

Construction, Demolition & Environmental Management Plan

Gorse Ride South – Wokingham Borough Council
Rev 1 – April 2025

Construction Phase Plan (Health and Safety)

Construction Phase Plan (Health and Safety)

Planning Application

Full planning application for the proposed redevelopment of the existing Gorse Ride South Estate, comprising demolition of existing buildings and replacement with 249 no. dwellings (mixed-tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage.



Construction Phase Plan (Health and Safety)

Contents

Planning Application	2
Part 1: Introduction	5
1.1 Project Location & Description	6
1.2 Planning Reference	6
1.3 Purpose of this Document	6
1.4 Planning Conditions	6
Part 2: Construction Management Plan	7
2.1 Introduction	8
2.2 Working Times on Site	8
2.3 Wates Professional Standards for CMP Discharge	8
Appendix 1: Existing Site Plan	9
Appendix 2: Proposed Site Plan	11
Appendix 3: Construction Phase Plan (Health & Safety)	13
Appendix 4: Temporary Works Register	15
Appendix 5: Asbestos Management Plan	17
Appendix 6: Working at Height & Edge Protection Plan	19
Appendix 7: Fire & Emergency Plan	21
Appendix 8: Logistics Management Plan	23
Appendix 9: Project Environmental Plan	25
Appendix 10: Air Quality Management Plan	27

Part 1: Introduction

Construction Phase Plan (Health and Safety)

1.1 Project Location & Description

Gorse Ride South – Billing Ave, Finchampstead, Wokingham, RG40 4JE

The project includes:

- Demolition of existing dwellings
- Clearance of several hard standing areas
- Construction of roads and parking areas
- Construction of 6x 1 storey Bungalows
- Construction of 14x 2 storey Houses
- Construction of 2 x 4 & 1 x 3 storey Blocks of flats constituting 70 dwellings
- Removal of existing road structures and relocation of road routing where removal was not possible during initial demolition
- Installation of storm and foul water in line with existing infrastructure
- Relocation, replacement, upgrading, or removal of existing utilities including and not restricted to substations and gas governors as required
- All associated hard and soft landscaping

Photos of Gorse Ride South Phase 2b Pre-Demolition:



Construction Phase Plan (Health and Safety)

1.2 Planning Reference

The original application for planning consent was made under reference 20/2133, subsequent variations were made to this under an S73 application, reference 22/2001.

1.3 Purpose of this Document

The purpose of this document is to outline the methodology and construction process involved in the above project description. It seeks to provide a robust construction strategy that will minimise the potential for disruption to residents, businesses, members of the public, and visitors to the site and the existing environment around it.

It should be noted that this is a “live” document that will be updated as and when new information is available to the contractor.

Contents of this submission are made through standard documents used at Wates Group Ltd.

These standard documents are referred to as Wates Professional Standards (WPS). There is a WPS for each task within the Construction & Environmental Management Plan (CEMP).

Many of the WPS's overlap the planning conditions' requirements and are therefore listed in the appendix.

This document will be submitted alongside the CEMP for the demolition contractor, however, will highlight the strategies proposed for all works after completion of Demolition.

1.4 Planning Conditions

This document has been published to meet the Planning requirements of Wokingham Borough Council application ref: 20/2133, Condition 8: A CEMP shall be submitted and approved and adhered to during the construction.

Part 2:

Construction Management Plan

Construction Phase Plan (Health and Safety)

2.1 Introduction

The purpose of the construction management plan (CMP) is to outline our approach to managing the effects of the development on all of its surroundings.

This document will include specific comments on site establishment, logistics and the process of managing the surrounding environment. It will also ensure that the works cause the minimum disruption to the adjacent residents by achieving a safe working and living environment.

The plan will be constantly reviewed and any changes and/or improvements will be added and agreed with the Council. Particular attention will be paid to ensure that the neighbours are kept informed of progress and future works on the project.

This will include details and method statements of all the stages of the development - demolition, enabling works & main works.

2.2 Planning Agreed Working Hours

Monday to Friday	08:00-18:00
Saturday	08:00-13:00
Sunday & B-Holiday	No work

2.3 Wates Professional Standards for CMP Discharge

Existing Site Plan	-	Appendix 1
Proposed Site Plan – Phase 2b	-	Appendix 2
Construction Phase Plan (Health & Safety)	PrS-002	Appendix 3
Temporary Works Register	Del-058	Appendix 4
Asbestos Management Plan	PrS-002A	Appendix 5
Working at Height & Edge Protection Plan	PrS-002EP	Appendix 6
Fire & Emergency Plan	PrS-002F	Appendix 7
Logistics Management Plan	PrS-002L	Appendix 8
Project Environmental Plan	Env-010	Appendix 9
Air Quality Management Plan	PrS-002AQ	Appendix 10

Appendix 1: Existing Site Plan

Construction Phase Plan (Health and Safety)

10/20/2020 12:37:56 | PROJ NO GRS

A1

© Copyright
Ayre Chamberlain Gaunt

SCALE
1:750

NOTES:

The copyright of this drawing and design is held by Ayre Chamberlain Gaunt. It is not to be used for any purpose other than that for which it was prepared. It is the responsibility of the user to ensure that the drawing is used in accordance with the intended project information.

Key

Red line indicates boundary of construction site

Phase 1 scheme

© Ayre Chamberlain Gaunt and all other rights reserved
2017/05/10 00:00:00

AECOM

AECOM ARCHITECTS.CO.UK

Ayre Chamberlain Gaunt

Belvedere House

100 New Basildon

Hampshire, RG21 4HG

+44 (0)20 3000 5750

mail@acgaarchitects.co.uk

**AYRE
CHAMBERLAIN
GAUNT**

PROJECT

Gorse Ride South Regeneration

Gorse Ride South, Wokingham

DRAWING TITLE

Existing Site Plan/Context

REV.	DATE	DESCRIPTION
P1	03/05/19	For information
P2	31/05/19	Update for Coordination
P3	18/05/19	Update for Coordination
P4	16/01/20	Update for Coordination
P5	16/01/20	Update for Coordination
P6	13/03/20	Stage 3 and Planning
P7	30/03/20	Issue amendments for Stage 3 and Planning
P8	20/10/20	Red Line update (PAOW)

DRWN BY

ME

CHKD BY

PA

APPD BY

OW

DRAWING NO.

GRS-ACG-00-00-DR-A-010001

STAGE

3

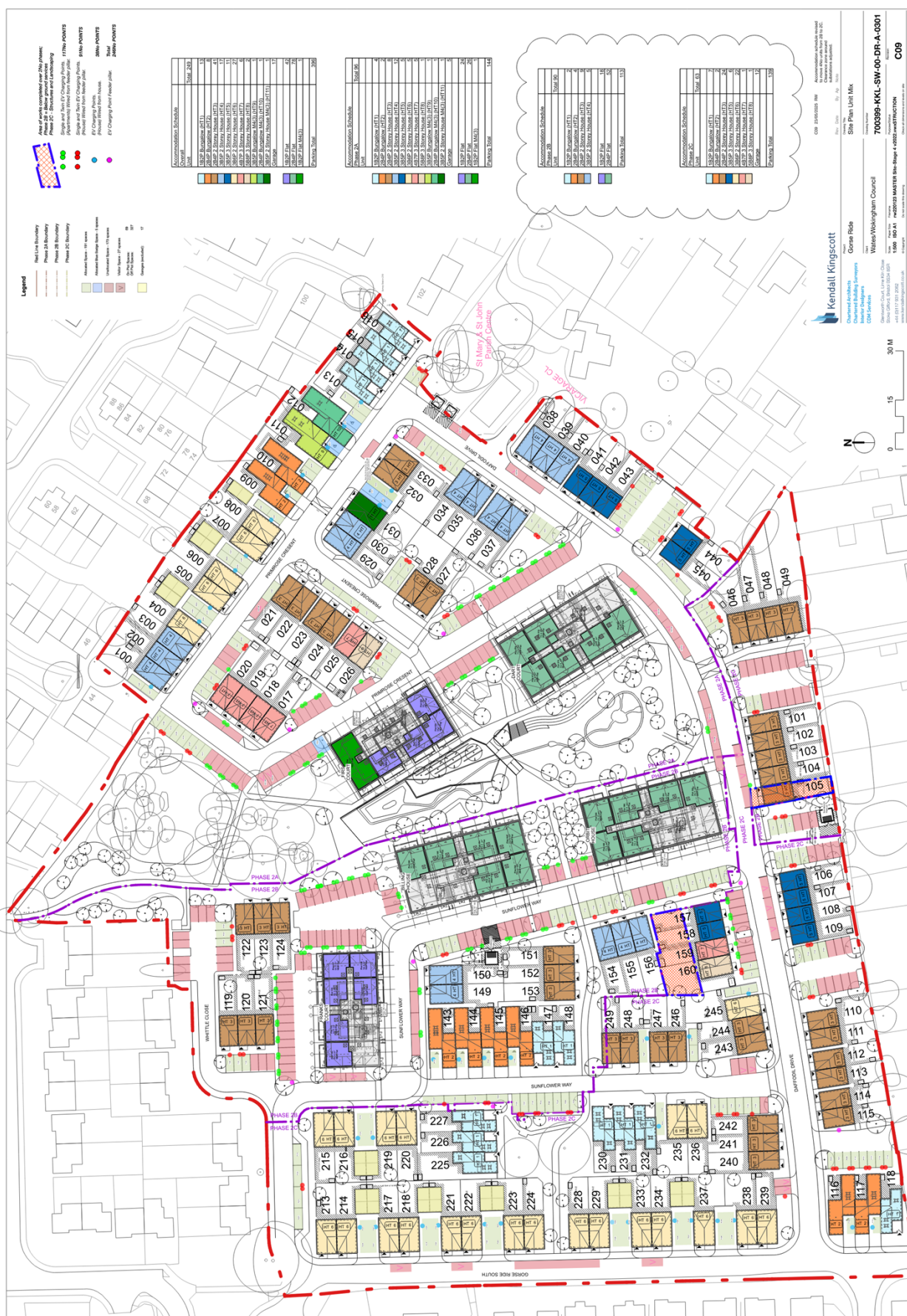
SUITABILITY

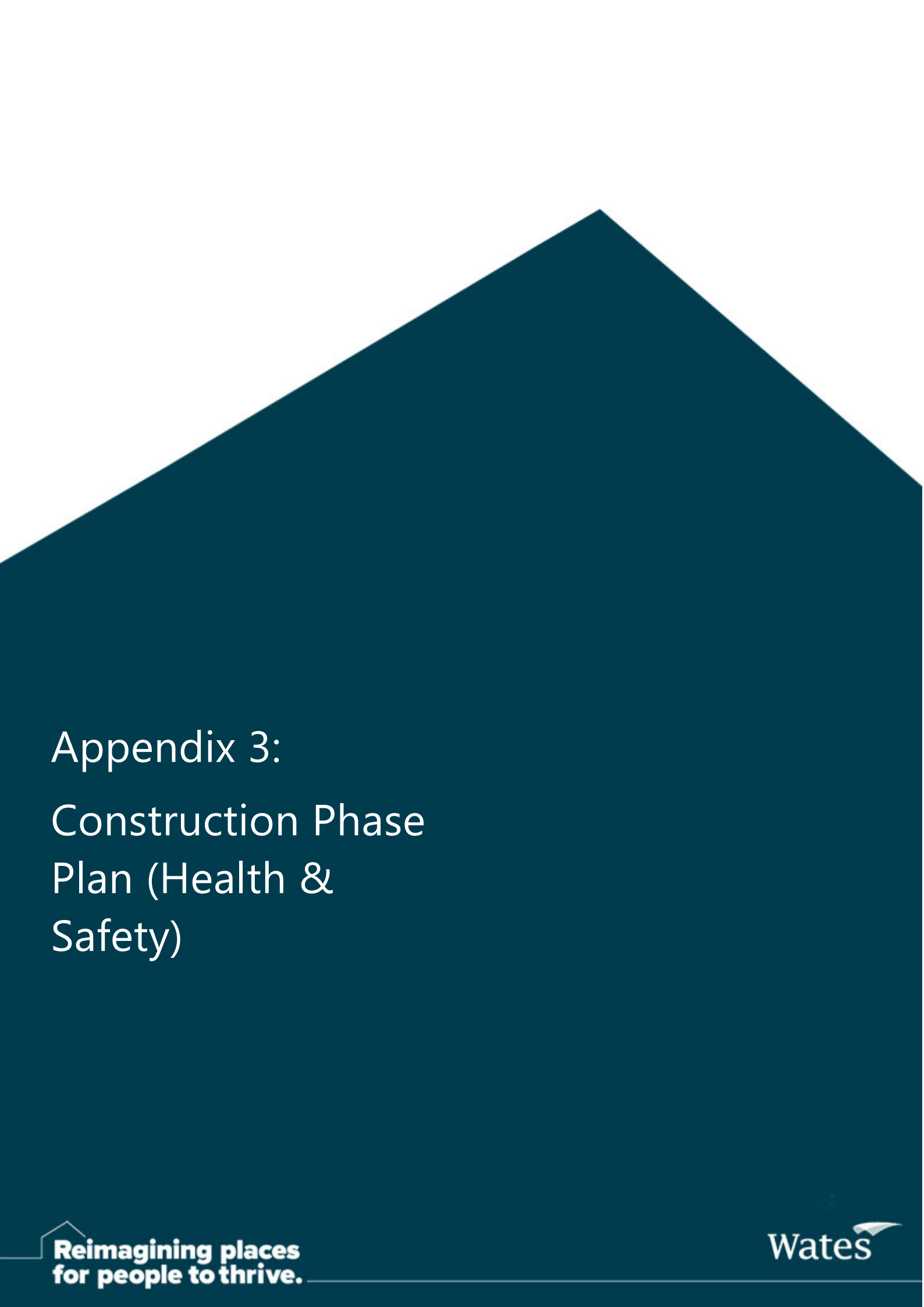
SUITABLE FOR PLANNING

The site plan illustrates the Gorse Ride South Regeneration project area. A red line delineates the construction boundary, which encompasses several residential blocks. The plan shows existing buildings, streets, and landscaping. Key streets include Arnett Avenue, Buchanan Drive, White Close, Gorse Ride South, Gibbs Close, Orbit Close, Whit Close, Firs Close, St Mary & St John, and Avery Close. The plan also shows the location of the construction site relative to the surrounding residential area.

Appendix 2: Proposed Site Plan

Construction Phase Plan (Health and Safety)





Appendix 3: Construction Phase Plan (Health & Safety)

Construction Phase Plan (Health and Safety)

Project Name	Gorse Ride South	Address	Wates Site Offices, Billing Ave, Finchampstead	
Project Number	TBC	Project Lead	Joe Semadeni	
Wates Approval (Construction Manager)	Joe Semadeni – Project Manager		Approved/ Revised	07/04/2025
Signature	<i>Joe Semadeni</i>			

This plan may be supported by the following specific plans:-

Attached where applicable

PrS-002A	Asbestos Management Plan	☒
PrS-002E	Electrical Management Plan	☒
PrS-002E-WPS	WPS Electrical Management Plan	☒
PrS-002EP	Working at Height and Edge Protection Plan	☒
PrS-002F	Emergency Preparedness and Response Management Plan	☒
PrS-002L	Logistics Management Plan	☒
PrS-002L-LSM	Logistics Management Plan – Living Space Maintenance	☐
PrS-002G	Gas Management Plan	☒

Construction Phase Plan (Health and Safety)

Review and Amendment Record

Amendments to the contents of this Construction Phase Plan (CPP) arising from a review are to be recorded below.

Examples include changes to site management personnel, changes or additions to significant site risks. Following planned reviews any amendments are to be recorded here including reference to the date of the review and location of the review records.

Review Date (select from drop down calendar)	Review Outcome - What has Changed? If there has been a change identified by review provide brief details. If no changes enter No changes	Reviewed By
--	---	-------------

[illegible]

Construction Phase Plan (Health and Safety)

1. Wates Zero Harm – We Are Safer Together

OUR COMMITMENT

We are committed to improving our health and safety performance and having the right behaviours to achieve a positive culture.

OUR ASPIRATION

Everybody is empowered and confident to champion appropriate behaviours and challenge inappropriate ones to achieve a positive health and safety culture.

OUR TARGET

All those who work for us champion behaviours and actively contribute to sustained, improved health and safety performance

2. Health and Safety in the Wates Operating Framework

The purpose of this Construction Phase Plan (CPP) is to describe how Wates Health and Safety Policy and Zero Harm strategy is implemented on site. It is specific to the project in this Construction Phase Plan (CPP).

The management of Health and Safety in Wates is based on the CITB GE700 and Wates Professional Standards contained in our Operating Framework detailing the specific management and technical processes. The processes applicable to this project are described in this CPP.

3. Objectives and Targets

How We Define Zero Harm	Business Unit Goals
Zero fatalities to workers or third parties Zero permanent disabling injuries Zero new cases of long-term harm to health Eliminating the realistic likelihood of serious harm Our sites are as safe as an office environment A ceiling LTIFR of 0.10 across the Group	We will eliminate the risk of injury from the use of hop-ups. No Hop-ups unless fully guarded We will eliminate materials falling from scaffold / structures We will eliminate injuries involving plant and people on our sites including members of the public We will eliminate strikes to newly installed electrical services and eliminate risk in live electrical working environments We will eliminate the potential for serious injury in all excavation activity
Project Objectives	

Construction Phase Plan (Health and Safety)

To deliver the Project without significant risk to the Health & Safety of our staff, Contractors, Visitors, Members of Public and other people who may be affected by our works.

We will also provide high standards of welfare facilities for our workforce and regularly consult with our workforce on health & safety matters.

Project Health and Safety Goals

- To ensure that all involved with the project have continued involvement and improvement with the Key 5
- Focus on safety, with collaborative planning of trades to ensure programme does not adversely impact the safety of site operations.
- Key focuses are to ensure best practice and high standards in respect of:
 - Traffic Management
 - Public Protection
 - Dust / Noise Control
 - Manual Handling
 - Work at Height
 - Excavations
 - Fall of materials from scaffolds/structures

Develop a culture that the supply chain operatives are involved in decision making

4. Project Description and Management of Works

Project Location	Gorse Ride - Finchampstead, Berkshire
Project Description	Phase 2B consist of 90 units (70 apartments across 3 x RC frame Blocks/14 houses and 6 bungalows using traditional construction methods (block & brick). The programme will split with 29 weeks for groundworks and diversions and 90 weeks for all mains works.
Start Date	September 29 th 2025
Key Dates	- Start on Site (September 2025) - Sewer Diversion Complete (December 2025) - Roads & infrastructure complete (February 2026) - First Sectional handover (Winter 2026/27) - Final Handover (Blocks 3, 4 & 5) – Autumn 2027
Duration (weeks)	119 Weeks Phase 2B full scope of works
Projected no. of Operatives	90 + operatives
Projected no. of Contractors	20 Subcontractors

Construction Phase Plan (Health and Safety)

Duty Holder	Contact Details	
	Name	Telephone
Client	Neil Jones (Wokingham BC)	0118 974 6000
Principal Designer	Tetra Tech	0207 250 7500
Principal Contractor	Wates Group Ltd	01372 861 000

Designers	Contact Details		Area of Design Accountability
	Name	Telephone	
Architect	Kendell Kingscott	0142 547 2833	Architectural design
Structural Engineer	Stantec	0118 950 0761	All Structural and Civil Engineering design
Temporary Works Engineer	In house (Wates)	-	-
M & E Engineer	Design Brook	0118 977 3011	Up to stage 4. M&E contractor to provide as built design
Landscape Consultant	Allen Pyke	01225 431 283	Up to Stage 4
Other (specify)	LEAP (Geotechnical)	0130 686 6160	Geotechnical
Other (specify)	FDS (Fire Safety)	0132 238 7411	Fire Safety

Construction Phase Plan (Health and Safety)

Emergency Contacts

Role	Contact Name	Telephone
Director	Lee Bushell	01372 861 000
Operations Director	Barry Williams	01372 861 000
Project Director	Phil Brooks	07599 233581
Project Leader	Joe Semadeni	07759 523254
SHE Advisor	Amy Wheeler	07704 684820
Client	Neil Jones	0118 974 6000
Hospital	Royal Berkshire Hospital – 6.5 miles	0118 322 5111
Police	Loddon Valley Police Station	101
Fire Authority	Royal Berkshire Fire and Rescue	101
Health and Safety Executive	Basingstoke, Priestley Road	0300 003 1747
Environment Agency	National Information Line National Emergency Line	0870 850 6506 0800 807 060
Gas	National Emergency Line	0800 111 999
Electric	National Grid Emergency Line	0800 404 090
Water	South East Water Developer Services	0800 316 9800
Telephone	BT National Fault Reporting Line	154
Local Authority	Wokingham Borough Council (Neil Jones)	0118 974 6000
UK Monitoring	Reference No:	01274 387300
Enter required details.	Enter required details.	Enter phone no.
Enter required details.	Enter required details.	Enter phone no.
Enter required details.	Enter required details.	Enter phone no.
Enter required details.	Enter required details.	Enter phone no.
Enter required details.	Enter required details.	Enter phone no.
Enter required details.	Enter required details.	Enter phone no.
Enter required details.	Enter required details.	Enter phone no.

Construction Phase Plan (Health and Safety)

Initial Records

F10 Notification to the Health and Safety Executive refer to the filing location

Current F10 Copy

[https://watesgroup.sharepoint.com/sites/bulsl/Wokingham/Shared%20Documents/02.%20Project%20Files/2.16%20Construction%20Phase%20Plan%20&%20Safety/F10%20Forms/067cf50215%20-%20F10%20Notification%20\(CURRENT\).pdf](https://watesgroup.sharepoint.com/sites/bulsl/Wokingham/Shared%20Documents/02.%20Project%20Files/2.16%20Construction%20Phase%20Plan%20&%20Safety/F10%20Forms/067cf50215%20-%20F10%20Notification%20(CURRENT).pdf)



Notification of construction project

Created Date: 10/08/2023

About the location of the site

Address of the construction site	LAND EAST OF GORSE RIDE SOUTH, FINCHAMPTON, WOKINGHAM, BERKSHIRE, ENGLAND, RG40 5JF
In which local authority is the site address?	Wokingham Unitary Authority

About the project

Description of project	New Build: NB - Residential Houses >20
Description of the construction work	The main works packages comprises of the construction of 240 no residential dwellings (including 4 no storey blocks of flats, houses and bungalows). Additional works comprises of improvement to existing highways, parking, landscaping, drainage and creating of public open space. Please note: this is a new F10 from that of the original F10 dated 08.10.2022
No of people on site	150
No of contractors on site	35
Start Date	06/10/2022
Time Allowed by Client (in weeks)	155
Duration (in weeks)	150

About those involved in the project

Name	Wokingham Borough Council	Role	Client
Email	stuart.sawbuck@wates.co.uk	Tel. Number	0118 974 8000
Address	WOKINGHAM BOROUGH COUNCIL, SHUTE END, WOKINGHAM, ENGLAND, RG40 1BN		
Name	Tetra Tech/ Harri Drysdale	Role	Principal Designer
Email	harri.drysdale@tetra-tech.com	Tel. Number	+447805031188
Address	TETRA TECH LTD, 1 ANGEL COURT, LONDON, ENGLAND, EC2R 7JU		
Name	Wates / Daniel Fisher	Role	Principal

Email	daniel.fisher@wates.co.uk	Tel. Number	01372 61000
Address	WATES GROUP, WATES HOUSE, STATION APPROACH, LEATHERHEAD, ENGLAND, KT22 7SW		
Name	Kendall Kingcott	Role	Designer
Email	jonathan.arnold@kendallkingcott.co.uk	Tel. Number	0117 931 2062
Address	KENDALL KINGSCOTT, GLENTWORTH COURT, LIME KILN CLOSE, BRISTOL, ENGLAND, BS34 8SR		
Name	Stantec	Role	Designer
Email	rupal.patel@stantec.com	Tel. Number	0118 950 0761
Address	STANTEC UK LTD, CAVERSHAM BRIDGE HOUSE, WATERMAN PLACE, READING, ENGLAND, RG1 8DN		

Declaration details

Name	Harri Drysdale
Declaration	I have been asked by the client to notify on their behalf, and they have confirmed they are aware of their duties
Date	10/08/2023
Confirmation Email	harri.drysdale@tetra-tech.com

Client Signature (Can be used for your own records, ONLY if required)

Declaration (as stated above)

Name:

Declaration Signature:

Date:

© 2023 - HSE Application

Existing Health and Safety Records

The Pre-Construction Information Package (PIP) forwarded by the Principal Designer will be used to determine control measures for the construction activities and information contained within this plan. A copy of the PIP will be retained on site and filed with this CPP.

PIP located on 4Projects. PIP updating as works finalise. Demolition now ongoing on Phase 2B and subsequently Clean asbestos reports to be issued upon completion. No archaeology report (in process), no UXO report (in process).

Demolition arisings WAC tested and PAS 128 services surveys have been completed and drawings now available. PAS 128 also completed for phase 2b/2c by Subvision Surveys.

PAS 128 Survey completed by Subvision Surveys and information available here for Phase 2A -

Construction Phase Plan (Health and Safety)

<https://watesgroup.sharepoint.com/sites/bulsl/Wokingham/Shared%20Documents/02.%20Project%20Files/2.17%20Construction%20Phase%20Plan/Subvision%20PAS%20128%20Drawings>

Welfare, First Aid and Security Provision

Detail the welfare provision for the project which must be appropriate for the number of people and the geographic spread of works.

A full modular office setup has been in place since early October 2022. During the main works this will accommodate sufficient site contractors as well as the full Wates team and pre-con team. The welfare will be suitable and sufficient for the numbers on site at all times and include ladies and gents' toilets and disabled toilets, showers, canteen and drying rooms all of which are extensive and more than adequate for the numbers on site.

First Aid is available within the site office and Wates Qualified First Aiders will always be present a defibrillator is also available.

Security will provided by a mixture of Solid and Heras Hoarding lockable gates and CCTV, overnight guard and canine and call out security where required, Permanex have provided the permanent CCTV system since 2023. Biosite have installed access control system to site to control access pre-enrolment will also be required to the Biosite system by all subcontractors.

Project Monitoring and Standards

Safety, Health and Environmental Advisor (SHE Advisor)

Projects will have a SHE Advisor assigned to coach, enable and assist Operational Managers and Directors with project monitoring and relevant technical advice.

Amy Wheeler – Deep Drainage, AP for lifting operations, site protection policy

Project Lead Daily Monitoring

The Project lead will monitor the project and its contractors on a daily basis and take the required action for failure to comply with Wates Code of Conduct and relevant legislation

Daily /Weekly/ Monthly Monitoring Ongoing by the team and external IMS and Safety Audits

Project Monitoring Arrangements

The Construction Manager will monitor the project and its contractors on a monthly basis utilising Wates iMS system and take the required action to comply with Wates Code of Conduct and relevant legislation. The Project team will monitor the project and its contractors on a weekly basis utilising Wates iMS system and take the required action to comply with Wates Code of Conduct and relevant legislation

Weekly and Monthly IMS Undertaken regularly and rota set up

Client Specific Requirements

N/A

Client Safeguarding Requirements

N/A to be discussed at a later date for handover of properties to vulnerable peoples

Construction Phase Plan (Health and Safety)

Communication Between Parties

Exchange of Information - Operatives

All operatives will be briefed by their relevant supervisor. Each supervisor to be minimum SSSTS and SEATS certified. All operatives to undertake daily Start Right with their supervisor, recorded to show understanding and changes to environment/situation. Weekly Toolbox talks to be undertaken with all operatives highlighting any changes to procedures/best practice/environmental protection methods.

Exchange of Information - Contractors

Contractor's exchange of information will be highlighted during the Plan Right process. All information where possible will be recorded electronically. Defect avoidance meetings, and safety improvement meetings will take place periodically to ensure continued performance improvement. Daily Collaboration meetings to place to ensure that contractor interfaces are managed. Wates team and Contractor exchange to be via Contractor supervisor.

Exchange of Information – Client, Designers, Fire Consultant, Fire Services and Principal Designer

All information between the above shall be electronic. All information will be stored on the Wates Electronic systems; either Sharepoint in relevant folders, 4 Projects or Fieldview Periodic design team meetings undertaken as required to allow face-to-face discussion and collaborative working

Handling Design Changes During the Project

All design changes recorded and managed by the Wates Design team. Design changes highlighted and controlled via 4Projects.

Construction Phase Plan (Health and Safety)

5. Arrangements for Controlling Significant Site Risks and Accountabilities

Extent and Location of Existing Records and Plans

Complete the following details provided in the Pre-Construction Information Pack (PIP). Where such information is not available action must be taken to identify required details.

Hazard	Known Details or Action to be Taken to Ascertain Them (e.g. drawing numbers, file locations, etc. for any relevant surveys)	Action to Mitigate Risk
Above ground services (e.g. power, fluids, telecoms)	Existing Re-diffusion TV Aerial exists - <i>has now been surveyed by LHAS and proved dead. See attached hyperlink to report.</i> https://watesgroup.sharepoint.com/sites/bulsl/Wokingham/Shared%20Documents/02.%20Project%20Files/2.16%20Construction%20Phase%20Plan%20&%20Safety/Re_%20Gorse%20Ride%20-%20Rediffusion%20aerial.msg	Any noted above ground services will be physically demarked to protect accidental damage. Where machine access is required to the area around an above ground service then this will be controlled by permit system and assessed for risk/suitability of methodology
Buried / underground services (e.g. power, gas, telecoms)	PAS 128 Survey to be carried out on Phase 2B June 2023 and SSE contacted via Utility Results to agree diversions and cutting off supplies. Diversions currently scheduled to commence May 2025 Gas and Water planned diversions also to be undertaken between May-July 2025 Wates project team to get these diversions completed as early as possible and use Vac ex services to ascertain exact positions before digging.	Site requires the uncovering and diversion of live services. New underground services are to be laid during the works. A complete site SUMO style survey has been completed prior to starting on site. As built records will be compiled as services are diverted and new services placed. Permit to penetrate in place to mitigate risk https://watesgroup.sharepoint.com/sites/bulsl/Wokingham/Shared%20Documents/02.%20Project%20Files/2.17%20Construction%20Phase%20Plan/Subvision%20PAS%20128%20Drawings
Newly Installed Buried Services	Installed and positions plotted and marked and annotated on plan and displayed on site	Phase 2B - SSE HV & LV Diversions to be undertaken and complete by July 2025 and new diverted network shown here: (HV is as above survey) https://watesgroup.sharepoint.com/sites/bulsl/Wokingham/Shared%20Documents/02.%20Project%20Files/2.17%20Construction%20Phase%20Plan/Subvision%20PAS%20128%20Drawings

Construction Phase Plan (Health and Safety)

		ase%20Plan/Stats%20&%20Subvis ion%20PAS%20128%20Drawings/ SSE%20LV%20Network%20Diversi on%20Phase%202A
Existing structures (e.g. buildings, towers, etc.)	None in Phase 2A Phase 2B/2C - Unable to ascertain until completion of phased resident evacuation and subsequent - Demolition	Phase 2A N/A Phase 2B/2C Not currently anticipated until late May 2925
Existing ground conditions (e.g. contamination, stability, etc.)	No known contamination	Currently expected to be clean. WAC test undertaken on any ground materials taken off site where applicable.
Existing / new gas installations or flues impacted by construction works	Unable to ascertain until completion of Demolition	Exact locations to be confirmed during Service scan after demolition. Existing Gas to be diverted. New MP and LP lines to be installed. Gas connections to be undertaken by utility specialists
Public interfaces (e.g. Safeguarding of Pupils or building users)	Site to be hoarded. No public to enter site. Shared public road to require vehicle marshalling to cross. Roads to be diverted to maintain access and temporary gates and footpaths installed during enabling works.	Marshal vehicles where risk dictates necessity
Working at height from scaffolding roofing Internal Joists or Trusses	Falls from height – see working at height plan	External access by standing scaffold erected by suitably qualified scaffolding organisation tried and tested. Scaffold will be weekly inspected by independent organisation. Site Team also has vast experience of complex scaffolding and will complete daily inspections. No access to incomplete scaffolds. Staircases erected in preference to ladders.
Manual handling	Muscular skeletal injury	RAMS to include manual handling risk assessment and control to bring the manual handling down to an acceptable level. Machine assistance by crane/forklift etc. to be first choice all the time. Loading bays erected to facilitate loading out.
Plant	Interface with pedestrian and driving on rough terrain with loads	Separate vehicle and pedestrian routes established and maintained. Permanent roads installed wherever possible up to base course tarmac to facilitate loading out and completed within

Construction Phase Plan (Health and Safety)

		enabling works phase. Full forklift lift plan set up and established and approved. Fit to work medicals for drivers and CPCS or equivalent qualifications. Cranes will be contract lift as a preference and full exclusion zones established. Permit to lift to be in place for forklift with permitted schedule of lifts.
Lifting operations	All risks associated with lifting operations	Full lift plan established by AP and approved by Wates. CPCS qualifications for all banksmen and slingers and AP on site during the lifts. Lift permit to be in place prior to works and full team briefing
Other Hazards / Issues (identified in pre-tender health & safety pack)	Known Details or Action to be Taken to Ascertain Them	Action to Mitigate Risk
Control of Surface Water Run Off	Action plan to prevent contamination of existing water courses	- SW/Drainage Management Plan to be implemented - All drains (existing & newly laid to have gully bags/upside down hats installed) - Groundworkers to carry out regular inspections and empty as required - All temp water supplies to be located 10m away from all drains
Control of emission of dust/dirt	Action plan to control emission of dust/dirt	- Air quality monitors to be installed to site boundary hoarding to measure and track pollutants within the air - Water spraying, dust suppressants, barriers, and proper housekeeping practices will be implemented. These measures will help minimise dust generation, contain it, and prevent it from becoming airborne
Control of Rats/Vermin	Action plan to control and manage rates/vermin	- Appointment of specialist contractor (Rentokil) to

Construction Phase Plan (Health and Safety)

		manage all site vermin inc preventive measures - A key focus on preventing access, eliminating food and water sources, and implementing trapping or baiting strategies. - Regular site maintenance, including debris removal and proper waste management
Existing Environment (e.g. adjacent property, activities, occupied premises, highways, footpaths, bridle and byways, condition surveys etc.)	Known Details or Action to be Taken to Ascertain Them	Action to Mitigate Risk
Vicarage Close/Primrose Crescent/Sunflower Way for existing premises to be maintained throughout the construction phase Sensitive properties on boundary	Action plan in place to maintain services and access throughout all stages of the build Condition survey required on any neighbouring properties which may be at vibration risk during piling	Access to vicarage maintained by installing new access road into vicarage close opened Nov 2022
Restrictions on Work (e.g. working hours)	Known Details or Action to be Taken to Ascertain Them	Action to Mitigate Risk
0800-1730 Mon – Fri No Bank Holidays	No works outside of the planning hours without discussion with the EHO	Team to ensure no planned works outside of agreed planning hours.

Aspect	Role	Name (All liable to change as team grows into construction phase)
AI Reporting & Investigation	Person with overall responsibility for reporting any incident on site	Joe Semadeni
Induction	Person responsible for coordinating inductions and updating content	Mason Bushell
Pre-start Subcontractor Management	Project Leader	Joe Semadeni
Excavations, Piling and Ground Penetrations	Buried Services Coordinator	Chris Lambourn
Scaffold Management	Scaffold Coordinator	Chris Lambourn – training to be completed
Asbestos Preconstruction Phase	Asbestos Coordinator	Chris Lambourn
Asbestos Construction Phase	Asbestos Coordinator	Chris Lambourn
Asbestos Emergency Procedure	Project Leader	Chris Lambourn
Cranes and Lifting	Project Leader Project Lifting Coordinator Appointed Person Lifting Supervisor Slinger/Signaller	Joe Semadeni Francesca Vickery Hugh Mccaffrey Contract lifts (Sub-Contractor Package)
Fire and Emergency	Fire Coordinator Fire Marshall(s) – list name	Francesca Vickery Mason Bushell Joe Semadeni
Temporary Works	Senior Temporary Work Coordinator Project Temporary Work Coordinator	Craig Dolby Chris Lambourn
Traffic Management	Traffic Management Coordinator	Mason Bushell
Demolition	Project Leader Site Manager	WBC - Client retains demolition control
Public Protection	Project leader	Joe Semadeni
Gas	Gas Coordinator	SGN
Electricity (LV)	Nominated Electrical Qualified Supervisor	Phil Smith Technical Delivery Engineer - HV Connections Slough Depot
Enter description.	Enter description.	Type Name
Enter description.	Enter description.	Type Name

6. Health and Safety File

The Construction Design and Management Regulations (2015) require that all projects collate a file of health and safety information related to the buildings or structures. The content, format and layout of the file are normally dictated by the client or their representative.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Provision of Information for the Health and Safety File

H&S File will be collated by an independent party and reviewed and the approved by CDM consultant Harri Drysdale.

Arrangements for Collection and Storage of Information

Include details of the site arrangements for the collection of health and safety file information and site specific storage arrangements

All information to be collated on 4Projects

Appendix 4: Temporary Works Register

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Ref:	TBC	WRS	XX	XX	FD	TW	370	01	LIVE
IMPLEMENTATION PLAN (1)									
PROJECT	Gorse Ride South								
NUMBER	TBC								
Temporary Works Organisation and Appointments									
Principal Contractor:								Wates Residential	
Designated Individual for this project:								Colin Luckhurst (South)	
Organisational Interfaces (see Appendix A for further guidance)									
OPTION 1	This is a single site with a site based Wates Principal Contractor's Temporary Works Coordinator (PCTWC) and/or a Wates Temporary Works Supervisor (TWS)								YES
OPTION 2	This is a small site/scheme with a remote Principal Contractor's Temporary Works Coordinator (PCTWC) and a site based Wates Temporary Works Supervisor (TWS)								NO
OPTION 3	For other arrangements contact DI and provide description Other								N/A
Wates Principal Contractor's Temporary Works Coordinator (PCTWC) for this Project:								Chris Lambourn	
Wates Temporary Works Supervisor (1) for this								N/A	
Wates Temporary Works Supervisor (2) for this								N/A	
Wates Temporary Works Supervisor (3) for this								N/A	
Wates Temporary Works Supervisor (4) for this								N/A	
GUIDE TO TEMPORARY WORKS ACRONYMS									
DI	Designated Individual - Wates Technical Services Directors (1								
PCTWC	Principal Contractor's Temporary Works Coordinator (Wates								
TWS	Temporary Works Supervisor (Wates employee or subcontractor								
TVC	Authorised Temporary Works Coordinator (subcontractor em								
VED	Wates Engineering Department / Technical Services								

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

TEMPORARY WORKS REGISTER							Reference: TBC WRS XX' XX' SH TV SSI OT LVE													
REGISTER IS PRE-POPULATED WITH EXAMPLES FOR REFERENCE AND GUIDANCE. PLEASE OVER-WRITE PRE-POPULATED ELEMENTS THAT ARE NOT TO COLUMN HEADER COMMENTS AND NOTES COLUMN FOR FURTHER GUIDANCE.							Project Name: Gorse Ride South			Vates PCTVC: Chris Lambourn										
Project Number: TBC																				
REF	TV ITEM DESCRIPTION AND LOCATION	TV START ON SITE DATE	EXEC. RISK	CON. S. OF FAIL. RISK	IMP. RISK	AUTH. PERMIT SIGNATORY	DES. CAT	DESIGN BRIEF ISSUED DATE	TV DESIGNER	DESIGN AND DESIGN CERT. ISSUED DATE	MANDATORY VATES ENG. DEPT. REVIEW REQUIRED	VATES ENG. DEPT. REVIEW COMPLETE	COMPETENT SUB-CONTRACTOR	COMPETENT S/C TWC/TVS	WORKS SPECIFIC RAMS ISSUED (DATE)	PERMIT TO USE ISSUED DATE	INSPECTION/MONITORING FREQUENCY (DAYS)	PERSON RESPONSIBLE FOR INSPECT./MONIT. AND MAINT.	PERMIT TO DISMANTLE ISSUED DATE	PROGRESS, DELAYS, PROBLEMS, RISKS, FEEDBACK
EXA	Temporary Works Element	D ₁				PCT		D ₁	SUB-CONTRACTOR	D ₁	YES	NO	Sub	N/A	D ₁	D ₁	Daily / Weekly / Mon	N/A	D ₁	Comment
001	Wire (heras type) fence subject to wind load only. No public interface. No shooting or netting	01/01/2021	LOW	LOW	LOW	PCTWC/TWC/TVS	1	05/03/2022	IN-HOUSE	N/A	NO	YES	SafeSite	N/A	Aug-22	on going	Monthly	Chris Lambourn	See fieldview	Design brief 001 - Heras on post approved (see Timber boarding folder). All others as per Vates Best Practice guide
002	Solid site boarding or wire fence with debris nets, or signage, or crowd loading	01/01/2021	LOW	MED	MED	PCTWC/ Auth TWC	1	05/03/2022	EXTERNAL	30.8.22	NO	YES	SafeSite	N/A	Aug-22	on going	Monthly	Chris Lambourn	See fieldview	Timber in ground as per mixture of SafeSite design and gates installed as per boarding best practice.
003	Site cabin foundations. Double stack.	01/01/2021	HIGH	MED	HIGH	PCTWC	2	02/08/2022	TBC	15.3.22	YES	YES	Blanchard Walls	N/A	21/03/2022	30/03/2022	N/A	N/A	See fieldview	
004	UPVC Hoarding in ground	01/01/2021	LOW	LOW	LOW	PCTWC/TWC/TVS	1	06/10/2022	TBC	07.10.22	NO	NO	SafeSite	N/A	Aug-22	on going	T	Chris Lambourn	See fieldview	See fieldview
005	TBS Base	01/01/2021	LOW	LOW	LOW	PCTWC/TWC/TVS	0		TBC		NO	NO	Blanchard Walls	N/A	21.03.22	30/03/2022	N/A	N/A	See fieldview	
006	Piling Mat for King Post wall	01/01/2021	MED	LOW	MED	PCTWC/ Auth TWC	2		TBC		NO	NO								Completed and removed
007	Scaffold--	01/01/2021	LOW	MED	MED	PCTWC/ Auth TWC	1		TBC		NO	NO							See fieldview	
008	Haul road - general	01/01/2021	LOW	MED	MED	PCTWC/ Auth TWC	1		TBC		NO	NO	Blanchard Walls	N/A	As BW runs pack	See Fieldview	N/A	N/A	See fieldview	
009	Scaffold TG20	01/01/2021	LOW	MED	MED	PCTWC/ Auth TWC	0		SUB-CONTRACTOR		NO	NO	Elite Scaffold	TBN	As per Rams pack	See Fieldview	T	Chris Lambourn	See fieldview	Scaffolds with compliance sheets can be considered CAT 0 - installation must be as per sheet, and sheet must be properly signed
010	Scaffold - bespoke designed	01/01/2021	MED	MED	HIGH	PCTWC	1		SUB-CONTRACTOR		YES	NO	Elite Scaffold	TBN	As per Rams pack	See Fieldview	T	Chris Lambourn	See fieldview	
011	Scaffold-gantry	01/01/2021	MED	HIGH	HIGH	PCTWC	2		TBC		YES	NO								

		Cons. Of Failure Risk			
		V LOW	LOW	MED	HIGH
Exec Risk	V LOW	V LOW	V LOW	MED	MED
	LOW	V LOW	LOW	MED	HIGH
	MED	LOW	MED	HIGH	HIGH
	HIGH	MED	MED	HIGH	HIGH

Appendix 5: Asbestos Management Plan

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Contract Name Gorse Ride South

Contract Number TBC

Review and Amendment Record

This CPP Appendix must be reviewed quarterly and amended whenever there is a change in major project risks, site conditions, personnel or accountability. All changes affecting project risks must be communicated to the supply chain. The date of each review and description of any amendments to this CPP Appendix must be recorded.

Amendments to the contents of this Management Plan arising from a review are to be recorded below.

Examples include changes to accountable personnel, changes or additions to significant site risks.

Review Date (select from drop down calendar)	Review Outcome - What has Changed? If there has been a change identified by review provide brief details. If no changes enter No changes	Reviewed By
07/04/2025	Implementation of from for GRS 2B	Joe Semadeni
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

1. Asbestos Management Team

Role	Organisation	Contact Details	Training Details
Asbestos Coordinator (Responsible Person Pre-con Phase)	Wates	Name Chris Lambourn Tel 07566774722	Course Asbestos Duty to Manage Date 23/06/25
Asbestos Coordinator (Responsible Person Construction Phase)	Wates	Name Chris Lambourn Tel 07566774722	Course Asbestos Duty to Manage Date 23/06/2025
Asbestos Consultant	Not currently anticipated	Name TBC Tel Enter Number	
Asbestos Surveyor	Envirochem	Name Envirochem Tel 01329 287777	
Asbestos Analyst	Envirochem	Name Envirochem Tel 01329 287777	
Licensed Asbestos Removal	Not currently anticipated	Name TBC Tel Enter Number	

2. Scope of Works and Asbestos Surveys

The provision of accurate asbestos survey data is critical to the safe planning and operation of a project. Surveys shall only be conducted by Asbestos Surveyors qualified as defined in WPS-PrS-20 Asbestos Surveying and Prestart and undertaken to the standard detailed by HSE guidance.

All available survey data must be assessed by the Asbestos Coordinator prior to commencement of construction works and be appropriate for the project Scope of Works. Relevant information must be provided to production managers and site workers.

The following information is to be completed by the Asbestos Coordinator.

Scope of Works
Construction of 90 dwellings on a brown field site. Includes utilities, landscaping, roads and construction
Scope of Asbestos Surveys Undertaken
Geotechnical investigations gave nil result to asbestos within the ground. Existing properties have been asbestos stripped prior to demolition. WAC tests will be undertaken on any spoil heaps left on site.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Reason for the Type of Survey Commissioned (e.g. Why was a management survey selected in preference to a refurbishment/demolition survey?)

Surveys to be null and void upon completion of demolition (by others). Any spoil left on site to be WAC tested to ensure cleanliness

Location of Survey Data (How and where is it stored? e.g. Hard copy or Electronic)

Stored on server and 4P

Who Commissioned the Survey(s)?

Name	Wokingham Borough Council	Role	Client
------	---------------------------	------	--------

Who Carried Out the Survey(s)?

Name	Envirochem	Qualification	Enter qualification.
------	------------	---------------	----------------------

Date(s) Survey(s) Carried Out

Type or select date	to	Type or select date	Type or select date	to	Type or select date
Type or select date	to	Type or select date	Type or select date	to	Type or select date

Who Assessed the Survey(s) for Accuracy and Completeness?

Name	Enter name	Date	Type or select date
Role	Enter role title.		

Additional Information (E.g. Are additional surveys required? Previous asbestos removal activities)

WAC test on any spoil remaining on site. Confirmation that all asbestos removed from site

Communication of Survey Information

Operations team to communicate any future survey information to relevant contractors and client. Licenced Asbestos removal company to notify HSE if required.

Updating Surveys

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

All changes to Asbestos surveys will be placed upon 4Projects and circulated to relevant parties.

3. Asbestos Management Strategy

Once asbestos surveys have been carried out record the findings and the management strategy for the asbestos i.e., removal, repair, encapsulation, label and leave.

Where the asbestos is to be removed work should be carried out by a licenced asbestos removals contractor as defined in WPS-Del-12 Asbestos Removal and waste managed according to WPS-Del-20 Management of Waste.

Location	Material	Quantity	Management Strategy
Enter location	E.g. asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes etc.) and asbestos cement	Enter quantity	Repair, encapsulate, remove, label and leave
Enter location	E.g. asbestos insulating board (AIB), millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	Enter quantity	Repair, encapsulate, remove, label and leave
Enter location	E.g. thermal insulation (pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing)	Enter quantity	Repair, encapsulate, remove, label and leave
Enter location	Enter material	Enter quantity	Repair, encapsulate, remove, label and leave
Enter location	Enter material	Enter quantity	Repair, encapsulate, remove, label and leave

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Enter location	Enter material	Enter quantity	Repair, encapsulate, remove, label and leave
Enter location	Enter material	Enter quantity	Repair, encapsulate, remove, label, leave

4. Emergency Plan

Wates Professional Standard WPS-Ctl-02 Asbestos – Emergency Procedure describes the steps that must be taken in the event that Asbestos Contaminated Material is inadvertently disturbed or damaged.

The Asbestos Coordinator shall record here any additional site-specific arrangements with regard to an asbestos emergency. This must also be included in the site-specific induction.

Site Specific Asbestos Emergency Arrangements
EPAK box to be in main office and gate huts. Procedure within EPAK box to be followed if contaminated materials discovered.

5. Records

The Asbestos Coordinator is responsible for documenting the location of the following records and archiving in accordance with Gov-307 Archiving Rules.

Record	Location
Existing Asbestos Surveys and Records	4Projects (If becomes applicable)
Asbestos Survey Scope and Requirements	Sharepoint (If becomes applicable)
Asbestos Surveys	4Projects (If becomes applicable)
Records of Documentation - Licensed Asbestos Removal Contractors	Sharepoint (If becomes applicable)
Records of Documentation – Consultants, Analysts, etc.	Sharepoint (If becomes applicable)
RAMS	Physical copy retained
Site Safety Induction – Asbestos related content	Biosite
Asbestos Training Records	Biosite
Minutes/Notes of planned reviews	Sharepoint (If becomes applicable)

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Site Clearance Certificates for reoccupation	4Projects (If becomes applicable)
--	-----------------------------------

6. Appointments

a. Consultants, Analysts and Surveyors

The following documentation must be provided to the Asbestos Coordinator by the Consultant, Analyst or Surveyor before the commencement of surveying works.

Documentation			Issue Date	Expiry Date
	Role	Name		
UKAS Accreditation Certificate	Consultant	Enter name	Type or select date	Type or select date
	Analyst	Enter name	Type or select date	Type or select date
	Surveyor	Enter name	Type or select date	Type or select date
Health and Safety Policy	Consultant	Enter name	Type or select date	Type or select date
	Analyst	Enter name	Type or select date	Type or select date
	Surveyor	Enter name	Type or select date	Type or select date
Certificates of Insurance	Consultant	Enter name	Type or select date	Type or select date
	Analyst	Enter name	Type or select date	Type or select date
	Surveyor	Enter name	Type or select date	Type or select date
Risk Assessments and CoSHH Assessments	Consultant	Enter name	Type or select date	Type or select date
	Analyst	Enter name	Type or select date	Type or select date
	Surveyor	Enter name	Type or select date	Type or select date
Fit for Work Medical Checks (dated within last two years)	Consultant	Enter name	Type or select date	Type or select date
	Analyst	Enter name	Type or select date	Type or select date
	Surveyor	Enter name	Type or select date	Type or select date
Respiratory Protection Equipment (RPE) inspection	Consultant	Enter name	Type or select date	Type or select date
	Analyst	Enter name	Type or select date	Type or select date

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Documentation			Issue Date	Expiry Date
Role	Name			
records (when required)	Surveyor	Enter name	Type or select date	Type or select date

b. Licensed Asbestos Removal Contractor

The following documentation must be provided to the Asbestos Coordinator by each Licensed Asbestos Removal Coordinator (LARC) before the commencement of asbestos removal works. (Complete a separate record for each LARC)

Name of Asbestos Removal Contractor		Enter name	
Documentation		Issue Date	Expiry Date
For the contract:			
Current asbestos licence		Type or select date	Type or select date
POW (method statement), including details of any modifications that have been made and notified to the enforcing authority		Type or select date	Type or select date
Enforcing authority notification and waiver (where granted). Risk assessments		Type or select date	Type or select date
Employer's liability compulsory insurance certificate		Type or select date	Type or select date
Waste carrier's license		Type or select date	Type or select date
A copy of the company's current standard procedures		Type or select date	Type or select date
Site log		Type or select date	Type or select date
For the equipment:			
Test certificates for NPUs and any other plant in use (as appropriate)		Type or select date	Type or select date
A clearance certificate for the DCU		Type or select date	Type or select date
Inspection reports for RPE, thorough examination and test plant etc.		Type or select date	Type or select date
Daily records of checks on enclosure, DCU and air extraction		Type or select date	Type or select date
Smoke test certificate		Type or select date	Type or select date

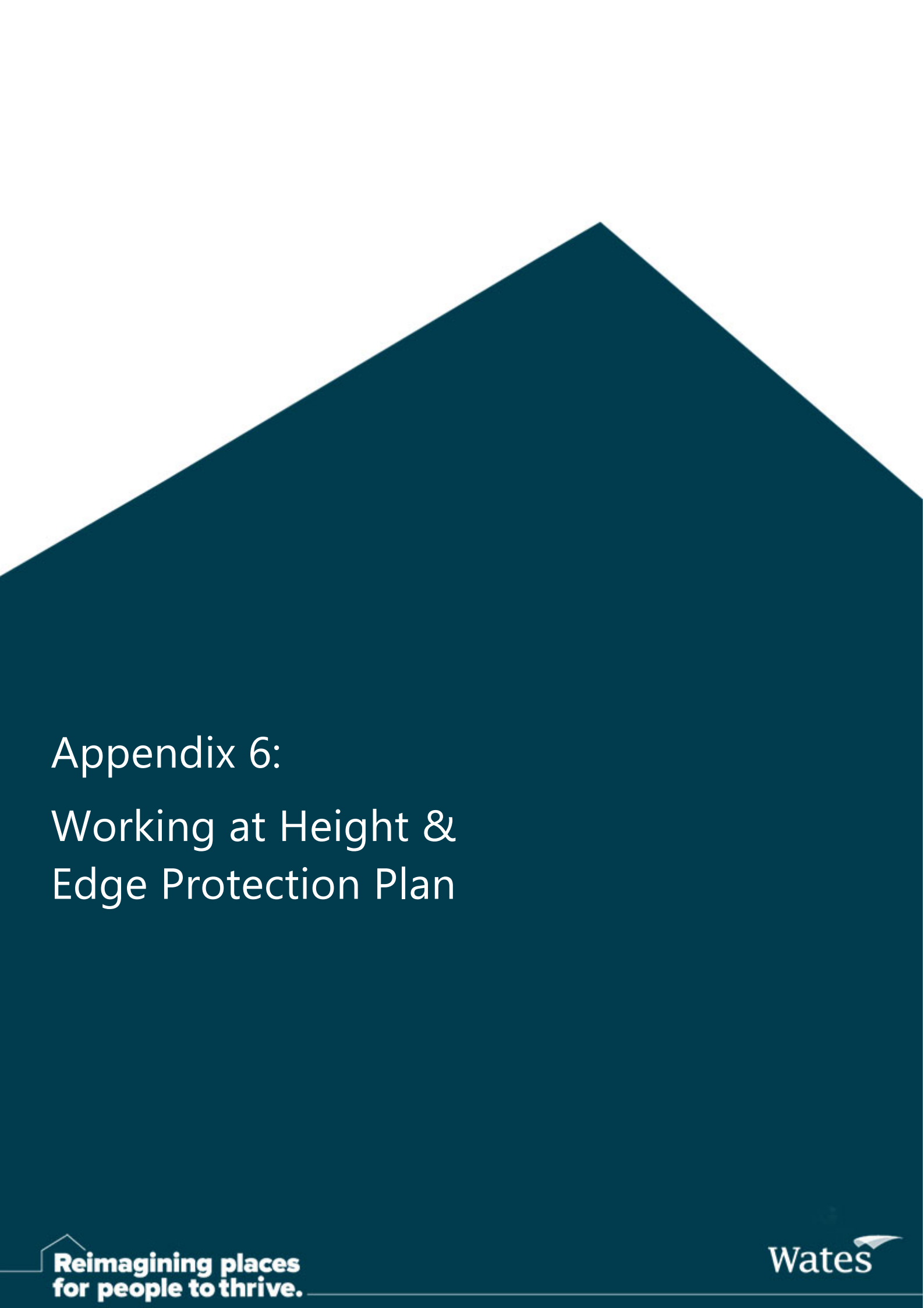
CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

For your employees:		
Medical certificates for all personnel working with asbestos	Type or select date	Type or select date
RPE face-fit records for all personnel working with asbestos	Type or select date	Type or select date
Where several pieces of RPE are in use, face-fit records should be on site for all types	Type or select date	Type or select date
Training records for all personnel working with asbestos	Type or select date	Type or select date
Personal monitoring results (if performed)	Type or select date	Type or select date

7. Reviews

The Asbestos Coordinator shall formally review this Asbestos Management Plan during the time that Asbestos risk is present on site at least monthly and whenever a project change takes place (e.g. change in personnel or their responsibilities, a change to the works being undertaken or following an incident)

Following each review the Construction Phase Plan Revision Log at the beginning of this Management Plan must be updated to record any resultant changes or a note of the review.



Appendix 6: Working at Height & Edge Protection Plan

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

This document is required to be prepared during initial bid, implemented during the construction phase and updated as circumstances on site change

Contract Name Gorse Ride South

Contract Number TBC

Review and Amendment Record

This CPP Appendix must be reviewed quarterly and amended whenever there is a change in major project risks, site conditions, personnel or accountability. All changes affecting project risks must be communicated to the supply chain. The date of each review and description of any amendments to this CPP Appendix must be recorded.

Amendments to the contents of this Management Plan arising from a review are to be recorded below.

Examples include changes to accountable personnel, changes or additions to significant site risks.

Review Date (select from drop down calendar)	Review Outcome - What has Changed? If there has been a change identified by review provide brief details. If no changes enter No changes	Reviewed By
07/04/2025	Implementation for GRS Phase 2B	Joe Semadeni
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name

1. Purpose and Key Roles

The purpose of this document is to ensure solutions for working at height and edge protection are discussed and decided on at bid stage and implemented during the construction phase.

This document shall be completed by the Bid Operational Lead with assistance from the SHE Advisor and forwarded to the construction team when the construction phase commences. The plan will form part of the Construction Phase Plan and be filed under Appendices.

2. Scope

The Work at Height Regulations places a duty on Employers / Principal Contractors to prevent injury to persons where there is a risk of a fall liable to cause personal injury or where there is a risk of objects falling which could cause harm.

If operatives or objects are above ground level, could fall from an edge, through an opening or fragile surface or could fall from ground level into a floor opening or hole in the ground they will be working at height and the risk of falling and falling objects must be assessed and control measures implemented.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Measures that prevent the fall of materials or objects are the primary means by which persons must be protected from injury. Only where this is not reasonably practicable should other suitable measures (tethers, exclusion zones crash decks etc.) be used as the primary measures to prevent persons from being struck by falling items.

3. Procedure

The key to preventing injury from work at height is to carry out a risk assessment, select the most appropriate precautions, and ensure they are implemented.

This “plan” shall be used to establish relevant information to develop the safe system for working at height with suitable edge protection. A risk assessment must be undertaken for all work activities.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

4. Hierarchy of Fall Protection

The Work at Height Regulations set out a simple hierarchy for managing and selecting equipment when planning work at height.

Category of Work Equipment		Examples of Protective Measures	
		Collective	Personal
Highest	Work equipment which prevents a fall	- Working platforms with barriers - Advanced Guardrail systems - Multi-user mobile elevating work platforms (MEWPs)	- Personal fall prevention systems (e.g. valley frames) - Personal fall protection equipment (work restraint systems) - Single-user MEWPs
	Work equipment which minimises the height and consequences of a fall	- Safety nets at high level (rigged close to the work) - Soft landing systems installed close to the work - Safety Decking Systems - Oxford Landings	Other personal fall protection equipment (rope access, work positioning and fall arrest systems (see note 2))
	Work equipment which minimizes the consequences of a fall	- Soft landing systems - Safety nets rigged at low level (7m below the work)	- Inflatable injury prevention systems e.g. air jackets - Other personal protective equipment not normally associated with fall protection e.g. lifejackets for work over water
Lowest	Work equipment which does not present a fall - (ladders, step ladders, hop-ups, trestles etc.)	Instruction, supervision and training of users to minimize the risk of them suffering a fall.	

5. Training and Supervision

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Any person undertaking work at height must be suitably trained to understand the risks, the safe system of work and safe use of any work equipment.

- A general work at height course highlighting the risks and general precautions
- The use of safety harnesses and personal fall protection equipment. Mandatory when this type of equipment is used
- Relevant IPAF training or similar (CPCS) when using MEWPs
- PASMA for the erection of alloy towers
- FASET Training for netting and safety decking installations
- IRATA Rope Access and Abseiling

All works at height must be supervised by a competent person; the level of supervision (continual or at regular intervals etc.) will be dependent on the level of risk.

6. Work at Height and Edge Protection Plan

6.1 Design

- Have designers considered working at height?
- Can we influence design safety?

Areas of Design	Improvement to Safety During Construction Phase
Cleaning of Guttering	Fall improved. Looking into safe access/man safe
Cleaning Velux style windows	Tilt and turn
Servicing of plant on block roof	Man safe system as last resort – parapet of railings as 1 st choice in design
Rooflights	Rooflights should be specified as mansafe class A non-fragile. All rooflight positions have provision for crash deck underside during construction as even class A are not construction proof.
Roof edge protection	Collective measures

6.2 Project Specific Information – Demolition

Demolition Risk Consideration	Details of demolition working at height and protection measures
Details of working at height protection measures e.g. scaffold protection: Exclusion Zones during demolition	
Demolition retained by client	No Wates responsibility for demolition works

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

6.3 Project Specific Information - Groundworks

Note: Project Specific Information for tower cranes will be contained In the Tower Crane Procurement Document

Groundworks Risk Consideration Details of proposed working at height control measures during groundworks eg handrails: suitable entry exit to excavations	Details of groundworks working at height and protection measures
Access & Egress into Footings	Proprietary access equipment into/out of footings
Trench Boxes	As per design. Must have rescue system and full fall arrest in place at all times
Sheet piling	Piles either left long or edge protection fitted to top of piles before excavation commences, scaffolding included in pricing

6.4 Project Specific Information - Frame Construction

Type of Frame			
Reinforced Concrete	☒	Steel	☐
Timber	☐	Brick and Block	☒
Refurbishment of existing frame/ cladding	☐		☐
Details and Scope			
Traditional brick and block design. Timber joists on houses, insitu frame on apartment blocks.			

6.5 Edge Protection / Falling Material Control Measures

Note: The anchor system securing the edge protection to the slab must have structural engineers' approval and where necessary have pull out tests to 10% of anchors to prove integrity - please liaise with your SHE Advisor.

Proprietary Systems: Concrete Frame Applications	Mesh barrier edge protection systems are fall prevention systems that offer a high level of protection through a full mesh-in-filled guardrail and a performance-tested design to BS EN13374. Toe-boards are typically integral to each panel
Comments: Vertemax type Mesh Barrier Edge protection to frame installed as erected weekly inspected and only altered by suitably qualified and trained persons. Replaced with scaffolding once EWS erected in SFS and boarded. Vertemax designed system developed by Vertemax during bid to allow EWS to be installed with Vertemax in place. Rail system to be developed to allow removal of Vertemax.	

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Proprietary Systems: Steel Frame Applications	It is important that protection is in place at the earliest stage; equipment is available which can be clamped, bolted or welded to the leading edge steelwork. The fixing of these components can be done prior to construction, or by means of telescopic/ articulating booms or similar to avoid operatives working in more exposed conditions
Comments: Vertemax fitting to formwork system then moved onto slab edge to allow SFS EWS to be installed from floor slab. SFS then progressively boarded to allow Vertemax to be removed.	
Net Barrier Systems	Net barrier systems are typically used with steep or curving roofs and also in large bay-sized industrial roofs where the ability to meet the static test deflection criteria of Class A and B is complicated by the bay size
Comments: n/a	
Refurbishment	Ensure all penetrations, open apertures and leading edges are suitably protected to prevent materials or people falling. Consider edge protection to parapets and balconies.
Comments: n/a	
Roof Work	Ensure a safe system of work and suitable protection measures are in place for works on or adjacent to fragile roofs and roof lights. Ensure materials and people cannot fall from edges or through roofs and consult your SHE Advisor when working on pitched roofs in excess of 400 as edge protection will require additional design.
Comments: Traditional timber truss construction. Full scaffold will be in place with toe board to ensure risk of materials falling from roof is removed. On apartments Vertemax in place for concrete frame and afterwards and progressively removed once scaffolding in place.	
Other Edge Protection / Falling Material Control Measures	
Comments: All scaffold to have securely fixed brick guards. Where significant risk of materials falling onto walkways/public areas (or anywhere risk requires) Scaffold on apartments to be provided with fire rated debris netting and mona flex on end elevation and a fan at one end. Fan protection included at building entrance.	
Roof Free Standing Systems	Free standing weighted edge protection systems are designed to comply with the Class A requirements of BS EN 13374.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

	These systems derive their support from weighted components, fixed to lever arms and connected in turn to barrier frames at the edge of the building. You will need Wates temporary works engineer approval prior to utilising this product.
Comments: Proprietary SG4 footed handrail system proposed for use on completed roof membrane on completion of roof membrane. Top Roof for example. This system avoids damage to roof membranes and is a tested system.  SG 4 Footed handrail system on completed membrane only removed at completion and handover on unguarded roofs and once fail-safe controls and lockable doors and signage installed.	
Climbing Screen Protection Systems	Storey height climbing screen protection systems enclose the perimeter of the building by means of mesh or plywood screens. Vertically, the screens cover between 2 1/2 to 3 1/2 floors in height and are built in sections, horizontally, and then crane handled, vertically, into position as the concrete frame structure progresses.
Comments: n/a	
Tubular Guardrail Solutions	Traditional scaffold tube and fittings. Purpose-designed clamp on systems
Comments: Additional handrails will be required where likelihood of access onto roof or use on a hop up on a scaffold is required. These will be suitably heighted to ensure that the risk of falling from the scaffold is eliminated.	

6.6 Further Risk Considerations

	Details, scope and formwork system considerations
Manual Handling	Manual handling shall be restricted to a safe weight for the operative in question. Training will be required where exposure to manual handling dictates necessity

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

	Details, scope and formwork system considerations
Inadequate Working Space	Low level access to be assessed on the hierarchy of control. In situations where working space does not allow safe access then alternative means will be used rather than unsafe measures.
Inadequate Access to Height	Full scaffold will be in place for external brickworks. Where this is no longer possible due to phasing, then MEWPS or similar will be used. MEWPs used for boarding SFS to reduce manual handling.
Lifting and Lowering of Loads	All loads to be via telehandler. Steelwork/joists and trusses to be via HIAB or Mobile crane. All other to be separated into smaller loads to enable manual handling.
Plant and Machinery Operator Competence	As per visual standards and Wates' standards
Structural Integrity	Any propping required for insitu slab to be designed inspected weekly and have anti tamper Temporary works tags fitted. Scaffold ties to receive pull test certification for 10% of ties in line with TG20:21 and have anti-tamper Temporary works tags fitted. (See below) 
Other Edge protection to SFS ahead of external wall liner system	Temporary works department to be consulted with regards to installing a rail system or ply ribs across the inside face of studwork as designed system to allow Vertemax to be removed ahead of Cement board application.

6.7 Safe Systems of Work

All edge protection activities shall be undertaken in accordance with a safe system of work ensuring that hazards are eliminated, or otherwise minimised, by the application of appropriate control measures. It is essential that the entire process of edge protection erection and dismantling, including all associated activities, such as storage and material handling, is covered by a comprehensive system of work.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Safe Systems of Work, Competency and Quality	
What quality system is in place to ensure equipment arrives on site in good condition? EG – quality system to ensure falsework props, beams are in robust condition	Prior to use full certification where applicable. Prior to use visual inspection of equipment required
Can any of the proposed work at height be avoided by changing the procedures? Pre-fabrication / off site / assembly at ground level, etc.	Prefabricated roof trusses
Tool tethering requirements	Scaffolders when erecting scaffold to apartment blocks.
All operatives are required to be competent in the erection; dismantling and inspection of edge protection systems.	Details: - Evidence of competence to install the edge protection system - Evidence of competence to inspect the edge protection system - Evidence to use any access or lifting equipment To be included by any subcontractor installing, maintaining or adapting edge protection. Vertemax have been consulted and will provide full scope for project at inception stage.
Have you considered access to the elevated position? Is there anything stopping the installation of primary stair access?	Primary stair access to be in place as soon as practical. Staircases are not waterproof so early installation would not be beneficial
What is the most practicable type of access equipment for this work? - Hoist - Mobile elevating work platforms (MEWP) - Towers - Scaffold - Ladders	All types of access equipment are considered and their usage will follow the hierarchy of control
Are there other factors that could affect the safety of the workers or of others from falls or falling objects? - Working over or near water - Working over or near traffic - Or close proximity to live Machinery / hoists - Working over or near public areas - Working over or near excavations	Raised ironworks. Where necessary visual aids will highlight location. Groundworks to be fully segregated from rest of site contractors. Where not possible, machine must be marshalled and fall protection in place
Is the work likely to be affected by the weather conditions?	Yes. Many activities are external and quality /safety dictate that extremes in adverse weather may require stopping work
If the work is to be carried out in hours of darkness, what lighting requirements are need to be installed?	Not currently anticipated
Are there any activities which require enhanced supervision; For example: Flying table, slip form.	Not currently anticipated
What methods of evacuation need to be in place to Ensure a safe rescue in the event of an emergency?	Control methods as per emergency plan.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

7. Work at Height – Edge Protection Tender Settlement Review To be completed at Tender Settlement and Signed off by Operations Director

Tender Settlement Date:	28/03/2025	Phase 2B
Operations Director:	SHE Manager/ Advisor:	Bid Lead:
Barry Williams	Amy Wheeler	Phil Brooks

Question	Yes	No	Action
Has the hierarchy of fall protection been followed, for example when selecting work platform and equipment?	☒	☐	Yes
Have the ground conditions been adequately assessed?	☒	☐	Scaffold and MEWP mats to be designed by TWD once scaffolder and SFS contractor on board to provide details
Has safe provision been made for power?	☒	☐	Full Temps package completed
Have lifting arrangements been adequately considered? E.g. Crane, Hoist	☒	☐	TCUK tower crane part of plan
Has adequate lighting been considered?	☒	☐	Part of temps package
Will work take place over / adjacent water? If yes, are additional precautions adequate?	☐	☒	Not applicable
Is work likely to be affected by extreme weather? If yes, are adequate precautions specified?	☒	☐	Monitor weather ensure scaffolds are designed for wind loading
Are there other activities or process in the area that could give rise to risks? If yes have adequate precaution / preventative measures been specified?	☐	☒	Not applicable at present
Is the level of Wates supervision suitable and competent?	☒	☐	Yes
Have those involved received appropriate training?	☒	☐	Wates staff to have appropriate levels of experience and training
Have adequate precautions been specified to prevent the fall of materials / objects or where this is not reasonably practical measures to prevent injury due to falls of	☒	☐	Debris netting/fans/exclusion zone fatal zones etc. MEWP zones

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

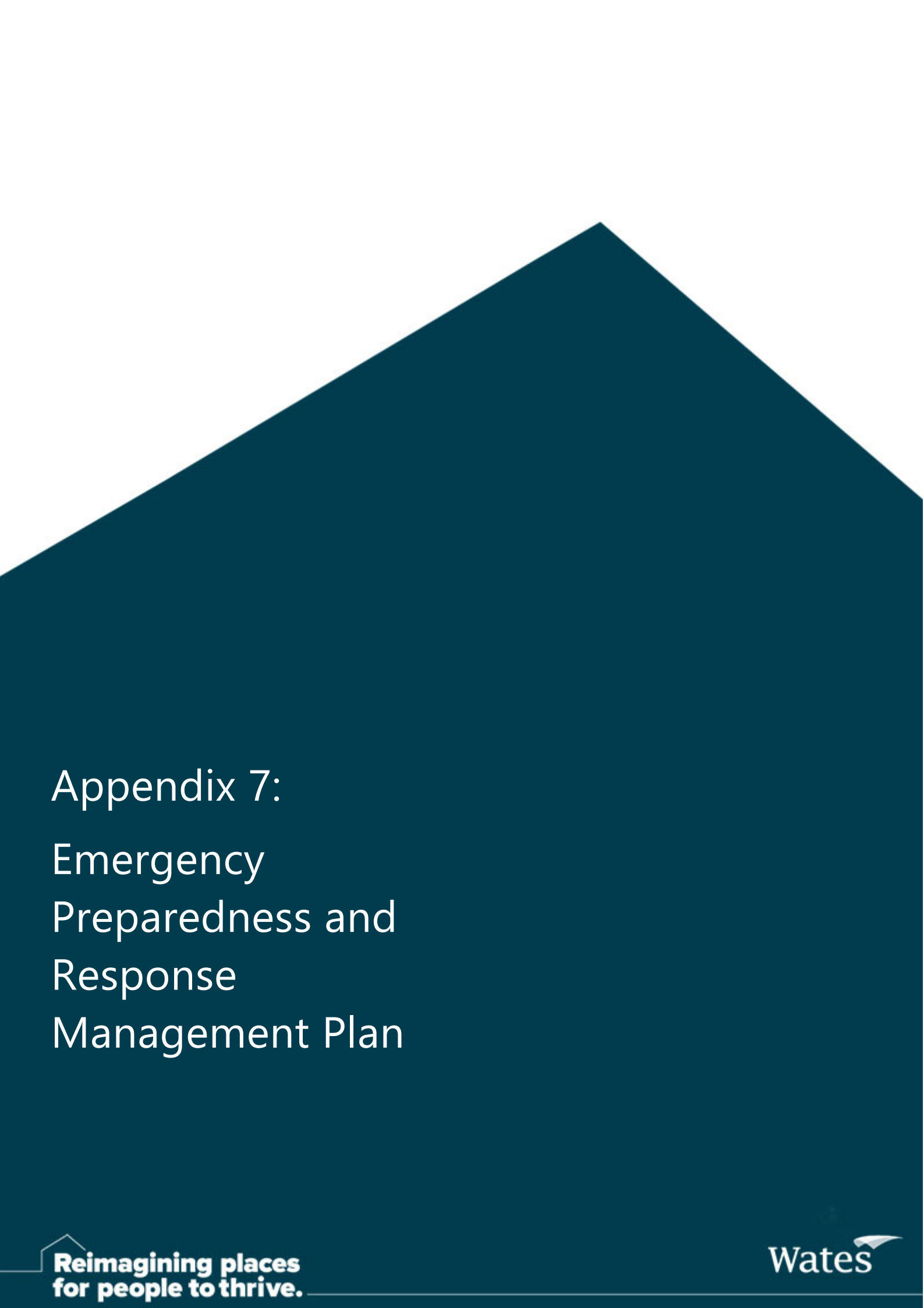
items, examples may include lanyards and exclusion zones etc.?			
Has the safe storage of any material at height and or on the work platform been adequacy addressed, including the prevention of items falling or being blown over?	☒	☐	Roofing to be addressed with roofer with all loads stored at height secured
Other Considerations:	☐	☒	N/A

8. Work at Height – Edge Protection Plan Sign off

Declaration

I am satisfied that the risks regarding working at height have been adequately considered and the appropriate control measures have been put in place.

	Name	Signature	Date
Bid Lead	Joe Semadeni	<i>Joe Semadeni</i>	07/04/2025
SHE Manager/ Advisor	Amy Wheeler	<i>Amy Wheeler</i>	08/04/2025
Operations Director	Barry Williams	<i>Barry Williams</i>	08/04/2025
Commercial Lead	Luke Borucinski	<i>Luke Borucinski</i>	07/04/2025
Summary	This Working at Height and Edge Protection Plan does not offer an exhaustive list of risks when working at height. All working at height risks must be appropriately assessed and a suitable safe system of work put in place to prevent persons or materials falling and injuring people. SHE Advisors can provide further guidance. <i>This document has been updated for Phase 2B for review by above on 23.06.25</i>		



Appendix 7: Emergency Preparedness and Response Management Plan

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Contract Name Gorse Ride South

Contract Number TBC

Review and Amendment Record

This CPP Appendix must be reviewed quarterly and amended whenever there is a change in major project risks, site conditions, personnel or accountability. All changes affecting project risks must be communicated to the supply chain. The date of each review and description of any amendments to this CPP Appendix must be recorded.

Amendments to the contents of this Management Plan arising from a review are to be recorded below.

Examples include changes to accountable personnel, changes or additions to significant site risks.

Review Date (select from drop down calendar)	Review Outcome - What has Changed? If there has been a change identified by review provide brief details. If no changes enter No changes	Reviewed By
07/04/2025	Initial implementation for GRS Phase 2B	Joe Semadeni
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

1. Emergency Response Team and Training Requirements

Role	Organisation	Contact Details		Training Details	
Fire Safety Coordinator (Responsible Person)	Wates	Name	Joe Semadeni & Francesca Vickery	Course	Fire Duty to Manage
		Tel	07759523254 & 07714159790	Date	09/10/2024
Fire Marshall(s)	Wates	Name	Mason Bushell	Course	Fire Warden
		Tel	Site Contact	Date	31/05/2023
Fire Consultant	Fire Design Solutions	Name	Fire Design Solutions Ltd		
		Tel	01322 387 411		
Independent Fire Risk Assessor	Fire Safe Global	Name	15 Steve Lakin & Stephanie Price		
		Tel: 07804 602 708			
Building Control Officer	Wokingham Building Control	Name	Wokingham Borough Council		
		Tel	0118 974 6239		
Local Authority Fire Officer	Royal Berkshire Fire and Rescue	Name	N/A		
		Tel	101		
Environmental Coordinator (Responsible Person)	Wates	Name	Fran Vickery	SEATS	Course
		Tel	07714 159790	18/10/23	
Environmental Emergency Response	Acumen	Name	Acumen		
		Tel	0843 658 0513		
Spill/Pollution Responder (s)	Blanchard Wells	Name	See IMS evidence file on Sharepoint	Onsite training to be provided (Practice Drills, TBT etc.)	
		Tel	Anthony Hoiser		
Spill/Pollution Responder (s)	Blanchard Wells	Hyperlink to Blanchard Training	Enter Name	As noted	
Tower Crane Rescue	TCUK	Name:	Fran	Course: Tower Crane Rescue Training	

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

		Vickery & Chris Lambour n	Date: 01/02/24
--	--	------------------------------------	----------------

Training for Emergency Response

Training must be valid to comply with [Gov-330 Training Requirements](#). Evidence of qualifications and up-to-date training must be available on demand. If supply chain Fire Marshalls and/or Spill/Pollution Responder(s) will be utilised records must be included in the contractor's safe system of work.

Training for Everybody Else

All employees must be regularly briefed by means of site induction to ensure that they understand the fire and environmental emergency precautions and the action to be taken in the event of fire. The briefing must include:

- The action to be taken on discovering a fire and/or a spill/pollution incident including raising the alarm and notifying the responsible persons
- The action to be taken when the fire alarm sounds
- The location and safe use of firefighting equipment and/or location of pollution prevention materials (for example, spill kits)
- Familiarisation with the means of escape
- Evacuation of staff / public
- The importance of fire resisting doors and the need to close all doors at the time of fire
- Stopping machines, isolating power supplies where appropriate
- The method of calling the fire brigade and/or the external Environmental Emergency Response Team (Acumen)
- The location of the assembly point(s) and the correct roll call procedure
- Reducing fire load around the site (materials, waste, etc.)
- Stopping or securing any spill at source where appropriate

Any changes to the above will be communicated by means of Toolbox Talks and/or Start Right.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

2. Risk Assessment

All projects must have a completed and up-to-date fire risk assessment prepared by a competent Fire Risk Assessor using the appropriate Risk Assessment template. This will identify fire risks and measures required to protect staff, sub-contractors and the public giving consideration to the type of structure, e.g. timber frame, surrounding structures and fire spread, fire tender access, etc. **Always liaise with your SHE Advisor for high-risk structures.**

The completed Fire Risk Assessment **must** be filed as part of this Emergency Preparedness and Response Management Plan.

The Fire Risk Assessment and its complexity should be aligned with the complexity of the works, for example:

- **Highly complex works** (large, complex new build construction with a high fire load, potentially in close proximity to other high-risk premises) – use Del-020 Fire Risk Assessment and liaise with a competent Fire Risk Assessor, there may be a need if the risk is particularly high to utilise an external consultant
- **Moderately complex works** (smaller new build projects, new build housing) - use Del-020 Fire Risk Assessment and liaise with a competent Fire Risk Assessor who should be capable of completing the assessment for this type of project
- **Low complexity works** (housing maintenance, installation of new kitchen and bathrooms, EWI and facilities management of existing premises currently in occupation) – the competent Fire Risk Assessor can complete a Fire Risk Assessment utilising Del-002 Risk Assessment Template with the local SHE Advisor providing support where required

All projects must complete a [Env-010](#) Project Environmental Plan. This will identify environmental risks required to protect the environment, staff, sub-contractors and the public giving consideration to the type of project and associated impacts. **Always liaise with the Environmental Engagement Manager for environmentally sensitive projects.**

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

There are some generic issues faced on all projects for which Wates has a standard approach:

Significant Hazards and Controls			
Ignition Hazards • Hot Works • Use of Abrasive Wheels • Membrane Welding • Smoking • Temporary Protection • Plant and Vehicles	Evacuation Hazards • Obstructed Routes • Fire Load (combustible material along routes) • Empty Fire Extinguishers	People Hazards • Untrained Marshalls • Movement of Casualties • Vulnerable Persons • Arsonists	Spill/Pollution Hazards • Wrong drainage Connections • Fuel Delivery Areas • Sewage Disposal • Chemical Storage • Waste Storage • Plant and Vehicles
Controls • Hot Work Permits • Non-combustible smoking areas provided • Fire retardant protective coverings only • Designated refuelling areas	Controls • Fire Marshalls to monitor access routes • Fire Marshalls to check extinguishers daily	Controls • Project Lead to check and appoint Fire Marshalls • Emergency Plan to detail casualty evacuation • Identify and assess vulnerable persons • Security	Controls • Site drainage plan • Oil separation (where required) • Discharge Consents • COSHH assessments
Monitoring • Project Lead to spot check permit procedures and physical application • Only fire retardant protective materials to be supplied • Weekly plant and vehicle inspections	Monitoring • Fire Marshalls to check daily and inspect weekly	Monitoring • Project Lead to arrange drills and consider escape from high risk areas and conduct specific assessments for vulnerable people	Monitoring • Project Lead to complete Environmental Consents Checklist • Monthly Site Environmental Checklist • Emergency Plan Inspection Report

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

3. Emergency Response Plan

Enclosed in this section is the Emergency Response Plan that is to be used during the project construction phase. The Responsible Persons listed in Section 1 are to ensure that the Emergency Response Plan is developed and implemented prior to works starting on site.

The Emergency Response Plan must incorporate a clear diagram with a schematic representation of the project arrangements showing as applicable:

- Positions of fire extinguishers
- Positions of alarms and how to activate them
- Escape routes including signage, emergency lighting and maintenance of clear routes - at least 2 routes of escape must be available from the structure at all times (even on a temporary basis)
- Fire compartments
- Risers
- Muster points
- Access and egress arrangements for the fire authority
- Smoking areas
- Temporary accommodation
- Any special measures required (e.g. Prison schemes where escape is managed)
- Site Drainage
- Bunded containment with details of products stored and estimated retention capacity (chemical/fuel storage)
- Location of any process areas
- Storage of raw materials, products and waste
- Any potential areas of porous or unmade ground
- Location, depth and construction details of any soakaways
- Location of mains water supply stopcock(s) and any sprinkler valves
- Location of hydrants
- Location of pollution prevention materials (for example, spill kits).

Note: If the plan cannot be a marked-up drawing, e.g. on a Decent Homes scheme covering several square miles, insert a written description of the applicable emergency arrangements above.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Emergency Arrangements (Marked up drawings and plans)

See fireplans within Fire Plan folder sharepoint section 3.10

See Rescue Plan with Site Lift Plan Folder

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

4. Fire Emergency Response Procedure and Drills

Emergency action procedures are developed to suit all types of emergency that may occur on a site.

How to raise the alarm in the event of a fire.

As per fire plan – Bio site alarms master alarm point in office and checked every Friday.

What to do in the event of an alarm including the roll call process.

In event of an alarm, make safe your workplace and leave site via any safe means of egress. All Staff/Contractors/Visitors must muster at the muster point shown on the fire plan. Do not leave muster until you have been counted on the Roll Call. Roll Call to be printed by a Wates Site manager within the office compound. Where this is not possible, a roll call should be produced on a phone/tablet.

Emergency evacuation drills will be conducted **at least every six months and no less than once during the life of a project** and recorded here. In addition an evacuation drill must be planned in the event of significant changes to the Emergency Response Plan. Where there is a high level of interface with the public or other building users refer to your SHE Advisor for advice on whether more frequent drills are appropriate.

Date of Drill	Time to Evacuate	Measure Taken to Improve
11/01/2023	8mins	n/a
13/02/2023	6 mins	n/a
22/06/2023	5 mins	None – 1 faulty alarm point
10/08/2023	n/a	Silent Test 1 fault
29/08/2023	5 mins	Full Evacuation carried out
10/10/2023	5 mins	Full Evacuation Carried out
15/02/2024	6	Full Evacuation carried out
01/05/2024	6 Mins 33 Seconds	Full Evacuation carried out
06/06/2024	4 Mins 54 Seconds	Describe any improvement measures.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Date of Drill	Time to Evacuate	Measure Taken to Improve
04/11/2024	5 Mins 58 Seconds	Add additional signage to muster point location

5. Fire Alarm, Detection and Extinguisher Systems

Fire Detection and Alarm Systems installed for use during construction phase

All Alarm systems are wireless Biosite alarms. No fire detection methods expected to be used currently. Welfare to has smoke detectors where applicable, but not to be wired into the Biosite system.

Replacement batteries required

Detection System installed in Wates temporary accommodation

Automatic fire detection to be within all canteens and drying rooms. Fire points will be at strategic locations to raise awareness to wider team

Batteries currently required replacement

Fire Extinguisher arrangements (these can be identified on a Site Plan)

Biosite fire points to be used externally and internally as fire plan

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

6. Isolation and Impairment of Existing Systems

When working in buildings which are occupied and have live safety arrangements in place it may be necessary to isolate or impair fire alarm systems and fire suppression systems (e.g. sprinkler systems) in order to undertake construction works. Within Wates this will generally be when working on:

- Schools
- Operational Retail Outlets
- Operational Offices
- Student / Elderly Accommodation Units

Where such instances occur they must be highlighted and documented below and agreed with the client's Health and Safety consultant. For sprinkler systems agreement must also be sought from the building's insurers. Records of all impairment notices must be enclosed in this Emergency Preparedness and Response Management Plan.

The Isolation/Impairment Log below is to be completed and, if possible, a copy is to be displayed by the fire alarm panel. All isolation and impairment procedures must be discussed and agreed with the Client/occupier before implementation.

Description of Isolation / Impairment, Planned Dates and Additional Controls to Manage Risk	Client H&S Consultant Agreed in Writing		Date of Agreement	Building Insurer Notified		
	Yes	No		Yes	No	N/A
Enter details	☐	☐	Type or Select Date	☐	☐	☐
Enter details	☐	☐	Type or Select Date	☐	☐	☐
Enter details	☐	☐	Type or Select Date	☐	☐	☐
Enter details	☐	☐	Type or Select Date	☐	☐	☐
Enter details	☐	☐	Type or Select Date	☐	☐	☐

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

7. Spill/Pollution Emergency Procedure and Drills

What to do in the event of an spill/pollution incident

In the event of a spill or pollution incident, isolation should be first point of call if safe to do so. Spills to be controlled via spill kits. Site manager to be informed as soon as safe to do so. If control measures for a chemical are unknown, site manager must be informed as soon as possible, and COSHH assessment referred to for spill control process.
Spill kits available in site office and on site at risk points

Practical exercises (drills) must be conducted **at least every 6 months and no less than once during the life of a project** and recorded here. Where there are high levels of pollution risk refer to the Environmental Engagement Manager for advice on whether more frequent drills are appropriate.

Date of Drill	Participants	Measure Taken to Improve
08/06/2023	All	NONE
16/10/2023	All	None, approx. 15 mins end-to-end
22/02/2024	All	Increase amount of spill kits on site to required areas
19/09/2024	All	Replace 1 x missing spill kit located next to diesel bowser
31/03/2025	All	None
Type or Select Date	Enter Name	Describe any improvement measures.
Type or Select Date	Enter Name	Describe any improvement measures.
Type or Select Date	Enter Name	Describe any improvement measures.
Type or Select Date	Enter Name	Describe any improvement measures.

Pollution Prevention Equipment

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Pollution Prevention Equipment for use during construction phase

Spill kits for hydrocarbons to be available at every entrance, next to fuel cubes and strategically where risk requires. All subcontractors to provide spill prevention equipment suitable for their own activities. All of Blanchard Wells have relevant spill training and certificates are saved the Wates server.

8. Emergency Plan Inspections

Complete Emergency Plan Inspections dependent on risk (once per week as a minimum) using the Weekly IMS (Del-063).

It is important to ensure, when working in live environments, that we have sight of evidence of the client's inspection and test records of their own systems. This is most important if they are systems upon which we are relying as part of the fire strategy. Copies of the client's records should be appended to this Emergency Preparedness and Response Management Plan.

Any Third-Party Fire Safety Check reports should be appended to this Emergency Preparedness and Response Management Plan.

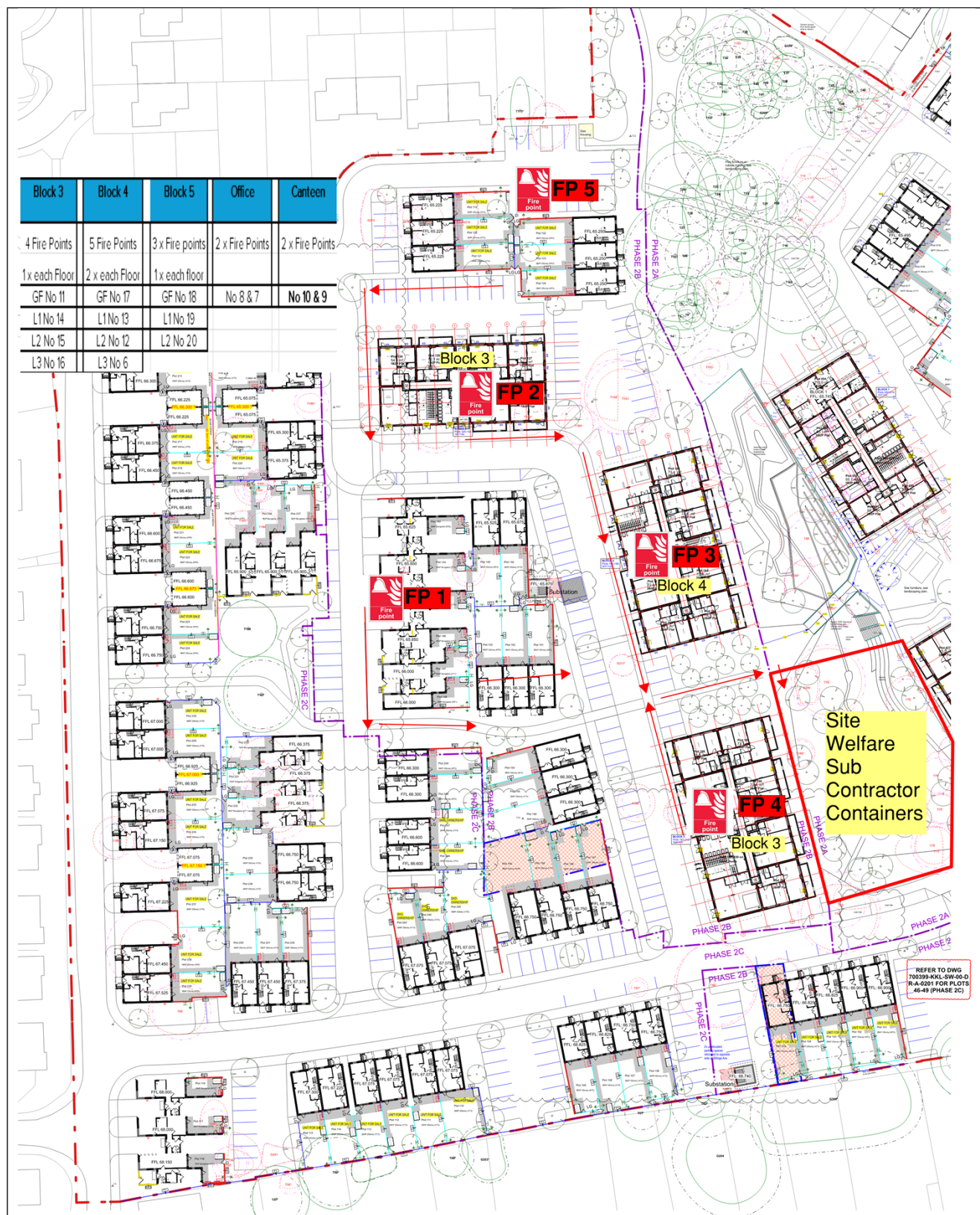
9. Additional Information

[Third party fire safety checks completed and linked here.](#)

3 Monthly review of fire risk assessment and emergency plan by Fire Safety Global

Fire point plan as below

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN



CONSTRUCTION DEMOLITION &
ENVIRONMENTAL MANAGEMENT PLAN

Appendix 8: Logistics Management Plan

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Contract Name GORSE RIDE

Contract Number TBC

Review and Amendment Record

This CPP Appendix must be reviewed quarterly and amended whenever there is a change in major project risks, site conditions, personnel or accountability. All changes affecting project risks must be communicated to the supply chain. The date of each review and description of any amendments to this CPP Appendix must be recorded.

Amendments to the contents of this Management Plan arising from a review are to be recorded below.

Examples include changes to accountable personnel, changes or additions to significant site risks.

Review Date (select from drop down calendar)	Review Outcome - What has Changed? If there has been a change identified by review provide brief details. If no changes enter No changes	Reviewed By
07/04/2025	Updated for Phase 2B Rev 1	Joe Semadeni
11/08/2025	Update to inc details on wheel washing facilities & management of traffic to occupied areas & existing access roads	Joe Semadeni
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name
Select date	Type brief description of amendment	Type Name

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

1. Logistics Management Plan Overview

Insert as an appendix to this Logistics Management Plan a marked up Site Plan or reference location of BIM Logistics Model illustrating (as applicable):

- Vehicle access, routes, speed restrictions and parking
- Pedestrian access, routes, segregation and exclusion zones
- Location of site accommodation and welfare
- Material off-loading, storage areas and distribution routes
- Stair and hoist locations
- Crane position(s), radius / over sailing and lay down areas
- Waste management / skip zones
- Plant refuelling and spill kit points
- Locations of surface water gullies and water courses
- Tree and ecology protection zones

The standardised, colour coded identification of routes and areas on plans and on site are:

- Yellow Traffic Routes
- Blue Pedestrian Route
- Red Work / Hazard Area

2. Access

Vehicle Access is gained via

Vehicle access can be gained by entering main gate manned by Wates trained traffic marshall on Billing Avenue on Gorse Ride. A full delivery document has been published and issued to suppliers and subcontractors with all orders giving details for contact and when they are not permitted to deliver or arrive. All vehicles that leave site will be subject to a drive through wheel wash system, this will be managed by the specialist logistics team, this facility will be in place to prevent mud, dirt, and other materials from being carried off-site by vehicles onto public roads especially during the early stages of the build process.

Pedestrian Access is gained via

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Pedestrian access is gained by entering site via the Biosite Turnstile into the office and welfare compound. Pre-enrolment to Biosite before arrival is required.

No unauthorised persons may access the base of, or the tower crane, unless trained and permitted to do so. The crane operator enters via a locked gate at the base of the mast.

3. Parking

Car Parking for staff and operatives

Car parking is available for limited numbers within the site compound by agreement with Wates' site management. An alternative parking arrangement has been discussed within the tender for parking at California Country park when numbers are at peak.

Parking Restrictions

Site management are to ensure no unauthorised parking occurs in Billing Avenue or residents' areas or car parks, so to ensure that there are no complaints from local residents.

4. Pedestrian and Vehicle Routes

Pedestrian Routes are marked and segregated from vehicles and plant

Throughout the Phase 2B Construction access to the Phase 2A/Occupied areas will be unaffected and remain open without any major disruption. If there are changes due to unforeseen circumstances, then both WBC and effected residents will be made aware in writing formally outlining the planned disruption or works to be carried out.

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

A separate traffic management plan drawing is regularly updated by the Site Management team to show how vehicles and pedestrian routes are segregated. Pedestrian access is via the Bio-site turnstile only to site, only inducted persons who have pre-enrolled will be given access to Bio-site full enrolment. Red and white pedestrian fencing will take operatives from the turnstile to the work area via fencing and red gated hoops.

Exclusion zones are segregated with yellow pedestrian fencing. Blanchard Wells use blue barriers around open excavations and their hazard zones.

Signage is displayed around site to direct pedestrians and announced the hazards on site.

Control of Vehicle Movements in areas accessible by pedestrians

Vehicles operating on site will be controlled by their relevant subcontractor appointed and qualified banks person, only when this person is in place will the Wates gateman permit the vehicle to enter site and there should be no reversing at any time without a trained banks person.

Vans are permitted to unload materials and tools only as authorised as beginning and end of the day.

5. Protection of the Public

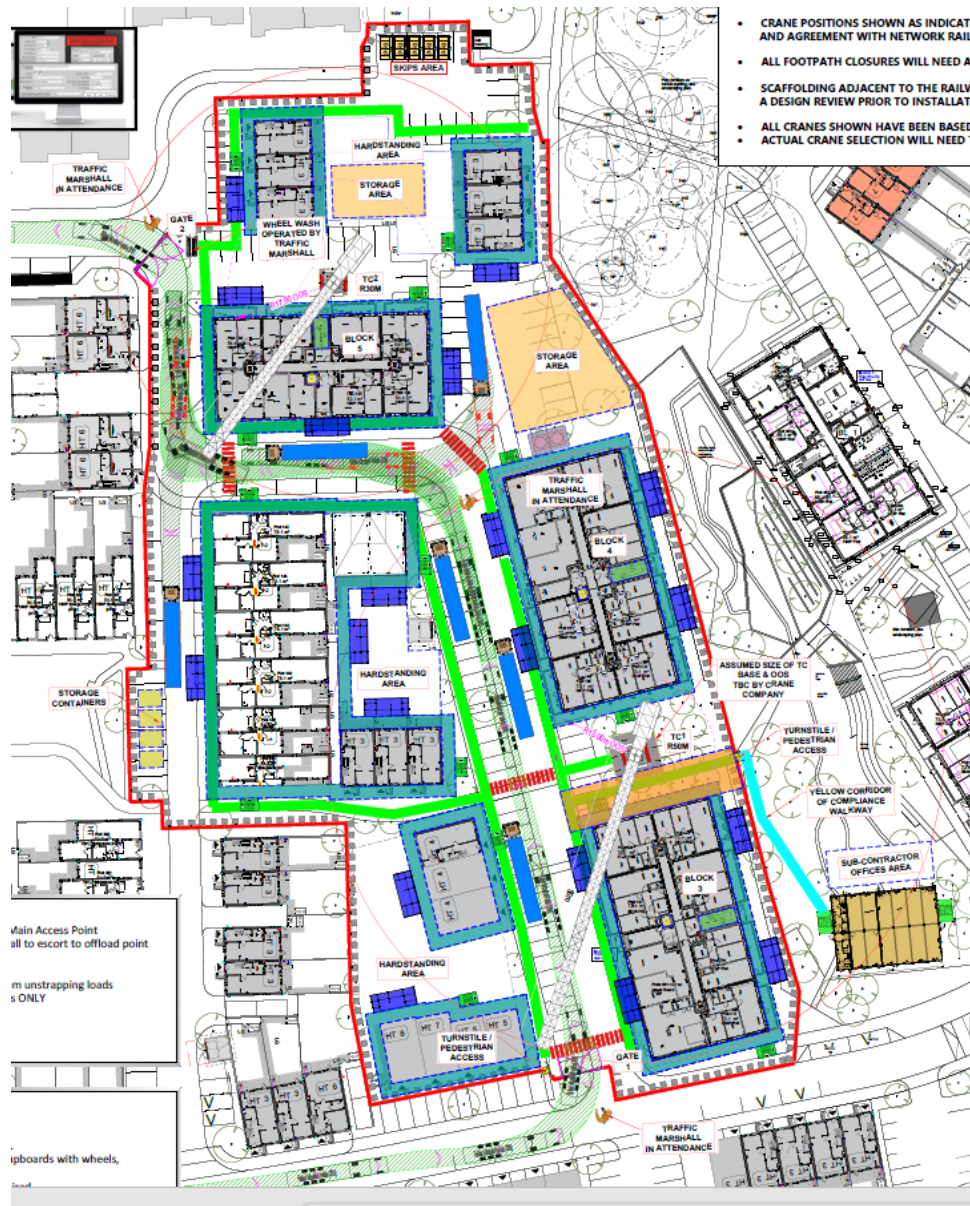
Public will be protected by the presence of a Wates qualified gateman and traffic marshal who will be responsible for vehicles arriving on site. Speed restriction signs are posted along Billing Avenue to restrict speed to 20mph.

The traffic marshal is to ensure the vehicle gates remain closed and secure throughout the day and not left unattended at any time.

6. Appendices

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Logistics Plan



Crane Zoning For Duration of Block 3/4/5



CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

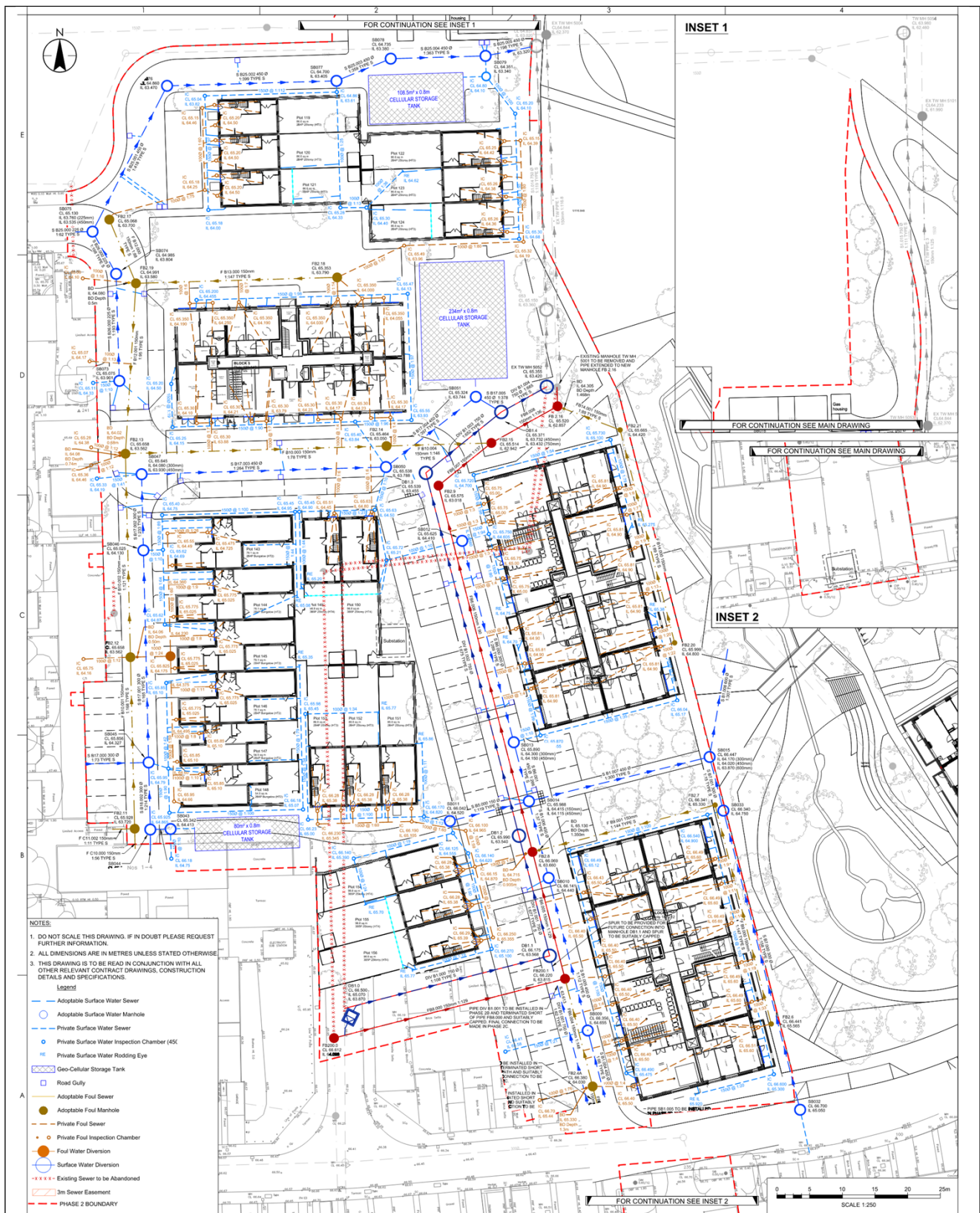
Tree Protection Zone For Duration of Project

To be included once arborculturist has surveyed site and issued report

Surface Water Gullies

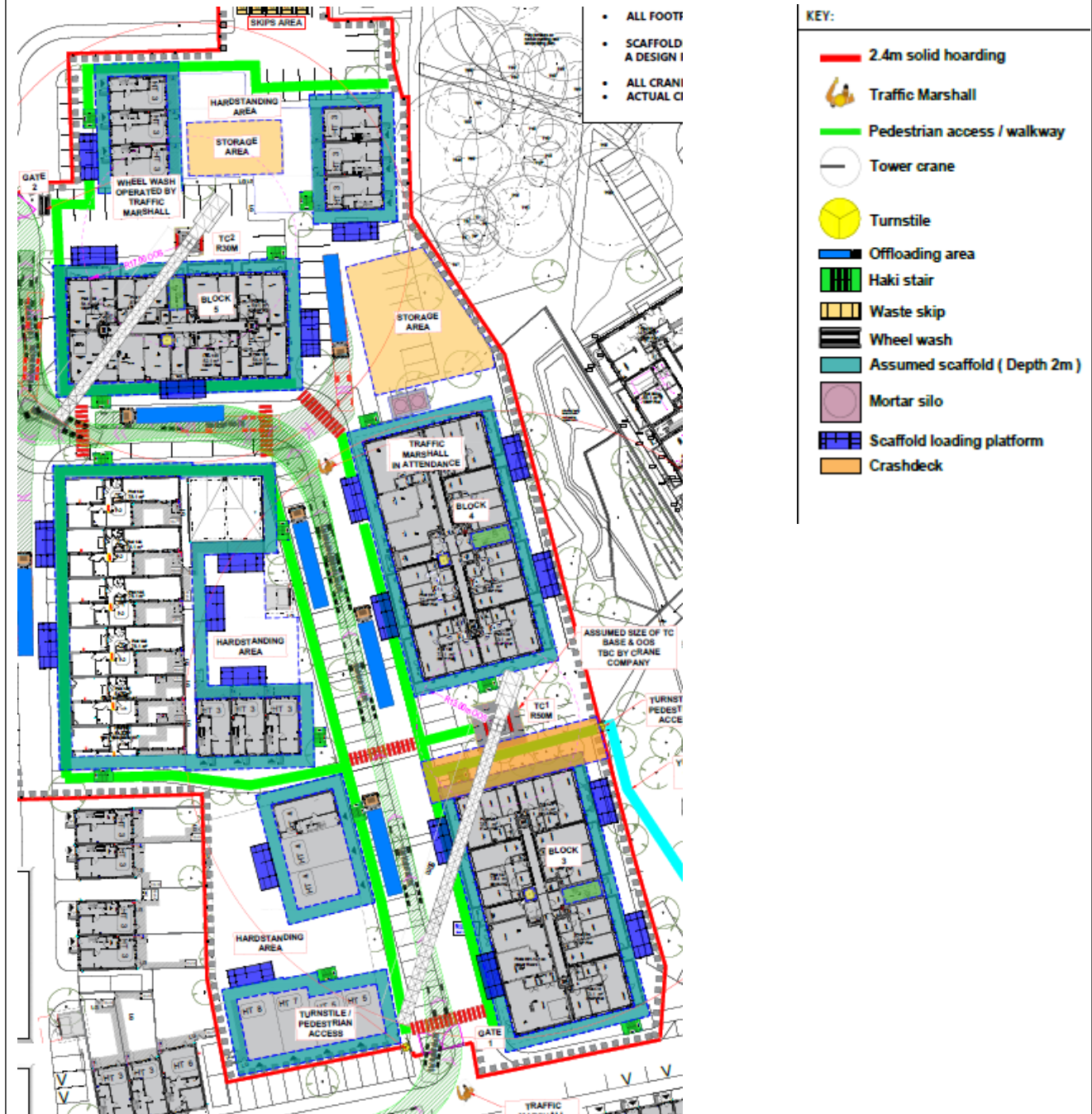
Up to date drawing can be viewed in DABS room, snapshot below (Rev P01)

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN



CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Scaffold mark – up, Spill Kits, Fuel Storage



Appendix 9: Project Environmental Plan

CONSTRUCTION DEMOLITION & ENVIRONMENTAL MANAGEMENT PLAN

Contract Name Gorse Ride

Contract Number TBC

Issue Register & Revision Log			
Revision Log			
Record any revisions or reviews undertaken in the table below			
Date of revision	Name	Position	Comments
9.1.23	Dan Fisher	Construction MGR	Updated
21.3.23	Dan Fisher	Construction MGR	Reviewed
17.7.23	Dan Fisher	Constructio MGR	Reviewed
13.10.23	Francesca Vickery	Site Manager	General review
09.01.24	Joe Semadeni	Project Manager	General review
02.08.24	Joe Semadeni	Project Manager	General review
17.09.24	Joe Semadeni	Project Manager	Genral review/update

An environmental reporting system will be used (Smart Waste) to record and track all environmental activity for the project which will produce required information for all required aspects.