

# Pre-construction Information

Relating to:

LED replacement lighting to internal and external communal areas to 3no 11 storey blocks of flats to Lenham Towers, Dunton Towers, and Romney Towers.  
Northumberland Road,  
Brinnington,  
Stockport  
SK5 8NP

Date: .....



# Project preface

<b>Client name:</b>	Stockport Homes Limited
<b>Client address:</b>	Unit 9, Southside Bredbury Park Industrial Estate Bredbury Stockport SK6 2SP

<b>Supervising Director:</b>	Jon Blackwell
<b>Prepared at:</b>	Unit 9, Southside Bredbury Park Industrial Estate Bredbury Stockport SK6 2SP
<b>Document prepared by:</b>	Lee Jones

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## Appendices

### 1. F10 Notification

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# 1 Description of Project

## 1.1 Project description

The works involves the renewal of the existing communal lighting , replacing it with new LED lighting to 3no 11 storey tower blocks of flats.

**The work is to be carried out at:** Lenham Towers, Dunton Towers &  
Romney Towers  
Northumberland Road  
Stockport  
SK5 8NP

**Start Date:** To be confirmed  
**Contract Duration:** To be confirmed

## 1.2 Duty holders

**Client:** Stockport Homes Limited  
Unit 9, Southside  
Bredbury Park Industrial  
Estate Bredbury  
Stockport  
SK6 2SP

Contact: Lee Jones  
Tel: 0161 474 4362 / 07800 618388  
E-Mail: [lee.jones@stockporthomes.org](mailto:lee.jones@stockporthomes.org)

**Principal designer** Stockport Homes  
Limited Unit 9, Southside  
Bredbury  
Stockport  
SK6 2SP

Contact: Lee Jones  
[Tel: 0161 474 4362 / 07800 618388](tel:01614744362)  
[E-Mail:lee.jones@stockporthomes.org](mailto:lee.jones@stockporthomes.org)

**Principal Contractor:** To be confirmed

### 1.3 Other Useful Contacts

<b>Local HSE Office</b>	Redgrave Court Merton Road Bootle L207HS Tel: 0151 951 4000
<b>Local Hospital (A&amp;E):</b>	Stepping Hill Hospital Poplar Grove Hazel Grove Stockport SK2 7JE Tel: 0161 483 1010
<b>Local Fire Station:</b>	Stockport Fire Station King Street West Stockport SK3 0DT Tel: 0161 906 0603
<b>Local Authority:</b>	Stockport Metropolitan Borough Council Town Hall Edward Street Stockport SK1 3XE Tel: 0161 480 4949

### 1.4 Workplace Regulations

Not applicable. Upon completion of the scheme, the structure will remain in residential use.

### 1.5 Existing Records

Asbestos information is available via the Stockport Homes online portal. Please refer to section 3.4 for further details.

## 2 Client's considerations and management requirements

### 2.1 Planning and Management of the Works

The Principal Contractor is to produce within their Construction Phase Plan, an organization organogram of his site health and safety structure showing:

- **Site Health and Safety Manager**
- **First Aiders**
- **Fire Wardens**
- **Temporary Works Coordinator where applicable.**

The aim of the project including the specific safety goals is to comply with all appropriate legislation by providing a safe and healthy working environment that will minimize workplace hazards and thereby minimise potential accidents to personnel and others involved directly or indirectly with the work and also minimise the likelihood of harmful environmental incidents.

The Principal Contractor in their Construction Phase Plan is to indicate how they will Monitor and Review their site health and safety arrangements. Regular Health and Safety audits of the site are to be carried out by the Principal Contractor. Copies of the Audit Reports are to be forwarded to the Principal Designer. Actions from the audits are to be notified to the client on a monthly report at site meetings.

The Principal Contractor must ensure that all contractors and sub-contractors appointed by him have the knowledge and resources to comply with the duties and prohibitions imposed on him under Regulations.

**Suitability of the Construction Phase Plan prior to commencement of works will be dependent upon the Principal Contractor demonstrating adequate arrangements for management of the works, how the works are to be monitored and the selection and appointment of contractors.**

### 2.2 Communication and liaison

The Principal Contractor is to detail how he will ensure co-operation between contractors on site for health and safety purposes e.g.: -

- Pre Start Meetings
- Weekly Site Meetings
- Formal and Informal Inspections
- Tool Box Talks

This section should address: -

- HOW the contractor will ensure cooperation (see above)
- WHEN these procedures will take place
- WHO will undertake these tasks on behalf of the Principal Contractor

The Principal Contractor is to detail arrangements for management meetings and initiatives by which the Safety, Health and Environmental (SHE) objectives of the project are to be achieved e.g. provide a meeting schedule, defining the type, purpose and frequency of each meeting.

**Suitability of the Construction Phase Plan prior to commencement of works will be dependent upon the Principal Contractor demonstrating adequate arrangements for liaison and communication between parties throughout the project duration.**

### 2.3 Site Security / Hoarding Requirements

The Principal Contractor is to ensure that unauthorized access to the site, particularly by children, is prevented for the duration of the works. Please refer to HS(G) 151 *Protecting the Public — Your Next Move* available from HSE Books.

The contractor is to be mindful that the works are to be undertaken in residential blocks and are to plan security accordingly.

**Suitability of the Construction Phase Plan prior to commencement of works will be dependent upon the Principal Contractor demonstrating adequate arrangements for securing the site.**

### 2.4 Welfare Provision

The Principal Contractor is to ensure that adequate welfare facilities are available on site from the start of the works until the project has completed in accordance with Construction (Design and Management) Regulations 2015, Regulation 4(2)(b), 13(4)(c), 15(11) and Schedule 2.

**Suitability of the Construction Phase Plan prior to commencement of works will be dependent upon the Principal Contractor demonstrating adequate arrangements for providing and maintaining adequate welfare provision.**

### 2.5 Vehicle Movement Restrictions

The blocks are located a on residential street Access through existing car parking areas may prove difficult for larger vehicles, but it is not expected that vehicle movement will be a problem for this contract.

### 2.6 Permit-to-Work Systems

In addition to task specific risk assessment and method statements, works of particularly high risk will require specific controls via implementation of a permit to work procedure. The Principal contractor is to include this in the Construction Phase Plan.

**Suitability of the Construction Phase Plan prior to commencement of works will be dependent upon the Principal Contractor demonstrating adequate arrangements for the issue and control of permits and authorisation of construction activities.**

## 2.7 Fire & Emergency Procedures

The Principal Contractor is to devise an adequately detailed emergency plan in consultation with the existing emergency plans for each block.

The Principal Contractor is to ensure that it is incorporated within the Construction Phase Plan. The following elements should always be included.

- Training and instruction of all staff and operatives
- Induction of Visitors
- Location of Assembly Point
- Instruction on what to do in an emergency
- Identification of firefighting equipment
- Special arrangements for evacuation in high risk areas
- Arrangements for notifying occupiers

As part of the Emergency Fire Plan, the Principal Contractor is advised to prepare a suitably marked up drawing identifying the following; -

- Position of site cabins and welfare facilities
- Location of firefighting appliances including type and quantity
- Location of emergency fire assembly points
- Location and direction of emergency vehicle access routes which are to be maintained clear from obstruction

**Suitability of the Construction Phase Plan prior to commencement of works will be dependent upon the Principal Contractor demonstrating adequate arrangements are in place for fire and emergency procedures.**

## 2.8 Restricted Areas

Access into properties will be via pre-arranged appointment.

## 2.9 Details of confined spaces

None

## 2.10 Smoking & Parking Restrictions

The site is to be designated a no smoking zone in accordance with current legislation.

Parking is restricted on site to customer parking on existing car parks. On street parking is available with no charge on the surrounding roads.

### 3 Environmental restrictions and existing on-site risks

#### 3.1 Surrounding Land Uses and Related Restrictions

The blocks stand close to the outskirts of the town centre in Brinnington. The residential blocks are also bordered by other residential properties.



#### 3.2 Existing Services and storage of Hazardous Materials

Existing services are located within the blocks and are to remain live throughout the duration of the works. Local isolations are to be coordinated with the Client/Occupier as required. Consideration should be given to overhead cables when erecting scaffolding.

#### 3.3 Ground Conditions / Contamination

Ensure scaffolding is erected onto firm level ground

#### 3.4 Asbestos and Other Hazardous Materials

Asbestos information is available via Stockport Homes online web portal.

<https://asbestos.stockporthomes.org/>

Log in details and training is available from Stockport Homes.

In accordance with current legislation and approved codes of practice, please note that the Principal Contractor will need to ensure that all operatives who are likely to be exposed to asbestos containing materials as part of their everyday work activities, are asbestos awareness trained. This includes sub-contractors. The certification is to remain within the Construction Phase Plan on site throughout the scheme for inspection as required. Please refer to the Control of Asbestos Regulations 2012 for further information.

The Principal Contractor, as part of the Construction Phase Plan, is to provide their emergency procedures for dealing with suspicious materials identified during the course of the works.

## **4 Significant design and construction hazards**

### **4.1 Design Assumptions**

It is expected that the works will be on the external & internal elements of the blocks.

### **4.2 Design Development**

The Principal Contractor is required to list all those in his team, including his sub-contractors, with any design input, so that the procedure for appraising all design in accordance with the CDM Regulations 2015 can be established.

The Principal Contractor is required to provide to the Principal Designer at least 15 working days prior for implementation, a document setting out his method statement, hazard analysis and risk assessments for elements of the work designed by him.

### **4.3 Significant Risks**

The designers have highlighted the following significant risks that remain with the design:

- Work at heights: Consideration to be given to the falls of persons or materials.

The above list is not exhaustive and the Principal Contractor is advised to undertake site specific risk assessments and implement appropriate control measures in accordance with current Health & Safety Legislation and guidance.

**Suitability of the Construction Phase Plan prior to commencement of works will be dependent upon the Principal Contractor demonstrating adequate arrangements for the management of risks associated with construction activities.**

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## 5 The health and safety file

### Format Requirements

It is a requirement for this project, that all information for inclusion in the health & safety file is supplied as follows:

- 1 No in electronic format.

The health and safety file should contain the information needed to allow future construction work, including cleaning, maintenance, alterations, refurbishment and demolition to be carried out safely. Information in the file should alert those carrying out such work to risks, and should help them to decide how to work safely.

The file must contain information about the current project likely to be needed to ensure health and safety during any subsequent work, such as maintenance, cleaning, refurbishment or demolition. When preparing the health & safety file, information on the following should be considered for inclusion:

A brief description of the work carried out;

Any hazards that have not been eliminated through the design and construction processes, and how they have been addressed (e.g. surveys or other information concerning asbestos or contaminated land);

Key structural principles (for example bracing, sources of substantial stored energy including pre or post tensioned members) and safe working loads for floors and roofs;

Hazardous materials used (for example lead paint, pesticides, special coatings);

Information regarding the removal or dismantling of installed plant and equipment (for example any special arrangements for lifting such equipment);

Health and safety information about equipment provided for cleaning or maintaining the structure;

The nature, location and markings of significant services, including underground cables, gas supply equipment, fire fighting services etc;

Information and as-built drawings of the building, its plant and equipment (for example, the means of safe access to and from service voids, fire doors).

There should be enough detail to allow the likely risks to be identified and addressed by those carrying out the work. However, the level of detail should be proportionate to the risks.

The file should not include things that will be of no help when planning future construction work such as pre-construction information, the construction phase plan, contractual documents, safety method statements etc.

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# Appendix 1

## **F10 Notification**

To Follow

