




# STANDARD PRE-CONSTRUCTION INFORMATION FOR RESIDENTIAL PROPERTIES

**Author Pat Salbany**

**Date October 2022**

**Version 1.0**

Address	Osney Lock Keepers House East Street Oxford OX2 0AX	
Name of project	Osney Void Refurbishment	
Description of works	Upgrading insulation to pitched ceilings, void off bedroom 1 and ground floor Decoration throughout Replacement floor coverings General repairs and small minor improvements	
Intended use of building	Residential	
Start date (all changes to start date must be confirmed to client)	December 2022	
Estimated length of works	6-8 weeks	
<b>Key Personnel (if applicable)</b>	<b>Name</b>	<b>Contact Details</b>
Client:	Pat Salbany	<a href="mailto:Patricia.salbany@environment-agency.gov.uk">Patricia.salbany@environment-agency.gov.uk</a> +44 7425620502
Designer:		
Contractor:		
Principal Designer:		
Principal Contractor:		
Tenant/occupier:	Void	
<b>Client requirements</b>		
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
 2021OsneyLockHou se_FFP_A3L_50.pdf  2021OsneyLockHou se_SP_A4L_1250.pdf  2021OsneyLockHou se_GFP_A3L_50.pdf	
<b>Site and building plans attached</b>	
Site access plan	
Site services plan	
Floor plans	
<b>Site access hazards</b>	
Narrow or restricted access road	x
Limitations to parking	x
Limitations for turning vehicles	x
Limitations for larger vehicle access	x
Access via Osney depot	
Lifejacket compulsory for crossing bridge	
<b>Adjacent land use hazards (example schools, railway lines, busy roads, waterways)</b>	
Public footpath, built up area	
<b>Significant services</b>	
<b>Ground conditions that may impact on safe working</b>	
<b>High level structures that may impact on safe working</b>	
High level cables to house	
<b>No-go areas</b>	
<b>Working hours</b>	
To be agreed with lock EA	
<b>Survey documentation attached</b>	
Asbestos survey 2016	Y
Legionella survey 20	N
Confined spaces survey 20	N
Condition survey 2015	N



Asbestos\_2016.pdf

**Asbestos containing materials summary**

None applicable to external work

**Permits or permissions required**

Standard EA permission to work.

**Welfare arrangements**

On site welfare available – please liaise with resident to ensure use of staff facilities is agreed  
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: 01865 741166
- John Radcliffe Hospital

Headley Way

Headington

Oxford

**Post project information required**