Construction Management Plan

Site:
Sunshine Day Nursery
6 Tarmount Lane
Shoreham-By-Sea
West Sussex
BN43 6DA

Prepared by Ian McNally – Complete Health & Safety Ltd, November 2021
Approved by Robert Steele - RJ Steele Building Contractors Ltd, November 2021

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Construction Management Plan

Project address:	6 Tarmount Lane, Shoreham-By-Sea, West Sussex BN43 6DA
Proposal:	Demolition of existing cottage & garages (8 Tarmount lane) & construction of Part Two-Storey & Part Single Storey Extension to East, First Floor Extension over Existing Flat Roof Extension at Rear & Glazed Link to Existing Nursery Building at 6 – 8 Tarmount Lane, Shoreham-By-Sea, BN43 6DA.
Prepared for:	Pre-Commencement Planning Permission AWDM/1774/19 in respect of Planning Conditions identified under Schedule Ref 05,13,15,17,18.
Planning application number:	AWDM/1774/19
Prepared by:	Ian McNally CMIOSH
Date:	22.11.2021

PREFACE

This document sets out the Construction Management Plan for the project and in particular identifies key risk control measures required contained under the associated planning Conditions schedule. The document has been produced in addition to the Construction Phase Plan (CPP) as required by Construction Design Management Regulations 2015.

Principal Designer: RJ Steele Construction

Architects: JH Pfeiffer Architects & design ltd

Contractor: RJ Steele Construction

Appendices

1. Site Access & Delivery Plan
2. Demolition Risk Assessment

Specific condition requirements:

05. *No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Public Holidays*

12. *No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided to the east of the parking area in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed*

13. *No development shall take place.* i*ncluding any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters: -*

- *the anticipated number, frequency and types of vehicles used during construction;*
- *the method of access and routing of vehicles during construction;*
- *the parking of vehicles by site operatives and visitors;*
- *the loading and unloading of plant, materials and waste;*
- *the storage of plant and materials used in construction of the development;*
- *the erection and maintenance of security hoarding;*
- *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders); · details of public engagement both prior to and during construction works.*

15. *Following* demolition of No. 8 Tarmount Lane and ancillary garage buildings to the rear of the site, any damaged walls or means of enclosure shall be made good and reinstated to match existing in appearance, use of materials and finish with details to be submitted to and approved by the Local Planning Authority. Work shall be completed prior to commencement of use of the building.

17. The external door/staircase at No. 6 shall be used only for the purposes of emergency escape from the premises.

18. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority: -

(1) A preliminary risk assessment which has identified: -

- *all previous uses;*
- *potential contaminants associated with those uses;*
- *a conceptual model of the site indicating sources, pathways and receptors; and*
- *potentially unacceptable risks arising from contamination at the site.*

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

1.0 Introduction.

1.1 The site address is 6 Tarmount Lane, Shoreham-By-Sea, West Sussex, BN43 6DA

The planning consent involves the demolition of the site existing cottage & garages (8 Tarmount lane) & construction of Part Two-Storey& Part Single Storey Extension to East, First Floor Extension over Existing Flat Roof Extension at Rear & Glazed Link to Existing Nursery Building at 6 – 8 Tarmount Lane Shoreham-By-Sea, BN 43 6DA

1.2 The document describes in outline, how the construction work is to be carried out with an emphasis on how the Principal Contractor will manage the specified issues set out under the planning conditions. The measures identified will seek to mitigate any potential impact on the surrounding area, its residents, businesses and the environment generally.

Scope of report.

2.1 With reference to the particular restriction of planning conditions, this report will specifically examine the following issues along with more general construction management issues:

a) Demolition Summary Statement.
b) Traffic management and access constraints.
c) Site deliveries, parking, storage.
d) Site accommodation.
e) Potentially unacceptable contaminated risks
f) Noise, dust and Air Quality
g) Site information and working hours.

2.2 Demolition Summary Statement

Rabbit Demolition will be appointed to undertake the demolition content of the project, they are a well-established Demolition Contractor and are accredited to the National Demolition Training Group. Before any demolition works will be undertaken a Demolition / Refurbishment Asbestos survey will be carried out and any asbestos containing materials will be removed by an asbestos

accredited contractor who will issue a stage 4 clearance certificate once the building has been safe to enter.

The demolition contractor will seek to reclaim as much of the existing materials as practical / safe to do. The sequence will disconnect any live services before carrying out a soft strip of all the internal materials for recycling. One this phase has been completed roof coverings will be stripped with the use of mobile elevated work platforms. The roof timbers will be removed by excavator and long reach grapple. Owing to the proximity of the neighbouring flats at "Swanborough Court" the boundary elevation wall will be taken down by hand until any risk off falling materials has been minimised. The remainder of the building will be taken down using an excavator with long reach arm and grapple. Foundation clearance will be undertaken with machine and breaker attachment with a watching brief in place to ensure underground storage tanks.

2.3 Traffic Management Proposals - Access Constraints and Security

The site has a single means of access to the primary frontage on Tarmount road parking bays to the adjoining building will be provided for use during the construction period.

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2.3.1

The site will be hoarded at pavement level with solid ply hoarding, they will be painted and appropriate safety information highlighted. The main gates will be kept closed during the day to maintain site security. A key coded lock will be provided to permit authorised personnel.

2.3.2

The existing vehicular access will adequate to accommodate large skips and delivery lorries. It is envisaged that this is the primary point for construction access. This will allow for the site clearance and demolition to occur, with all waste being loaded onto trucks onsite and then leaving via the minor feeder road.

REF appendix 1. Site access plan

Traffic Management Measures

2.3.3 The project is a small sized development and as such the number of vehicle movements is anticipated to only slightly increase in comparison to the daily traffic movements in the vicinity, an anticipated 10 per day during the demolition and strip out reducing to 6/10 per day during the

construction phase. The supply chain will be provided with clear instruction in respect to the site location and traffic approach and unloading arrangements.

2.3.4 Owing to the site access, it is anticipated that all offloading will be carried to the front of site with then transported to the allocated storage areas within the site.

2.3.5 Prior approval will be sought for any abnormal loads, crane and other heavy lifting equipment deliveries from the environmental health officer and ADCC, however, it is not considered that this will be necessary at this point.

2.3.6 A dedicated wheel washing area is to be formed adjacent to the main cross over, within the curtilage of the site. This will be especially important at the demolition and excavation stages of construction.

2.3.7 The site has good access with the primary access illustrated in appendix 2.

Pedestrian Access

2.3.8 There is limited on-street parking available in the vicinity of the site although a pay and display with 2m height restriction is located some 50m from the site and will be suitable for cars and small vans. The site is well served with numerous bus services travelling to the center of Shoreham-By-Sea.

2.3.9 Pedestrian access to the Site will be identified, although due to minimal on-site traffic formal pedestrian segregation will only be to the front of site around welfare block. Induction will specify site rules to limit pedestrian access when plant is operating and all staff will be made aware of the requirement to gain visual eye contact with drivers with a thumbs up acknowledgement before moving near plant.
Clear signage will be provided to maintain the safety of the Site and the public. Where necessary pedestrian access routes will also receive suitable levels of lighting.

2.3.10 The primary pedestrian access will be through the main site gate on Tarmount Lane.

2.4 Site Deliveries and Parking

2.4.1 All deliveries, where possible, shall be carried out within normal site working hours and will be controlled by a suitably qualified foreman thereby ensuring pedestrian safety and minimising disturbance to other traffic. Where possible reversing will be avoided. Abnormal loads will be arranged / approved with ADCC and if required, any necessary traffic management orders.

2.4.2 A system for pre-booking deliveries to site will ensure that they are received and managed in the most effective manner.

All site deliveries will take place via the main cross over on Tarmount Lane which will be the primary delivery area as per appendix 1.

2.4.3 There will be very limited spaces available for car parking, arrangements will include utilization of four car parking bays to the front of 6 Tarmount lane and the public car park opposite.

2.5 Material Storage

2.5.1 The site has a will use a dedicated storage area to the rear of the site. The front of site act as the primary delivery point. The storage area will be segregated with short- and long-term areas. All loads of materials stored on site, shall be stored in a clean and safe manner to ensure that there is no deleterious effect on the environment.

2.6 Site Accommodation

Site accommodation and welfare will be located to the front of site, this will consist of an oasis unit with self-contained: Office, Canteen, drying room, toilet block.

2.7 Potentially unacceptable contamination risks

Conceptual Model

The following approach has been used to assess the potential risk profile of the site in respect to its biological, physical and chemical potential for contaminants to move from **sources** through the environmental media to environmental **receptors**.

Possible human receptors:

- current or future site users such as residents, visitors and workers (depending on land use);
- on- and off-site construction or maintenance workers;
- current or future users of surrounding properties; and
- groundwater bore users that could have implications for human health.

Possible environmental receptors:

- surface water bodies;
- groundwater beneath, or in the vicinity;
- groundwater bores; and
- flora and fauna that may inhabit or migrate through the site.

Possible migration pathways:

- leaching of contaminants through the soil profile to groundwater
- downward migration between groundwater aquifers
- transport of contaminants via groundwater to surface water
- transport of contaminants via surface water
- volatilisation from soil and/or groundwater to air (indoor and outdoor)
- transport of contaminants by mechanical disturbance (e.g. earthworks), and
- biomagnification along food chains.

Possible exposure routes:

- direct contact (e.g. skin exposure) with contaminated environmental media
- ingestion of contaminated environmental media or
- ingestion of food stuffs grown or reared in contaminated media, and
- inhalation of contaminated media (e.g. vapour, dust).

Historical former uses of the site

Former uses include a police station with later mapping indicating council offices and a nursery. A desktop study was undertaken by Groundsure dated 6th April 2020. The report concluded that the were “unlikely to be significant environmental liabilities associated with the property about the proposed use.

The report stated that given the distance to the former ship yard, any significant migration of contaminant is assessed as unlikely. Migration is considered possible but unlikely to be significant from the other nearby sources due to the anticipated superficial clays.

Minor issues required consideration and assessment including investigation to asses if a former fuel storage tank may have been present in connection with historical vehicle maintenance.

Potential risk management strategy from underground fuel tank

An additional risk analysis will be undertaken by the demolition contractor before excavation or related ground penetration works commence.

A contamination watching brief will be maintained during excavations to identify unexpected ground conditions and identify the existence of any underground fuel tank.

Suitable subsoil and topsoil will be used in feature planting areas. Records will be kept of any soil testing, consignment notes etc to show the suitability of the soils.

In the event an underground fuel storage tank is located.

A targeted ground investigation will be undertaken to assess the chemistry of the shallow soils in the possible former tank area. This will assess end use and clarify whether a legacy of contamination derived from the former fuel storage poses any unacceptable risk.

The removal of any underground fuel tank will be undertaken by a specialist contractor that will degas the tank and use cold cutting methods in accordance with a detailed RAMS.

The Conceptual Site Model - CRM has been undertaken by Southern Testing and is included within the Preliminary Site Investigation & Risk Assessment Report Project ID: J14427 dated 10.06.2020.

10.0 Noise dust and Air Quality

9.1 In a project of this nature, it is recognised that noise, and dust will be important issues and could give rise to local disturbance. These impacts are an inevitable consequence of the construction activities. However, site-specific best practice measures will be implemented by the contractors to minimise the disturbance to local residents and businesses and other potentially sensitive receptors.

Considerations in relation to noise and air quality include:

- Selection of inherently quiet plant

- Selection of the 'best practicable means' for all work to minimise the effects of noise and vibration
- Liaison with the residential and non-residential occupants potentially most affected by noise or vibration from on- site or off-site activities
- Monitoring of noise and vibration levels at, or near, the site boundaries.
- Use of hoardings for as long as practicable to provide a degree of acoustic screening
- Requirement for engines to be switched off on-site when not in use, use of quieter plant, regular plant maintenance.
- Protective scaffolding to be played along the Buckingham Road elevation to allow access and safe restoration, whilst preventing and debris from effecting pedestrians at pavement level.
- Water suppression to be used during demolition or other potentially dust generating activities.
- Operatives will be wearing suitable respiratory protective equipment with other PPE.

10.0 Site Notice Board

A site notice board will be installed to the front of site office and also adjacent to the vehicle access point and will display critical contact details.

11.00 Site Working Hours

08:00 – 18:00 hours (Monday – Friday)

08:00 – 13:00 (Saturdays)

No working is anticipated on Sundays or Bank Holidays

11.1 It is recognised that approval from ADCC is required for any works that need to be undertaken outside these permitted hours, and that ADCC may vary these hours. Activities affected would be delivery / removal of large low loading vehicles for excavators, for which the contractor will be expected to liaise with Local highways and obtain any necessary traffic management orders.

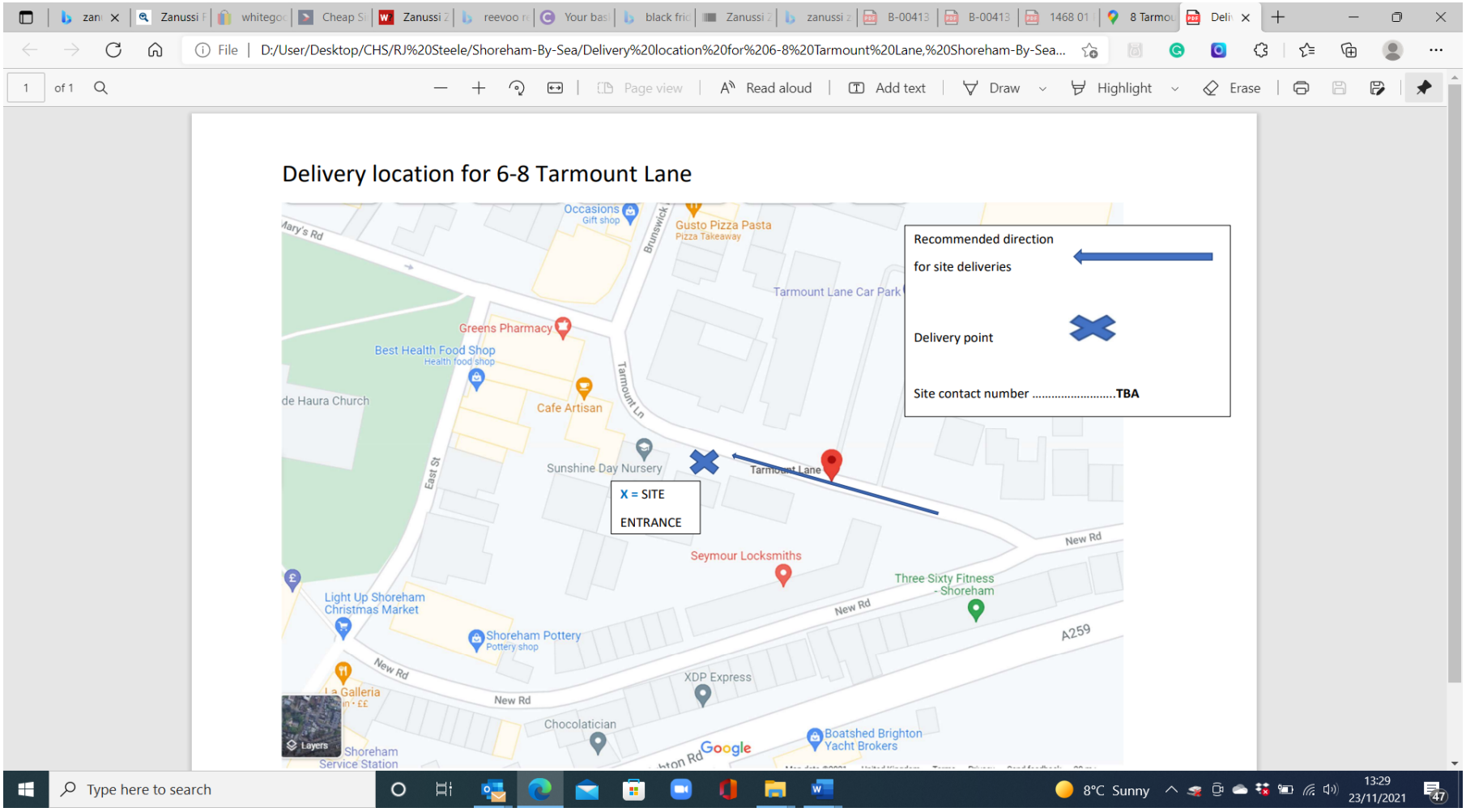
12.0 Communication

12.1 The appointed Site Manager is the primary point of contact to deal with all environmental issues and emergencies on site. He or she is responsible for ensuring all such issues are resolved. Work team members must notify the Work Supervisor of any issues on site.

12.2 The Contracts manager and Site Manager have been nominated to be available to relevant external authorities on a 24-hour basis.

12.3 All relevant authorities, affected local residents and others in the vicinity or affected by specific works will be informed of the project, activity and timeframes. Notice boards will be installed, and these will be updated on a regular basis by the site team with all relevant information pertaining to the works.

Appendix 1. Site Access & Delivery Plan



Appendix 2. Demolition Risk Assessment

Note! All works will be carried out by competent operatives trained in accordance with NDTG best practice and site-specific RAMS as developed by Rabbit Demolition

Activity / Hazards	Who might be harmed and how	Risk Level				General Precautions	Site Specific Precautions	Residual Risk Level			
		N/A	Low	Medium	High			N/A	Low	Medium	High
Unsafe conditions, typical stored materials or weakened structures	Anyone affected by unsafe conditions ie falling materials				✔	▪ Regular monitoring of works to be carried out by competent persons / supervisor / manager ▪ All site operatives encouraged at induction to report unsafe conditions to the supervisor / site management	▪		✔		
Unloading / loading of plant & materials	Anyone within the immediate area, struck by moving plant or falling materials				✔	▪ The supply chain will be advised of the site location / route and unloading / collection arrangement prior to attending site. ▪ All delivery / collection drivers will report to the site manager and agree method to be used, where Hiab's are to be used the operators will be requested to produce their operators' certificates. ▪ No access to flatbed lorries will be permitted without fall protection measures in place. ▪ Management will notify the neighbouring school of any significant delivery of plant or large materials such as steel columns/beam or roof trusses and advise of the arrangements (see also specific lifting plan) ▪ Vehicles entering site will be kept to hard / stoned up areas to minimise potential for mud on wheels being taken onto the highway ▪ Hose and jet washer will be on site to clean off any mud from wheels ▪ Regular monitoring of highway will be undertaken where vehicles / plant are accessing onto site	▪ Where lifting equipment is to be used a lifting plan will be produced. Unloading of steel beams or roof trusses		✔		

Disturbing asbestos containing materials	Operatives, others in vicinity – risk of exposure to asbestos fibre, developing asbestos related disease and death			✔		▪ Asbestos demolition / refurbishment survey report undertaken for the existing building. ▪ Asbestos containing material to be removed and waste dealt with by licensed contractors with trained operatives and a stage 4 clearance certificate issued once removal completed ▪ All operatives to have had asbestos awareness training	▪ Asbestos localised as detailed within the report. ▪ RAMS to be provided by the contractors removing the asbestos and any statutory notifications completed ▪ Demolition not to commence until the asbestos has been removed		✔		
Unauthorised access to site / work area	General public, children – major injuries through falls, contact with equipment etc			✔		▪ Secure fencing around site ▪ Hazardous materials, tools or equipment not left lying about ▪ Warning signs on fencing	▪ The scaffolding standards will be foam protected. ▪ Netting will be installed on the scaffolding to prevent the fall of objects from the edge of the scaffolding. ▪ Staff in the shop advised not to use the emergency exit except in an emergency. ▪ Access to the scaffolding will be via a a first floor window		✔		
Contact by vehicles, operated by others	Operatives – major injury or death by being run over by vehicles operated by others				✔	▪ Wear high visibility vest ▪ Park in designated parking areas	▪ As left		✔		
Contact by delivery vehicles, particularly reversing vehicles	Operatives and general public - major injury or death by people being run over by delivery vehicles				✔	▪ Flashing lights, reversing horns on vehicles ▪ Use banksman to supervise reversing of large vehicles or vehicles with poor rear visibility	▪ Delivery / skip vehicles reversed up Prospect Place up to or into the compound under the guidance of a reversing supervisor		✔		
Contact by / falling objects during deliveries	Operatives and general public - major injury or death by people being run over by delivery vehicles				✔	▪ Ensure unloading area is segregated ▪ Use of appropriate equipment for unloading ▪ Supervision of unloading by Site Manager ▪ Use of person to act as look out and direct the operations	▪ Deliveries / collections inside the compound or in Prospect Place where no pedestrians are present.		✔		
Slips, trips and falls, in general	Operatives, others in vicinity – possible minor or major injury as a result of falling over			✔		▪ Good housekeeping and site tidiness ▪ Site pedestrian routes to be devised before work commences ▪ Pedestrian traffic routes to be kept clear ▪ Keep cables tidy ▪ Wear suitable footwear	▪ Remove any debris away from working, storage and access areas on a daily basis – responsibility of site manager to manage		✔		
Contact with electrical supplies	Operatives, others in vicinity – risk of				✔	▪ Isolation / removal of supply before demolition commences.	▪		✔		

	death by electrocution or explosion					▪ Use of temporary supply to site ▪ Where temporary supply is used for powered equipment use of step down transformers 110v to be used					
Contact with gas – explosion / fire risk	Operatives, others in vicinity – risk of death by electrocution or explosion				✔	▪ Gas supplies isolated and removed by GAS SAFE registered fitter before work commences ▪	▪ .		✔		
Working with electrical equipment	Operatives, others in vicinity – risk of death by electrocution or explosion				✔	▪ Equipment to be Portable Appliance Tested / regularly replaced ▪ Equipment subject to inspection before use ▪ Use of 110volt or battery equipment in preference to 240 volt equipment ▪ 240 volt equipment to be used in conjunction with an RCD	▪ Preference given to using battery tools ▪ 240v equipment are used, but there is an RCD in the circuit		✔		
Contact by site plant movements	Operatives and general public - major injury or death by people being run over by our vehicles/plant or delivery vehicles			✔		▪ Flashing lights, reversing horns on plant ▪ Site plant only to be operated by authorised and competent operatives – records to be retained with Construction Phase Plan. ▪ High viz vests worn by operatives ▪ Operatives to be excluded from area where plant operates ▪ Use banksman to supervise plant operations ▪ All keys to site plant and equipment to be secured at night or when not in use	▪ N/A	✔			
Failure of plant	Operatives - major injury or death as a result of equipment failing		✔			▪ Plant subject to regular servicing/maintenance/ statutory examinations ▪ Weekly plant checks by authorised and competent person ▪ Records of plant checks to be retained in Construction Phase Plan	▪ N/A	✔			
Contact with underground services	Operatives, others in vicinity – risk of death by electrocution or explosion			✔		▪ Site Survey (i.e. CAT scan) ▪ Review of plans ▪ Dig trial holes, mark route of services ▪ Hand digging within .5m of live services	▪ N/A	✔			
Collapse of excavations	Operatives, others in vicinity – injury /death through falling into			✔		▪ Excavations will be inspected in accordance with statutory requirements - At the start of each shift; After any collapse of part of the excavation; After accidental fall of material into the excavation	▪ N/A	✔			

	excavations or injury death through excavation collapse					▪ Ground works will be supervised by a competent person					
Falls into excavations	Operatives, others in vicinity – injury /death through falling into excavations or injury death through excavation collapse			✔		▪ Barriers installed around excavations	▪ N/A	✔			
Manual Handling - *General*	Operatives – possible musculo-skeletal injuries, particularly back injuries, sprains, strains, cuts, fractures etc			✔		▪ Operatives to be trained in manual handling ▪ Unloading/loading or handling materials close to workplace ▪ Use mechanisation where possible, i.e. Grab lorries, barrows ▪ Use safe manual handling techniques including team lifting ▪ Ensure traffic route is clear and suitable for transporting materials ▪ Wear safety footwear	▪ Team lifting ▪ Parking close to the site entrance ▪ Use of a pallet truck to distribute materials within the site		✔		
Lifting Operations – *Specific Task* –	Operatives, others in vicinity – possible minor or major injury as a result of falling material				✔	▪ Lifting operations planned and supervised by a competent person ▪ Lifting equipment and accessories subject to statutory examinations ▪ Separate risk assessment and method statement required for steel beams and roof trusses	▪	✔			
Inadequate internal and external lighting	Operatives, others in vicinity – possible minor or major injury as a result of falling over		✔			• Use natural lighting, whenever possible • Task lighting installed as required	▪ Temporary task lighting to be used		✔		
Materials Storage – poor storage	Operatives, General Public – materials falling causing major injury, possible trips/slips also.			✔		▪ Material stored in safe manner and securely ▪ Material stored away from traffic routes	▪ Delivery of materials as required ▪ Adequate storage area on site, in the compound and in the site itself ▪ Storage areas to be managed and monitored by site manager		✔		
Working at Height in General	Operatives others in vicinity – potential falls leading to major injury or death				✔	▪ Use the most suitable equipment for working at height (ladders/step ladders only to be used for light work of short duration, ladders for access, and only when it is	▪ As left		✔		

						not practicable to use scaffolding, guarded platforms, towers etc). ▪ Factors to take into account- duration of task, weight & size of material handled, tools required, height of operations, surroundings, other trades/ people in area, space availability ▪ Ensure equipment is well maintained and inspected before use ▪ Ensure operatives are trained in the use of equipment ▪ Check ground conditions before use ▪ Check for overhead services or obstructions ▪ Refer to general risk assessments for use of access equipment					
Working at Height -External work at height when removing / tiles windows etc	Operatives others in vicinity – potential falls leading to major injury or death				✔	▪ As above ▪ Work in accordance with site specific demolition RAMS ▪ Use of external mobile elevated work platforms ▪ IPAF and demolition (CCDO) trained operatives ▪ I	▪			✔	
Working at Height - Low risk internal work at height of short duration work up to 2.5m soft strip	Operatives others in vicinity – potential falls leading to minor or major injury			✔		▪ As above	▪ Use of stepladders and low level hop ups			✔	
Working at Height - Removal of cavity wall by hand adjacent to boundary	Operatives others in vicinity – potential falls leading to major injury				✔	▪ As above	▪ Use of mobile scaffold tower			✔	
Falls from height – through the existing floor openings	Operatives others in vicinity – potential falls leading to major injury				✔	▪ Where flooring removed protective crash deck to be provided below	▪			✔	
Working at Height – falls from open edges	Operatives others in vicinity – potential falls leading to major injury or death			✔		▪ Use of secure temporary guard rails comprising top rail, mid rail and toeboards	▪			✔	
Failure of scaffolding	Operatives others in vicinity – potential falls or falling equipment leading			✔		▪ Scaffold design to be provided with compliance sheets and meet NASC TG20:21 requirements ▪ Scaffolder to provide handover certificate	▪ As left ▪			✔	

	to major injury or death					▪ Statutory inspections of scaffolding by competent person ▪ Records of statutory inspections to be filed with the Construction Phase Plan				
Falling Objects or Materials - General	Operatives, General Public, site visitors – falling objects leading to major injuries or fatalities				✔	▪ Demolition work undertaken by accredited contractor NTG with trained demolition operatives in accordance with National Demolition Training Group guidance and specific RAMS ▪ Exclusion zones to be established to create safe zone around work area ▪ Use of tool belts and PPE in accordance with RAMS ▪ Mandatory minimum for demolition work to include: hard hats, steel capped and midsole boots, high vis, gloves and eye protection with hearing and dust mask worn as necessary ▪ Wall adjoining flats to be taken down by hand to safe height. Liaison with management company for flats to keep advised and banksman to remain vigilant during this phase to minimise risk to others ▪ No bombing of materials ▪ Materials to be stored in such a way as to remain safe from collapse and not to unreasonably increase the risk of fire ▪ Regular monitoring of works to be carried out by competent persons ▪ All site operatives encouraged to report unsafe conditions to the supervisor / site management	▪ Guard rails, toe boards, netting on the scaffolding ▪ Liaison with ad		✔		
Uncontrolled collapse of structures – removing structures	Operatives, others in vicinity – possible minor or major injury as a result of falling over				✔	▪ Demolition work undertaken by accredited contractor NTG with trained demolition operatives in accordance with National Demolition Training Group guidance and specific RAMS ▪ Dismantling planned and supervised by competent person ▪ Advice from Structural Engineer, as required ▪ Wear safety helmets ▪ Exclusion of persons not involved in the work	▪ Non-load bearing walls removed from top down ▪ Site Manager to obtain formal advice and information from a structural engineer for any work involving the disturbance of a load bearing wall – temporary works may need to be considered ▪ Dismantling / demolition works planned and supervised by the Site Manager ▪ Exclusion of operatives on site other than those undertaking demolition / dismantling work ▪ Safety helmets to be worn		✔		
Falling Objects or Materials – from scaffolding / towers	Operatives, General Public, site visitors – falling objects				✔	▪ Top and mid guard rails and toeboards on scaffolding / towers	▪ Guard rails and toe boards on mobile towers				

	leading to major injuries or fatalities										
Handling vibrating equipment *Use of portable hand held electrical equipment*	Operatives – potential vibration white finger			✔		▪ Management to select equipment with lowest vibration levels ▪ Management to establish duration to which operatives may be exposed to vibrating equipment (hire company can advise) and ensure that they do not exceed the maximum daily vibration exposure level of 5.0m/s A(8) ▪ Job rotation ▪ Gloves worn and suitable warm rest facilities to be available	▪ Site manager to identify and manage vibration risks ▪ Copy of vibration look up table to be posted on the wall in the rest room.		✔		
Use of angle grinders / disc cutters	Operatives, others in vicinity – risk of death or serious injury due to flying debris/exploding disc				✔	▪ Equipment subject to inspection before use ▪ Operative to be trained and competent in the use of angle grinders ▪ Use in accordance with manufacturer's instructions ▪ Correct disc for work undertaken to be fitted ▪ Guard fitted and correctly adjusted ▪ Dust extraction or suppression fitted and used	▪ Wear EN166B safety goggles ▪ Wear ear defenders ▪ If required wear FFP3 dust mask – operative to be clean shaven and face fit tested (refer to COSHH assessment ▪ Exclude others from work area ▪ Store in a safe place when not in use		✔		
Use of indirect cartridge and gas/ air powered nail guns	Operatives, others in vicinity – risk of death or serious injury due to flying debris/nails				✔	▪ Equipment subject to inspection before use ▪ Operative to be trained and competent in the use of cartridge operated nail guns ▪ Use in accordance with manufacturer's instructions	▪ Wear EN166B safety goggles ▪ Wear ear defenders ▪ If required wear FFP3 dust mask – operative to be clean shaved and face fit tested (refer to COSHH assessment ▪ Exclude others from work area ▪ Store in a safe place when not in use		✔		
Exposure to hazardous substances – *Potential for location of underground storage tank*	Operatives, others in vicinity – for harm refer to separate COSHH assessments		✔			▪ As above ▪ Storage of substances in accordance with specific COSHH assessment	▪ Refer to specific COSHH assessment		✔		
Dust / airborne particles	Operatives, others in vicinity – potential for respiratory problems and eye injuries		✔			▪ To use dust suppression (water) during demolition of external structure ▪ Roof tile stripped by hand and placed via chute into skip with sheeting to minimise dust generation ▪ Where potentially dusty demolition tasks are undertaken consider neighbouring school activities such as drop off collection and break periods ▪ Wear suitable eye protection ▪ Good ventilation for internal activities	▪ Use of Class M vacuum cleaner as required inside building ▪ Damp down dust as required ▪ Use of dust extractor system on tools ▪ Exclude others from work area ▪ Contents of skips wetted down, as required.		✔		

						▪ All drilling, cutting, grinding and mixing works into cement based products which could produce silica dust will be undertaken so as to reduce airborne dust (i.e. by use of wet cutting systems or extraction systems) ▪ Wear FFP3 face mask					
Noise	Operatives, others in vicinity – potential hearing loss in long term, tinnitus etc		✔			▪ Establish exclusion zones ▪ Wear hearing defenders ▪ Where potentially noisy (+ 70dBA at boundary) demolition tasks are undertaken consider neighbouring school activities such as drop off collection and break periods ▪	▪ As left		✔		
Fire - General	Operatives, others in vicinity – potential major injury, burns or death				✔	▪ Fire Risk Assessment to be undertaken ▪ Fire extinguisher(s) to be available as required ▪ Site tidiness and good housekeeping ▪ Operatives informed about fire risks and procedures during induction ▪ No smoking on site ▪ Flammable substances stored in safe area	▪ Co2, Water, Dry powder and Foam extinguisher on site ▪ Verbal fire alarm ▪ Arrangements with Nursery in the neighbouring property to warn them when there is a fire on the site area		✔		
Fire *List any significant fire risks: cutting steel*	Operatives, others in vicinity – potential major injury, burns or death			✔		▪ Use of Hot Works Permit ▪ Remove or protect any flammable materials in the immediate area ▪ Fire extinguisher in immediate vicinity of hot works ▪ 1-hour fire watch	▪ Hot Works permit issued daily by Site Manager, when required ▪ Site Manager to monitor any hot works and sign of the hot works permit	✔			
Exposure to sun	Operatives, others in vicinity – potential for asbestos related disease			✔		▪ Operatives to be aware of risks of exposure to sun ▪ Clothing to be worn to minimise exposure to sun - T shirts and shorts are permitted ▪ Suncream to be available ▪ Rest breaks out of the sun	▪ As left		✔		
Exposure to extreme cold	Operatives, others in vicinity – potential for asbestos related disease			✔		▪ Operatives to be aware of risks of extreme cold ▪ Clothing to be worn to minimise exposure to extreme cold ▪ Rest breaks out of the cold ▪ Access to hot drink and hot food facilities	▪ As left ▪ Use of temporary heaters (but they must be checked when switched off at the end of each day.		✔		
Tree removal	Operatives, others in vicinity – struck by falling tree, branches				✔	▪ Contractor to be recognised tree surgeon with 0peratives having received appropriate training for chain saws and climbing equipment ▪ Provision of suitable RAMS ▪ See to undertaken felling outside school hours	▪ Neighbouring school to be advised and if out of normal school hours not practical then tree felling work outside drop off / collection times and when children are inside ▪		✔		

						▪ Use of equipment in accordance with manufactures recommendation					
Erection of site hoarding	Operatives, General Public, site visitors – falling objects leading to major injuries or fatalities					▪ Works undertaken by competent operatives in accordance with RAMS and temporary works design ▪ Work to be carried out where possible outside school hours ▪	▪				
						▪	▪				
Any other Risks :-											
		✔				▪		✔			

Risk Assessment Criteria			
Possible extent of harm / Likelihood	Minor Injury	Injury >3 days off	Major injury or death
Unlikely	Low	Low	Medium
Possible	Low	Medium	High
Certain	Medium	High	Very High