**STANDARD PRE-CONSTRUCTION INFORMATION FOR RESIDENTIAL PROPERTIES**

**Author Pat Salbany**

**Date: 11th November 2021**

**Version: 1**

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| Address | Boveney Lock House  Dorney  Windsor  Berkshire  SL4 6QQ | | | |
| Name of project | Refurbishment of Boveney Lock House | | | |
| Description of works | Undertake the Refurbishment and upgrading of Boveney Lock House in line with the Schedule of Works. To include the removal of the wall to the kitchen, redecoration throughout, upgrading of pitched ceilings to first floor and provision of new LVT flooring throughout | | | |
| Intended use of building | Residential – currently vacant | | | |
| Start date  (all changes to start date must be confirmed to client) | Date to be agreed – December 2021 or January 2022 | | | |
| Estimated length of works | 5 weeks (estimated) | | | |
| **Key Personnel (if applicable)** | **Name** | **Contact Details** | | |
| Client: | Pat Salbany | [patricia.salbany@environment-agency.gov.uk](mailto:patricia.salbany@environment-agency.gov.uk)  07425 620502 | | |
| Designer: |  |  | | |
| Contractor: | To be agreed |  | | |
| Principal Designer: | N/A |  | | |
| Principal Contractor: | To be agreed |  | | |
| Tenant/occupier: | Vacant Property  Lock keeper - Georgia Wilson | 07876 818046 | | |
| **Client requirements** | | | | |
| Preferred best practice is that all operatives should hold a current and relevant CSCS card. Please provide details of any alternate qualifications which must be approved before work on site. | | | Always | |
| All site managers must hold a current SMSTS and supervisors a SSSTS or CSCS gold card. | | | Always | |
| Specific and relevant current qualifications must be held by those erecting scaffolding (CISRS), scaffolding towers (PASMA) or operating MEWP. | | | Always | |
| 1. The CPP must contain explicit acknowledgement of receipt of the PCI 2. The CPP should be submitted 10 days before planned start on site. 3. The CPP will be checked before work is authorised. | | | Always | |
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| **Site and building plans attached** | | | | |
| Site access plan | | | | Y |
| Site services plan | | | | Y |
| Floor plans | | | | Y |
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| The Site Services Plan - Boveney Lock 1 site services shows an electricity supply running along the edge of the island from the electricity station shown on the plan in the SW corner of the garden to the lock keepers welfare unit in a North Easterly direction. There is also an electric supply to the shed that appears to have been added by the previous tenant and this is to be removed and or made safe while on site - Please also identify any other temporary electric supplies to sheds that need to be removed prior to works commencing work. | | | | |

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| **Site access hazards** | |
| Narrow or restricted access road | Yes |
| Limitations to parking | Yes |
| Limitations for turning vehicles | Yes |
| Limitations for larger vehicle access | Yes |
| 1 locked gate on access road to carpark – lock keeper will open and lock this gate on a daily basis  Access to house over lock gates and a bridge | |
| **Adjacent land use hazards (example schools, railway lines, busy roads, waterways)** | |
| Access road owned by Eton College  Access road crosses fields where cattle graze with no fences – cattle may be on road | |
| **Significant services** | |
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| **Ground conditions that may impact on safe working** | |
| Any working within 2 m of the river will require contractors to wear life jackets | |
| **High level structures that may impact on safe working** | |
| Trees and high level cables to house | |
| **No-go areas** | |
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| **Working hours -** 8am – 5pm or otherwise to be agreed with lock keeper on site | |
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| **Survey documentation attached –** No working in the house is required so none of the below is relevant | |
| Asbestos survey 2019 | Y |
| Legionella survey 20 | N |
| Confined spaces survey 20 | N |
| Condition survey 2015 | N |
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| **Asbestos containing materials summary** | |
| Hallway – asbestos bonded floor tiles and adhesive  Kitchen and lobby – asbestos paper lining to vinyl floor  External wc – asbestos bonded black toilet cistern cover  External – asbestos insulating board cover  **The flooring to the kitchen and hallway will have been removed prior to works starting on site** | |
| **Permits or permissions required** | |
| Standard EA permission to work. | |
| **Welfare arrangements** | |
| The house has a functioning bathroom which can be used by contractors on site – the kitchen is also available to prepare food but has no cooking facilities – the contractor will need to provide a kettle and microwave for heating food and preparing hot drinks  Contractors to provide DEB board in accordance with SHECOP | |
| **Fire/emergency arrangements** | |
| Residential property so no marked exit routes or formal arrangements. Please note exit routes on site.  Nearest hospital =   * Tel: 01753 633000   Wexham Park Hospital  Wexham Slough Berkshire SL2 4HL | |
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| **Post project information required**  Photographs of works completed and any issues that require further investigation or works to be reported to EA | |
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