



Pre-Construction Information
(TI 07)

Invitation to Tender

For

Weymouth 'Bus Shelter'

for

Dorset Council



CLIENT - Dorset Council

PROJECT - Specialist Modular Build, Weymouth

Pre Construction Information Construction (Design and Management) Regulations 2015

JOB 508147

9 August 2024

Version control


Ver	Date	Description of version	Prepared/revised by
1.0	09.08.2024	Tender issue	K. Redfern
2.0	14.08.2024	Tender issue	K. Redfern

Distribution list

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Originated by:	Kevin Redfern	Signature: 
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Introduction

The purpose of this document is to advise prospective or appointed contractors, including the principal contractor, and others of key project health and safety information.

The document represents the pre-construction information (PCI) as defined by the Construction (Design and Management) Regulations 2015 (hereafter CDM2015), reference Regulations 4(4) and 11(6)(a) and (b).

The document advises on key descriptive and background information but restricts itself to that information deemed to be significant or unusual omitting reference to those matters any competent contractor could be expected to anticipate.

The appointed contractor shall assume the duties of the principal contractor under Regulations 13 and 14.

Work on site should not commence until the principal contractor has prepared a suitable Construction Phase Plan (CPP) to advise contractors and others of construction site management arrangements and significant safety issues.

Notification of project

With reference to Regulation 6 it has been assessed that this project does not require notification to the Health and Safety Executive.

Workplace (Health, Safety and Welfare) Regulations 1992

The properties will not be used as a workplace and, therefore, the Workplace (Health, Safety and Welfare) Regulations 1992 is not applicable to this project.

1. Project details

1.1 Description of the project

This construction project comprises the Design, Manufacture and Install of 5 no. Modular single bedroom units of accommodation (Design & Build).

The scope of the work includes the enabling works with bases, mains services and drainage. The delivery to the site of 5 modular units to be erected at the Park and Ride site in Weymouth to complete the Bus Shelter project.

1.2 Site location and general environment

The site is located at:

Mount Pleasant Park and Ride Car Park, Mercury Road, Weymouth, DT3 5BJ (DT3 3FA). This is a former landfill site on the edge of the town which has been reclaimed for park and ride.

The site is located on stoned ground on an area of a park and ride site, which is currently not used for parking and contains the Bus Shelter Project. It is surrounded on three sides with services roads. The south road is not used by the public however cycling proficiency and other training does occur on the road at the south

Residents will be remaining in the existing phase of the scheme during these works and suitable safeguarding shall be in force during the site works. The site will be required to be fully enclosed by fencing to prevent any person or the public straying onto the site area.

The general topography consists of a stoned flat site and is accessed from the park and ride road at a gate barrier.

There is a hotel, other commercial buildings and a supermarket in the area.

Refer to the Contractor Compound Location Plan for a general view of the site and refer also to the 'Supplementary Information' with the Skanska 'Gas services' report plan.

1.3 Timescale

Key event	Date/weeks
Minimum mobilisation period for preparation and planning of construction	12 minimum
Anticipated start date for the construction phase	13 January 2025
Anticipated duration of the construction phase	8 weeks
Anticipated completion date	7 March 2025

1.4 The project team

Project team member	Company name and address	Contact details
Client	Dorset Council County Hall Colliton Park Dorchester Dorset, DT1 1XJ	Client: Vikki Jeffrey E: Vikkijeffrey@dorsetcouncil.gov.uk T: 01305 252446 Delivery Manager: John Butcher E: johnbutcher@dorsetcouncil.gov.uk T: 01305 225285
End Users	The Bus Shelter Dorset	Emily McCarron Chief Executive Officer & Co-Founder E: emilymccarron@thebusshelterdorset.org M: -
Employer's Agent	Currie and Brown Kensington Court, Woodwater Park, Pynes Hill, Rydon Lane Exeter, EX2 5TY	E: Chris Timlin chris.timlin@curriebrown.com T: 01392 813040 M: 07770 381707
Principal Designer (Preconstruction Stage)	Currie and Brown Kensington Court, Woodwater Park, Pynes Hill, Rydon Lane Exeter, EX2 5TY	E: Kevin Redfern Kevin.Redfern@curriebrown.com T: 01392 813040 M: 0782 484 6467
Architectural (Preconstruction Stage)	Kevin Redfern Currie and Brown	
Structural Engineer	None	
Building Services Engineer	None	
Cost Manager/Quantity Surveyor	Currie and Brown Kensington Court, Woodwater Park, Pynes Hill, Rydon Lane Exeter, EX2 5TY	E: Chris Timlin chris.timlin@curriebrown.com T: 01392 813040 M: 07770 381707
Principal Contractor And Construction Phase Principal Designer	TBC	E: T: M:

1.5 Extent and location of existing records and plans

The following information is available for this project from the sources indicated below and/or copied in Appendix E.

- WPA Environmental Site Investigation (Gas Report) v1 May 2021
- Skanska (Gas Report) Site Survey Plan

The principal contractor shall not solely rely upon the information contained within these documents but shall visit the site and examine the design proposals to satisfy themselves that the information is sufficiently detailed to allow identification of any hazards that may exist and they must immediately raise any concerns with regard to the quality or accuracy of the information supplied.

Information type	Document title and reference	Held by	Comments
Existing 'as built' drawings	NA		
Health and safety file	Phase 1 details	Dorset Council	HSF details of Phase 1 may be made available if requested
Utilities location drawings	NA		
Asbestos survey report	NA		
Asbestos register	NA		
Ground investigation report	WPA Environmental Site Investigation (Gas Report) v1 May 2021 Skanska (Gas Report) Site Survey Plan	Appendix E	
Structural inspection report	NA		
CCTV drainage survey	NA		
Environmental reports	NA		
Fire reports	NA		
Condition reports	NA		
Flood risk reports	NA		

2. Client's considerations, planning and management requirements

2.1 Client brief and safety goals

The project health and safety goals of the client and the project team is to achieve the following:

- No accidents on site or adjacent to the site
- No occupational ill health arising from the project
- No environmental damage
- Minimise disruption to the local community
- Establish a site set-up that excludes unauthorised persons, especially children, from the construction site
- Provide safe access and egress from places of work
- Provide workplaces that are free from risks to the health and safety of persons at work, so far as is reasonably practicable

The principal contractor is required to put in place suitable measures to achieve the above in respect to design and construction responsibilities that are under their control.

A primary objective of all duty holders is to co-operate, communicate and co-ordinate, and thereby remove and minimise the risk of injury or incident, to ensure the legal standards for safety and health are met and best practice is achieved at all times so that all work is undertaken safely.

2.2 Communication

Communication is a key element of any successful project. The principal contractor shall ensure that all those working on this project are advised of the contents of this pre-construction information document, the construction phase plan, site rules and all other health and safety procedures that apply.

The contract shall be awarded under a JCT D&B Contract 2024 form of contract.

All formal communications, instructions, technical queries, etc are to be routed via the employer's agent.

Designers, including those working for the principal contractor, have a duty to ensure the design is co-ordinated for health and safety. Design development details, changes, instructions, etc are to be copied to the principal designer for review and when necessary comment. To facilitate this, the principal contractor shall identify appointed designers, provide designers with all necessary information and thereafter issue in good time design information, eg drawings, to the principal designer.

All parties to the project are to co-operate and co-ordinate on matters relating to health and safety throughout the project. Future progress and technical meetings shall be agreed at the pre-start meeting.

The principal contractor shall manage, monitor and review on an ongoing basis health and safety implementation and performance and copy reports, etc to the employer's agent and client.

Health and safety is to be an agenda item on all primary construction co-ordination meetings.

2.3 Security of the site

The principal contractor shall be wholly responsible for the security of all areas in their possession and provide all practicable measures to prevent unauthorised access ensuring that any visitors are instructed by way of signage to report to the site office and to sign in accordingly. At the end of each working day, the site is to be left secure in such a manner that no unauthorised persons can gain entry. Reference should also be made to 3.1.1.

- Liaise with the Bus Shelter Manager on a regular basis in relation to site security and occupant safety.

Due to the remote and open nature of the site it is exposed to problems associated with vandalism, theft and nuisance. Due account and measures shall be taken preventing unauthorised persons, especially children, young people, the general public or persons interested from phase 1 straying into work areas while construction activities are taking place.

All security fencing etc shall be Heras as a minimum and made secure, lock fast and of adequate design and construction. Bases to fences, etc shall be arranged so that they do not create a trip hazard and gaps in, or under, the fencing shall be closed. All work areas and temporary pedestrian or traffic routes shall be appropriately secured with suitable warning signs to alert the general public, children, etc to the dangers of entering a construction area. Consider video guard measures for out of hours cover.

Entrances into construction areas shall always be kept closed and locked/secured when unattended.

2.4 Welfare provision

The principal contractor shall provide and maintain welfare facilities as laid down in CDM2015 Schedule 2. These facilities shall be provided from the start of construction and be retained at an appropriate level until all works are completed. The principal contractor shall provide in their construction phase plan a marked-up drawing showing the extent and location of these facilities.

Refer to the area made available for welfare, office, vehicles, plant materials and storage etc shown on the Contractor's Compound Location Plan.

The principal contractor shall include in all monthly progress reports a statement for the client confirming the ongoing suitability of the welfare provision.

2.5 Overlap with the client's undertaking and other users of the site

Phase 1 will be occupied by residents during the works. The main Park and Ride and areas used on the surrounding roads for cycling etc shall be considered in the CPP.

For the purposes of clarity, the principal contractor shall retain responsibility for health and safety of their site for the duration of the project and have authority over all persons reporting to the site in respect of health and safety matters.

2.6 Client's site rules

The client has specific site health and safety rules shown below. Please also refer to Appendix B for general site safety standards/rules:

The Principal Contractor shall aim to undertake the following on this project:

- Zero reportable accidents or incidents
- 100% reporting of any minor accidents or incidents and investigation of the same as required.
- Maintenance of good housekeeping and in particular clear access and egress routes
- The use of suitable equipment for work at height at all times
- Taking all reasonably practicable measures to prevent unauthorised entry to the specific work areas.
- High level of protection of the occupants at all times.

First Aider:

Responsible for ensuring the First Aid box is stocked and any items are replaced following removal.

First Aid – To be Advised.

- A competent supervisor must be on site at all times during the works. This person must also be a qualified first aider.
- All staff to wear hi visibility jackets or vests marked with the Principal Contractors name/logo in order to clearly identify them.
- All delivery vehicles attending site must be co-ordinated by a trained banksman.
- Site specific fire and emergency arrangements to be agreed with the client prior to commencement of works.
- The Principal Contractor must take the required measures to ensure there is no risk of falling materials /uncontrolled collapse of structures causing injury to operatives or members of the public.
- The Principal Contractor must communicate any accidents or near misses to the client immediately.

The above standards shall not be compromised through the lack of provision of information. If a dangerous occurrence or accident should occur, it shall be documented accordingly, and all involved parties made aware so as to limit the risk of another dangerous occurrence/ accident.

The above specific site safety rules are to be implemented, in conjunction with the standard rules included in Appendix B.

2.7 Client permit-to-work systems

There is no specific client permit to work procedure but the principal contractor shall implement their own procedure as deemed appropriate including but not limited to the control of activities such as 'hot works', work in public areas, work to live services and breaking ground.

The principal contractor shall address the permit to work requirements of the relevant supply authorities.

- Water Mains Connections and any approvals required by Wessex Water
- Mains Electric connection

2.8 Fire precautions and emergency procedures

The principal contractor shall take all necessary steps to identify combustible materials within the site. Please refer to HSG168 Fire safety in construction to implement all precautions in respect of fire.

The principal contractor shall ensure that all necessary fire precautions are implemented and that site personnel are aware of all fire drills, all escape and muster points and positions of all firefighting equipment (fire point) in the event of a fire. A fire safety plan shall be prepared to include procedures to reduce the risk of fire and for dealing with fires, explosion and other major incidents.

The fire plan for the works shall address the following:

- A responsible person in charge of fire safety who can assess fire risks, understand fire growth and spread, will prepare and update site evacuation plans as necessary including fire points and prepare a salvage operation plan.
- Procedures to reduce the risk of fire, the spread of fire and for dealing with fires, explosion and other major incidents.
- An agreed and suitable muster point with the client's team.
- Procedures for communicating with neighbours on matters of fire safety/evacuation.
- Adequate means of escape for all personnel, building occupants, visitors to the site and the public using adjacent car parks and occupied buildings.
- Provision of temporary fire detection and fire extinguishers.
- Identification and maintenance of clear access to existing fire hydrants.
- Advice to all site staff/operatives on existing building fire alarm systems and procedures.
- Routes for emergency vehicles.

SPECIFIC CLIENT'S FIRE SAFETY PROCEDURES SAFETY RULES:

- The Council's specialist contractor will comply with The Joint Code of Practice on the Protection from Fire on Construction Sites and Buildings Undergoing Renovations.
- Large quantities of combustible material will not be allowed to accumulate on site and will be removed to external skips.
- Fire prevention strategies will include the removal of all combustible waste from site on a regular basis, no smoking on site and the use of a permit to work system for any hot works.
- Fire call points will be established in the working area on site and shall comprise emergency instructions 9 litre water and a 9kg powder extinguisher, along with a suitable means of raising the alarm.
- The Council's contractor will also supply small portable fire extinguishers (either CO2 or Powder) in serviceable order for hot works if required and in the cab of all plant.

Further emergencies may include:

- Service strike (Cease all works and isolate any sources of ignition. Check relevant service isolation point and isolate if there has been a failure. If this cannot be undertaken evacuate as per fire emergency and contact statutory supplier)

In addition, the principal contractor shall have a formulated emergency procedure for the site and these procedures shall include details of the nearest accident and emergency unit, local police details and a marked-up site plan for use by the emergency services.

There is a no-smoking policy for the whole site/smoking shall only be allowed in principal contractor-designated areas.

Refer also to Appendix B.

2.9 Further client site-specific rules or restrictions

Note the following:

- No-go areas/controlled entry - Access into the Phase 1 area for running services and forming the path shall be by agreement with the Centre Manager and include Heras to all work areas
- Agree requirements for contractors' DBS checking with the employer

3. Project health and safety hazards

The following issues have been included, highlighted, as they are deemed to be unusual and/or significant in respect to health and safety. The principal contractor is deemed to have visited the site and be fully acquainted with the nature, extent and restrictions relating to the site and its surroundings.

3.1 Safety hazards

3.1.1 Boundaries and general access, including temporary access

Significant safety hazards include:

- The Public in general and in the vicinity particularly within the main park and ride (during large vehicle movements and deliveries)
- Cycling and other lessons taking place on the site road to the south
- Occupants within Phase One and any vulnerabilities to be advised

3.1.2 Restrictions on deliveries, vehicular traffic or waste collection or storage

Refer to the Specification 2.1.3:

- The module size must be no larger than can be easily and lawfully transported through the streets without the need for Police escort, road closures or traffic diversion. Therefore, modules must be designed to ensure a load width of not more than as shown on (the drawings)

3.1.3 Vehicle movements

The principal contractor shall prepare a traffic management plan that shall address the following:

- Details of any transport requirements and local traffic restrictions, eg one-way systems parking restrictions, etc.
- A marked-up site plan showing vehicle movement routes to and from the site, including to and from any storage areas.
- All delivery of materials, etc shall be planned to avoid busy periods, eg start and finish times.
- Where practicable the principal contractor shall segregate pedestrian and vehicular traffic, on and off site.
- ALL reversing vehicles, when on site or adjacent thereto, MUST be attended by a banksman.
- Adequate warning signs, traffic management systems and temporary barriers, etc shall be in place prior to construction commencing.
- Safe routes for distribution of materials around the site.
- All highway systems to be kept clear, clean and safe to the full satisfaction of the client, the police and highway authority.

The principal contractor shall ascertain and comply with any requirements or restrictions concerning access to the site, local road traffic, standing vehicles and any restricted times or places for loading, unloading of materials, plant, equipment, etc imposed by the local council, highway authority, the police and other relevant bodies and liaise with neighbours.

Significant traffic safety hazards and restrictions include:

- The delivery stage as above
- Members of the Public in the vicinity and the occupants of Phase 1
- Cycling lessons etc on the P&R site roads

Parking on site shall be contained within the compound.

3.1.4 Adjacent land uses

This is on a park and ride site adjacent to commercial areas, including a supermarket and hotel. Significant safety hazards and restrictions include:

- Not applicable

3.1.5 Working at height/scaffolding/temporary works

- Not generally applicable however gutters etc will require work above ground to be included in the CPP

3.1.6 Location of existing services particularly those that are concealed – water, electricity, gas, etc

Basic utility services information was obtained for the phase 1 stage in 2012 under the site investigation (gas) report which is included in Appendix E.

This indicates attenuation within the stone layer and known gas venting or drainpipes under the P&R site; formerly a landfill site.

The client has sought a topographical survey and services sweep which will be issued as an addendum during the tender.

Reference should also be made to Section 1.5.

The following services have been identified as being present on site or adjacent to the site:

- Electrical – LV from the mains electric pillar and surface run cabling
- Water supplies
- Sewerage (gravity/pumped)
- Gas ventilation of the landfill

The principal contractor shall on appointment take responsibility for ascertaining the exact location, nature and status of each service and isolation point prior to commencing work, eg implement visual inspection, testing, CAT scan, radar survey, hand dig trial pits, etc. The principal contractor shall not rely on the information provided but shall independently contact and liaise with the utility authorities prior to commencing any works.

All services, including those indicated as redundant, shall be treated as being live until proven otherwise.

Overhead cables - Always assume that a power line is live unless and until the owner of the line has confirmed that it is dead. Good management, planning and consultation with interested parties before and during any work close to overhead lines will reduce the risk of accidents. This applies whatever type of work is being planned or undertaken, even if the work is temporary or of short duration. The principal contractor should manage the risks if you intend to work within a distance of 10m, measured at ground level horizontally from below the nearest wire.

3.1.7 Ground conditions

Significant ground safety hazards and restrictions include:

Refer to the WPA Environmental Site Investigation (Gas Report) v1 May 2021

There is a no dig requirement and all foundation bases shall be designed to spread the loadings suitably onto ground level and have taken account of this ground being a stone capping oversite, as detailed in the report.

As noted in the report C02 monitoring will need to be assessed by the Client.

As stated in the Employer's Requirements (ER) and drawings the floor construction shall be designed to not allow any accumulation of site gases.

3.1.8 Information about existing structures

Significant structural safety hazards and restrictions include:

There are no known structural hazards, but the Principal Contractor will need to be familiar with the existing cabins and construction in respect of planning to fix fencing without causing undue effects or leaks.

3.1.9 Demolition and dismantling

Not applicable

3.1.10 Further hazard considerations

- UXO unexploded ordnance – Not Applicable (NA)
- Manual handling
- Lifting operations/crane activities, etc - Significant
- Caissons and cofferdams -
- Interaction with ongoing client site activity
- Any difficulties relating to plant and equipment in the premise, such as overhead gantries whose height restricts access
- Fire damage, ground shrinkage, movement or poor maintenance which may have adversely affected the structure - NA
- Any difficulties relating to plant and equipment in the premise, such as overhead gantries whose height restricts access
- Health and safety information contained in earlier design, construction or 'as-built' drawings, such as details of pre-stressed or post-tensioned structures – NA

3.2 Health hazards

3.2.1 Asbestos, including results of surveys

It is a client requirement that ALL asbestos removal works be carried out by a licensed asbestos contractor.

The existing site structure was built after 2000 and therefore it is unlikely that asbestos-containing materials were used during its construction.

Notwithstanding the above, the principal contractor shall ensure that all operatives and sub-contractors who are liable to disturb materials while carrying out their normal everyday work, or who may influence how work is carried out, have received basic asbestos awareness training.

Any asbestos work shall comply with the Control of Asbestos Regulations 2012. Until there is significant evidence to the contrary, all suspected materials must be presumed to contain asbestos.

3.2.2 Existing storage of hazardous materials

Not applicable

3.2.3 Contaminated land, including results of surveys

Refer to 3.1.7 and the Hazard Register

3.2.4 Existing structures containing hazardous materials

Not applicable

3.2.5 Health risks arising from client's activities

It has not been identified as a problem, ongoing hazard etc however always be mindful of the risk of discarded needles or their having being hidden into the existing cabin surrounds which must be identified in the Construction Phase Plan.

3.2.6 Lead contamination

Not applicable

- However, no lead based materials shall be used in the construction of the modular units

3.2.7 Control of construction dust

Silica dust – created when working on silica-containing materials like concrete, mortar and sandstone (also known as respirable crystalline silica or RCS);

Wood dust – created when working on softwood, hardwood and wood-based products like MDF and plywood;

Lower toxicity dusts – created when working on materials containing very little or no silica. The most common include gypsum (eg in plasterboard), limestone, marble and dolomite.

3.2.8 Noise and vibration

The contractor must assess the risks and who is affected including building occupants, decide what precautions are needed and prevent or adequately control exposure to noise and vibration. The contractor will detail in their method statement what precautions are to be put in place and ensure that they are used and maintained.

The principal contractor must ensure that noisy activities are monitored. Where noise levels are above the action level the principal contractor must assess the risks and implement adequate control measures that are proportionate to the level of noise that workers are exposed to at or above the lower exposure action level and upper exposure action level. The principal contractor must ensure that the exposure limit value is not exceeded. Reference should be made to the Control of Noise at Work Regulations 2005 and the published HSE guidance L108.

Other hazards for consideration:

- Construction materials under the COSHH regulations

3.3 Hazard management/key hazards

3.3.1 Hazard management

The principal contractor shall independently undertake their own risk assessments in accordance with statutory requirements, and all such risk assessments shall be incorporated within the construction phase plan.

Due to the nature of the site environment and the 'build' the following assumptions with respect to construction methods, sequences and control measures have been made:

- Safe building procedures needed off site
- Transportation, delivery and craning of prefabricated modular buildings to be carefully planned and set out in documentation to be issued for comment

3.3.2 Significant hazards

Refer to Appendix A for a summary table of significant construction phase hazards.

Refer to site works related aspects included in the WPA Risk Assessment

Significant risks identified during design

- All as section 3.0 above
- See the Hazard Register in Appendix E

Materials requiring precautions

The principal contractor shall note the following:

- Hazard due to weight while handling – glass cladding
- Floor covering adhesives
- Suspended ceiling tiles (fibre production from cutting operations)
- Two-part sealant/adhesives
- Chemical paint treatment to steelwork components
- Fire stop material
- Cement additives for mortars and grouts
- Dust:
 - Hardwoods
 - Treated softwoods
 - Resin bonded sheet
- Resin systems:
 - Epoxy (high strength adhesives)
 - Polyester (cladding and coatings)
 - Polyurethane (coatings or adhesives)
- Solvents
- Fumes and gases (welding brazing and cutting metals) (will depend on the metals being worked on, the electrodes used, fluxes, etc); main gases involved are carbon monoxide, nitrous fumes and ozone
- Acid/alkali for cleaning

4. The health and safety file

It is the responsibility of the principal contractor to provide sufficient information for the health and safety file as required by the Construction (Design and Management) Regulations 2015.

The health and safety file shall be prepared by the principal contractor for review by the principal designer based upon the following. Summary text shall be provided by the principal designer.

Key health and safety file information shall include the following:

- A brief description of the work carried out
- Any hazards that have not been eliminated through the design and construction process, and how they have been addressed (eg surveys or other information concerning asbestos or contaminated land)
- Key structural principles (eg bracing, sources of substantial stored energy – including pre- or post-tensioned members) and safe working loads for floors and roofs
- Hazardous materials used (eg lead paints and special coatings)
- Information regarding removal or dismantling of plant and equipment (eg any special arrangements for lifting such equipment)
- Also as included in the Specification - *An essential requirement of these buildings is their ability to be easily and cost effectively transported to another site, either directly or by way of temporary storage, either in their original form and layout, or as the new site dictates.* Shall therefore be fully detailed.
- 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
- Fire strategy
- Information and as-built drawings of the building, its plant and equipment (eg the means of safe access to and from service voids and fire doors)
- Cleaning access and maintenance strategy
- Plant maintenance strategy
- Planned Maintenance and details of materials and products used in the construction and weatherproofing

Health and safety file information shall be provided by the principal contractor independently/ separately to completion handover documentation.

The health and safety file shall be prepared in parallel with and, when appropriate, co-ordinated with the principal contractor's completion handover documentation.

All information is to be provided in and electronically. (Additional hard copy TBC)

Please refer to the detailed requirements of the contract preliminaries.

Appendices

Appendix A - Work involving particular risks

Schedule 3 (See Guide L153) of the Construction (Design and Management) Regulations 2015 lists significant hazards that require specific measures to be taken by the principal contractor. See Table 1. Further project-specific significant hazards are listed in Table 2.

Table 1

	Activity	Comment/note
1	Work which puts workers at risk of burial under earthfalls, 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.	Not applicable
2	Work which puts workers at risk from chemical or biological substances constituting a danger to the health or safety of workers or involving a legal requirement for health monitoring.	Not applicable
3	Work with ionising radiation requiring the designation of controlled or supervised areas under Regulation 16 of the Ionising Radiations Regulations 1999(a).	Not applicable
4	Work near high voltage power lines.	Not applicable on the site. However, shall be fully assessed by checking the entire route and requires planning for delivery off site and detailing in a Transport Plan
5	Work exposing workers to the risk of drowning.	Not applicable
6	Work on wells, underground earthworks and tunnels.	Not applicable
7	Work carried out by divers having a system of air supply.	Not applicable
8	Work carried out by workers in caissons with a compressed air atmosphere.	Not applicable
9	Work involving the use of explosives.	Not applicable
10	Work involving the assembly or dismantling of heavy prefabricated components.	Significant risk

Table 2

	Activity	Comment/note
1	Work at height	All work at height must be safely managed by the principal contractor and must fully conform with the Work at Height Regulations 2005.

2	Live services, electrical works	<p>The location, nature and status of each service and isolation point must be ascertained prior to commencing work.</p> <p>All services shall be treated as being live until proven otherwise.</p>
3	Isolation of works	<p>Strict demarcation and security/segregation of the work site location must be put in place using appropriate fencing and barriers. Signage warning of construction hazards must also be put in place.</p>
4	Asbestos	<p>(In the unlikely event of finding any ACM on site) Where an asbestos-containing material (ACM) has been identified within the R&D survey report, the principal contractor must assess if there is a risk that the ACM will be disturbed or otherwise affected by any of the project works. If there is a risk that the project works will disturb or cause a release of asbestos fibre the ACM must be removed as part of the project works package.</p>
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Appendix B - Anticipated health and safety standards/client rules

The principal contractor shall comply with all statutory health, safety and emergency procedures and this must be acknowledged and referred to in the construction phase plan.

1. Only trained, certified and competent personnel shall be permitted to operate mechanical plant, tools and equipment. Copies of all certificates are to be available on site.
2. Portable radios and other audio equipment are **not** permitted on site.
3. Disposal of waste material by burning on site is **not** permitted.
4. Operatives to wear hard hats, safety boots and high visibility vests always, and other PPE, as and when required.
5. All personnel (operatives and visitors) are to sign in and out daily in the site register.
6. Eating and drinking shall only be permitted in designated welfare facilities.
7. All operatives (including staff and visitors) shall receive appropriate safety induction from the principal contractor.
8. Allow only authorised people onto site.
9. Identify emergency procedures and contact numbers for all contractors, utilities and services and display this information clearly on site and within the construction phase plan.
10. Ensure that all noisy and dusty work is carried out during reasonable hours and that any inconvenience to adjacent neighbouring properties is kept to a minimum. Take all necessary measures to keep noise and dust to a minimum.
11. No personnel, visitors, etc shall be allowed on site under the influence of alcohol or drugs nor allowed to consume these while on site.
12. Verify the existence and status of hidden, buried, overhead services prior to commencing works. Liaise with the appropriate authority.
13. The use of foul or abusive language or gestures shall not be tolerated.
14. Racist or sexist behaviour or material shall not be tolerated on site.
15. Fire and emergency procedures are to be set up in conjunction with the emergency services. Ensure that all necessary fire precautions are observed and that site personnel are aware of all fire drills, all escape and rally points and positions of all firefighting equipment in the event of a fire.
16. A no-smoking policy shall be applied to the site except in specific areas designated by the principal contractor.

Appendix C - Information on significant risks

See Appendix A

See Appendix and E for:

- Hazard Register
- Site Investigation Report highlights
- Designer risk statements as identified on the drawings

Appendix D - Construction phase plan criteria

INFORMATION REQUIRED
Section 1 – General project information
1.1 Description of the project
1.2 Programme details
1.3 Details of client, PD, designers, PC and other consultants
1.4 The management structure and responsibilities
Section 2 – Management arrangements
2.1 Project health and safety aims and goals
2.2 The site rules
2.3 Arrangements to ensure co-operation between project team members and co-ordination of their work, eg regular site meetings
2.4 Arrangements for involving workers - consultation with workforce
2.5 Site induction/site training
2.6 Welfare facilities
2.7 Fire and emergency procedures (fire plan)
2.8 Security arrangements
2.9 First-aid arrangements
2.10 Accident/incident reporting and investigating, RIDDOR
2.11 Monitor and review health and safety performance
2.12 Site plan/traffic management plan
2.13 Significant safety risks – reference Schedule 3, CDM 2015
2.14 Health and safety file information

Appendix E - Additional information/reports

Under separate cover please see attached

- WPA Environmental Site Investigation (Gas Report) v1 May 2021
- Skanska (Gas Report) Site Survey Plan
- WPA Environmental Ground Contaminant Risk Assessment

Excerpts of the report are also added here for ease of reference -

9.2 Contaminated Land Risks

- 9.2.1 The soil, groundwater and ground gas investigation results indicate that the remediation measures adopted for the park and ride car park are currently functioning, with no contaminated land risks identified to future users of the proposed temporary shelter accommodation.

For services, however, particularly potable water, it is recommended that the water company is informed of the proposed works and TPH concentrations (diesel range) encountered in perched groundwater by this investigation. Based on the former and current land uses at Lodmoor North and reported TPH levels, a hydrocarbon safe pipe may be required for the safe transportation of potable water across the site. This should be confirmed by the water company and other service providers.

- 9.2.5 For the temporary shelter accommodation, GGS and WPA, recommend that items below are considered throughout the design and construction process.

- All temporary units should be stationed on temporary pad foundations and no excavation for foundations and/or stacking of units should be carried out.
- All temporary units associated with the proposed development (Including accommodation, kitchen, social spaces, learning centres, amenities, offices etc.) should be stationed on pad foundations that allow a clear flow of air beneath the footprint of the units.

Should cladding or boards be put around the units which would obstruct the airflow beneath them, then consideration should be made for including sufficient vents around the base of the units to maintain good air flow beneath the footprint of the units.

- No excavations should be made in the area of the temporary units. Where this is required, consideration should be made for rectifying and remediating any potential ground gas pathways.
- The trenches required for connecting the services to mains should not be deeper than the current capping layer of the former landfill. Reference should be made to this document to assess depths of the capping system within areas to be excavated for services. Should other routes for services be considered, appropriate assessment of the route of the proposed services trench should be made in order to determine the depth of the capping layer in order to advise the design and construction of the service trenches.
- Services (and associated ducting) emerging from the ground should first be allowed to ventilate in ambient air prior to entering any of the temporary units.
- Any intrusive investigation undertaken at the site that has penetrated the capping layer and breached the former landfill strata beneath the site should be appropriately reinstated so that the effectiveness of the capping layer is not compromised.
- As a precautionary measure, a methane and carbon dioxide monitoring system within enclosed spaces such as the existing bus, accommodation units, kitchen, etc, should be considered, with a protocol for evacuation put in place for when the alarm is given.

10.1 Contractors working on-site should be warned that there is a potential risk from contamination to be found at the site. Therefore, appropriate protection measures should be adopted to guarantee their health and safety. Guidelines detailed in the HSE publication “HSG66 Protection of workers and the general public during development of contaminated land”, should be followed, including:

- Avoid direct contact with the skin and personal clothing by use of protective gloves eye protection, etc.
- Washing facilities should be provided and properly used, particularly before eating; and
- Dust control measures may be required under some circumstances, particularly to minimize risk of accidental ingestion and spread of contamination.

Project Title:	Specialist Modular Build
Project Location:	Mount Pleasant Park & Ride Car Park, Mercury Road, Weymouth, DT3 5BJ
Client:	Dorset Council
Name:	John Butcher
Principal Designer Pre-construction	Currie & Brown Ltd
Name:	Kevin Redfern

Principal Contractor:	TBC
Name:	TBC
D&B Designer /PD	TBC
Name:	TBC
Civil & Structural Engineer:	NA
Name:	NA
M&E Engineer:	NA
Name:	NA

Date:	9.8.2024
CB Ref:	508147
Issue No:	V1

		Risk Matrix			
		Severity			
Likelihood		Catastrophic	Major	Moderate	Minor
	Frequent				
	Likely				
	Seldom				
Unlikely					



CDM HAZARD REGISTER

- P - Public
- C - Contractors/ Operatives
- M - Maintenance

Ref	Persons at Risk	Risk Owner	Date	Details	Identified Hazards	Risk Assessment Rating	Design Stage Risk Management Action	Post Design Risk Assessment Rating	Control Measures Required	Comments of PD	Residual Risk	Close Out Date
1	Existing Site Features/Site Wide Elements											
	P	Principal Contractor		Occupants & Public / access & egress / Use of site road for cycle training	Public in the vicinity during large vehicle movements and deliveries. Reversing vehicles		Arrangements for deliveries, transportation & access routes for vehicles to be in the CPP		Provide details for deliveries & always ensure a banksman is present to manage unavoidable reversing. (Identify routes & provide secure hoardings around site & compound)		Open	Prestart
	PC	Principal Contractor		Overhead Cables (obstructions on height limits)	Electrocution, collision, damage & harm to drivers or the public		Carefully assessed transportation & craning plan required					
	P	Principal Contractor		Spread of Fire / Fire Prevention	Fire spreading into the building from the site		Fire Plan to be developed with effective fire prevention & monitoring on site into the CPP		Fire Plan to include procedures for escape and vehicle egress, fire fighting & raising the alarm		Open	
2	Design											
	C	CONSTRUCTION/ Architectural		Falling from Height	Working at height. Possible falls. Manual handling / musculoskeletal injuries.		Unlikely due to the nature. Access to gutters etc to be included in the CPP					
	C	CONSTRUCTION/ Architectural		CDM Schedule 3 - heavy components	Potential injury from unstable large elements		No alternatives to the design possible - Safe well planned lifting plan & RAMS required				Open	
	P/C	CONSTRUCTION/ Architectural		Falling objects	Risk of work above site operatives		Unlikely due to the nature.					
	P/C	CONSTRUCTION/ Architectural		See WPA RA sheet	Contaminants with infilled ground Dermal contact, ingestion of contaminated soils & inhalation of dust		Unlikely due to the nature/ No Dig.					
	P	CONSTRUCTION/ Architectural		Landfill gases	Migration & accumulation of landfill gas leading to Inhalation of landfill gases - vapours migrating through soils in enclosed spaces. Asphyxiation		Open units beneath & boxings to be slatted to allow vents. Suitable non corroding mesh under units to stop animal entry - Design requires 'warm' floor construction without vents & VCL vapour control measures in the CPs.					
	P	CONSTRUCTION/ Architectural		Landfill gases	As advice in the WPA report CO2 monitoring will need to be assessed by the Client. This will apply to		Further advice from WPA needed to identify types of sensors, quantity of sensors & the locations (e.g. 1 per unit or in every room)		To be agreed with DC		Open	

Ref	Persons at Risk	Risk Owner	Date	Details	Identified Hazards	Risk Assessment Rating	Design Stage Risk Management Action	Post Design Risk Assessment Rating	Control Measures Required	Comments of PD	Residual Risk	Close Out Date
	P	CONSTRUCTION/ Architectural		Ground toxicity	As advice in the WPA report barrier pipe needed		Barrier pipe for water mains as spec required. As Wessex water 'extending or altering the water system on a non-household building' requiring approval		Discuss with and apply to the water authority	https://www.wessexwater.co.uk/your-water/plumbing-notifications	Open	
	C	CONSTRUCTION/ Architectural		Hazardous materials in the existing building	Exposure to asbestos fibres		Phase 1 are recently built. The no digging rule eliminates the potential risks. - Vigilance required in case of other discarded ACM in the surroundings					
	P	CONSTRUCTION/		Noise & Vibration	Disturbance to occupants		Unlikely		Minimise impact as far as reasonably practicable End user to notify occupants of the delivery			
	P	CONSTRUCTION/ Architectural		Landfill gases	As advice in the WPA report CO2 monitoring will need to be assessed by the Client. This will apply to Ph1 & 2.		Further advice from WPA needed to identify types of sensors, quantity of sensors & the locations (e.g. 1 per unit or in every room)		To be agreed with DC		Open	
	M&E											
	C	CONSTRUCTION/ Mechanical & Electrical		Electrical modifications. Mains connections & adaptations to be undertaken	Risk of electrocution, burns & fire		All works to be undertaken by competent personnel. The Works shall be undertaken in accordance with the procedures detailed in Health & Safety at Work Act 1974. The Electrical Contractor shall prepare a full RAMs for the work for issue to/ agreement by the Client's representative prior to the Works commencing. Works to be undertaken under client permit to work system, if requested.			Stoppages to be managed & notice given to the End User to allow switchover stage	Open	
	C	CONSTRUCTION/ Mechanical & Electrical		Existing services records not accurate	Connecting to, modifying, energising or de-energising wrong systems, isolating safety systems.		Full survey to be undertaken by the services contractor prior to undertaking the works. Method Statements to be produced and agreed with Building Manager, safe isolation procedures to be followed, correct operation of systems to be verified.				Open	
	Structural & Civils											
	C	Structural & Civils			NA							
	Summary of Hazards relating to ongoing Design Issues											
	PCM			None identified			Construction Stage Principal Designer to receive the PCI information provided at tender stage & continue duties to coordinate/manage/reduce any design risks arising as Designer & PD				Open	
3	Construction											
	P	Principal contractor		Trespassers/ unauthorised persons	Trespassers & Unauthorised persons. Falls, injuries		Fully fenced site & compound with appropriate signage. Locking the gates & ensuring interested visitors don't stray onto site		Effective control measures to be in place to prevent trespasser access. Do not leave equipment unattended. Do not leave harmful site works open or unguarded		Open	
4.0	Building use											
	M	Principal Contractor		Building services records	H&SF information				Must be recorded on the As Built plans & include all M&E certificates & manual details		Residual	
	M	Principal Contractor		Moveability - Relocatable units	H&SF information		Information to enable future lifting & relocation to be appropriate				Residual	

Table 8/1 – Revised CSM Risk Summary

Source	Potential Sources	Likely Contaminants	Pathways	Receptors	Hazard Receptor Significance	Likelihood of Contaminant Linkage		Consequence	Risk Prior to Mitigation
On-site Historical Landfill at Lodmoor North. Landfill activities pre 1974 to 1984	Generation of landfill gas from decomposition of organic matter in infilled soils and peat (marsh land)	Landfill Gas Methane and Carbon dioxide and other Landfill gases	Migration and accumulation of landfill gas leading to inhalation of landfill gases and potentially hydrocarbon/organic vapours migrating through soils in enclosed spaces.	Temporary site users at bus shelter accommodation and associated facilities	Asphyxiation Risk and Explosion	Unlikely	Considering remediation measures undertaken for Lodmoor North as part of the Weymouth Relief Road Works, the outcome from the ground gas investigation and risk assessment, and specifications of the proposed development, the risk from landfill ground gas migration to future users of the shelter accommodation is considered to be Low to Very Low.	Moderate	Low to Very Low
	Rainfall causing leachate of contaminants and migration of contaminants into shallow groundwater/leachate	Hydrocarbons, metals, inorganic and organic compounds associated within shallow soils and the waste mass	Saturated ground conditions. Subsequent ingestion, inhalation and/or dermal contact with potentially contaminated leachate. Saturated ground conditions and surface runoff entering services. Potential hydraulic continuity with site drainage system and services e.g. potable water supply.	Temporary site users at bus shelter accommodation and associated facilities Potable water supply	Toxic, carcinogenic or hazardous to human health and ecology	Unlikely	Considering remediation measures undertaken for Lodmoor North as part of the Weymouth Relief Road Works, the outcome from the perched groundwater testing and specifications of the proposed development, the risk from perched groundwater encountered above the FML geomembrane and within soils of the capping system is considered to be Low to construction workers. For services, particularly potable water, it is recommended that the water company is informed of the proposed works and TPH concentrations encountered in perched groundwater by this investigation. Based on the former and current land uses at Lodmoor North and reported TPH levels, a barrier pipe may be required for the safe transportation of potable water across the site. This should be confirmed by the water company and other service providers.	Moderate	Low
	Contaminants with infilled ground	Metals, PAHs, and Asbestos in made ground/infilled land.	Dermal contact, ingestion of contaminated soils and inhalation of dust Inhalation of respirable particles	Future Site Users Construction workers and site workers – excavation of trenches for services	Toxic, carcinogenic or hazardous to human health Toxic, carcinogenic or hazardous to human health	Unlikely Unlikely	Considering remediation measures undertaken for Lodmoor North as part of the Weymouth Relief Road Works, the outcome of the ground investigation and soil contamination testing, the risk from soils of the capping system is considered to be Low to Very Low to construction workers. It is stressed that this assessment is based on specific development requirements, where the temporary accommodation for the homeless would be stationed on temporary pad foundations and no excavation for foundations and/or no stacking of units will be carried out. Water, electricity and foul drainage services will be provided by means of mains connections. Excavation of soils will be avoided as practically as possible, with excavations for services limited to the top metre of the existing ground and only within areas where excavation is required for connection to existing services.	Moderate Moderate	Low to Very Low Low to Very Low



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