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Project/Demolition Phase – Health & Safety Plan

Project:
37 - 39 West Road, Tottenham, N17 0RE.

For

Hillwood Properties Ltd.

ref: DHSP-DH-WRT

Project:	37 - 39 West Road, Tottenham, N17 0RE.
Activity:	Asbestos removal, strip out and full demolition down to the existing ground floor slab
Date:	17/12/2025
Prepared by:	Dave Hodgkins
Issued to:	Stef Ziemelis GOYA DEVELOPMENTS
Revision number:	Rev01
Revision Date:	24/03/2026
Summary of Amendments:	Control of dust added

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1.0 Project description

Licenced Asbestos removal Start Date: 09/01/2026
Demolition start date: 27/02/2026
Demolition period: 14 weeks

The site is located in a very busy industrial area with warehouses and businesses with residential properties on the outskirts of the industrial area.
To the north is Burntwood Road with industrial warehouses on either side, to the south is a mixture of industrial units and residential, to the west is Tariff Road and Tottenham Hotspur Stadium with a mixture of industrial units and residential, and to the east is Willoughby Lane and Power League pitches.
The site currently comprises of a mix of buildings of ages and construction types, these will all be demolished and taken down to ground floor slab level as part of the demolition contract,
Scope of works:
Set up site office/site welfare, signage, and site security etc.
Licensed asbestos removal as per the Asbestos R&D survey completed by KADEC Asbestos Management on the 25/10/2026, prior to the soft strip.
Erect timber hoardings/heras fencing to the site perimeter of West Road.
Isolation of all existing services back to meters.
Removal of all asbestos identified within the
Pre-Demo Soft Strip
Demolition using a soak and tap method for the asbestos cement sheets.
Hand Demolition of Compass West on West Road and Littleline House.
Demolition of all buildings down to top of the ground floor slab, including removal of all arising/(option to crush on site all hardcore if required
Removal of shrubs/trees on site.

Hand demolition of the building from retained neighbouring party walls.

1.1 Key participants

Function:	Client	tel	
Name:	Hillwood Properties Ltd.	mob	
Address:	Hillwood – HE5 UK Enterprises 25 GP Limited 7th Floor 50 Broadway London SW1H 0DB	email	
Function:	Principal Contractor	tel	020 7232 1882
Organisation:	BibbEgan Demolition & Strip Out Ltd James Bibbey John Egan Dave Hodgkins	mob	 077 8900 1724 07584 020 516 07973373159
Address:	BibbEgan House 1 The Pavilions Brighton Road Pease Pottage RH11 9BJ	email	james.bibbey@bibbegan.co.uk john.egan@bibbegan.co.uk dave.hodgkins@bibbegan.co.uk
Function:	Clients Project Manager	tel	
Organisation:	Goya Developments London Ltd. Contact: Stefan Ziemelis Jago Brown	mob	 07541 710361 07908 954 909
Address:	Goya Developments London Ltd. 23 Barrett Street Marylebone London W1U 1BF	email	stef@goyadevelopments.co.uk jago@goyadevelopments.co.uk
Function:		tel	01908 305 246
Organisation:	PRC Architecture & Planning Ltd. Contact: Aaron McCaffrey	mob	
Address:	12 Warren Yard Warren Park	email	aaron.mccaffrey@prc-group.com

	Milton Keynes MK12 5NW		
Function:	Quantity Surveyor/Cost Consultant:	tel	01628 487 080
Organisation:	Rex Procter and Partners Ltd. Contact: Mark Evans David Williams	mob	
Address:	Quarry Wood House Marlow Reach Station Approach Marlow Bucks SL7 1NT	email	mark.evans@prc-group.com d.williams@rexprocter.co.uk
Function:	Building Services Engineer.	tel	01962 832656
Organisation:	Shepherd Brombley Partnership Ltd. Contact: Paul Shepherd Dean Brombley	mob	
Address:	Unit 22 Basepoint Business Point 1 Winnall Valley Road Winchester Hants, SO23 0LD	email	paul@shepherdbromley.co.uk dean@shepherdbrombley.co.uk
Function:	CDM Advisor and Principal Designer:	tel	
Organisation:	MS Safety in Design Ltd. Contact: Martin McGoldrick	mob	07771 687682
Address:	The Workshop 57 Warley Hill Warley Brentwood CM14 5HN	email	martin.mssafety@gmail.com

1.2 Existing records

The Client to provide BibbEgan with all necessary drawings.

All drawings relevant to this project will be held in the project office

1.3 Working Hours

The works will be carried out during the hours of 08:00am to 1800hrs Monday to Friday and 08:00am to 1300hrs if required on Saturday. No work will be undertaken on Sundays and Bank holidays.

1.4 Access Arrangements

Access to the project will be via either Willoughby Lane and turn into Willoughby Park Road which leads into West Road and the site will be on the left hand side. The second option for access will be from Burntwood Road and turn into West Road and the site will be on the right hand side.

Project Manager will ensure that the access routes into the site are to remain clear of any obstructions. The Project Manager will also ensure that there is safe access and egress routes around the work areas at all times and that neighbours are not hindered by any deliveries to the project.

Proposed Welfare for Demolition works
Site boundary.
Site entrance from West Road
Proposed welfare for the Asbestos works
Hoarding line
Existing double Gates

Please refer to the separate Traffic Management Plan.

1.5 Car Parking

No parking spaces have been allocated for contractors on this project, Therefore, employees and contractors will be instructed to utilise public transport as the preferable means of getting to work.

1.6 Dress Code

All personnel will be suitably dressed for the operations that they are carrying out. Short-sleeved vests or shorts will not be permitted on this project; articles of clothing with offensive language or slogans will also be banned.

1.7 Protecting The Public

The works area will be managed for safe working at all times. The standards to the scaffold on Jackson Close elevation will be highlighted with yellow protection foam to make them visible to the public whilst giving a slight cushion if a member of public was to accidentally make any contact with them.

1.8 Public Courtesy

Courtesy and tact will be used at all times when dealing with staff and members of the public. Anyone found to be behaving in a disrespectful manner including use of foul language / gestures, wolf whistling, suggestive remarks etc. may be dismissed from the project.

Radios will be permitted on site at the discretion of the Project Manager and will only be permitted if they are to be used sensibly and cannot be heard by neighbours.

2.0 Management structure and responsibilities

Safety Role (Abbreviation)	Name
H&S Director (HSD)	James Bibbey
Commercial & Project Director (PD)	John Egan
Contracts Director (CD)	N/A
Contracts Manager (CM)	Dave Hodgkins
Project Manager (PM)	Josh Ahmed
Site Supervisor (SS)	TBC
Site Foreman (SF)	TBC
Health and Safety Manager (HSM)	Prime Safety

Directors / Project Directors / Contracts Managers

- Understand the Health and Safety Policy and Safety Management System and ensure that they are implemented on site and that work is carried out in accordance with them.
- Be familiar with the requirements of the Health and Safety at Work etc Act 1974, the Construction (Design and Management) Regulations 2015 and all other relevant legislation and ensure that they are observed on site.
- Ensure that the Project/Demolition Phase Health and Safety Plan is fully developed and approved prior to commencement of construction work.
- Ensure that all operations are carried out with the minimum risk to persons employed, third parties and the general public.
- Ensure that the Project/Demolition Phase Health and Safety Plan is included in tender documentation to potential contractors.
- Ensure that employees and contractors who have obligations in the Project/Demolition Phase Health & Safety Plan understand and implement these. With respect to employees, ensure that Demolition Phase Health and Safety duties are delegated.
- Be familiar with and understand legal requirements relating to operations under his/her control and ensure that these are observed.
- Require that adequate allowance is made for health and safety and welfare items when tenders are being prepared.
- Accompany HSE Inspectors onsite inspections and to act on any recommendations in consultation with the Health and Safety Manager / Consultant as appropriate.
- Ensure that induction training is made available to all on site and that it is carried out.
- Stop unsafe and potentially unsafe practices if witnessed on site.
- Set an example by encouraging safe practices and the wearing of personal protective equipment as necessary.
- Require that employees have the necessary competence and training to carry out the duties allocated to them.
- Use disciplinary/corrective procedures in consultation with the Project Managers and Human Resources if any employee or contractor is careless with regard to their own or others health and safety.
- Liaise with the Human Resources Department and ensure that training needs are delivered.
- Ensure that adequate funds are available for the provision of suitable fire detection, protection and emergency lighting on any projects under his/her control.
- Ensure that emergency procedures are developed in accordance with BibbEgan procedures.

- Ensure that all accidents are reported in accordance with RIDDOR and company procedures and entered in the Accident Book.
- Ensure there is adequate insurance provision for unusual operations.
- Conduct Safety Tours with the Safety Director and Health and Safety Manager / Consultant.
- Always consider the introduction of systems and methods that reduce the risk of injury and/or ill health. Where possible specify substances that reduce the risk of injury or ill health. Plan the operations in a manner that puts safety first.
- Ensure that there is adequate insurance provision for unusual operations.

Health and Safety Manager / Consultant

The Health and Safety Manager / Consultant is responsible for managing and co-ordinating health and safety activities.

He is responsible for reviewing Health and Safety procedures and for acting as the source of health and safety advice within BibbEgan.

The Health and Safety Manager / Consultant shall:

- Support the Safety Director in his duties to the Managing Director.
- Co-ordinate the activities of the site-based Health and Safety Advisors to ensure suitable and sufficient advice, guidance and assistance is available on all projects.
- Generate an awareness of Health and Safety as an integral part of good management.
- Make recommendations to site management on matters relating to Occupational Health and Safety.
- Collect and collate accident records, prepare monthly reports and distribute information on Health and Safety matters relative to the prevention of accidents, actual incidents and matters relating to general safety performance.
- Prepare statistical analysis on accidents and causation classification and make recommendations to the Safety Director on preventative measures to be implemented.
- Ensure that accidents and incidents are reported to the Health and Safety Executive in accordance with relevant legislation.
- Stop unsafe and potentially unsafe practices if witnessed on site, and report any such to the Project Director.
- Monitor the provision of Health and Safety training and advise the Safety Director on training requirements.
- Liaise with the Human Resource function to ensure that it maintains Health and Safety training records.
- Provide where required input into the tendering process to ensure that statutory requirements are planned into projects at the earliest opportunity.

- Submit recommendations to the Safety Director on amendments to this Health & Safety Policy as required to comply with changing legislation, safe working practice or other circumstances
- Attend the Safety Committee.
- Regularly review the BibbEgan Health and Safety Procedures, Safety Management System and make recommendations to the Safety Director to and update or amend as required.
- Keep up to date on of developments within the field of Health and Safety.

Project Managers / Demolition Managers

- Understand the Health and Safety Policy, Procedures and Safety Management System and ensure that they are implemented, and that work is carried out in accordance with them.
- Ensure that statutory inspections and examinations are carried out.
- Ensure that employees have the necessary competence and training to carry out the duties allocated to them.
- Ensure that work is carried out in accordance with the requirements of any method statement or risk assessment pertaining to that work and that adequate resources exist to ensure the work is carried out safely.
- Ensure that all pre-contract documentation required by under Health and Safety Procedures are fully completed and recorded on file.
- Supply information to the Principal Designer that may be required for inclusion in the Health and Safety File.
- Be familiar with the requirements of the Health and Safety at Work etc Act 1974, the Construction (Design and Management) Regulations 2015 and all other relevant legislation, and ensure that they are observed on site.
- Ensure that the Project/Demolition Phase Health and Safety Plan is fully developed and approved for work under their control prior to construction work.
- Be conscious of any special hazards that might arise on any of the operations under his/her control, e.g. overhead or underground electric cables, poor ground conditions.
- Prepare method statements and risk assessments for work being carried out directly prior to the work, to which they pertain, commencing. The Health and Safety advisors will assist in this process.
- Review contractors risk assessments and method statements for the project. These should be reviewed prior to work commencing. The Health and Safety advisor will assist in this.
- Obtain copies of method statements and risk assessments from contractors prior to the work, to which they pertain, prior to commencing.
- Ensure that these are checked and that these checks are recorded in accordance with BibbEgan Procedures.
- Ensure that employees and sub-contractors who have obligations in the Project Safety Plan have been fully briefed on such.

- Ensure that all persons working on site are briefed on the respective controls contained within the method statement and/or risk assessment pertaining to the task they are to undertake.
- Pre-plan operations with due regard as to the health, safety and welfare of employees, contractors' and the general public.
- Ensure that plant and pedestrians are segregated, and that unauthorised access is prevented.
- Ensure the safe delivery and stacking of materials to prevent obstruction of access and egress routes.
- Ensure that persons whose health and safety may be put at risk by the actions of others are advised of those risks.
- Ensure that the safety of third persons upon which the undertakings of BibbEgan may impinge are considered and addressed.
- Record and report all accidents and dangerous occurrences.
- Assist with the investigation of all accidents, dangerous occurrences and near misses and with establishing suitable remedial measures to prevent similar situations in the future.
- Ensure that adequate first aid, welfare facilities and sanitary conveniences are provided and report to the Health and Safety advisor if such facilities are inadequate.
- Ensure that the site welfare facilities are properly maintained and kept in a clean condition. Demolition operations are not to commence until adequate welfare facilities have been provided.
- Ensure that the findings identified during site inspections are remedied expediently.
- Set an example, wear personal protective equipment (PPE) and ensure that persons on site wear adequate and suitable PPE.
- Stop any dangerous activity and draw the attention of the contractor’s supervision to any contravention of legal requirements. Ensure that the necessary corrective action is taken.
- Liaise and keep the Health and Safety advisor informed as appropriate.
- Identify health and safety training needs for company employees ensuring they have the necessary competence to carry out the duties allocated to them.
- Carry out or arrange to be carried out, the statutory inspections and examinations required by legislation.
- Ensure that only trained, competent persons who hold the relevant certification operate that plant and machinery.
- Accompany HSE Inspectors on site inspections and to act on any recommendations, consulting with the Project Director or the Health and Safety advisor as appropriate.
- Ensure adequate induction training is carried out with all visitors and persons working on site.
- Ensure that toolbox talks are delivered in accordance with BibbEgan Health and Safety Management Procedures.

- Pay particular attention to the activities of new employees, particularly young persons, and advise them on safe methods of work.
- Make recommendations on any amendments to the Health and Safety Management System.
- Attend Safety Tours with the Safety Director and Health and Safety Manager as required.

General Foremen, Trades Foremen and Supervisors

- Stop any work activity that is unsafe or not being carried out in accordance with the control measures contained in any method statement and/or risk assessment relating to the work.
- Set an example; carry out personal work and duties in a safe manner.
- Provide the Projects Manager with details of any areas where the Health and Safety Policy or Health and Safety practice are not being followed.
- Ensure that in the event of an accident occurring the circumstances are entered in The Accident Book.
- Ensure that all hazardous materials are properly marked used and stored, as detailed in the assessment under the Control of Substances Hazardous to Health Regulations.
- Ensure that a tidy site is maintained and areas of works barriered and adequately signed where necessary.
- Ensure that all operatives are using the proper Personal Protective Equipment (PPE) for the task.
- Ensure that statutory registers are completed.
- Pay particular attention to the activities of new employees, particularly young persons, and advise them on safe methods of work.
- Take an active role with induction training.
- Maintain safe access and egress around the site and report any defects affecting plant, tools and equipment to the relevant individual so that repair can be facilitated.
- Require that the employees under his / her control do not interfere with or misuse anything provided for their safety, health or welfare, and report any such misuse to the Health and Safety Advisor.

Employees – Site and Office Based

- Be familiar with the Health and Safety Policy and the Safety Management System and to co-operate in its implementation at all times.
- Carry out all instructions given by managers / supervisors in relation to Health and Safety.
- Observe safety regulations at all times.
- Take reasonable care of personal health and safety and that of fellow employees and anyone else who may be affected by your acts or omissions, and co-operate with others in carrying out their duties.
- Wear appropriate protective clothing and use safety equipment at all times as instructed.
- Report all hazards, unsafe conditions and / or unsafe equipment to immediate supervisors.

- Stop and report unsafe practices or potentially unsafe practices witnessed at work.
- Report all accidents, incidents and near misses to your supervisor whether or not they result in any injury or damage.
- Use work equipment and materials correctly and never work in an unsafe manner.
- Ensure that the workplace is kept clean and tidy and that escape routes are kept clear at all times.
- Be aware of emergency procedures and if you are in any doubt, ask the line manager.
- Work in accordance with control measures contained in the risk assessments that relate to work to be undertaken.
- Request assistance and guidance on any matter of concern relating to Health and Safety.
- Never, under any circumstances, work in an unsafe manner. In the event of any concern, stop work immediately and seek guidance / clarification. Health and Safety is more important than any work activity.
- Make suggestions for safer methods of working.

The Responsibilities of Contractors and Their Employees

- All Contractors will be expected to comply with the Company Health and Safety Policy of BibbEgan and must submit their own Health and Safety documentation to BibbEgan for verification. This will include as a minimum, risk assessments, method statements, COSHH assessments, Health and Safety Policy, Insurance details and any details of training undertaken by operatives.
- Contractors are expected to read this Health and Safety Policy and will be expected to be fully aware of what is required of them whilst working on sites.
- All work must be carried out in accordance with the relevant statutory provisions taking into account the safety of others whom may be present in the work area and comply with any safety instruction given to them by the Project Manager or other representative of BibbEgan Demolition and Enabling Limited.
- All plant and equipment brought into a work area by Contractors must be safe and in good working condition, fitted with any necessary guards and safety devices, with any certificates available for checking. All operatives must be adequately trained in the use of such equipment and where appropriate have available any certificates of competence.
- All electrical equipment is to be regularly tested and suitable for the conditions in which it is to be used or provided.
- Any injury sustained or damage caused by Contractors employees must be reported immediately to the Supervisor.
- Contractors when informed of any hazards or defects will be expected to take immediate action to implement given controls.
- Welfare facilities will be available at work sites as well as extinguishers and first aid personnel, in circumstances where this is not possible, BibbEgan will make alternate arrangements with Contractors.

- Contractors undertaking hot works for BibbEgan are to provide additional, suitable fire extinguishers at all times, which are to be to hand at the work site.
- BibbEgan will provide COSHH assessments for any material or substance supplied for use on site. Contractors are to provide COSHH assessments for materials provided for their own use.
- Contractors are particularly asked to note that workplaces must be kept tidy and all debris, waste materials, etc. cleared as work proceeds.
- It is the Policy of BibbEgan that all operatives, Contractors and persons within the works area wear the protective clothing or equipment appropriate to the works being undertaken or as requested by the Supervisor or other representative of the Company.
- Contractors are required to ensure that copies of all risk assessments, method statements, COSHH assessments and any other Health and Safety documentation are available for inspection by BibbEgan Limited.
- Such assessments must be provided before work is due to commence and in sufficient time to allow for the consideration of hazards and controls implemented.
- Contractors are to provide appropriate protective clothing and safety equipment and to ensure that their employees use both clothing and equipment at all times when required by the Personal Protective Equipment assessment or as advised by the Supervisor or other representative of the Company.

2.1 Health and safety goals for the project

"BibbEgan is totally committed to ensuring the safest environments for the public and the demolition workforce during all phases of the demolition programme."

With this ultimate objective, BibbEgan considers that it's Health and Safety goals fall into five distinct categories namely:

- Ensuring safe access / egress for the public, deliveries and all site operatives.
- Contributing to the reduction of demolition vehicular incidents by providing adequate space for demolition traffic, pedestrian activities and the storage of materials.
- Encouraging the Principal Designer and other designers to take an active role in designing out hazards such as:
    - Working at height during demolition operations
    - Excessive use of handheld vibratory equipment
    - Exposure to high levels of noise
- Requiring the Contractors to ensure minimum disruption to the general public and surrounding businesses by the effective control of noise and dust.
- Promoting the creation and maintenance of safe working environments for the construction workforce by embracing and contributing to health and safety incentive schemes.

BibbEgan will strive to create a project wide Health and Safety ethos and will expect every participant to encompass these goals. Each will have equal opportunity to review, manage and enhance the overall total safety performance.

2.2 Arrangements for monitoring and review of Health and Safety performance

- Supervisors Daily Checklist;
- Project Manager Weekly Inspections;
- Health and Safety Advisor/Manager Inspections;
- Health & Safety Meetings;
- Directors Health & Safety Tour;
- Management Review.

2.3 Site liaison

All Contractors on this project will be made aware of the risks applicable to them at the tender stage and again at the beginning of the Demolition Phase. This information will be updated as and when changes occur and it will be the responsibility of the Contractor to ensure that this information is passed to all operatives under their control i.e. employed, self-employed and other Contractors. BibbEgan will share this duty and as far as is practicable will give notice of changes to all concerned.

All Contractors will be made aware of this Demolition Phase Health and Safety Plan before their commencement on site and will return similarly before commencement full method statements or risk assessments for any significant hazards. All documentation will be available for inspection by operatives in the Site Office and BibbEgan will be responsible for ensuring that all information that may be required by others will be added to the plan i.e. Health and Safety Policies, COSHH, Noise, PPE, Manual Handling Assessments, Statutory Inspection Registers, etc.

All site operatives will attend a full site induction upon entering the site for the first time.

It is estimated that approximately 3 contractors may be required on this site throughout the project to undertake various tasks and operations. All documentation will be available for inspection by operatives and those requiring information on request. A copy of the Demolition Phase Health and Safety Plan will be kept within the site office of BibbEgan and they will ensure that contractors working within their remit present all information for inclusion in the plan.

Contractors are required to have a company representative attend the fortnightly site meetings to discuss health and safety issues, safety performance, design alterations and any other issue relevant to the project.

2.4 Consultation with the work force

Due to the size and nature of this project BibbEgan have decided that it is appropriate to have an open door policy, where individuals can approach any member of the management team regarding any health and safety concern they may have. These concerns will be reported to the Health and Safety Manager for consideration and action.

The Project Manager will update the contractors on a daily basis regarding any changes to the working environment or any other factor that may affect their safety during the works. These updates will be recorded in the Project Managers diary.

2.5 Exchange of design information

All designers, structural engineers the client and Principal Designer have a duty under the Construction (Design & Management) Regulations 2015 to provide BibbEgan with any design information relevant to the project to assist in risk identification and risk management.

All project specific information / correspondence will be issued via the Contract Administrator who will coordinate and advise accordingly.

2.6 Handling design changes during demolition

The handling of information on design changes between all key participants will be documented. Regular design meetings will provide a suitable route for addressing site specific issues with the opportunity to assess the issue raised while all concerned parties are attending site. Where a CDM Advisor is appointed they will be invited to attend all design meetings.

BibbEgan will contact the Contract Administrator with any designer with issues raised in relation to their specific drawings or design as necessary and wait for further instructions.

2.7 Selection and control of contractors

Contractor selection is undertaken by the completion and review of the Contractor Pre-Qualification Questionnaire in Appendix “A”

Contractors are to monitor their own operations during the construction period. The Project Manager, Health and Safety Manager, Package Mangers and BibbEgan Supervisors will monitor all site operations throughout the working day.

Any contractor found working outside the scope of a safe system of work or risk assessment shall be stopped and asked to review their working practices. They must revise their health and safety documentation to meet the standards of the BibbEgan Health and Safety Policy and the minimum legal requirements / industry codes of practice.

All sub-contractors will be pre-qualified and only permitted to work on site if on the BibbEgan approved sub-contractor list.

2.8 Exchange of information between contractors

BibbEgan's Project Director, Contract Director or Project Manager will ensure that health and safety information received from the client, Principal Designers and others is passed to all contractors working on this project. This will take various forms including, pre-construction information, design drawings, reports from surveys, design risk assessments, etc.

Contractors employed by BibbEgan are required to exchange any relevant health and safety information with BibbEgan or any other contractor. The Project Manager will ensure that information is collated and exchanged.

2.9 Site security

The site will be secured with 1.8 metre Heras fencing as the works progress this will be replaced with a 2.4mt hoarding.

Lockable double existing gates will be provided for vehicle access / egress from West Road. These gates will be permanently manned during working hours by the traffic marshals.

Signage relevant to the activities being undertaken on the site will be prominently displayed.

2.10 Site induction

BibbEgan will ensure that all persons working on site during this project receive a site safety induction. The management team will undertake the site inductions of all contractors and provide them with relevant information contained within this construction phase plan.

This will include the following:

- Access & Egress
- Accident Reporting
- Asbestos
- COSHH
- Dress Code
- Electricity
- Emergency Procedures
- Environmental Considerations
- Eye Protection
- First Aid
- Housekeeping
- Lifting Equipment
- Manual Handling
- Noise
- Permits to Work
- Personal Protective Equipment (PPE)
- Plant & Equipment
- Risk Assessments
- Safe Systems of Work
- Safety Signs
- Scaffolding
- Site Rules
- Smoking
- Vibration
- Welfare Facilities
- Working at Height

2.11 On site training

BibbEgan as well as all other contractors involved in this project has a duty under the Construction (Design & Management) Regulations 2015 to ensure that all their employees are competently trained to undertake their respective tasks.

Should contractors be required to train their employees during this demolition project they will liaise with the Project Manager or Project Manager of BibbEgan.

BibbEgan will provide on-site training via fortnightly toolbox talks and task specific training as and when required in accordance with the tasks being undertaken.

BibbEgan will accommodate any reasonable request from any contractor to present training on site throughout this project.

2.12 Welfare facilities and first aid

Sufficient welfare facilities will be provided to ensure compliance with latest legislation and Public Health England / Government guidelines regarding COVID-19.

The welfare facilities will be a mobile welfare unit and will consist of a site office / meeting room, changing / drying room, canteen and toilets.

The welfare for this project will be located on the existing parking area to the rear of the warehouse for the demolition works.

The welfare for the asbestos strip of licenced notifiable will be the existing office area on West Road.

The first aider/s for this site will be Josh Ahmed

The first aid kit will be located within the site office.

2.13 Reporting of accidents and incidents

BibbEgan will keep an Accident Book on site for recording all accidents and incidents. Any accident or incident which is governed by the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 will be recorded / reported by the injured party's employer. All reportable accidents and incidents under RIDDOR must be immediately reported to the Health and Safety Manager.

The Project Manager must be immediately informed of any occurrence on site either by employees or contractors to ensure necessary action or controls can be implemented to prevent recurrence.

Contractors must ensure that the Health and Safety and Project Manager is informed of all accidents and incidents to ensure they are entered into the Accident Book.

2.14 Risk assessments and safe systems of work

BibbEgan will ensure that risk assessments and method statements are prepared for any works they are undertaking that involve significant risk.

All contractors are legally required to prepare a risk assessment and safe system of work in accordance with the Management of Health and Safety at Work (Amendment) Regulations 2006 and the Health and Safety at Work etc. Act 1974.

All risk assessments and method statement issued by contractors will be reviewed by both the Project Manager and the Health and Safety Manager. The following status will then be awarded:

"A" – acceptable. Work may commence.

"B" – acceptable with comments (comments must be addressed and the document resubmitted with amendments within a given time frame).

"C" – Unacceptable. No work is to commence.

Works will only be allowed to commence when the risk assessments / method statements have achieved "A" status. Initial operations may commence where a "B" status has been issued, but the document must be amended by the contactor to achieve "A" status in a given time frame.

2.15 Site rules

The Project Manager will inform operatives of the site rules at the site safety induction.

Any person found having disregard for these rules and standards will be requested to leave site immediately.

1. All personnel shall undergo induction training.
2. Any person found to be interfering or misusing fixtures; fittings or equipment provided in the interest of health, safety or welfare will be excluded from the site.
3. Visitors must report to BibbEgan site offices and will be allowed entry at the discretion of BibbEgan Demolition and Enabling Limited. Whilst on site, visitors are to wear the appropriate PPE.
4. Safety helmets, protective footwear and high visibility jackets will be worn as required within the perimeter of the construction site.
5. The consumption of alcohol and non-prescription drugs is prohibited. Any person under the influence of alcohol or drugs will not be permitted entry to site, and if found on site will be removed. Prescribed drugs for medical reasons are permitted provided they in no way reduce the person's ability to carry out their duties safely.
6. No person is to operate any mechanical plant or equipment unless they have been trained and have been certificated as competent. Plant and equipment must be maintained in compliance with the manufacturers operating manual procedure.
7. All manual handling is to be carried out strictly in accordance with The Manual Operation Regulations 1992.
8. Contractors are to immediately report any accident / incident to the Project Manager. All accidents / incidents are to be recorded as an element within the Contractors report to be given at each site meeting.
9. Any mechanical plant or equipment found to be defective is not to be used.
10. All work is to undertaken in accordance with Risk Assessments and Method Statements.
11. The following personal protective equipment (PPE) must be worn at all times when on site:

- Safety Helmet
- Steel toe-cap footwear (with steel mid-soles)
- Yellow hi visibility vests / jackets for general operatives
- Orange high visibility vests / jackets for slinger signallers, banksmen and traffic marshals
- Safety glasses
- Gloves

12. All materials are to be lifted with a mechanical aid where possible.
13. No personnel shall indulge in fighting, horseplay, tomfoolery or practical jokes including wolf whistling etc.
14. Podium steps are to be used in preference to ladders or stepladders.
15. Ear and respiratory protection will be required when the task requires and must be worn.
16. Scaffolding is only to be altered by competent, authorised persons.
17. Food is only to be consumed in the canteen area.
18. Protection of third parties must be considered before all work begins.
19. Consideration and courtesy is to be given to all others adjacent to the work area e.g. public, and residents.
20. Do not leave any areas in an unsafe condition.
21. Become aquatinted with the risk assessments for the task being undertaken.
22. No person, other than a designated & qualified electrician, is to make connection / disconnection, other than at approved plug & socket points, or make alteration to the temporary electrical supply.
23. All injuries, however trivial, must be reported to the site office.
24. Ensure you know the Site First Aider and Emergency Procedures.
25. Keep welfare facilities clean and tidy, and put all rubbish/debris in skips/bins.
26. Keep the work area tidy and do not leave materials or equipment where people may trip over them, use barriers when necessary.
27. Ensure the integrity of the work area at the end of each shift/day.
28. Personal radios / walkmans are not permitted on site.
29. Do not “bomb” or drop any materials from scaffolding.
30. Vehicles are not to be reversed in the loading areas unless under the control of an authorised traffic marshal.
31. There is only to be smoking on site in designated areas.
32. Do not leave holes or excavations uncovered and ensure the safety of the site when your shift is finished.
33. Safety signs and notices must be followed.
34. Ensure all pedestrian routes are maintained in a suitable condition at all times.
35. If any material is suspected as being deleterious in nature, work should cease, and further instructions sought from the Project Manager.

2.16 Emergency procedures

Please refer to the Fire Safety and Emergency Plan in Appendix “B”.

3.0 Arrangements for controlling site risks

The Project Manager, Supervisors, Contractors and Employees are responsible for ensuring risks are controlled to ensure a safe working environment. Details of specific site safety and health issues are detailed in to following sections.

3.1 Deliveries and removal of waste

Access for deliveries and waste removal will be West Road.

Deliveries to the site are to be planned to account of the following:

- Site located within a Industrial/residential area
- Peak vehicle traffic times
- Storage availability on site
- Travel distances for manual handling operations

Contractors are required to liaise with the Project Manager for all equipment and delivery requirements.

The Project Hazardous Waste Number is TBC

Please refer to the Site Waste Management Plan in Appendix "G"

3.2 Mechanical and electrical services

BibbEgan will confirm that the existing services to the site have been disconnected back to the main incoming heads this will be completed by the BibbEgan M&E contactor in accordance with the BibbEgan Permit to Work system. The client will be required to issue the disconnection certificates to confirm that the electric/gas.

Drainage

There are no ordinary watercourses on or near the site. Thames Water are responsible for the operation and maintenance of public sewers within Tottenham. Thames Water sewer asset record plans have been obtained showing adopted drainage assets in relation to the site.

Sewer asset record plans shows there are surface and foul water sewers in West Road directly to the east of the site. The existing development site discharges both foul and surface water (unrestricted) to this sewer.

Existing manholes/drainage on the ground floor slab will be sealed to prevent contamination using a fine debris mesh.

Contractors undertaking these operations will liaise with the Project Manager Prior to undertaking any works.

An Isolation Certificate is to be provided by the client prior to any further operations being undertaken.

All services are to be tested to ensure isolation prior any work being undertaken on them.

3.3 Adjacent land use

Commercial

Residential

The Project Manager will liaise with the adjacent neighbours directly or via the Client's neighbour liaison officer (if applicable).
Please refer to the Demolition MS for specific protection measures.

3.4 Stability of structures

All structures will be visually inspected by the Project Manager for obvious signs of structural instability prior to works commencing.

Should structural instability be suspected, no works will commence until a structural engineers report has been received.

3.5 Working at height

Working at height will be undertaken in accordance with the Working at Height Regulations 2005.

Operatives must be trained and competent to work at height and in the use of any equipment. Only operatives trained to erect, alter and dismantle scaffolding or mobile scaffold towers are to do so.

Podium steps are to be used in preference to ladders or stepladders.

Where necessary the use of stepladders should be limited and their use justified under a risk assessment prepared in accordance with Regulation 3 of the Management of Health and Safety at Work (Amendment) Regulations 2006.

Please refer to the Fall Prevention Strategy in Appendix "C"

3.6 Fragile materials

Asbestos cement sheet

Roof lights

3.7 Lifting operations

N/A

3.8 Maintenance of plant and equipment

All plant and equipment must be maintained in accordance with the manufacturer's instructions to meet the requirements of the Provision and Use of Work Equipment Regulations 1998.

Where necessary a plant / equipment log or register will be kept.

All portable electrical equipment will be 110 volt supply and tested / inspected in accordance with HS(G) 107, Maintaining Portable Electrical Equipment.

3.9 Ground conditions and excavations

N/A

3.10 Wells and tunnels

N/A

3.11 Working adjacent to water

All operations undertaken adjacent to or over water will be undertaken in compliance with Section 11 of the Code of Practice for Works Affecting British Waterways 2005 which states:

Section11. SPECIFIC REQUIREMENTS FOR DEMOLITION

11.1. All work shall be carried out in accordance with BS 6187 Demolition, also in accordance with the Health and Safety Executive publications listed in the legislation and the COSHH regulations.

11.2. A full CDM statement will be agreed with the Engineer.

11.3. Demolitions adjacent to and over the canal shall be screened to ensure no detritus arising shall enter the canal or British Waterways' Property. Any debris, which does fall in, must be removed straight away. The canal bed shall be surveyed by dipping / diving / use of chains to locate isolated items etc. before and after the Works have been carried out and any remaining materials that have entered the waterway shall be removed.

11.4. A contaminated land assessment may be needed before work commences to assess the risks of contaminants leaching into the canal. The design and operation of the demolition works will need to take account of any risks identified.

Guidance is given in the Environment Agency's Prevention of Pollution Guidance Note No 6, *Working at construction and demolition sites*

11.5. The passage of boats on the navigation shall be maintained unless otherwise agreed.

11.6. The use of explosives shall comply with the Home Office Regulations and shall only be permitted after full consultation with all relevant authorities including the Engineer.

11.7. British Waterways own and maintain many old structures, which could be adversely affected by excessive vibrations. Vibration predictions shall therefore be required, for approval by the Engineer, prior to the Works commencing.

Agreement with the Engineer will need to be reached on acceptable frequency limits and the predicted Peak Particle Velocities. Monitoring during demolition shall be required to check these predictions. If damage to British Waterways' structures does occur the Promoter shall be responsible for full immediate reinstatement to the Engineer's satisfaction. Consideration also needs to be given to nearby residents and the potential disturbance vibrations may have on wildlife.

11.8. Extreme caution needs to be taken when the removal of cellars is included in the clearance works. These are normally below water level and may well be retaining ground water, which is linked to the Waterway.

11.9. Historic structures alongside waterways, whether designated or not, may contain valuable archaeological information, or heritage features that should be preserved, rescued or recovered for future use. British Waterways should be allowed to assess and record the contents of the structure before demolition and to make first offer for any part of the structure which is if of value.

11.10. Buildings, especially when derelict, can be home to bats, birds and other wildlife, and consideration should be given to the need to protect them during the works.

Bats and wild birds and their nests are legally protected and surveys to establish their presence are strongly recommended to avoid delays to the works.

3.12 Diving operations

N/A

3.13 Caissons and compressed air

N/A

3.14 Explosives

N/A

3.15 Traffic routes and segregation

Please refer to the Traffic Management Plan in Appendix "F"

3.16 Storage of materials and equipment

There is a limited amount of space available for the storage of materials on this site. Please refer to Site Layout Drawings.

Contractors are to consider “Just in Time Deliveries”.

All contractors are to liaise with the Project Manager as to their storage requirements and the availability of storage space.

All deliveries are to be planned and the Project Manager consulted.

Fuel bowsers will be bunded and stored away from drainage or water courses.

3.17 Asbestos

Please refer to the Refurbishment and Demolition Asbestos Survey undertaken by KADEC Asbestos Management METR-14600 completed on the 4th October 2025

All asbestos removal will be undertaken by a licensed competent asbestos contractor.

3.18 Contaminated land

N/A

3.19 Manual handling

Manual handling operations will be avoided where reasonably practicable by using BibbEgan cranes, mobile cranes, goods hoists, forklift trucks, pallet trucks or trolleys.

However, where manual-handling operations cannot be avoided, contractors will be requested to instruct operatives in load reduction and suitable lifting and team lifting techniques, using kinetic lifting as a basis.

3.20 Hazardous substances

Where the use of any such material on site is unavoidable, manufacturer’s safety data sheets must be supplied and the recommendations followed. Where required by the COSHH Regulations, assessments must be carried out. All COSHH assessments must be presented to BibbEgan prior to operations commencing.

Note: The COSHH hierarchy must be adhered to i.e. should a safer material be available it must to be used in preference if all other characteristics, including price, are suitable and all reasonably practicable measures to minimise any risks from any potentially hazardous materials and operations including oils, solvents, fuels, etc. will be taken.

3.21 Noise, Vibration and Dust

All excessively noisy operations will be limited to the times of 0800- 10.00 – 12.00 and 14.00 – 16.00-1800.

BibbEgan will respect any reasonable request to reduce the duration of noisy activities further if required. Contractors will be required to have all plant and tools fitted with either silencers or dampers so far as is practicable.

Should noise levels reach 80dB (A) operatives will to be informed of the risks to their hearing and supplied (if requested) with either appropriately attenuated ear defenders or earplugs.

Should noise levels reach 85dB (A) or above operatives will be informed of the risks to their hearing and supplied with appropriately attenuated ear defenders or earplugs and instructed to wear them during noisy operations. The contractors are to ensure compliance by carrying out regular active monitoring.

Our Health and Safety Manager will undertake noise surveys during their regular site inspections. However, operatives will be informed that as a general rule, if they need to raise their voice when standing 2 metres away from a noise source, it is too loud and hearing protection must be worn.

It is the buying policy of BibbEgan to ensure that the noise and vibration produced by work equipment is considered together with the price when new purchases are made with a view to lowering the risk when equipment is used.

Contractors are encouraged to purchase equipment that is advanced in technology and equipped with vibration absorbing features.

To ensure that operatives are aware of the effects of hand arm vibration they will be provided with adequate information on the hazard and controls and given information in order to reduce the risk.

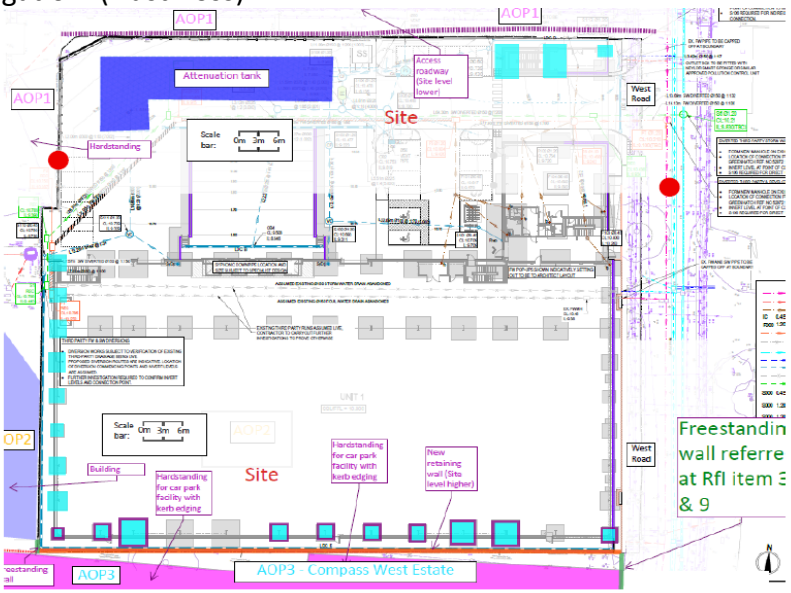
Should it be deemed necessary, contractors are to undertake noise and hand arm vibration monitoring and, dependant on the results, further control measures will be required.

Below are some examples of maximum usage for tools in order to prevent injury and ill health.

Tool	Hand Vibration (m/s^2)	Maximum usage period in 8hrs (Minutes)
2- stroke breaker	10	38
Electric breaker (7kg)	9	46
Rotary/hammer drill (4kg)	10	38
Rotary/hammer drill (9kg)	14	19
Rotary drill	2.5	480
7/9” Grinder	5.5	124
Circular saw 6” – 9”	2.5	480
Wall chaser (twin) blade)	4	235

Air Quality Dust Management Plan (AQDMP)

Dust monitors will be fixed to the perimeter of the boundary in a location agreed on site and monitored remotely.
Control of dust Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary.
Record and respond to all dust and air quality complaints.
Record any exceptional incidents that cause dust/or air emissions, and the action taken to resolve the situation.
Make complaints log which is to be kept on site.
Carry out regular site inspections to monitor compliance with the DMP, record inspection results and make available the log.
Undertake daily on and off-site inspection, where receptors (including roads) are nearby to monitor dust, record inspection results and make the log available to the Local Authority when asked.
Conduct regular dust soiling of surfaces such as street furniture, cars and window sills within 100m of the site boundary, with cleaning to be provided if necessary.
Increase frequency of site inspections when activities with a high potential to produce dust are being carried out.
Agree monitoring locations with the LA. Commence baseline monitoring before work commences.
Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation. (Dust Boss)



Proposed Noise, Dust and vibration monitors ● fixed on the boundary and hoarding on West Road.

3.22 Ionising radiation

No systems or equipment that emit or contain ionising radiation have bee identified within the scope of these works.

3.23 Ultraviolet radiation

All site operatives are to be reminded of the six-point sun protection code issued by the Health and Safety Executive.

- Keep your top on. Clothing forms a barrier to the suns harmful rays.
- Wear a hat with a brim or a flap that covers the ears and back of the neck.
- Stay in the shade whenever possible, during your breaks and especially at lunch time.
- Use a high factor sunscreen of at least SPF50 on any exposed skin (sun cream will be provided within the welfare facilities).
- Drink plenty of water to avoid dehydration.
- Check your skin regularly for any unusual moles or spots. See a doctor promptly if you find anything that is changing in shape, size or colour, itching or bleeding.

4.0 The health and safety file

The Project Manager will be responsible for collating and issuing the information required for the Health & Safety File upon completion of the works.

Please refer to the requirements of the Principal Designer.

Appendix A.

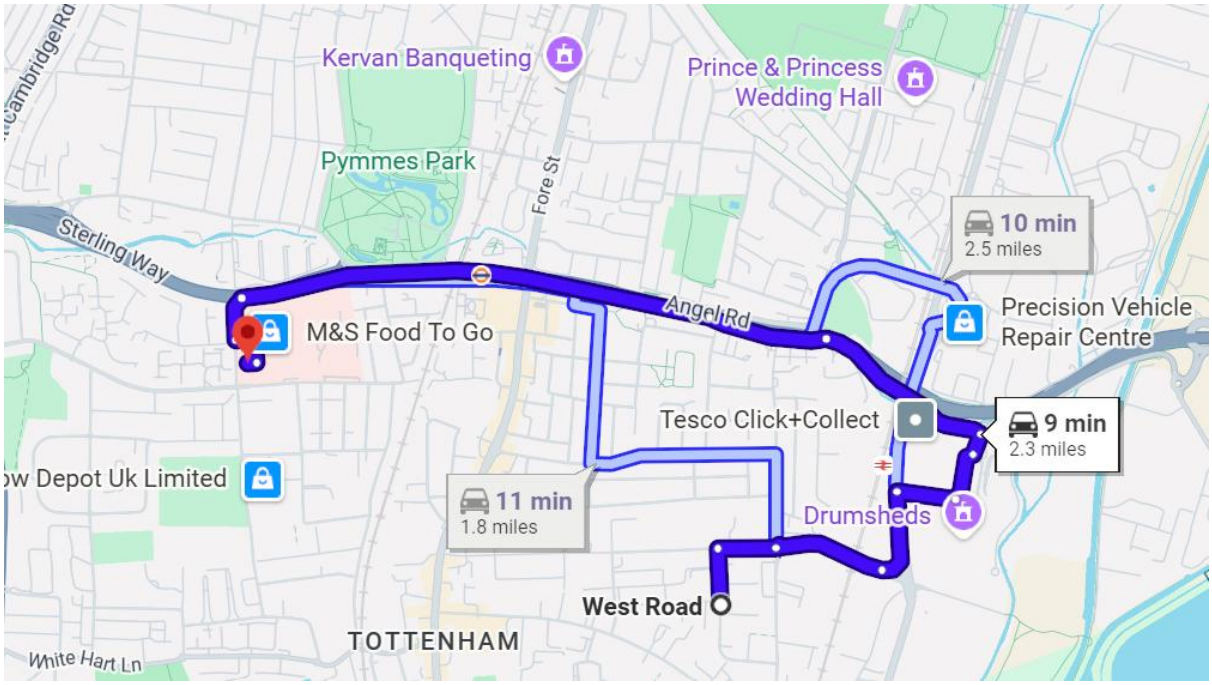
Fire Safety and Emergency Plan

Nearest A&E Hospital

North Middlesex University Hospital Accident and Emergency approx 2.5miles

Parking Lot, Sterling Way, London, N18 1QX ,

Tel: 020 888 72000



Appendix B.

Fall Prevention Strategy

N/A

Appendix C.

Lifting Plan

N/A

Appendix D.

Welfare Specifications

The welfare will be a mobile welfare unit and will consist of the following.

- Site Office/meeting room
- Toilets
- Changing & Drying Room.
- Canteen & Kitchen.
- Security Sign In & Out Station.

Appendix E.

Traffic Management Plan

See separate document

Appendix F.

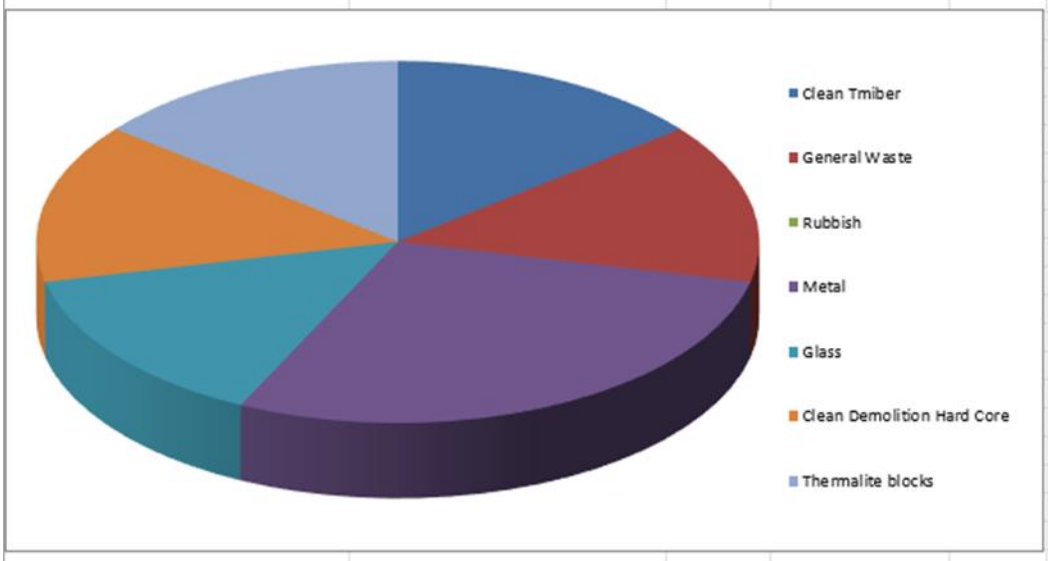
Site Waste Management Plan

Waste removal records HS-F-40

Project:
1-12 Magdalen Street- Oxford
Waste Collections by
Days Aggragets

Document No: HS-F-040 | Revision No: 1 | Date:

COLLECTION DATE	Waste Carrier	Destination	Ticket No	Thermalite blocks	Clean Tmiber	General Waste	Ferrous	Non Ferrous	Plasterboard	Glass	Clean Demolition Hard Core	Total
00/00/0000												

Project Name: NAME?
Date:

Destination	Waste	Tonnage	Tonnage as % of total waste	
reclycing	Clean Tmiber	1.00		
GW Recycling	General Waste	1.00		
landfill	Rubbish	0.00		
Recycling	Metal	2.00		
Recycling	Glass	1.00		
Recycling	Clean Demolition Hard Core	1.00		
	Thermalite blocks	1.00		
% waste recycled		**5.00**	**100.00%**	**100.00%**
Document No: HS-F-040	**Revision No:** 1	**Date:**	20.05.2020