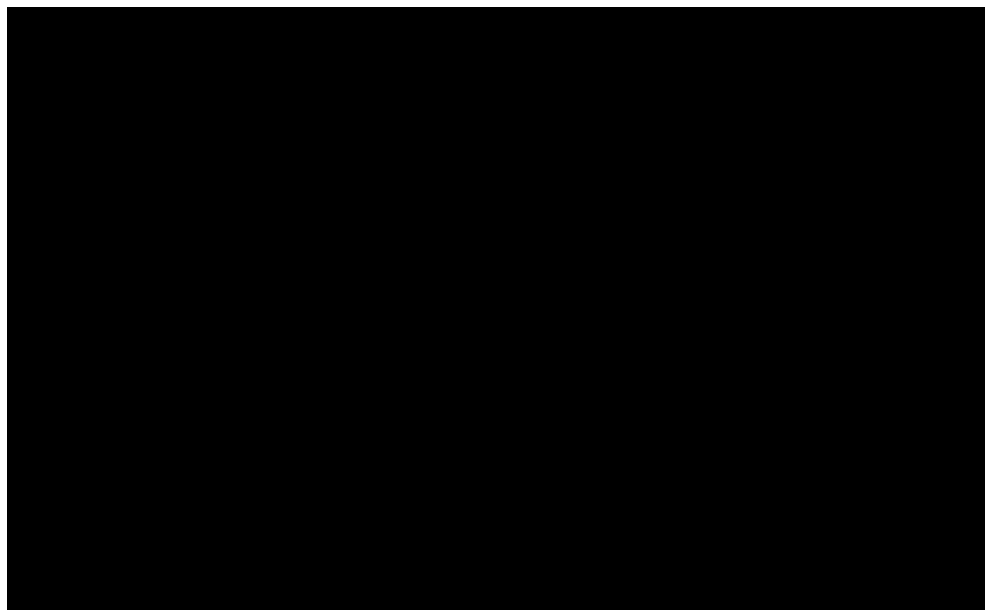


DRAFT DEMOLITION CONSTRUCTION PHASE HEALTH AND SAFETY PLAN V3

In Accordance with the Construction, Design and Management Regulations 2015
At
THE MALTINGS, WEST STREET, GRAVESEND, KENT, DA11 0AN



For
**The Maltings RTM Company Ltd
c/o Arrow Leasehold Management Ltd**





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Pre-Construction Information is available

The Client/Principal Designer to provide information such as:

- a) Details of the project, such as the client brief and key dates of the construction phase.
- b) The planning and management of the project such as the resources and time being allocated to each stage of the project and the arrangements to ensure there is cooperation between duty holders and the work is coordinated.
- c) The health and safety hazards of the site, including design and construction hazards and how they will be addressed.
- d) Any relevant information in an existing health and safety file.

1. Description of the Project

Part demolition of car park slab (ground level), removal of defective supporting steels and columns, removal of all existing mechanical and electrical equipment. Reconstruction of part of car park including new supporting steel and columns, new concrete slab, and further requirements to return to a functional and suitable parking area in line with surrounding environment.

Address

THE MALTINGS, WEST STREET, GRAVESEND, KENT, DA11 0AN

Scope of the work being carried out

This project comprises of the site setup and isolations of building supply and the creation of a temporary builder's supply including installation of safety lighting and 110v power transformers.

- Welfare setup
- Safe site fencing erection
- Undertake site surveys (pre-works)
- Remove and store paving for re-use
- Remove surface drainage
- Car-park slab and support structure removal (Demolition means)
- Waste clearance
- Installation of steel frame and support structure
- Install metal decking and concrete slab pour
- New surface drainage installs
- Reinstall pavers as prior salvaged
- New lighting and power install as per specification
- Demobilise site welfare/ site handover to Client.

2. Key Dates

Start Date	TBC	Finish Date	TBC
Other Key Dates			
Pre-Start Meeting		Dates TBC	
Temporary Works (Welfare setup & Fencing)			
Services Disconnection			
Temporary Supplies			
Asbestos R&D survey			
Demolition Works			
Construction Works			
M&E installation			
Project Handover			

3. Monitoring and Review

The Construction Phase Plan (CPP) shall be reviewed regularly by the KCP Project Manager (PM) to ensure that all aspects of the project are identified. The plan will be revised and updated to take into account any changes to the work and arrangements for the project and to address any significant changes to the risks involved in the work or the effectiveness of controls in place to ensure that it is fit for purpose. The monitoring of the plan shall be undertaken during the visits by the health and safety department in addition to the PM's regular monitoring. Any deficiencies in the plan shall be recorded during these visits and made available to the PM as a corrective action. The project shall undergo a fortnightly inspections/audit by the KCP Consultant SHEQ Advisors who shall produce a report for site management with any actions identified for close out within a specific timescale.

4. Project Team

Role	Company	Contact Name	Tel. No
<i>Client</i>			
<i>Principal Contractor</i>			

<i>Project Manager</i>			
<i>Principal Designer</i>			
<i>Consultant Structural Engineers</i>			
<i>Consulting Services Engineer</i>			
<i>Contract Administrator</i>			
Contractors			
<i>Asbestos Removal</i>	TBC		
<i>Environmental Laboratory</i>	TBC		
<i>Plumbing & De-Gassing</i>	TBC		
<i>Environmental Services</i>	TBC		
<i>Electrical Services</i>	TBC		
<i>Hoarding</i>	TBC		



5. Management of the Work

In addition to CDM2015 reference will be made to BS6187:2011 Code of practice for full and partial demolition and its requirements throughout the project along with industry guidance produced by the National Federation of Demolition Contractors (NFDC). Individual Risk Assessments, Method Statements and Task sheets will be produced for each work package to be undertaken on site prior to those works commencing by the KCP Site Project Manager in liaison with the Demolition Manager, personnel and subcontractors undertaking the works.

Asbestos

The removal of any notifiable asbestos containing materials will be undertaken in a pre-planned sequence of work by an approved licensed asbestos removal subcontractor prior to the main soft strip and demolition works commencing. All works will be carried out in accordance with the Control of Asbestos Regulations 2012 removing all asbestos containing materials as identified within the R&D Survey, which is yet to be completed. Valid four stage air clearance certificates shall be provided prior to Full Soft-strip work being carried out.

Any>NNLW firmly bonded asbestos containing materials identified will be removed under controlled conditions which meet the requirements of the Control of Asbestos Regulations 2012 and HSE Asbestos Essentials Guidance Notes by operatives wearing protective coveralls and orinasal face masks fitted with P3 filters. Small items of>NNLW firmly bonded asbestos containing materials will be placed into red asbestos bags which are taped sealed then placed into clear bags which are tape sealed.

Contractors

Only contractors that are on the company approved contractors list shall be used on the project.

The contractor's safe system of work shall be assessed for suitability using the company RAMS checklist with any deficiencies noted and made known to the contractor for amendment prior to work starting.

An assessment of an individual's competence will be carried out during induction using the company site induction form for identifying skills, knowledge, experience and training and any additional requirements needed.

Name	Position

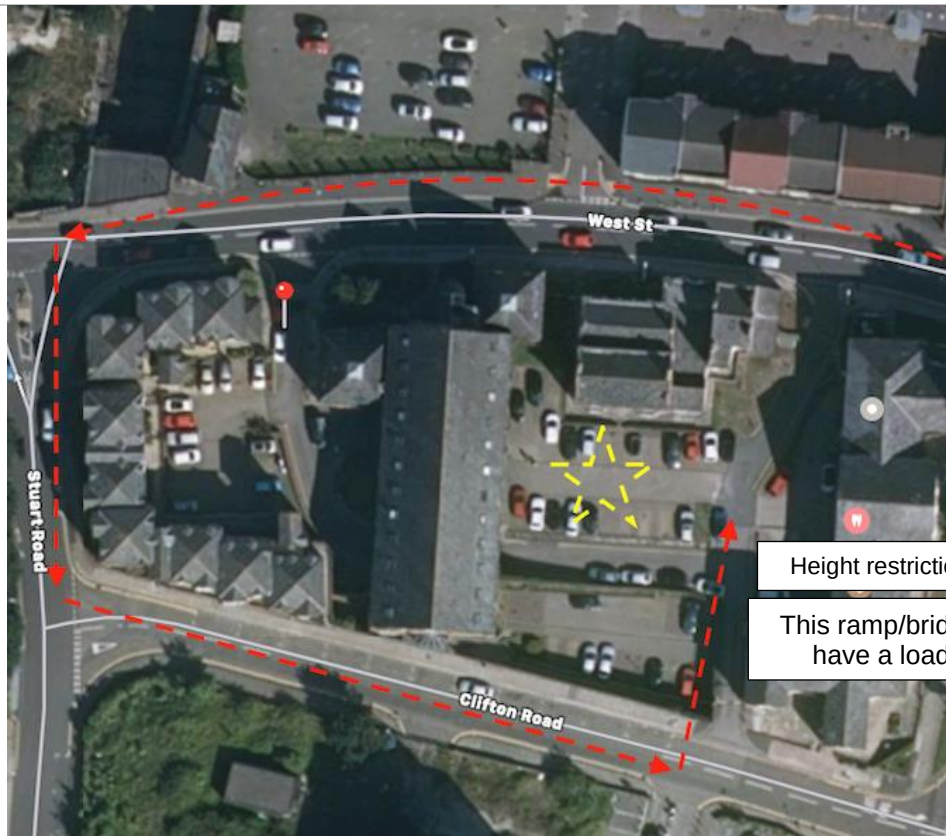
6. Surveys Required	Available? Yes or No
Asbestos Refurbishment & Demolition Survey	Is available, however a new survey may be required.



Site M&E services locations	Yes
Site Structural Condition Survey	KCP once on-site pre-works
Site Hazardous Materials Survey	To be completed
Pre and Post Demolition Materials Audit (ICE Demolition Protocol)	N/A
Prestart and post condition survey of the site's adjacent buildings, roads, pavements, and street furniture with photographs	To be completed 3 weeks prior to main works
Other Information and Surveys required:	
Comments: None at present.	

7. Site Access

Deliveries:



- Site Access and deliveries will be transported to site via the above routes to agreed times to have a minimal impact on the surrounding areas. Alternative route available.
- Deliveries to be staged & staggered around School travel and collection times
- All site visiting transport to abide to KCP Traffic logistic plan

8. Site Restrictions

KCP Demolition are mindful that a consideration and allowance must be made for local conditions, such as the accessibility of the site, waste vehicle movement time and permitted noisy working hours. These items, along with other pertinent items not highlighted will be discussed at the pre-start meeting stage, any agreed site restrictions will be included in the Main RAMS to be produced prior to works commencing.

9. Site Security

A temporary 2.4-metre-high temporary hoarding will be constructed to secure the site boundary to the works areas. Hoarding design to also incorporate suitable and sufficient lighting. Included in the hoarding will be 5mtr leaf lockable vehicle access gates. This entrance will be for the use of site vehicles, A separate pedestrian entrance will also be installed for access to the welfare within agreed location.

10. Health and Safety Aims for the Project

It is the aim of KCP Demolition Limited to eliminate or minimise risk and prevent ill health and injury to all site employees, subcontractors, site visitors, site neighbours and the public. As well as creating a culture on site where safety and environmental

management is of the highest priority and one which is discussed through consultation and communication.

The Company will aspire to:

- Maintain zero Notifiable accidents and incidents
- Maintain and improve lost time accident record
- Moving away from safety legislation governance to a safety behavioural culture promoted via communication and coordination and training
- To maintain all the procedures detailed within this document to achieve and maintain a safe working environment for everyone on site and assessed through regular safety and environment inspections and audits
- To eliminate or minimise risk and control the residual risks
- Prevent ill health to all those on site through health surveillance
- Promoting proactive safety management and reducing reactive safety management

KCP Demolition Limited regards the above as principal objectives and these objectives can only be achieved by the cooperation of the company employees, subcontractors, the Client, and his representatives. Cooperation shall be at all levels within these organisations through the structures established under the Construction (Design and Management) Regulations. The Company will collaborate with all parties to provide the organisation, advice, and resources to meet this commitment so far as is reasonably practicable.

Principles of Prevention

The general principles of prevention as per the Management of Health and Safety at Work Regulations 1999 shall be adopted in addition to the above that will be to:

- a) avoid risks.
- b) evaluate the risks which cannot be avoided.
- c) combat the risks at source.
- d) adapt the work to the individual especially regarding the design of workplaces, the choice of work equipment and the choice of working and production methods, with a view, in particular, to alleviating monotonous work, work at a predetermined work rate and to reducing their effect on health.
- e) adapt to technical progress.
- f) replace the dangerous by the non-dangerous or the less dangerous.
- g) develop a coherent overall prevention policy which covers technology, organisation of work, working conditions, social relationships and the influence of factors relating to the working environment.
- h) give collective protective measures priority over individual protective measures; and
- i) give appropriate instructions to employees.

11. Design

The design element of the project will involve temporary works and will be managed overall by the company Designated Individual (DI) who will appoint the Temporary Works Coordinator (TWC). The TWC will be assisted by an appointed Temporary Works Supervisor (TWS) where required.

The temporary works requirements for the site shall include but not limited to small sections of hoarding, Scaffolds (subject to agreed clearance method)

Work will be undertaken in line with BS5975:2008 + A1:2011 Code of Practice for Temporary Works Procedures and the Permissible Stress Design of Falsework.

The design and detailing for all temporary works and other required designs to facilitate demolition will be carried out by our appointed Temporary Works Designers (TWD).

The exchange of design information will be accomplished by holding regular design information exchange and approval meetings at predetermined times with the Client design team and other interested parties such as the TWC and TWD particularly when a design is required to be changed.

12. Site Rules

Disciplinary procedures will be implemented for (but not limited to) the following offences:

- Under the influence of illegal substances or alcohol
- Theft on site
- Wilful misconduct or damage to plant, equipment and facilities or anything provided in the interests of Health, Safety and Welfare
- Tampering with any item on site that is provided in the interests of Health, Safety and Welfare including temporary works systems.
- Horseplay or practical jokes
- Disrespect to management, supervisory staff, Clients Representatives, or members of the public
- Fighting with or Physical assault to another person on site
- Continuous breach of any Health, Safety and Welfare Legislation
- Leaving site without permission then recorded missing during a site evacuation role call
- Improperly dressed or equipped
- In possession of weapons
- Unlawful damage to property
- Failure to respond to management requirements
- Smoking outside designated smoking areas on site

A full copy of the Company Site Rules will be posted on the Safety Information Board on site and will form part of all site employees' site safety induction.

13. Co-operation and Co-ordination

To ensure a coordinated approach and safe management of this demolition project the following procedures will be developed by the company and all subcontractors will be required to contribute to the co-ordination and safe management of the demolition project by cooperating with this company to ensure it achieves its Health and Safety obligations by:

- Contributing to the identifying of all hazards and development of risk assessments as their work packages progress and co coordinating all developed control measures to ensure not only safe working for his work area but for the site as a whole.
- Ensuring a coordinated approach in developing and complying with all site safety requirements such as all safe systems of work and site emergency and evacuation procedures.
- Attending weekly site coordination meetings to ensure the next weeks work is fully planned and there are no safety issues relating to work on site and required documentation. Those meetings will be chaired by the KCP Site Project Manager and recorded as minutes.
- Regular progress and commercial meetings attended by all relevant duty holders to ensure the smooth delivery of the project without risk to health and safety.
- Ensuring the efficient circulation of all Health and Safety information between all contractors on site
- Responding immediately to any safety issue raised by KCP's consultant Safety Management.
- Recording of any identified site hazard on the Company Hazard Spotter Card and returning that card to the KCP Site Project Manager immediately.
- Reporting and recording all accident details to the KCP Site Project Manager.
- Communication with the managers of adjacent retail units to ensure that all appropriate risks have been identified and mitigation measures implemented.

14. Worker Involvement

The KCP Site Project Manager will hold informal daily activity briefings prior to work commencing for the day with all site operatives and subcontractors to ensure they are aware of the day's work to be undertaken and of any potential risks or problems that can be foreseen by him or them and any safety, environmental or commercial issues. These will also raise any issues from the previous day's work.

A monthly Safety and Environment Committee will be formed consisting of the Site Project Manager, Demolition Manager, and selected demolition operatives. If subcontractors are on site, then representatives from each company will be invited to attend. Site safety issues will be discussed, and recorded detailing actions required and by whom, such topics will include:

- Details of health and safety reports
- Details of any site accidents and incidents
- First aid book entries particularly lost time reports
- Site procedural changes
- Site training
- Occupational health requirements and visits
- Site suggestions
- Any Enforcement Agency visits
- Client visits and suggestions
- Information for issue relevant to the work being undertaken.

The use of “Hazard/Near Miss Spotter Cards” will be made available on site for employees and subcontractors. They will then be encouraged to complete recording any Hazards they have identified on site, its location, level of risk of personal injury and how to rectify the situation and return them to the KCP Site Project Manager.

15. Site Induction

All site employees will undergo a site-specific safety induction given by the KCP Site Project Manager prior to working on site.

Subjects will include:

- The Company Health & Safety, Environmental and Quality Policies and the allocation of safety responsibilities on site.
- KCP Demolition Ltd Site-specific rules.
- Safe systems of work and specific hazards allied to the work as identified in the risk assessment for the works to be carried out.
- General Hazards in and around the site and areas of high risk.
- Environmental hazards and controls.
- Permits to work.
- The right to refuse to work on the grounds of health and safety.
- Near Miss/Hazard spotting procedure and the procedure for reporting accidents and incidents and near misses.
- PPE Requirements.
- The Location of any asbestos work on site and by whom and what to do if discovering unknown asbestos.
- The location of welfare facilities and smoking areas
- First aid provision.
- Fire and Emergency procedure.

Any person not having attended a site induction talk will only be allowed access to the site work areas accompanied by a KCP Site Demolition Manager or other authorised person.

Any visitors will be given a site visitors induction and a copy of the Site Visitors information sheet by the KCP Site Project Manager.

16. Welfare facilities



It is proposed that the location of the office and welfare facilities shall be located outside the caretakers offices (where welfare has been located previously). The caretaker's office can also be available for welfare facilities. An alternative location may be available. Exact area to be discussed at time of pre-start meeting to be held December 2021.

The site management accommodation and welfare facilities will consist of:

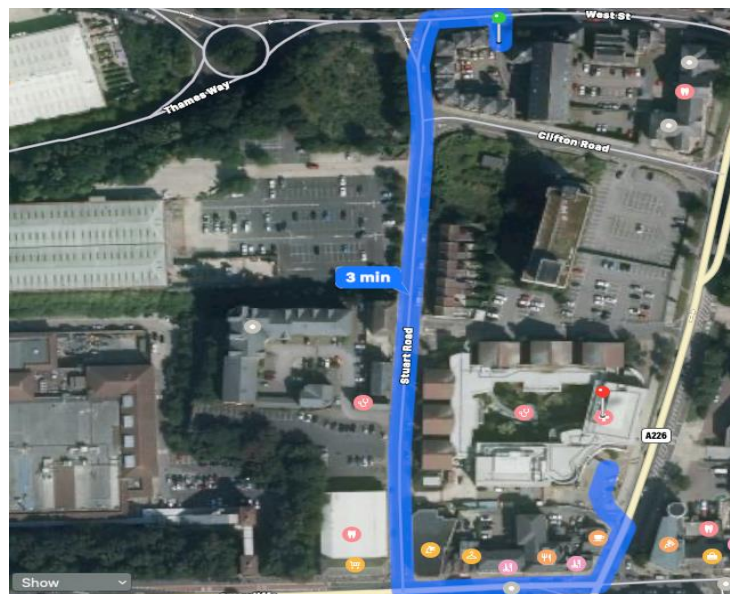
- Suitable and sufficient toilets shall be provided which are easily accessible and adequate for the maximum number of persons on site and which shall be mains water operated. Where determined satellite toilet facilities will be located at another appropriate location on site. Separate welfare facilities will be provided on site for all anticipated female site employees.
- Adequate and suitable washing facilities shall be provided at a readily accessible place, adequate for the maximum number of persons on site with an adequate supply of continuous hot/warm and cold running water, soap, and towels available always, sinks with plugs large enough to immerse the forearms.
- Showers for the manual demolition works which are dusty or dirty which particularly includes soft strip and plasterboard removal works or for health reasons and shall be available for all non-licensable firmly bonded asbestos removal works.

- Facilities for the changing, storing and drying of site and domestic clothing and storing PPE all in provided lockers. These facilities shall only be used for the storage of clothing and NOT tools and materials etc. and shall not be part of any other facility.
- Suitable facilities shall be provided as a canteen, which shall be fully furnished, and contain the means of preparing and eating hot and cold meals, making of hot drinks and storage facilities for food. An adequate supply of wholesome drinking water shall be always provided which shall be clearly labelled as such.
- All site welfare facilities shall be smoke free which shall be clearly defined by installed 'No Smoking' signs. A designated area for smokers shall be clearly identified on site.

17. Fire and Emergency Procedures

Names and Contact Details of First Aiders on Site

<i>Name</i>	<i>Position</i>	<i>Contact Number</i>



Details of the Nearest A&E Hospital Location:

Bath Street
Gravesend
DA11 0DG
England
+44 1474 360500
999

Fire

The KCP Project Manager will undertake the obligations of the Responsible Person for Site Fire Safety and development of the Fire Risk Assessment for the site assisted by his Demolition Manager. Together they will be responsible for producing and regularly updating the Fire Risk Assessment, pictorial Site Fire Plan and Site Emergency and Evacuation Procedures for the site as works proceeds. All site fire safety and evacuation procedures will also consider the potential effect of these requirements on any existing retail unit organised procedures with particularly reference to their existing fire escape routes. The Site Fire Plan shall be posted at the site entrance and within the welfare facilities.

The Site Fire Plan shall clearly identify pictorially the following information:

- The location of all fire escape routes (a minimum of 2 shall be provided)
- The location of all site fire points (on all floor levels at the floor entrance)
- The location of the fire alarm (by Site Management Office)
- The location of any on site working fire hydrants, wet and dry risers, and pavement standpipe points.
- Location of the site muster point (normally at the site entrance)
- Location of all gas storage areas
- Location of the fuel storage and refuelling area
- Location of all site management and welfare facilities
- Location of any significant risks on site

Other Site Fire Safety requirements to be undertaken by the Site KCP Project Manager and his Demolition Managers will ensure:

- a) Before any works commence a wired/wireless fire alarm siren system, controlled from a central location, will be established on site and all on site knows it and it can be heard in all areas of the site. The fire alarm will be supported using site radios held by appointed persons.
- b) Adequate firefighting equipment will be provided and located at strategic points around the site, normally at the entrance to each floor, known as FIRE POINTS (in addition to any working hose reels). These Fire Points shall consist of
 - Red Box Stand
 - A "Fire Point" sign above the red stand
 - Fire Procedures notice
 - Pictorial Fire Plan
 - A number of fully serviced fire extinguishers of the appropriate category
 - Extinguishers use label for those extinguishers
 - Wired/wireless Fire Alarm.
- c) A copy of the Site Fire procedures notices and Site Fire Plan are posted within the welfare facilities

- d) Selected available fire hydrants and wet risers will be re-established around the site for firefighting purposes only. Hydrant licences will be applied for accordingly and all supplies will be metered.
- e) Prior to the works commencing, a minimum of two designated escape routes from all works areas will have been established and are clearly identifiable throughout their route by the appropriate adhesive labels, which indicate pictorially the directions to be taken, and the route to be used in the event of an emergency.
- f) Where appropriate one Fire escape route will be a staircase within the building, and one shall be external to the building utilising erected access scaffolding ladders or other means. Where an external fire escape ladder route is encased by monaflex sheeting, then that escape route area will be enclosed by other material such as debris netting.
- g) Where required all the escape routes along corridors and staircases shall always have adequate separate supplied emergency lighting, and all escape routes shall be continuously maintained in a clear and hazard free condition and exit out into a safe area. At no time shall any plant and equipment etc. be stored within any fire escape route. If the Fire Safety and Evacuation routes changes have implications on joining occupied properties fire routes, the development of such routes will be made in liaison with those property owners and occupiers.
- h) Nominate and identify with safety signs the designated site evacuation muster points normally adjacent to the main pedestrian entrance.
- i) A Demolition and Hot Work Permit system has been established on site.
- j) The carrying out of weekly checks of all fire points, firefighting equipment, and fire alarm, to ensure they are in full working order and recording these inspections in the Site Fire Safety Management register.
- k) To implement daily inspections of all escape routes to ensure they are not restricted in any way and retain clear access throughout their length and exit into a safe area and recording those inspections.
- l) The site access point and directions to it has been clearly identified for access by the emergency services.
- m) A Copy of the Site Fire Plan is available to be handed to the Fire Service if they must attend site in an emergency.
- n) No halogen lights are used on site.
- o) All gas bottles are stored and moved around the site using the most appropriate means
- p) At no time will Acetylene gas be used on site, only propane and oxygen and for flame cutting etc.

- q) All soft strip materials are removed from work areas for disposal off site as it is generated. At no time shall soft strip materials be stored on site, if it has to be then the fire safety protection for those areas shall be significantly increased
- r) A designated Site Smoking Area which has been clearly identified as such
- s) The whole site will be Strictly No Smoking classified but a designated smoking area, away from any risks, will be made available within the site with a means of waste disposal of all smoking requirements. At no time shall any person stand outside the site entrance smoking.
- t) The Site KCP Project Manager will appoint his Site Demolition Manager and Supervisors to act as fire marshals to assist him in achieving his Fire Safety obligations as detailed above.
- u) In developing the Site Fire Risk assessment, Site Fire Plan and Procedures, and establishing Site Fire Safety requirements reference needs to be made to Section 9 Legislation Compliance and in particular the listed Fire Safety guidance.

Unexpected Discovery of UXO

The PM shall ensure that excavation work is undertaken in line with any provided surveys provided by the client. Any unknown discoveries shall adhere to the following procedure:

- Upon discovery of any UXO's or UXB's work is to stop and the employee discovering the unearthed ordnance is to contact the PM immediately.
- All work shall stop, and the area evacuated and cordoned off with warning signage displayed.
- The PM shall survey the area without putting themselves at risk to confirm the find.
- The PM shall contact the Police using the emergency services contact number 999 and inform them of the discovery.
- The PM and all site personnel shall take direction from the Police once they arrive on site.
- No further work on site shall progress until it has been confirmed safe to proceed by the Police and bomb disposal facility.

Terrorist Actions

In the event of any suspected or confirmed terrorist actions the following procedures shall be implemented.

Receiving a bomb threat by telephone

- Engage the person making the call-in conversation
- Record the exact wording of any conversation or any given message, noting their accent, and any background noises
- Ask where the bomb has been placed and when is it due to explode
- Ask when the bomb was placed there and what it looks like
- Ask what type of bomb it is and the reasons for placing the bomb there
- Ask their name and where they come from
- Ask where they are telephoning from
- If possible, attract the attention of another person and ask them to summon the police giving as much information as possible, and act upon any instructions given
- Notify Site Project Manager who will, if necessary, then sound the site fire and evacuation alarm
- Site to be evacuated and all persons assemble at Muster Point

Finding a suspect package on site

- Report immediately the location of any suspect package to the Site Project Manager
- The Site Project Manager shall then notify the police immediately and sound site fire and evacuation alarm
- The Site shall then be evacuated and all persons to assemble at the Muster Point

Suspect activities on site or adjacent to it by suspect persons

- Any suspect activities on site or adjacent to it by any persons will be reported immediately to Site Project Manager
- Site Project Manager to telephone Police Anti-Terrorist Branch on Freephone 0800 789321 or the police and respond to any received instructions
- If instructed to do so sound site fire and evacuation alarm
- Site to then be evacuated and all persons if safe to do so assemble at Muster Point or alternative safe area

Unauthorised Person on site

- Any unauthorised person found on site or in any unauthorised area shall be escorted to Site Project Managers office

- In the event of any difficulty the Site Project Manager shall be notified immediately and he, if necessary, shall notify the Police

18. Work Involving Particular Risks (As per Schedule 3 Reg. 12(2) of CDM2015)	Yes or No
<i>Work which puts workers at risk of burial under earth falls, engulfment in swampland or falling from a height, where the risk is particularly aggravated by the nature of the work or processes used or by the environment at the place of work or site.</i>	YES
<i>Work which puts workers at risk from chemical or biological substances constituting a particular danger to the safety or health of workers or involving a legal requirement for health monitoring.</i>	NO
<i>Work with ionizing radiation requiring the designation of controlled or supervised areas under regulation 16 of the Ionising Radiations Regulations 1999.</i>	NO
<i>Work near high voltage power lines.</i>	NO
<i>Work exposing workers to the risk of drowning.</i>	NO
<i>Work on wells, underground earthworks, and tunnels.</i>	NO
<i>Work carried out by divers having a system of air supply.</i>	NO
<i>Work carried out by workers in caissons with a compressed air atmosphere.</i>	NO
<i>Work involving the use of explosives.</i>	NO

19. Specific Site Risks

A permit to work system will be established on site and controlled by the KCP Project Manager who will issue the necessary documentation and arrange for any specialist work or testing on site.

A Permit to Work system will be implemented for such works as: -

- Confined Space Working
- Demolition Permit to Work (floor by floor or per structure)
- Hot Works Permit
- Permit to Dig/Excavate
- Work at Height

Note: For any arrangements not covered in this Construction Phase Plan reference needs to be made to the company Integrated Management System.

Hazard	Likelihood	Risk	Control
Removal of Notifiable Asbestos containing materials	High	Airborne fibre contamination and personal injury	Removal works carried out in accordance Control of Asbestos Regulations 2012 and Company Asbestos Management Policy.

Hazard	Likelihood	Risk	Control
			With Asbestos Plan of Work & Risk Assessments developed in accordance with current guidance. Undertaken by personnel trained in accordance with Chapter 4 Licensed Contractors Guide and ACOP L143 (2nd Edition), and competent to undertake such works holding the required certification in accordance with Company Asbestos Management Policy. All Notifiable asbestos removal will be undertaken under fully controlled conditions within constructed containments. All asbestos containing materials to be removed will have been clearly identified within the Clients provided Asbestos refurbishment & Demolition Survey and their locations marked on site, with the daily activities managed by an on-site Asbestos Supervisor. All monitoring requirements will be undertaken by an employed UKAS accredited laboratory.
Removal of Non-Notifiable Asbestos	High	Airborne fibre contamination and personal injury	Undertaken by competent personnel trained in Asbestos Awareness & Non-Notifiable asbestos management and competent to undertake such works in accordance with Company Asbestos Management Policy. With works undertaken in accordance Method Statement & Risk assessments within defined exclusion zones All monitoring requirements undertaken by an employed UKAS accredited laboratory

Hazard	Likelihood	Risk	Control
Unauthorised access to demolition site and site occupation	High	Personal injury & commercial implications	Site boundary enclosed by installed 2.4M high hoarding with controlled separate vehicle and pedestrian lockable access gates. All non-required entrances to buildings to be sealed off Security of site in accordance with this document
Late or failure of the disconnection of services by utilities	High	Programme delay	Engage relevant service providers prior to mobilisation period and obtain commitment against a developed services disconnection plan provided to each provider
Discovery of Unexploded Ordnance (UXO)	Very Low	Risk to safety and site and potential locality evacuation	Refer to Client UXO Survey, discuss site procedures on finding UXO with Army Bomb Disposal and all provided information becomes a site safety toolbox talk to all employees on site
Lifting Operations	Medium	Personal injury and property damage	All lifting and crane operations in accordance with developed lifting plan and managed by competent persons. Maintenance and inspections of equipment.
Major Site Incidents	Low	Personal injury and property damage	Works to be well planned, coordinated and supervised in a manner to reduce this risk to the lowest possible level.
Unknown M&E services being discovered	Medium	Risk to safety	Survey areas thoroughly prior to commencement to ascertain unknowns ASAP
Loss of support/ stability of structures during demolition	Medium	Risk to personal safety	Regular site visits from our structural engineer. Investigate and assess existing structures current condition and impact assessments at critical stages of demolition
Underground electrical and mechanical services	Medium	Risk to personal safety	Plan works in accordance with HSG47 "Avoiding Danger from Underground Services" and test or

Hazard	Likelihood	Risk	Control
			CAT Scan areas of concern. Any site excavation works to be undertaken in accordance with an issued Permit to Excavate and supervised by a competent person
Housekeeping	Low	Risk to personal safety e.g., Slips, Trips and Falls	Works to be well planned, coordinated and supervised in a manner to reduce the risk to the lowest possible level
Ground movement and/or failure of temporary works causing damage or collapse of third-party structures. - Retaining Wall movement	Low	Risk to personal safety and to property.	Re-design and additional temporary works installed. Monitored regularly so problem can be highlighted and addressed ASAP
Risk from cold weather and direct strong sunlight	Medium	Risk to personal safety	Operatives will be advised of the risks. The company will provide the correct protection and PPE and all risks will be under medical surveillance
Poor community Relations with adjacent live residential properties, residents, and business	Low	Programme delay	Community relations Management carried out in accordance with Company Environmental Management Policy. This will include regular meetings with those adjacent areas with information circulated in the form of newsletters etc.
Safety Documentation approvals by third parties other than client	High	Programme delay	Planned submission of safety documents and pre-determined approval times
Site Remediation Works	High	Personal Injury Accidents	Planned Remediation works managed by competent management and undertaken by experienced employees and subcontractors

Hazard	Likelihood	Risk	Control
Demolition by Mechanical Plant	Medium	Personal Injury Accidents	All Demolition works carried out in accordance with individual method statements, task sheets and risk assessments undertaken by experienced employees managed by competent supervision. All within their own exclusion zones, managed by appointed Banksman in radio contact with the Plant Operators
Site Interface between Vehicles and Pedestrians	High	Personal Injury Accidents	Defined separation of vehicles and pedestrians by identified routes into and onsite confirmed by a site developed Site Traffic Management plan
Site Fire Safety	High	Personal Injury and Property damage	Risk managed by the development of a Site Fire Risk Assessment and Fire Plan and procedures. Plus, use of Hot Works Permits to Work and Safety Talks and Safety Standard.
Confined Spaces	High	Personal Injury accidents	Confined spaces opened up or via confined space work risk assessment, safety procedures and Permits to Work and talks
Falls from Height	High	Personal Injury Accidents	Falls from height controlled in accordance with Company Health & Safety Policy, developed work package Risk Assessments and Method Statements and Safety Talks
Environmental Management of Adverse Impacts such as noise, dust, vibration, ground contamination etc.	Low	Adverse environmental responses	Environmental Management carried out in accordance with Company Environmental Management Policy and Site Environmental Management plan All site noise, dust and vibration levels will be recorded, if required, by equipment located at pre-determined sensitive areas on and around the site. All information will be managed by a designated

Hazard	Likelihood	Risk	Control
			person
Site commercial vehicle movements to and from site	Medium	Public interface and traffic accidents and congestion and disturbance	Vehicle movements planned in accordance with Site Traffic Management Plan and Site Environmental Management Plan developed in liaison with the Local Authority For large load movements to and from site, these will be notified to the police who will arrange escorts to and from site along pre-determined routes and times. All those who will be potentially affected will be notified prior to the movement being undertaken
Manual Handling	Medium	Personal Injury Accidents	Work tasks to be planned to prioritise use of various mechanical plant
COSHH Risks- Hazardous Wastes	Medium	Personal Injury Accidents	Initial Hazardous wastes survey to allow COSHH Risk assessment control measures for removal and disposal to be developed via Chemical data sheets and/or specialist waste subcontractor input
COSHH Risks- Hazardous Chemical used as part of the works such as diesel fuel	Medium	Personal Injury Accidents	COSHH Risk assessment with control measures will be developed referring to safety data sheet
Isolation and Disconnection of site M&E Services	Medium	Personal Injury Accidents	All site M&E services shall be identified within Client provided information and their exact location then determined on site using approved M&E Subcontractors All M&E isolations and disconnections and rerouting for site temporary supply requirements shall be undertaken to a pre-planned schedule and remaining temporary site services marked throughout their length

Hazard	Likelihood	Risk	Control
Isolation and Disconnection of site M&E Services having a potential adverse impact on adjacent properties	High	Personal Injury Accidents Loss of third-Party M&E Services	All site M&E services shall be identified within Client provided information and their exact location then determined on site using approved M&E Subcontractors All M&E isolations and disconnections and rerouting for site temporary supply requirements shall be undertaken to a pre-planned schedule. Including liaison all adjacent property owners/tenants to identify the impact of all services isolations and disconnections. Where any issue is identified that will affect adjacent properties then all works will be planned in liaison with those properties occupiers and all changes recorded on drawings for their reference.
Hazards from surrounding locality (Persons, Property, Vehicles, Transport etc.)	Medium	Personal Injury and Property damage	As part of mobilisation period, a full comprehensive survey & report will be undertaken to establish the location of the detailed hazards and the potential effect of the project will have on them and the risk mitigation procedures needed
Structural Hazards (Within site or Adjacent to it)	Medium	Personal Injury and Property damage	As part of mobilisation period, a full comprehensive Pre-Demolition Structural Condition Survey & report will be undertaken by our structural engineers with photographs to establish the location of all potential structural hazards on site and on adjacent buildings, roads, and pavements. On completion of the demolition works a Post Demolition Structural Condition Survey, with photographs, will be undertaken on all adjacent buildings, roads, and pavements

Hazard	Likelihood	Risk	Control
Installation of Temporary M&E supplies to Site	Low	Personal Injury	All required site temporary electrical and water supplies will be installed by subcontract companies from our approved sub-contractors list and who hold the relevant trade accreditation for their works and undertaken in compliance with the relevant British Standard All works will be pre-planned by the Site Project Management team against a developed programme
Provision & Installation of Site Welfare Facilities	Low	Personal Injury	All site welfare will meet the requirements of the CDM Regulations and Company Safety Standard "Site Welfare Facilities" and will be installed on site as part of the Project Mobilisation Period and prior to any Demolition works commencing. All facilities will be serviced and cleaned on a daily basis by designated persons
Subcontract Packages Management	Medium	Personal Injury and Property damage	All subcontract packages will be procured from our approved subcontractors list and they each will be issued with a Scope of Works Tender, programme, and details of risks on site which they need to consider as part of their tender. All subcontract works undertaken in accordance with Risk Assessments and Method Statements which have been approved by Site Project Manager On site all sub-contractors work will be managed daily on site by appointed Demolition Manager overseen by the Site Project Manager. Their site safety performance will be part of the regular site safety audits undertaken by the company safety team

Hazard	Likelihood	Risk	Control
Occupational Health Management	Medium	Personal Health Risks	As part of the company Employees Occupational Health Management Policy the following procedures will be implemented on site for all on site All employees completing accompany Health Check Questionnaire Occupational Health provider to visit site to carry out fitness to work medicals for safety critical workers and hold Lifestyle Consultation's. Retained Medical company visiting site to carry out random Drug & Alcohol Testing Any occupational health risk such as from Noise, Vibration and HAV will be eliminated or controlled by developed risk assessments and information recorded.
Identifying Unknown asbestos during demolition works	Low	Personal Health Risks	Area sealed off then any unknown or unrecorded asbestos shall be notified to asbestos division immediately who will arrange for samples to be taken to determine what it is. Dependent upon findings HSE to be notified using an ASB5 and an Asbestos Plan of work developed with Risk Assessments. Required asbestos removal will be carried out in accordance with information detailed within Section 1 above
Slips, Trips & falls	Medium	Personal Injury	All slips, trips and falls risks on site will be eliminated by continuous surveillance by all on site of all work areas, and any risk identified recorded and rectified immediately
Site Generators	Low	Personal Injury	During the installation of site generators to eliminate the risk of electrocution of persons on site during the running of generators, then all generators shall be earthed

Hazard	Likelihood	Risk	Control
			with the earthing system installed by a competent electrician
Temporary Works Installations	Medium	Personal Injury and Property damage	All Temporary Works shall be undertaken in line with the current BS5975.
Scaffolding Erection/Dismantling	High	Personal Injury and Property damage	All Scaffolding Works shall be installed as per the company standard for scaffolds. All scaffolding works undertaken by Approved Subcontractors working to approved method statement and risk assessments

20. Health and Safety File Information

Information relating to the site shall be gathered as work progresses and made available in the form of a Project Completion Report which will be submitted for inclusion into the client's health and safety file.