



Document
**Pre-Construction
Information Document**

Project
Fencing Package

Building/Asset/Site
**Gorringe Park Primary
School
&
Joseph Hood Primary
School**

Client
**London Borough of
Merton**

Date
October 2025

Contact
Lewis Mckenzie
lmckenzie@mcbains.co.uk
+447947138635
mcbains.co.uk

DOCUMENT REFERENCE								METADATA	
100292	xxxxxxx	MCB	XX	XX	RP	Z	0001	S4	P1
MCB NO.	PROJ. IDEN	ORIGINATOR	VOLUME/SYSTEM	LEVEL/LOCATION	TYPE	ROLE	NUMBER	STATUS	REVISION

INTERNAL APPROVAL

This document prepared, reviewed and approved by:

Version	Date	Prepared By	Reviewed By	Approved By
1	22/10/2025	Lewis Mckenzie	Lewis Mckenzie	Andrew Hogg
Signature for and on behalf of McBains Ltd				

REVISION HISTORY

Suitability	Revision	Version Date	Summary of Changes	Changes Marked
S4	P1	22/10/2025	Initial Issue	TBC

DRAFT REPORT DISCLAIMER

When issued in draft, unless signed and countersigned by authorised individuals acting for and on behalf of McBains Ltd in relation to the development, as defined herein, the contents of this report are to be considered in draft form which have not been finalised or formally reviewed. Accordingly, the information contained herein, including the provision of any advice, should be taken only as an indication of that likely to be contained within the final report. McBains Ltd exclude all liability for actions undertaken in reliance of the draft information provided prior to the issue of the finalised report and reserve the right to amend the draft report information, advice and conclusions.

REPORT DISTRIBUTION

This document has been distributed to:-

Version	Format	Name	Business	Email Address
1	PDF	Tendering Contractors	Various	Various

DOCUMENT LOCATION

Ensure that this document is current. Printed documents and locally copied files may become obsolete due to changes to the master document.

The source of the master document can be found on the following:

T:\100292 Merton Maintenance '25 Fabric\01_WIP\B_BuildingSurveyor\Pre-Contract\Specification and Tender\Gorrington Park & Joseph Hood Fencing

Queries regarding the content of this report should be addressed to: -

Lewis Mckenzie
Associate Director

McBains Ltd
5th Fl, 26 Finsbury Square, London EC2A 1DS

Property and Construction Consultants
Company Registered in England No. 3094139

Telephone: 07984 313 422
E-mail: lmckenzie@mcbains.co.uk

CONTENTS	Page No.
1.0 NATURE OF THE PROJECT	4
1.1 Names of the Client and the Project Team	4
1.2 Health & Safety Policies	5
1.3 The Nature of the Project	5
1.4 The Location and Layout of the Project	7
1.5 The Nature of the Construction Work	8
1.6 Timescales for Completion of the Project	8
2.0 THE EXISTING ENVIRONMENT	10
2.1 The Sites and Surrounding Land Uses	10
2.2 Existing Services	10
2.3 Existing Traffic Systems	10
3.0 EXISTING AND TENDER DRAWINGS	13
3.1 Existing Drawings	13
3.2 Tender Drawings	13
4.0 THE DESIGN	13
4.1 Designer's Risk Assessment	13
4.2 Principal Contractor's Method Statement	13
4.3 Contractors Design	13
4.4 Health and Safety File	14
5.0 CONSTRUCTION MATERIALS	15
5.1 COSHH Assessments	15
5.2 Special Precautions for Processes	15
5.3 Prevention of Noise and Hearing Conservation	15
6.0 SITE WIDE ELEMENTS	16
6.1 Temporary Site Accommodation	16
6.2 Emergency Services	16
6.3 Contractor's Welfare Facilities	17
6.4 Plant & Materials	17
6.5 Traffic and Pedestrian Routes	17
6.6 Security Arrangements	17
7.0 OVERLAP WITH THE CLIENT'S REQUIREMENTS	18
7.1 Occupied Premises	18
7.2 Limits of Access	18
7.3 Site Working Hours	18
7.4 Client Liaison	19
8.0 SITE RULES	20
8.1 The Site of the Works	20
8.2 Sub-Contractors Safety Records/Previous Convictions	20
9.0 CONTINUING LIAISON WITH THE PRINCIPAL DESIGNER	22
9.1 Continued Liaison	22
9.2 The Construction Phase Plan	22
9.3 Footnote	22

APPENDICES

APPENDIX A	HEALTH AND SAFETY POLICY STATEMENTS
APPENDIX B	FIRE PLAN
APPENDIX C	EXISTING SITE SERVICES INFORMATION
APPENDIX D	GENERIC AND SPECIFIC COSHH ASSESSMENTS
APPENDIX E	DESIGNERS RISK ASSESSMENTS
APPENDIX F	CONTRACTOR'S RISKS ASSESSMENTS
APPENDIX G	METHOD STATEMENTS AND PERMITS TO WORK
APPENDIX H	SITE SAFETY MANAGEMENT STRUCTURE AND CONTROLS
APPENDIX I	GUIDANCE NOTES FOR THE PREPARATION OF THE CONSTRUCTION PHASE HEALTH & SAFETY PLAN

1.0 NATURE OF THE PROJECT

1.1 Names of the Client and the Project Team

1.1.1	The Client	Merton Council
	Address:	Merton Council Merton Civic Centre London Road Morden London SM4 5DX
	Principal Contact:	Terry Parsons
	Site Contacts:	Gorringe Park Primary School TBC Joseph Hood Primary School Natasha Haris
1.1.2	The Principle Contractor	TBC
	Address:	
	Contact:	TBC
	Telephone:	TBC
1.1.3	Contract Administrator	McBains Limited
	Address:	5 th Floor 26 Finsbury Square London, EC2A 1DS
	Contact:	Lewis Mckenzie
	Email:	lmckenzie@mcBains.co.uk
	Telephone:	0207 786 7900
1.1.4	Principal Designer	McBains Limited
	Address:	5 th Floor 26 Finsbury Square London, EC2A 1DS
	Contact:	Lewis Mckenzie
	Email:	lmckenzie@mcBains.co.uk
	Telephone:	0207 786 7900

1.2 Health & Safety Policies

The successful delivery of the project is reliant on the management of the aspects relating to health and safety, as well as the normal constraints of cost, programme and quality. Merton Council put great emphasis on the controls for H&S on site as well as the importance of the projects being compliant with the CDM Regulations 2015.

A proactive culture will be encouraged to allow open communication regarding health and safety with all those involved from client to operatives so that the programme is delivered at the highest level of safety standards within the construction industry.

The Contractor shall append his own Health and Safety Policy to the Construction Phase Plan in Appendix A.

1.3 The Nature of the Project

1.3.1 General Description

The works relate to the proposed fencing renewal works to be carried out at Gorrington Park Primary School and Joseph Hood Primary School, in the Borough of Merton, South London.

The Works covered by this contract are the fencing replacement works at Gorrington Park and Joseph Hood Primary Schools in the London Borough of Merton, consisting of replacing the existing fencing which is either in poor condition or inadequate, with a mixture of new steel chainlink and decorative bow top fencing to be installed. Contractor will need to allow for disposal of existing, cutting back vegetation in addition to providing hedges fencing so that appropriate segregation can be assured and to safely access working areas.

The Contractor is to be aware that works are intended to be undertaken both during and outside of the term time although holidays clubs may be present within areas outside of the working areas. **The Contractor is to review the outline programme appended to the tender pack and confirm if timescales can be achieved, providing their own detailed construction programme to reflect how they would achieve this.**

Should the Contractor believe these timescales cannot be achieved they should provide an alternative programme for each site for review/comment by the CA and Client.

Note: All operatives must hold a valid enhanced DBS Certificate. Evidence will need to be provided and included within the Contractors CPP, with daily records provided to the school on a weekly basis once works are on-site. Contractor will be responsible for developing site logistics plan to ensure segregation with school holiday club.

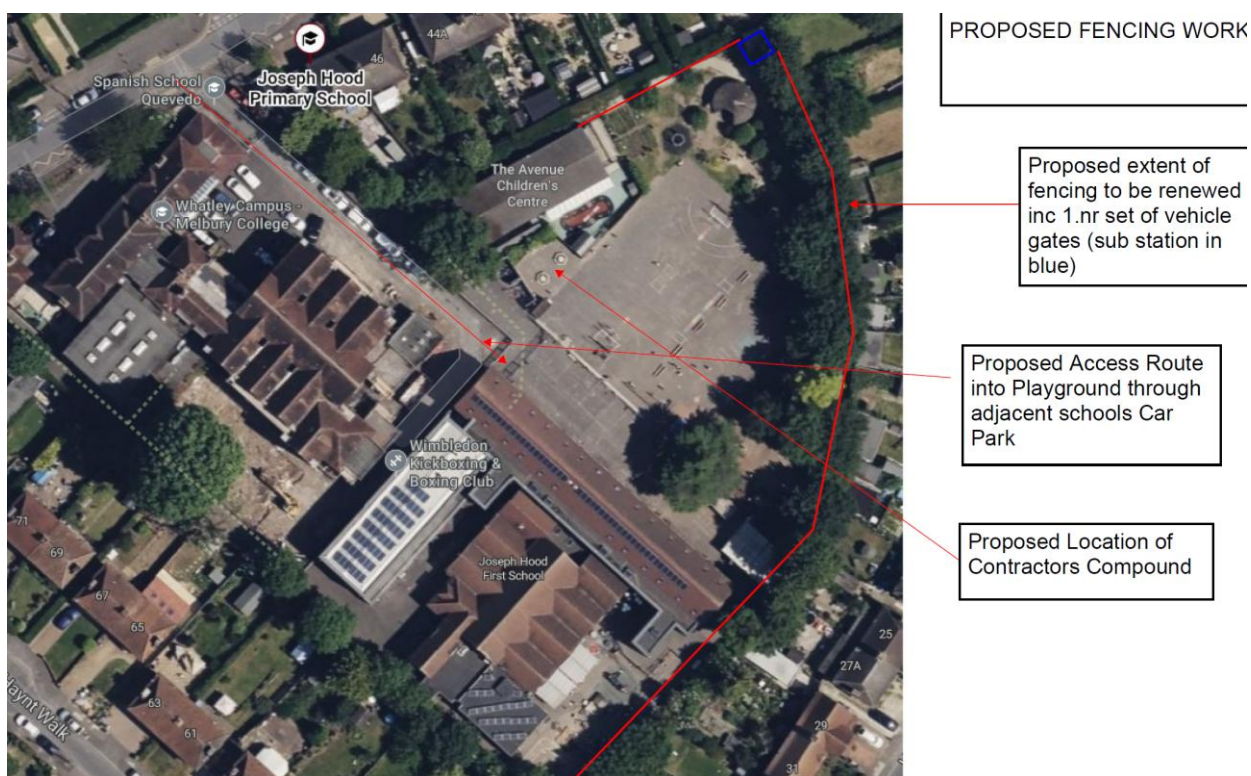
Contractor will be expected for developing site logistics as part of their Construction Phase Plan, erecting sufficient hedges fencing to screen off activities at both schools.

The Contractor should allow for developing a sufficient Construction Phase Plan in order for the works to be executed in a safe and professional manner. The appointed Contractor will be acting as Principal Contractor under CDM Regulations 2015. The Contractor will be expected to provide their own welfare facilities in the car parks at each site. The appointed Contractor will need to review and develop the logistics plans with each school and the CA.

The Location and Layout of the Project



Location plan of Gorringe Park Primary School



Location plan of Joseph Hood Primary School

1.3.2 The Site Locations

Gorrington Park Primary School, Sandy Lane, Mitcham, CR4 2YA.

Joseph Hood Primary School, Whatley Avenue, London, SW20 9NS.

1.4 The Nature of the Construction Work

1.4.1 General Description of the Construction Work

The works at Gorrington Park Primary School relate to the replacement of defective 3m high chainlink fencing to the surround of the MUGA to the rear of the Playground with matching new and replacement of wrought iron low level fencing to the surround of the Caretakers House/Streatham Road with new 1800mm high aluminium ppc coated bowtop fencing. There are several gates to be renewed as part of the works and the Contractor will be required to remove growth at the time of removing the existing fencing in order for sufficient access to be provided to the working area.

The works at Joseph Hood Primary School are required to renew the defective 2m high chainlink fencing provided to the surround of the Playground at the rear of the site along boundary to adjacent properties. The Contractor will be required to phase works to minimise impact on the end-user, allowing to cut back growth to ensure sufficient access can be provided, before installing new 2m high chainlink fencing.

At both sites the contractor will need to phase works in such a way to minimise impact on the end users, allowing for hedges fencing to surround of working areas to ensure no access can be obtained by pupils etc.

The contractor shall meet all requirements set out in this document, and the main tender specification document.

1.4.2 General Description of Buildings

A mix of traditional and concrete frame structures provided, both single and two storey, surrounded by soft and hard landscaped surfaces.

All sites are located within built-up residential areas within the South Wimbledon and Mitcham areas of SW London.

1.5 Timescales for Completion of the Project

1.5.1 Project Programme

The anticipated provisional Project Programme is as follows: -

Issue of tender documents to Contractors W/C 27th October 2025

Client Review and appointment Late November 2025

Works on Site	26 th January 2026
Completion of works	20 th February 2026
Min. time between appointment of Principal Contractor & start on site:	3 weeks

2.0 THE EXISTING ENVIRONMENT

2.1 The Sites and Surrounding Land Uses

2.1.1 The Sites

Gorringe Park Primary School

The site is located within a residential area in Mitcham near to amenities and transport links. The caretaker lives on-site in the adjacent property. There is no car park on-site.

Joseph Hood Primary School

The site is located within a residential area of South Wimbledon adjacent to a secondary SEN school, Whatley Campus. The site does not have a car park with vehicle access being provided through the adjacent schools car park. There are various local amenities nearby.

The Contractor is to undertake a full photographic record at both sites of the site access, delivery and communal areas, including the route to the work site and submit to the Contract Administrator prior to commencement.

2.1.2 The Surrounding Land Use

The sites are located in urban residential areas. The sites are surrounded by residential streets and a mixture of land users including an SEN secondary school at Joseph Hood.

The Contractor is deemed to have noted site particular details and included for any financial consequence within the Tender Submission.

2.2 Existing Services

The buildings are served by water, gas and electrical supplies. The Principal Contractor shall take all practical steps to avoid damage to 'Statutory Bodies' services or apparatus and the potential hazard to the site operatives, staff and public, which might arise. He shall, before opening up any section of the site for hoarding, demolition / construction operations, site accommodation or any other purpose, locate the exact position of all existing services and apparatus by liaising with statutory authorities and any historical information provided by the Clients team. The Contractor is to ascertain the route of all current services as necessary.

The Principal Contractor shall protect, uphold and maintain all pipes, ducts, service mains, overhead cables, etc during the execution of the works so as not to jeopardise the health and safety of site operatives, staff, visitors or the general public. If any damage to services results from the execution of the works, the Contractor shall immediately notify the Client. The Contractor shall be liable for any damage due to any cause within his control.

The Contractor shall make temporary connections to the existing electric, water and heating supplies as agreed with the facilities manager in a way that ensures safety of others. The Contractor will be responsible for all temporary services throughout the duration of the works and for taking back and capping off on completion of the works, inc any making good works that may arise.

2.3 Existing Traffic Systems

2.3.1 Access Road and Contractor's Vehicles

Both sites do not have dedicated car parks and as such the Contractor should allow for parking on residential roads. It is envisaged that a small area will be set aside at Gorrington Park for the Contractor to park and have a site setup adjacent to the Caretakers House. At Joseph Hood a small compound will be set aside in the Playground close to the vehicle access for the Contractor to utilise.

The Contractor must not block the entrances or fire escapes at any time and must move their vehicles as necessary upon any reasonable request from the Client, residents, other contractors, or maintenance teams working on site. The surrounding residential roads incorporate a mixture of restricted and unrestricted parking. No parking costs incurred will be reimbursed to contractors or subcontractors.

2.3.2 Contractor's Personnel and Site Visitors

The Contractor will be responsible for storing this information on-site and for keeping a daily site register for all staff and visitors on-site.

All operatives on arrival and before departure shall sign in and out accordingly, and shall further comply with the following procedures:

- i) All Contractors must sign the signing in book kept by the Site Manager upon entry to the site. ID must be clearly worn at all times on site.
- ii) Each operative is to report to the Site Manager on arrival and prior to departure from the site.
- iii) Each operative is fully inducted to the site rules by the Site Manager which is to include details on procedures and emergency escape, assembly points etc.
- iv) The contractors must ensure that any welfare facilities provided for use by the school are kept clean daily and upon completion of the project a deep clean must be undertaken to the welfare facilities.
- v) The Contractor shall take all necessary precautions during the execution of the works to maintain the security of the premises.
- vi) The Contractor shall be responsible for the security of all plant and materials provided for the execution of the works and shall make good any damage or loss at his own expense.
- vii) All personnel and visitors must be provided with adequate clothing, goggles, hard hats, protective footwear, etc
- viii) No smoking on-site at all times.

2.3.3 Vehicular Transitional Hazards

The Principal Contractor will be expected to include within the Construction Phase Health and Safety Plan proposals for traffic management and access to the site. The Principal Contractor is expected to review the existing site rules and traffic management procedures in advance of commencing works and will be expected to detail these back to all operatives prior to works commencing on-site and at toolbox talks.

The Principal Contractor must ensure that no deliveries are made around the busy operating periods of the schools where possible in order to try and not cause congestion within the access points and car park. The Principal Contractor will also be expected to ensure that all delivery

drivers are made aware of the site traffic rules with regards to speed and taking extra precautions with regards to pedestrians and children. It is vital that for any large vehicles that the Contractor provides a banksman from the entrance down to the site compound and on return, to ensure the safety of the public and school occupants at all times. The location of skips to be agreed with the school if deemed required.

2.3.4 Pedestrian Transitional Hazards

The Contractor is advised of the requirements for vehicle access into and around site to be maintained at all times during the project. Temporary signage, lighting and barriers etc must be erected and maintained by the contractor to ensure the safety of the operatives, visitors and the general public as necessary throughout the project.

The Contractor must ensure sufficient segregation at all times between areas of work and the playground/teaching areas in order to mitigate hazards. Contractor should allow for sufficiently developing their CPP and providing screened herras fencing at all times, allowing to adapt and move as required as part of a phased approach to works to be agreed with the CA and schools.

The Contractor will be expected to regularly sweep and wash down all external areas to ensure high levels of cleanliness and tidiness are maintained, in addition to ensuring the safety of the staff and children on site.

2.3.5 Contractor's Deliveries

The Contractor is to ensure that deliveries are programmed sensibly and in a manner that causes as little disruption as possible to operation of the school as detailed previously within this document.

The Contractor is to be aware that activities will be taking place over the term period at the school with children present. As such deliveries into the site need to be meticulously managed with the Caretaker to ensure limited impact on the School and so it is paramount that the Contractor allows for developing a sufficient Construction Phase Plan in order for works to be executed in a safe and professional manner.

All details to be included in the Construction Phase Plan.

2.3.6 Asbestos

N/A.

3.0 EXISTING AND TENDER DRAWINGS

3.1 Existing Drawings

Refer to the Tender Documentation which contains existing layout plans.

3.2 Tender Drawings

Please refer to the Tender Documentation which contains all proposed layout plans for the works.

4.0 THE DESIGN

4.1 Designer's Risk Assessment

Appendix E contains the Risk Assessments prepared by the Design Team. The Principal Contractor is to consider and make provision to minimise the identified risks during the construction phase. The Designer's schedule will not be an exhaustive list and the Principal Contractor should exercise due care and diligence throughout the works together with continued liaison with the Principal Designer as required for Design Amendments which may affect Health and Safety issues.

4.2 Principal Contractor's Method Statement

The Principal Contractor is informed that the following Method Statements are to be provided prior to commencement of the works. This is not intended to be an exhaustive list and the Contractor should also develop this as circumstances require: -

- 1 Method and sequence of carrying out the construction operations
- 2 Dealing with the isolation and re-connection and recommissioning of existing services - water, electricity etc. and any temporary installations.
- 3 Delivery, Storage and Removal of Materials (including waste) and Work Equipment given the shared access routes and communal areas shared with the building occupants.
- 4 Control and management of noise, dust and vibration
- 5 Site security
- 6 Working within occupied and functioning school with young children e.g. risks and accidents prevalent to staff, children and visitors alike by the process of construction operations, deliveries to site etc
- 7 Undertaking works at height
- 8 Undertaking works adjacent to the public highways and residential parts
- 9 Safe Working Site Operating Procedures (SOP) in relation to Covid-19

4.3 Contractors Design

- 4.3.1 The Contractor is required to produce a programme for the development of the scheme to allow sufficient time for approval by the Principal Designer and Contractor Administrator before commencement. The programme must show a full breakdown of the anticipated dates, sequence and timescales for the works. Furthermore, the programme should show any lengthy lead in periods for products included within the contract.

4.3.2 Risk Assessments will be required and shall demonstrate that proper analysis techniques have been employed to the reasonable satisfaction of the Principal Designer.

4.4 Health and Safety File

4.4.1 Information required for the preparation of the file by the Contractor;

- Table of Contents
- Contractual and Legal Information
- Description of works carried out.
- Details of design and construction team.
- Specification, existing and 'as built' drawings.
- Details of capped services, drains etc,
- Details and location of any underground structures capped or filled in.
- Full information in respect of service operation and maintenance manuals and information and all trade literature with regard to installed materials and equipment.
- All certificates relating to completion of elements of the work.
- All subcontractors details
- All specialist information
- All maintenance information
- COVID-19 Policy

A reminder list will be provided, as the contract reaches completion by the Principal Designer.

4.4.2 Certificate of Completion

On Practical Completion of the project, the completed Construction Phase Plan and Health and Safety File information is to be passed to the Principal Designer for review and approval. Completion is dependant on the passing over of this documentation.

On passing over the documents they must be signed off by the Principal Designer and the certificate appended to the Plan.

Information necessary for the completion of the file should be passed to the Principal Designer as it becomes available in a continuous basis throughout the construction period.

5.0 CONSTRUCTION MATERIALS

5.1 COSHH Assessments

The majority of the materials required for this project are not unusual and should be familiar to a competent Principal Contractor. The Contractor is to provide COSHH Assessments for all materials subject to control, prior to their use on site.

Generic material COSHH assessment requirements are to be scheduled in Appendix D, Part 1.

Specific material COSHH assessment requirements are to be scheduled in Appendix D, Part 2 which shall identify any unusual risks associated with materials to be used on this project.

Neither list should be regarded as exhaustive and the Contractor will be required to develop these lists from time to time in accordance with his particular working method and material/manufacture supply options and changes.

5.2 Special Precautions for Processes

The Principal Contractor shall ensure that all requirements to control the noise, vibration and dust levels and other potential nuisances which may create a health and safety hazard produced by his operations on site are strictly complied with.

The contractor is to note the works will be performed within a 'live' and operational school building and therefore the management and control of noise, dust and vibration will be critical to the success of the project. The selected contractor will need to ensure that adequate measures are taken to segregate the working areas and access routes from other adjacent areas, using hoardings and / or other types of protection for the duration of the project. It may also be a requirement for the selected contractor to undertake any noisy works or isolations outside of normal working hours, subject to further confirmation and agreement with the Contract Administrator.

5.3 Prevention of Noise and Hearing Conservation

The Principal Contractor shall comply with BS 5228: 1997 Code of Practice for Noise Control on Building and Demolition Sites and all amendments thereto, and the Noise at Work Regulations 1989 as amended. In addition, every effort must be made to ensure that noise does not disrupt present occupiers, neighbours, passers-by or the public at large.

6.0 SITE WIDE ELEMENTS

6.1 Temporary Site Accommodation

The Contractor must provide his own welfare facilities to location agreed between all parties prior to works commencing on-site. The Contractor will be able to make use of existing services on site but will however be responsible for making all connections and ensuring these have been carried out safely (no trip hazards etc).

The Contractor must ensure, so far as is reasonably practicable, that the generation of dust, fumes and smoke is kept to a minimum throughout the course of the Contract.

6.2 Emergency Services

The Construction Phase Plan shall include full details of emergency procedures, First Aid equipment and location of trained personnel.

Morden Primary School

The location of the nearest **A&E hospital** is;

St Helier Hospital
Wrythe Lane, Sutton
London
SM5 1AA

The location of the nearest **24-hour police station** is;

Mitcham Police Station
58 Cricket Grn
Mitcham
CR4 4LA

William Morris Primary School

The location of the nearest **A&E hospital** is;

Croyden University Hospital
530 London Road
London
CR7 7YE

The location of the nearest **24-hour police station** is;

Mitcham Police Station
58 Cricket Grn
Mitcham
CR4 4LA

The Contractor should include maps of these locations in their Construction Phase Plan.

6.3 Contractor's Welfare Facilities

The Contractor should make arrangements for providing their own welfare facilities within the compound/site setup areas at each site as previously noted.

6.4 Plant & Materials

Plant and material storage areas on site must be agreed with the Principal Designer and the Contract Administrator before commencement of the works. The Contractor is to ensure that the storage of plant and materials do not hinder the pedestrian access through the site or surrounding buildings.

6.5 Traffic and Pedestrian Routes

Existing traffic and pedestrian routes are addressed in Section 2.3 above. Contractor to erect means of separation between school holiday clubs and working areas where required such as to the playground etc for the duration of the works. This can be adapted and moved to suit working areas as works progress.

6.6 Security Arrangements

Unauthorised access must be prevented during and out of normal working hours. Site personnel and visitors must be controlled as in 2.3.2.

The Contractor is to carefully plan works to the existing security system so that it is maintained at all times during the works when the building is not in operation.

The Contractor is to ensure that all regular site personal (site manager, foreman, regular trades) hold valid DBS Certifications prior to and throughout the duration of the works on-site. The Contractor will be responsible for obtaining all DBS Certifications including cost and will be responsible for applying and obtaining in good time prior to commencement of works. As such the Contractor will be expected to issue applications where required as soon as they have received confirmation of appointment from the Contract Administrator. The Contractor is expected to supply details of current DBS Certified staff as part of their tender submission.

7.0 OVERLAP WITH THE CLIENT'S REQUIREMENTS

7.1 Occupied Premises

The Contractor is advised the subject premises and access routes are occupied and will remain occupied and 'live' for the duration of the works so noise and vibration should be kept to a minimum throughout the course of the Contract. Any site storage must be protected at all times and the Contractor is to pay particular attention to site tidiness at all times. The areas around the site are to be kept free from building rubbish, spoil and materials at all times. Summer camps may run during holiday periods so the school will be occupied outside term times.

The Contractor is to maintain free and safe access to fire escapes and designated access routes for building occupants, visitors and site labour workforce.

The Contractor must prepare a Fire Action Plan identifying assembly points, fire drill details and emergency procedures which should be submitted for approval, prior to the commencement of works as required under Section 8.1.7.

The Principle Contractors Fire Strategy must, in liaison with the building management team, be coordinated with existing arrangements within the building, eg to ensure that evacuation alarms are effectively communicated and that building fire detection/protection systems and arrangements are not compromised.

The Contractor must ensure, so far as is reasonably practicable, that the risk of the outbreak of fire is kept to a minimum throughout the course of the works Contract. The Principal Contractor is to maintain his own fire precautions within his works areas in accordance with the standards set out in Construction Confederation and Fire Protection Association publication 'Fire protection on construction sites. Joint code of practice', as applicable.

7.2 Limits of Access

The Contractor shall confine his operations to the vicinity of the works. No flammable materials are to be stored within the curtilage of the site.

7.3 Site Working Hours

Normal working hours: 08:00-17:00 hours Monday to Friday for the works; noisy and/or works causing a vibration or any other nuisance may be taken forward during the working day. Works outside of these agreed hours are to be agreed in advance by the Client/CA.

NOTE: The above will be subject to the provisions of the Local Authority and thus these hours may be restricted further. The Contractor is to comply fully with all such restrictions and no delays to the contract as a result of such restrictions will be entertained.

All works are to be programmed to cause minimum disturbance to other occupants, works may have to cease at critical times. Any variations to this must be in accordance with an agreed procedure to ensure a satisfactory level of site control and safety management is maintained. This procedure must be agreed with the Principal Designer.

7.4 Client Liaison

The contractor is expected to liaise with the client regularly in order to ensure that they are kept aware of any expected disruption, large deliveries etc.

8.0 SITE RULES

8.1 The Site of the Works

- 8.1.1 Visitors to the site will be required to report to the Principal Contractor and shall not be permitted to move about on site unattended. All contractors' personnel are to have ID on display at all times. All contractors working on site must understand the site rules and site management procedures.
- 8.1.2 Site manager to ensure that any person using machinery or equipment holds the appropriate operating certification necessary or, as a minimum is adequately instructed/ trained.
- 8.1.3 All operatives to wear hard hats and safety footwear. Gloves, dust masks, eye and ear protection and any other personal protective equipment to be worn whenever appropriate.
- 8.1.4 All accidents must be reported and entered in the accident book. All accidents resulting in injury or damage to equipment must be recorded. Accidents to be reported to the Principal Designer. (Ongoing procedure to be maintained). The telephone number for the nearest hospital is to be available on site.
- 8.1.5 Only qualified scaffolders to erect adjust and dismantle scaffold. Scaffold must be checked at regular intervals.
- 8.1.6 The lighting of fires on the site will not be permitted. No smoking will be permitted on the site to limit the risk of fire.
- 8.1.7 Procedures for the emergency evacuation of the site and for the call-out of emergency services must be established, agreed with the Principal Designer and incorporated within Appendix I, Section 4 of the document. A comprehensive Fire Plan must be generated by the Principal Contractor (approved by the fire officer) and included within Appendix B.
- 8.1.8 The use of radios, MP3 players or the like will not be permitted anywhere on the site, unless it can be shown that this will not generate a potential hazard or nuisance.
- 8.1.9 Strict zero tolerance policy on engaging with pupils at the school.
- 8.1.10 Project signboards to be displayed at all times during construction to provide contact telephone numbers in case of emergency i.e. contact outside normal hours.

8.2 Sub-Contractors Safety Records/Previous Convictions

- 8.2.1 The Contractor must enquire as to the details of the Health and Safety record of any proposed sub-contractor prior to arrangements being undertaken to employ the sub-contractor. This must include statistics of accidents or incidents over the last two years, details of any prohibition notices served by the Health and Safety Executive, and also details of any prosecutions.
- 8.2.2 The Contractor must declare to the Principal Designer details of any Health and Safety convictions of any personnel, prior to the commencement of work of these personnel, or any

unsatisfactory Health and Safety record of any sub-contractor to be employed on the works prior to their appointment.

- 8.2.3 Personnel or Contractors with unsatisfactory safety records or working practices will not be permitted to work on the site without evidence of subsequent re-training.

9.0 CONTINUING LIAISON WITH THE PRINCIPAL DESIGNER

9.1 Continued Liaison

With regard to on-going liaison with the Principal Designer the following issues must be clearly addressed: -

- 9.1.1 Procedures for communications between the project team designers, other contractors and site operatives.
- 9.1.2 Procedures and a programme for the development of Contractor Design items and continued liaison with the Principal Designer.
- 9.1.3 Details of the contractors internal or external Health and Safety Consultants together with a schedule of their duties and a programme to provide or complete outstanding issues and approve method statements, working practices and site safety issues.

9.2 The Construction Phase Plan

- 9.2.1 The Principal Contractor shall develop this document in order to incorporate a detailed statement describing the organisation and resources which the Contractor proposes and undertakes to provide to safeguard the health and safety of operatives, including those of sub-contractors and of any person who may be affected by the works. In addition, the Construction Phase Health and Safety Plan shall include the details stipulated in the appropriate Appendices.
- 9.2.2 The detailed requirements of the Construction Phase Health and Safety Plan shall meet are scheduled in Appendix I.
- 9.2.3 (Note: Reference to design matters may be omitted if no Contractor Design is required).
- 9.2.4 The developed Construction Phase Health and Safety Plan must be submitted to the Contractor Administrator not less than seven days before the proposed date for start of construction work. Construction work shall not commence until the Principal Designer has confirmed in writing that in his view the Construction Phase Health and Safety Plan includes the procedures and arrangements required by the CDM Regulations.

9.3 Footnote

- 9.3.1 The Construction Phase Plan is an important document and shall be kept on site at all times. It shall be brought to the attention of all management, senior and other staff as relevant to their tasks and duties and maintained in an easily accessible and prominent position for reference by all site operatives.
- 9.3.2 The Form F10 (Notification to the Health and Safety Executive) shall be displayed on site in a prominent position in accordance with the Regulations.
- 9.3.3 It is essential that the Pre-Construction Information is fully developed by the Contractor for the Construction Stage prior to commencement of the works on site. If in any doubt as to your responsibilities in this respect, please contact the Principal Designer.

APPENDIX A

HEALTH AND SAFETY POLICY STATEMENTS

The Contractor is to insert their own Health and Safety Policy.

APPENDIX B

FIRE PLAN

To be inserted by the Contractor

APPENDIX C

EXISTING SITE SERVICES INFORMATION

To be inserted by Contractor

APPENDIX D

GENERIC AND SPECIFIC COSHH ASSESSMENTS

To be inserted by Contractor

APPENDIX E

DESIGNER RISK ASSESSMENTS

Designer: McBains							Project: Gorrington Park & Joseph Hood Primary Schools - Fencing Package			
Job No. 100292							Date: October 2025			
Ref. No.	Activity / Element	Potential Hazards	Population at Risk	Risk Rating			Action at Design Stage	Action Taken		Possible Control Options (Contractors)
				L	S	R		By	Date	
1.	Buried Services within ground	Risk of personal injury from impact	General contractors	L	H	M	Inform site management.			Assessment to be carried out following site setup with ground penetrating radar to prevent impact with services
2.	Evacuation under fire alarm conditions.	Blocking of escape routes.	General, Contractors	L	M	L	Inform design/ construction teams by issue of this document. Issue of drawings indicating fire escape routes.			Ensure exit routes are kept clear of materials, equipment, and debris at all times. Ensure fire routes are clearly identified. Communicate requirements to all site operatives. If blocking of escape route unavoidable during course of work, ensure alternative well-defined route exists. Principal Contractor to provide method statement on maintaining fire escape routes. Portable fire extinguishers to be provided adjacent to risk areas

Designer: McBains							Project: Gorrington Park & Joseph Hood Primary Schools - Fencing Package			
Job No. 100292							Date: October 2025			
Ref. No.	Activity / Element	Potential Hazards	Population at Risk	Risk Rating			Action at Design Stage	Action Taken		Possible Control Options (Contractors)
				L	S	R		By	Date	
3.	Manual Handling	Musculo-skeletal Injuries. Risk of falling equipment.	General contractors	L	M	M	Specify equipment of modular or sectioned components. Position equipment in accessible locations.			Allow sufficient space for installation. Allow for mechanical handling equipment to be utilised. Program building works to maximise access.

L = Likelihood (low, medium, high)
S= Severity (low, medium, high)
R = Risk (likelihood x severity)

APPENDIX F

CONTRACTOR'S RISK ASSESSMENT

To be inserted by Contractor

APPENDIX G

METHOD STATEMENTS AND PERMITS TO WORK

To be inserted by Contractor

APPENDIX H

SITE SAFETY MANAGEMENT STRUCTURE AND CONTROLS

To be inserted by Contractor

APPENDIX I

GUIDANCE NOTES FOR THE PREPARATION OF THE CONSTRUCTION PHASE PLAN

1.0 CONTRACTOR AND SITE SAFETY MANAGEMENT

- A copy of the Contractor's Health and Safety Policy Document.
- Accident and illness records for the past five years. A statistical analysis will suffice, provided the location of the full records is identified
- Records of previous Health and Safety Executive enforcement action and actions and retraining taken to prevent any re-occurrence.
- The number and type of staff responsible for Health and Safety on this project with details of their qualifications, a schedule of their duties and contact numbers (emergency and normal). A specific and suitably qualified individual must be identified to take overall responsibility for site safety issues including the approval of Method Statements, permits to work and liaison with the Planning Supervisor.
- Method Statements related to the hazards identified in the pre-tender Health and Safety Plan and/or statements on how the hazards will be addressed and any other significant hazards identified by the Contractor. If these cannot be provided prior to commencement, then a detailed programme for the production of this information must be agreed prior to commencement.
- Selection procedures for ensuring competency of other contractors, the self-employed and any designers.
- Procedures and a programme for the development of Contractor Design items and continued liaison with the Planning Supervisor.
- Procedures for carrying out risk assessment and for managing and controlling the risks identified.
- Arrangements for consulting with and taking the views of people on site in respect of safety or perceived safety issues.
- Arrangements for preparing or modifying site rules, drawing them to the attention of those affected and ensuring their compliance by regular checking and controls.

CONSTRUCTION WORKS CONTROLS

- Details of the location and arrangements for issue, instructions and use of personal protection equipment. Procedures for ensuring that all persons on site have received relevant Health and Safety information and any necessary or required training for the equipment to be used.
- Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
- Arrangements for ensuring that proper site safety records are maintained.
- Emergency procedures including fire precautions
- Arrangements for welfare facilities, including First Aid equipment location, name of first aider, location of local hospital and emergency telephone.
- Any other matters which the Contractor or Principal Designer identifies as relevant

INFORMATION

- Sections 2,3,4 following amplify the above requirements, Section 5 suggests an Agenda for the regular site safety meetings.

2.0 PRINCIPAL CONTRACTOR AND SITE SAFETY MANAGEMENT/ORGANISATION

2.1 This section is to be completed by the Principal Contractor and is to be submitted to the Principal Designer for approval in accordance with Item 9.1.

2.2 This section of the document shall include, but is not necessarily restricted to the following information:

- | | | |
|----|---|---|
| a) | Contractors site organisational structure for Health and Safety issues and ongoing Health and Safety Management and Review. | I |
| b) | CV's of Management and Safety Personnel for the project. | I |
| c) | Design team contact list and a programme for resolution of outstanding design users. | F |
| d) | Main contractors and sub-contractors contact list. | |

H

- e) Details of the contractors internal or external Health and Safety Consultants together with a schedule of their duties and a programme to provide or complete outstanding issues and approve method statements, working practices and site safety issues.

H

- f) Records and proposals for training in Health and Safety related to the project.

B

- g) Programme for Health and Safety Meetings and Reviews.

I

3.0 CONSTRUCTION WORKS CONTRACTS

3.1 This section is to be completed by the principal contractor and is to be submitted to the Principal Designer for approval, in accordance with item 9.1.1.4.

3.2 This section of the document shall include, but is not necessarily restricted to, the following information:-

- a) References to any hazardous Construction Materials, components and substances to be used.

E

- b) Plant and machinery to be utilized, particular safety controls thereof and needs for operator training.

I

- c) Hazard/Risk Assessment procedures

F&G

- d) Site layout and location of storage, parking and welfare facilities

I

- e) Temporary access arrangements and site security/visitor controls

I

- f) Identification of Method Statements required, controls and programme for production, where these cannot reasonably be in place prior to commencement.

H

- g) Details of sub-contractors compliance with Health and Safety Policy and Safety Plan.

H

- h) Health and Safety records to be maintained or HSE Forms to be completed during the works.

I

4.0 EMERGENCY/UNFORESEEN CIRCUMSTANCES

4.1 This section is to be completed by the Principal Contractor and is to be submitted to the Principal Designer for approval in accordance with item 9.2.

4.2 The section of the document shall include but is not necessarily restricted to the following information:

- a) Details of procedures in event of a fire (Contractor to incorporate a comprehensive Fire Plan in Appendix B of the Document which must include plans demonstrating means of escape routes and assembly points). The Fire Plan should be in accordance with the Code of Practice for Fire Prevention on Construction sites and buildings undergoing renovation. C

Arrangements to review regularly and develop it to suit the changing circumstances on site.

- b) Names of site First Aid persons and Fire Wardens. B&C

- c) Details of local hospitals and Accident Units. B

- d) Reporting procedure for accidents, First Air station, location details, location of accessible emergency telephone. B

- e) Reporting and investigation procedure for accidents/dangerous events. B

5.0 SAFETY MEETINGS

5.1 This section is to be completed by the Principal contractor and is to be submitted to the Principal Designer for approval in accordance with item 9.2.

5.2 The Principal Contractor shall hold regular meetings to ensure that the Safety Plan is being followed and that any amendments are agreed with the Principal Designer. The following items are to be completed by the Principal Contractor and included in the Health and Safety Plan.

- a) Date of first Safety meeting
- b) Dates of subsequent meetings
- c) Names of parties to attend these meetings

Safety meeting to include a report by the Site Safety Officer. The Draft Safety Meeting Agenda to include but not be limited to the following issues:-

1. Parties present and responsibilities
2. Project information/Changes/Safety Plan review
3. Review of High Risk Activities and Risk Assessments.
4. Review of Plant needs/Temporary Electrics/Operator training.
5. Review of Fire Plan
6. General Reviews:
 - i) Temporary Accommodation
 - ii) Storage
 - iii) Fire Fighting Equipment
 - iv) Hot Work or other Work Permits issued
 - v) Method Statement and Permit to work operation
 - vi) Sub- Contractors Approved and Compliance
 - vii) Site services - Temporary and Existing
 - viii) Review of Security and Visitor Controls
 - ix) Safety Training Requirements
 - x) Other issues identified by the Contractor

