FREELEY

THE GOLD STANDARD IN DEMOLITION

CONSTRUCTION PHASE PLAN

Demolition of Marillac House, Longsight

Rev. 1 (30 September 2026)







NFDC ISO 9001 ISOQAR ISO 14001 ISOQAR ISO 45001 ISOQAR SafeContractor APPROVED Achilles UVDB VERIFIED Constructionline Gold Member SSIP

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23/09/2026	0	Initial Issue	MF
30/09/2026	1	Revised following the Principal Designer's CPP review (PC 015, 29/09/2026): RAMS register expanded (2.4); identification of staff and site security arrangements added (2.10); Fire Risk Assessment and Fire and Emergency Plan issued (2.14, 3.10); Site Rules appended (Appendix A).	MF

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Appendix A – Site Rules (attached to this CPP)
Site Induction Form (and Visitor Induction Form)
Fire and Emergency Plan – ref. EP-MARILLAC-001, Rev. 0 (issued with this CPP)
Fire Risk Assessment – record of significant findings (within the RAMS)
RAMS – Demolition of Marillac House, Rev. 0: Demolition Method Statement, Contract Works Risk Assessment, Standard Risk Assessments index, COSHH assessments (issued with this CPP)
Sub-contractor RAMS – ARD Industrial Services (asbestos removal), Connaught Security Services (knee rail fence), Lanes Group (CCTV drainage survey), Powers UK (utilities mapping)
Freeley Site File

1.0 GENERAL INFORMATION

1.1 Description of Project

The complete demolition of Marillac House, 24 Laindon Road, Longsight, Manchester M14 5DW, for Be One Homes. Marillac House is a vacant 1990s assisted living complex of traditional brick construction, two storeys with attic/loft spaces, a lift and plant room and an internal courtyard, with a detached garage. The works comprise: pre-commencement CCTV drainage and utilities mapping surveys; site set-up and protection of retained trees, boundaries, roads and footpaths; removal of the asbestos-containing materials identified in demolition survey P-297184; a full internal soft strip of fixtures, fittings, finishes and redundant M&E; mechanical demolition of the building and garage to ground level; excavation and removal of floor slabs, foundations and redundant drainage; importing clean soil to provide a 100mm cover layer across the former building footprint; installing a timber knee rail fence to the same perimeter; and leaving the site clean, level and tidy. Cedar House and Cypress House adjoin the site and remain occupied – resident access to both is maintained and fully operational for the duration of the works. Disconnection of services is excluded from the scope and is being arranged by the client. The project is not notifiable to the HSE under CDM 2015 regulation 6: fewer than 20 workers will be on site at any one time and the works total fewer than 500 person-days.



Structure and demolition sequence (BS 6187:2011):

- Type of structure – a low-rise, two-storey (plus loft) masonry building: load-bearing brick cavity walls, pitched timber roofs with concrete tile coverings and cement undercloaking to the apex sections, ground-bearing concrete ground floor slab and (assumed) timber or precast concrete first floor, a masonry/concrete lift shaft, plant room and a detached single-storey garage. Construction to be confirmed by the Site Supervisor and Contract Manager during the pre-demolition inspection.

- Structural demolition sequence by area – the garage is demolished once its re-attendance survey is received and any ACMs removed, otherwise Marillac House first; Marillac House is taken down starting with the wing furthest from the occupied boundaries with Cedar House and Cypress House and working back towards the site compound, bay by bay, roof first, then first floor and walls, with arisings pulled into the site and away from the boundaries.
- Load paths – roof loads carried by the timber roof structure onto wall plates and the external and internal load-bearing masonry walls, then to strip/trench foundations; the lift shaft acts as a stiff core. Each element is removed top-down so that nothing is left relying on support that has already been removed.
- Temporary instability risks – free-standing masonry walls and gables once roofs and floors are removed, the lift shaft standing above the surrounding structure, and wind loading on partly demolished sections. Walls are reduced progressively and never left free-standing above a height the excavator can reach; no part of the structure is left in an unstable condition at the end of a shift.
- Progressive demolition methodology – top-down mechanical demolition by 360° excavator fitted with selector grab, shear and pulveriser attachments, working from ground level with continuous water suppression; no operatives within the demolition exclusion zone. No hand demolition at height is planned; any requirement identified will be covered by a specific RAMS.
- Hold points before structural removal – (a) ARD confirmation that all ACMs identified in survey P-297184 have been removed (for the garage only: the client's re-attendance survey received and any ACMs removed); (b) written confirmation of service disconnections from the client and a completed live-services board; (c) soft strip complete and the building inspected by the Site Supervisor and Contract Manager; (d) expiry of the Section 80 notice period or receipt of the Section 81 counter-notice; (e) exclusion zone, debris netting and protection to Cedar House and Cypress House in place. Each is signed off by the Contract Manager before structural demolition starts.
- Engineer approval stages – no temporary works design is anticipated for a low-rise masonry building demolished by machine. Should the pre-demolition inspection identify any element requiring a designed sequence or temporary support (e.g. the lift shaft or any long-span element), a structural engineer will be appointed and the sequence approved before that element is demolished.

1.2 Site Address

Marillac House
24 Laindon Road
Longsight
Manchester
M14 5DW



1.3 Project Programme

Start on site: Monday 12 October 2026
Completion: Wednesday 9 December 2026 (8½ weeks on site) – see Freeley Programme of Works, Rev. 0, 23 September 2026.
Note – structural demolition will not commence before expiry of the Section 80 notice period (notice served on Manchester City Council 23 September 2026; expires 4 November 2026) unless the Section 81 counter-notice is received earlier, and is subject to the client's written confirmation of service disconnections. Pre-commencement drainage and utilities surveys, the CPP/RAMS approval and the resident letter drop take place during the lead-in from 17 September 2026. Gas and water supplies are confirmed disconnected (meeting 16/09/2026); start on site depends on the client confirming the electricity disconnection – if not confirmed by 9 October 2026 all dates move back accordingly.

Work Patterns	Days	Working Hours
Normal Working Hours	Monday – Friday	08:00 – 17:00
Weekend Works (by agreement)	Saturday	08:00 – 13:00
Sunday & Bank Holidays	No planned works	

The above work patterns may also be subject to seasonal changes i.e., shorter working days during winter periods.

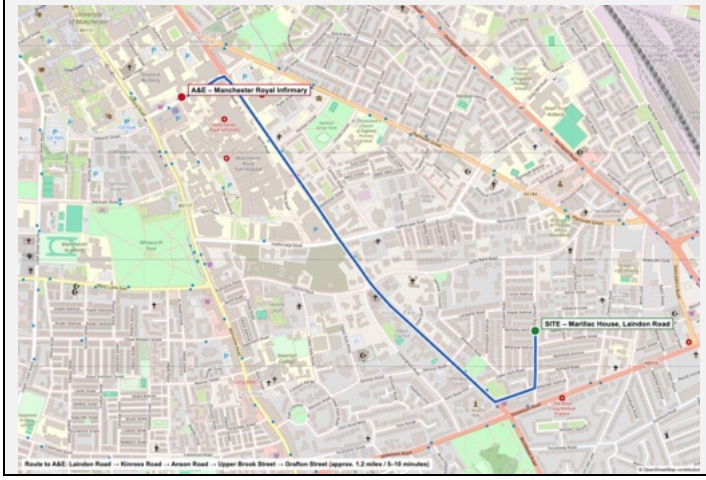
No overnight or out-of-hours working is planned. All works, deliveries and collections will comply with the working hours permitted by Manchester City Council and any conditions attached to the Section 80/81 notices; no noisy works outside the above hours and no Sunday or bank holiday working unless agreed in advance with the Contract Administrator.

1.4 Project Directory

Role	Organisation	Contact details
Client	Be One Homes	98 Waters Meeting Road, Bolton, BL1 8SW [redacted]
Employer's Agent / Quantity Surveyor	Pennington Choices Ltd	2nd Floor, 5220 Valiant Court, Gloucester Business Park, Brockworth, Gloucester, GL3 4FE Mr Steven Innes (Quantity Surveyor) / Mr Stephen Chatterton (Senior Project Manager) [redacted]
Principal Designer	Pennington Choices Ltd	2nd Floor, 5220 Valiant Court, Gloucester Business Park, Brockworth, Gloucester, GL3 4FE Mr Stephen Chatterton (CDM Principal Designer), assisted by Ms Ambia Peacock [redacted]
Principal Contractor	J. Freeley Limited	14 Southern Street, Worsley, Manchester, M28 3QN Mr. Michael Freeley [redacted]

1.5 Statutory Authorities

Organisation	Contact details
Health and Safety Executive (HSE)	Redgrave Court, Merton Road, Bootle, Merseyside, L20 7HS Tel. 0300 003 1747 (incident reporting via RIDDOR online / 0345 300 9923)

Environmental Agency (EA)	Richard Fairclough House, Knutsford Road, Warrington, WA4 1HT Incident hotline 0800 80 70 60 (24 hr); general enquiries 03708 506 506
Electric Board	Electricity North West Ltd – Borron Street, Stockport, SK1 2JD Power cut / emergency: 105 or 0800 195 4141
Gas Board	Cadent Gas Ltd (North West network) National Gas Emergency Service: 0800 111 999 (24 hr)
Water Board	United Utilities – Haweswater House, Lingley Mere Business Park, Warrington, WA5 3LP Leaks / emergencies: 0345 672 3723 (24 hr)
Local Police	Greater Manchester Police – Longsight Police Station, 2 Grindlow Street, Manchester, M13 0LL Emergency 999; non-emergency 101
Local Fire Brigade	Greater Manchester Fire & Rescue Service – Gorton Community Fire Station, Gorton Lane, Manchester, M18 8QF Emergency 999; GMFRS switchboard 0161 736 5866
Local Hospital – A&E Route map from site to A&E displayed in the site office and welfare unit and covered at induction. 	Manchester Royal Infirmary (A&E), Oxford Road, Manchester, M13 9WL Tel. 0161 276 1234 – approx. 1.2 miles / 5–10 minutes via Anson Road and Upper Brook Street

1.6 Provided information - PCI, existing records and plans

Freeley have been issued limited information on the structure. Any information available for viewing in hard copy in the Freeley filing system in the onsite office or can be electrically viewed on the company Server.
The accuracy of plans / drawings provided has not been independently verified unless otherwise stated within this document. Freeley shall carry out investigations, as necessary, to enable the Works to be carried out safely.
The Principal Designer is finalising the Pre-Construction Information Pack (PCIP) previously issued at tender stage (meeting 16/09/2026, item 2.06); pending the final version, the Invitation to Tender and its appendices, listed below, are treated as the pre-construction information. The final PCIP, the re-attendance asbestos survey of the garage and any existing construction drawings will be added to this section on receipt.
Freeley will inspect the building and garage prior to demolition to confirm the condition and produce a safe system of work as required. No structural engineer is currently appointed; one will be engaged to carry out structural investigations (where required) of the existing structure should the inspection identify a need, to enable the works to be carried out safely.
All information will be verified as far as is reasonably practicable when works activities are being planned.
Reference the below documentation that has been provided as part of Pre-Construction Information:

- Invitation to Tender – Marillac House Demolition, Be One Homes (ref. DN822118, August 2026) and Appendices 1–4 (Procurement Questionnaire, Quality Method Statements, Pricing Schedule, Form of Tender)
- Appendix 5 – Marillac House Demolition Scope of Works, V3 (Pennington Choices, July 2026)
- Appendix 6 – JCT Minor Works Building Contract 2024 (draft)
- Appendix 7 – Asbestos Demolition Survey (MA only), Marillac House, 24 Laindon Road – Pennington Choices Ltd, ref. P-297184v1, survey 26 June 2026 (approved 3 July 2026)
- Appendix 8 – Marillac House, Cedar & Cypress Location Plan (Nicol Thomas)
- Freeley tender submission, 2 September 2026 (Quality Method Statements incl. outline Demolition Phase Plan)
- Notes of Contractor Introduction Meeting, 16 September 2026 (Pennington Choices, issued 18/09/2026)
- Re-attendance asbestos survey of the garage (Pennington Choices, to be arranged) – to be added on receipt
- Pre-commencement CCTV drainage survey (Lanes Group) and utilities mapping survey (Powers UK) – reports to be added on receipt and held on site

Additional information where applicable can be found on the Project Server.

1.7 Management of the CPP and Associated Documents

The Construction Phase Plan (CPP) comprises this document plus the listed appendices. The CPP is a standard company document, managed and maintained under the Freeley management system which is certified to ISO9001, 14001 and 45001 and is in full compliance with CDM 2015. The CPP details management controls and arrangements that apply to all company projects. Site specific information and any site-specific controls and arrangements that vary from the standard are shown separately in highlighted sections throughout the CPP. In the event of a site-specific requirement varying from the company standard, the site-specific requirements are to be followed.

Development of risk assessments and method statements for the contract is in accordance with the company Health and Safety policy and management system procedures.

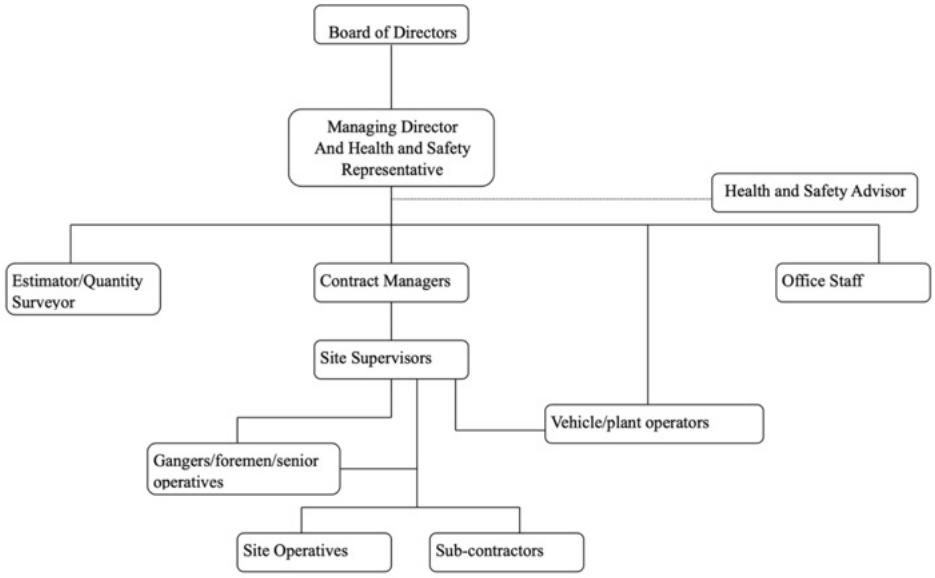
All these documents are reviewed by the Contract Director against the requirements of the pre-construction information and are issued to the client for approval.

The Contract Director shall discuss and explain the plan with the appointed Site Supervisor and a copy shall be maintained on site. The plan, or key information from the plan, shall also be issued to all external sub-contractors.

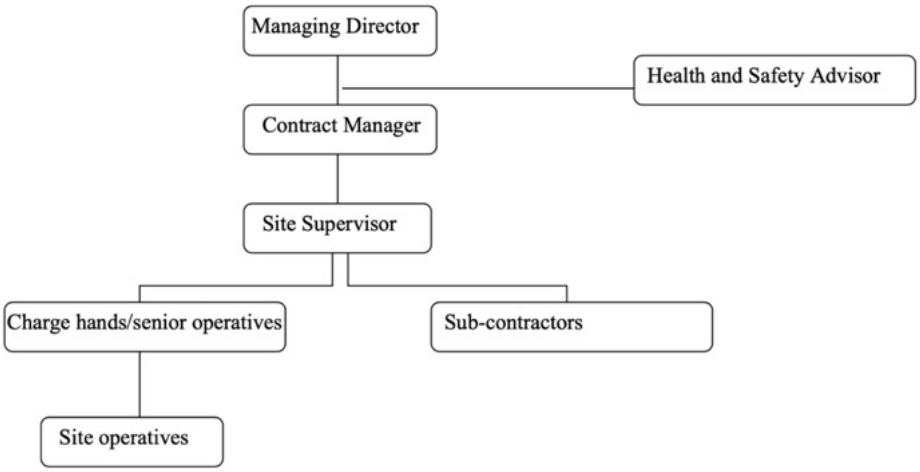
Any change to these documents during the course of the work shall be made by the Contract Director, issued to site and to the client. The Contract Director shall ensure changed requirements are implemented and all those affected by them are aware of the changes.

2.0 COMMUNICATIONS AND MANAGEMENT OF WORK

2.1 General management structure



Site Management Structure



For this contract	[redacted]
Role	
Contract Manager	
Site Supervisor	

2.2 Health and Safety Goals

Stated goals are to manage health and safety on site on a pro-active basis:

1) Prevent unsafe work situations
2) Prevent any potential for work related ill health
3) Protect health and safety of visitors, general public and anyone affected by the site operations

Actions to meet health and safety goals

In order to meet the overall goals for health and safety performance, the following have been agreed to be key elements of the management of health and safety on the project|:

1) Development and agreement of accurate risk assessments and the establishment of appropriate control measures in advance of the operations to which they relate and ensuring site personnel are aware of them. Section 2.4 of the plan gives the specific requirements.

2) Review and updating of risk assessments and control measures in response to changes in programme and ensuring site personnel are aware of changes.

3) Effective monitoring of health and safety on site (see Section 2.3)

4) Ensuring all site personnel receive induction training before starting work on site (see Section 2.12)

5) Reviewing, amending and re-issuing the construction phase plan as necessary during the duration of the works.

6) Effective communication with all contractors during planning and during site works (see Sections 2.5 and 2.9)

Any additional site-specific goals:

- Zero injuries
- Lessons learnt to be passed on to client/Design Team
- Prevention of any potential harm or nuisance to others – in particular the residents of Cedar House and Cypress House, whose access is maintained throughout, and neighbours on Laindon Road, Curzon Avenue, Ayton Grove and Holbeck Grove

2.3 Monitoring and Review of Performance

The Site Supervisor shall monitor health and safety on site on a continuous basis. Any adverse comments on health and safety during the week shall be recorded in the site diary and brought to the attention of the employee/contractor, as appropriate, and necessary measures agreed. Additionally, the Site Supervisor shall complete the company standard Site Safety Checklist on a weekly basis. Any adverse comments on the checklist shall also be brought to the attention of the relevant personnel and the Site Supervisor shall record on the checklist actions taken. The Contract Manager shall review the completed checklists and diary and take any necessary additional actions.

Any additional site-specific requirements:

N/A

2.4 Risk Assessments, Method Statements and Site Rules

The Contract Manager shall review all health and safety related information provided by the Client and the Principal Designer. The Contract Manager shall ensure that this information is taken into account in the company's site specific assessment of risk and the proposed associated control measures. The Contract Manager shall develop a site specific risk assessments using the Company Standard Format, covering the company's planned works on site.
Risks are assessed taking into account commonly encountered hazards and associated risks for demolition and construction work and based on the identification of site and work specific hazards and risks associated with the specific project, reflecting guidance produced by the National Federation of Demolition Contractors, CITB and HSE.

For each hazard, the associated risks are identified and rated for potential severity of harm as well as the likelihood of harm occurring. Suitable control measures are agreed by the Contract Manager and specified on the risk assessment and levels of planned residual risk are also determined. No work proceeds unless the Contract Manager is satisfied that the level of residual risk is satisfactory and because of the company's management structure, risk assessments are never issued with additional control measures still to be determined by others. Any amendments to the risk assessment are made by the Contract Manager only and are made, where appropriate, in response to changes in work methods, programme, site conditions and contract requirements or in response to any accident/incident or other significant failure.

If a contractor is to work on site, whose work is not covered by the company's risk assessment and method statement, the contractor will be required to produce a risk assessment and method statement for their activities on site (in accordance with 2.9 of the plan) for review and agreement with the Contract Manager.

A copy of all applicable risk assessments and method statements will be held and displayed on site. The Site Supervisor shall ensure that they are explained to all personnel as part of induction training (in accordance with 2.12 of this plan) and are signed by them.

Any unforeseen circumstances or changes in the project works that have health and safety implications shall be referred to the Principal Designer.

Any amendments to risk assessments and method statements shall be made by the Contract Manager and shall be explained to all relevant personnel. Changes shall be flagged up on the displayed amended risk assessment and/or method statement.

The Freeley Site Rules for this contract are attached to this CPP at Appendix A. The Site Rules are explained to all site personnel as part of induction training, signed for, and displayed in the welfare unit. They apply equally to sub-contractors, hauliers and visitors.

RAMS required on this contract (register updated at Rev. 1 following the Principal Designer's review of 29/09/2026 – the Freeley RAMS pack for Marillac House, Rev. 0, is issued with this CPP):
Freeley method statements (Demolition Method Statement, RAMS Rev. 0) covering:

- Site establishment, welfare, Heras fencing/hoarding, security, signage and emergency arrangements
- Traffic management, deliveries, plant movements and the maintained access to Cedar House and Cypress House
- Verification of service disconnections/isolations and protection of retained services
- Protection of retained trees, boundaries, roads, footpaths and the adjoining occupied buildings
- Dust, noise, vibration, debris and pollution control, including monitoring and wheel cleaning

- Waste segregation, storage, loading, transport and lawful disposal, including hazardous waste
- Asbestos interface, soft strip, mechanical demolition, removal of arisings, slabs/foundations/drainage, soil cover and knee rail fence

Freeley risk assessments (RAMS Rev. 0):

- Contract Works Risk Assessment (site specific) – premature structural collapse, temporary instability and falling materials; exposure to asbestos, silica and other hazardous substances; live, unidentified or inadequately isolated services and buried utilities; work at height, fragile surfaces, falling objects and access/egress; mobile plant, lifting, reversing vehicles and pedestrian/building interfaces; excavations, underground obstructions and contaminated ground; manual handling, sharps, hand tools, hot works and fire; noise, vibration, dust and flying debris and effects on neighbours; unauthorised access, residents and the public and emergency routes; environmental harm (spills, run-off, drainage, waste); adverse weather, poor visibility, lone working, fatigue and emergency response
- Freeley standard risk assessments (see Standard Risk Assessments index in the RAMS) – RA001, 002, 003, 008–016, 017–023, 025, 026, 031–033, 038, 040, 042, 043, 045, 048, 051, 053, 055, 057, 058, 066 and 069
- Fire Risk Assessment – record of significant findings (within the RAMS) and Fire and Emergency Plan EP-MARILLAC-001
- COSHH assessments – site specific (demolition dust/respirable crystalline silica, lead, bird droppings) and Freeley standard (diesel, hydraulic oil, AdBlue, petrol); post-mix concrete for the knee rail posts is covered by Connaught's COSHH assessment

Sub-contractor RAMS (reviewed by the Contract Manager before they start – section 2.9):

- ARD Industrial Services Ltd – removal of textured coatings and cement undercloaking (non-licensed work), including their scaffold/tower access, rescue arrangements and COSHH
- Connaught Security Services Ltd – timber knee rail fence
- Lanes Group – CCTV drainage survey; Powers UK – utilities mapping survey

2.5 Liaison between parties on site

The work shall be managed and co-ordinated by the Site Supervisor in accordance with the contract requirements, any agreements made in a pre start meeting and this Plan. Lines of communication have been established with the client, designers/contract administrators and Principal Designer.

The Site Supervisor shall ensure effective liaison between all parties on site. In addition to these formally defined routes, the Site Supervisor is to act as a centre for all communication on site.

Any additional site-specific requirements:

- Letter drop before commencement to the residents of Cedar House and Cypress House and to neighbours on Laindon Road, Curzon Avenue, Ayton Grove and Holbeck Grove – introducing the project, working hours and the Site Supervisor's and 24-hour contact numbers
- Weekly programme review and progress reporting to the Contract Administrator (Pennington Choices) and Be One Homes; two-week look-ahead maintained
- Site Supervisor available to meet residents; every enquiry or complaint logged and closed out the same day; site signage to display contact details and out-of-hours emergency contact and to accommodate Be One Homes' stakeholder branding (branding artwork/boards supplied by Be One Homes)

2.6 Consultations with the workforce

As part of the weekly site safety check, the Site Supervisor shall consult with all personnel on site and record any feedback on the checklist. The Contract Manager shall determine any necessary action.

Other contractors on site shall also demonstrate adequate methods of consulting with their workforce on health and safety and shall provide the Contract Manager with any feedback relevant to the site works.

PROJECT LEVEL	
Methods of Consultation	**Methods Selected (Tick as appropriate)**
- Site/Project Meetings	✓
- Induction	✓
WORKGANG LEVEL	
Methods of Consultation	**Methods Selected (Tick as appropriate)**
- Toolbox Talks	✓
- Daily Activity Briefings	✓
- Method Statement Briefings	✓
INDIVIDUAL LEVEL	
Methods of Consultation	**Methods Selected (Tick as appropriate)**
- Feedback/Suggestion Boxes	✓
- Directly with each employee	✓
- Whistle blowing procedures	✓
- Open door policy	✓
If the method of consultation is not appropriate or your views are not being taken into account, please contact: Michael Freeley (Director) – [redacted]	

Non-English-speaking personnel

While Freeley is an equal opportunities employer, all are reminded that there may be people who either do not speak English at all or have difficulty in speaking and/or understanding English, therefore:

- The site is 'English Speaking' in respect to project communications.
- All 'non-English speaking' personnel must be able to receive English spoken site communications and instructions.

Where people speak or read limited English, extra care will be taken to ensure that they fully understand the message being delivered. Photographs and diagrams will be used to augment information to those individuals with limited English language capacity.

The standards of safety competence and training requirements within a contractor's workforce are constant for all personnel regardless of native origin and/or language spoken.

Subcontractors are fully responsible for all additional resources and associated costs required to affect satisfactory levels of communication within their workforce and must provide a supervisor who can translate instructions and communications to their work gang.

A risk assessment must demonstrate that measures are in place (at all times) ensuring such personnel are adequately safeguarded and pose no unacceptable risk to themselves or others.

Any additional site-specific requirements: N/A

2.7 Exchange of design information and handling design changes

The Contract Manager shall ensure that issues of design information are recorded and that current copies are available on site and provided to any relevant contractors.

Where design changes or unforeseen conditions have health and safety implications, the Contract Manager shall liaise with the Principal Designer (in accordance with 2.4) and issue amended risk assessments and method statements where necessary.

If the company has any contractual responsibility for any elements of design these will be identified in the box below and

NB Management of temporary works design is detailed in section 2.21 of this plan.

Extent of any design required on this contract and specific arrangements for management of design: N/A – no design responsibility. The knee rail fence is supplied and installed to Connaught Security Services' standard detail (100 x 100mm treated timber posts concreted at 1.8m centres, 100 x 100mm top rail); no permanent structures are constructed.

2.8 Compliance with the Building Safety Act

Identification of any implication of the works, either as they are being carried out or on completion, on the ongoing safety of any affected remaining buildings should be addressed by the Principal Designer in the Pre-Construction Information.

Any identified issues: N/A – Marillac House and the garage stand within their own boundary; Cedar House and Cypress House are adjacent but are understood to be structurally independent (to be confirmed during the pre-demolition inspection). The site is left as open ground with a knee rail fence; no structure remains in place after completion.

Where the works involve construction of any permanent or temporary structures remaining in place after the completion of the contract works, the Contract Manager shall liaise with the Principal Designer to ensure that confirmation is obtained of compliance of the design with Building Regulations and ensure records provided of completion of these works in accordance the approved design.

2.9 Selection and control of contractors and exchange of Health and Safety information with contractors

The potential competence and resources of contractors to carry out work safely and without risk to health on this project is assessed by the Contract Manager in accordance with the company's quality management system.

The Contract Manager shall ensure that any potential contractor is provided with sufficient information to allow them to price the necessary resources to carry out the work without risk to health and safety and in accordance with the requirements of this plan.

Sub-contractor bids are assessed and contractors appointed in accordance with the company's quality management system. All orders are subject to the provision by the contractors of an appropriate risk assessment and method statement (reviewed by the Contract Manager) at least one week before their start date and their provision on site of records of substantiate the training and experience of their site personnel and safety of equipment and relevant COSHH assessments.

Contractors are provided with a controlled copy of this construction phase plan and a copy of the company health and safety policy and a contractual obligation is placed on them to comply with both at all times on site.

Proposed scope of sub-contractor involvement on this contract:
ARD Industrial Services Ltd – removal and disposal of the ACMs identified in survey P-297184 and any identified by the client's re-attendance survey of the garage (non-licensed work) including independent analytical work, under Freeley's control as Principal Contractor and to their own RAMS, before the soft strip.
Connaught Security Services Ltd – supply and installation of timber knee rail fence to the perimeter of the former building footprint, on completion of the soil cover.
Lanes Group – pre-commencement CCTV drainage survey; Powers UK – pre-commencement utilities mapping survey (both before start on site).
Any further sub-contractors will be appointed and controlled in accordance with the arrangements above and section 2.23.

2.10 Site Logistics - Security, identification of staff, deliveries / removal, storage

Security

The measures to ensure security of the site are included in relevant method statements and the site rules, explained in the induction and displayed on site include the responsibility of all personnel in terms of maintaining the security measures.

The Site Supervisor shall ensure the site is secured at the end of each working shift and ensure that any reported shortcomings in the required security measures are rectified. During the shift, gates are to be closed when not in use and locked when unattended.

Visitors to site will be inducted and accompanied by the Site Supervisor, or nominee, at all times. The Site Supervisor shall record all personnel on site.

Identification of staff

All personnel are inducted by the Site Supervisor before they start work and their identity and competence are checked and recorded at induction: photo ID, a CCDO/CSCS card (or CPCS/NPORS card for plant operators) appropriate to their role, and any task-specific certificates required by the RAMS (asbestos awareness, face fit, first aid). Copies are held in the site file. Nobody who has not been inducted is permitted beyond the site gate.

Everyone on site signs the daily signing-in/out register in the site office, recording name, company and time in and out. The register is the roll call at the muster point and is available to the Principal Designer and the client on request. Sub-contractors notify the Site Supervisor of the names of their operatives before they attend site, and the Site Supervisor keeps a list of the personnel authorised to be on site.
Freeley personnel wear company hi-visibility clothing and safety helmets; inducted sub-contractor operatives wear their own company hi-vis; visitors are issued with a plain hi-vis vest, receive the visitor induction and are accompanied at all times. Anyone on site who is not on the register, or is not wearing the required PPE, is challenged by the Site Supervisor or any Freeley operative and taken to the site office.
The names and mobile numbers of the Contract Manager and Site Supervisor are displayed on the gate signage and in the welfare unit, and the Site Supervisor is the single point of contact for residents, deliveries and anyone seeking access. Keys to the gates, welfare unit, COSHH store and fuel bowser are held by the Site Supervisor (with a duplicate held by the Contract Manager).

Specific security measures required for this site:

- The existing fencing around the property is not to be retained (meeting 16/09/2026, item 2.07) and is removed and disposed of at site set-up. Site fully enclosed with Heras fencing (debris netting to the road and boundary elevations) and lockable gates at the existing Laindon Road entrance, with safety and security signage including the Site Supervisor's name and a 24-hour emergency contact
- Cedar House and Cypress House are occupied: their pedestrian and vehicle access is kept outside the site fence and fully operational at all times; the fence line is inspected before and after each shift and any defect rectified immediately
- Gates closed when not in use, locked when unattended and padlocked outside working hours; plant immobilised and fuel bowser locked off overnight; vacant building kept secured against unauthorised entry until demolition
- Out of hours the site is left locked and unlit plant/fuel secured; the Site Supervisor is the first response contact on the gate signage. Should trespass, vandalism or fly-tipping become an issue, additional measures (e.g. security patrols or CCTV) will be agreed with the client

Deliveries / Removals and Storage

Contact Manager to identify any restrictions on delivery/collection routes and review any information on local issues provided in the PCI. All requirements to be communicated to company drivers, any haulers and relevant sub-contractors. Where there is a need to specify travel routes within the site, the Contract Manger shall ensure that these are drawn up on a Site Traffic Management Plan and also appropriate signage is displayed on site where necessary. These arrangements are also to be communicated to company drivers, any hauliers and relevant sub-contractors. A nominated gateman will be in charge of the gate and competent banksman/vehicle marshal responsible for supervising wagon/plant movements on site.

Wagons to be sheeted over and wheels checked and washed where required before leaving site.

Specific delivery/collection arrangements and management of vehicle movements and storage on site :

- Access is from Laindon Road via the existing site entrance, approached from Stockport Road (A6) – wagons are routed to avoid Curzon Avenue, Ayton Grove and Holbeck Grove and do not wait or park on residents' streets
- All vehicle movements across the public footway and within the site are under banksman control; wagons drive forward on and forward off site; deliveries and collections avoid the school-run peaks and the busiest periods for Cedar House and Cypress House
- Loading of arisings takes place within the fenced site; all loads sheeted and wheels checked/washed before leaving; Laindon Road swept as required

- Materials, skips and stockpiles held on the existing hardstanding within the fence, clear of retained trees, drains and the boundaries with Cedar House and Cypress House; COSHH store bunded and signed; all operative parking within the site boundary

2.11 Welfare Facilities

Welfare facilities are arranged by the Contract Manager for all site personnel (employees and contractors) in compliance with Schedule 2 of CDM2015.

A self-sufficient unit will be provided which comprises:

Toilet(s)
Hot and cold running water and sink big enough to wash forearms
Soap and towel/paper towels
Drinking water
Means of heating food
Storage and drying area for clothes
Canteen/rest area

The welfare facilities are non-smoking.

Type of Facility	Used by	Location	Maintenance/Cleaning Frequency
Toilets	All	Site compound – Laindon Road frontage	Daily
Drying Facilities	All	Site compound – Laindon Road frontage	Daily
Canteen	All	Site compound – Laindon Road frontage	Daily
Site Office	All	Site compound – Laindon Road frontage	Daily
Shower Facilities	Not required	N/A – ARD provide their own hygiene facilities for the asbestos works	–

The toilet(s) are serviced by a toilet hire company. The Site Rules confirm the responsibilities of all site personnel in relation to the cleanliness of the welfare facilities. The Site Supervisor shall include inspection of the facilities on the weekly site safety check and take any necessary measures to ensure that they meet the required standard.

Location and details of welfare facilities:
Self-contained welfare unit (canteen/rest area, toilet, drying room and office) within the Heras-fenced site compound on the existing car park/hardstanding at the Laindon Road frontage, positioned clear of the demolition exclusion zone and retained trees. Exact position confirmed with the Contract Administrator at the pre-start meeting.
The site layout plan showing the welfare unit, gates, parking, pedestrian routes, COSHH store, skip and stockpile locations, fire points, muster point and exclusion zones is issued with the Demolition RAMS and displayed in the site office.

2.12 Site Induction and Training

Site Induction

The Site Supervisor shall provide all personnel, on site with documented induction training, recorded and covering the items listed on the Site Induction Training Checklist. Identity and competence cards are checked and recorded at induction (see 2.10), and the Site Rules (Appendix A), the Fire and Emergency Plan and the RAMS are briefed and signed for.

All site visitors will receive a site induction, recorded and covering the items listed on the Visitors Induction Training Checklist.

All sub-contractor operatives and all wagon drivers regularly removing arisings from site or regularly making deliveries to site will be included as site personnel.

The induction training will be repeated for all personnel if there is a change in the health and safety arrangements on site and in response to previously unknown hazards. The Site Supervisor shall maintain records of all site induction training.

Training

The company maintains records of training and experience and competencies of all employees in accordance with the company accredited management systems. The Contract Manager shall provide the Site Supervisor with the necessary records in relation to company personnel on site. Any contractors on site are require to provide evidence on site of their site personnel's training and competence. The Contract Manager/Site Supervisor shall review these and if considered unacceptable shall required substitution of personnel or additional training.

The company carries out a programme of tool box talks to heighten awareness of key health and safety issues. These are organised from head office and attendance is recorded in head office records.

Tool box talks will be based on the official NFDC Toolbox headings. The subject matters for the Tool Box Talks will be as follows:

Accident Prevention
Reporting Near Misses / Unsafe Conditions
Working Near Mobile Plant
Others to be decided by Contract Manager & Site Supervisor

Daily Activity Briefings

These are to be carried out daily by the Freeley Site Management. These briefings should last approximately 5/10mins and primarily serve as a reminder of those elements of the Method Statement and Risk Assessment that are relevant to that day's work. They are also the means by which supervisors and managers will communicate the relevant issues raised during Health and Safety meetings to the workforce.

Should there be any other works happening in the area, then these will be identified within the Daily Briefing Session.

Daily Activity Briefings are fundamental in the consultation process and as such all attendees must be afforded the opportunity to ask questions and air their opinions. In this way, Daily Activity Briefings should focus the supervisor and work gang to take ownership of their work area and ensure that controls remain adequate.

2.13 Accidents / Incidents reporting and investigation

All accidents, incidents, dangerous occurrences and near misses shall be reported in the first instance to the Site Supervisor who shall co-ordinate any first aid, rescue procedures and notify emergency services as appropriate.

All accidents, incidents, dangerous occurrences, near misses and any potential work related ill health shall be reported by the Site Supervisor to Contract Manager who shall record them in accordance with the company procedures. Any fatality or accident resulting in a specified injury or resulting in a member of the public being taken to hospital or a dangerous occurrence as defined in RIDDOR must be reported immediately to the Contract Manager who will report the accident by telephone to HSE without delay.

If the accident / occurrence is reportable under RIDDOR, the Managing Director together with the Health and Safety Advisor shall complete a copy the appropriate online report form from the HSE website (http://www.hse.gov.uk/riddor/report.htm).

The Contract Manager shall ensure that all accidents/occurrences are investigated and shall complete an Accident/Incident Investigation Form in accordance with the company's health and safety policy. The findings of the investigation shall be recorded and made available to the Site Supervisor, Managing Director and all relevant parties. The Site Supervisor, together with the Contract Manager, shall ensure that any necessary actions to improve health and safety are implemented and are effective.

If the accident results in injury to sub-contractor personnel or damage to sub-contractor plant or equipment, the Contract Manager shall liaise with the sub-contractor to ensure that reporting and investigation is carried out to company standards and shall obtain a copy of all reports and investigations in relation to the accident.

Accidents/incidents to members of the public or any other parties or to property, that could be associated with site activities, shall be recorded and Contract Manager shall investigate any reports or claims of accidents/incidents and record the findings in writing.

Any additional contract specific accident reporting procedures: Lessons learnt to be passed on to client/Design Team

2.14 First aid, Fire and Emergency procedures

Details and names of first aiders or appointed persons will be detailed in the site Fire and Emergency Plan, by the Contract Manager. A first aid kit is provided in the welfare facilities. First aid arrangements and procedures in the event of an accident or any requirement for first aid are included in the Fire and Emergency Notice, together with fire safety arrangements.

Procedures to be followed in the event of an accident, fire and other emergency are specified in the Fire and Emergency Plan displayed in the site cabin or welfare facilities. The Site Supervisor shall review this notice on an on-going basis throughout the project to confirm that the measures and procedures in it remain adequate. The notice shall be explained to site personnel as part of the site induction.

All site specific arrangements are detailed in the Fire and Emergency Plan, ref. EP-MARILLAC-001 Rev. 0 (30 September 2026), which is issued with this CPP, displayed in the welfare unit and briefed at induction. The site specific Fire Risk Assessment (record of significant findings) is included in the RAMS.

Site Supervisor (Andy Wernham) is a trained first aider and mental health first aider.

Alarm: air horn (continuous). Muster point: outside the main site gate on Laindon Road, clear of the site entrance (shown on the site layout plan). Nearest A&E: Manchester Royal Infirmary, Oxford Road, M13 9WL. First aid kit and eye wash in the site office; fire points at the welfare unit, the building entrance during the soft strip, the fuel bowser, and on each item of plant.

2.15 Plant / Equipment Safety

The Site Supervisor shall ensure that all equipment hired by the company or owned by the company is supplied on site with evidence of any necessary inspection/tests/examination and maintain records of this in the site safety file. The Site Supervisor shall also ensure a daily check of all plant/equipment (in use) is carried out by competent person.

Any other contractor on site shall ensure that similar records are maintained on site of all equipment used by them.

The Contract Manager shall ensure that arrangements are made for any scaffolding to be inspected weekly and for these inspections to be recorded and for any alterations only to be carried out by competent persons. Mobile scaffold towers can only be erected by personnel stated to be competent in the company or contractor training records.

All safety harnesses, lanyards or other work restraint or fall arrest equipment must be provided with a record of six monthly inspections and only used by trained operatives.

Safe use of all equipment forms part of the weekly monitoring of health and safety performance. The employee responsible for using the equipment shall ensure that there is no unauthorised use and that the equipment is handled and sited such that it does not cause any tripping or other hazard. Any faults, or suspected faults, shall be reported to the Site Supervisor and the equipment labelled and withdrawn from service.

Any shared equipment, such as access scaffold, shall be identified by the Site Supervisor who shall ensure that the responsibilities for safe erection/installation, weekly inspections and safe dismantling/removal are established and shall check that this is carried out.

Electrical Equipment

All portable electrical equipment shall be cordless or 110v powered.

All equipment shall be inspected daily prior to use and, other than cordless, shall be inspected on a formal basis monthly. In addition, all equipment other than cordless shall be tested every three months for electrical safety by a competent person and tagged with date of the next test. Any faulty, or apparently faulty, equipment shall be labelled and withdrawn from use. The Site Supervisor shall ensure that appropriate repairs and any necessary testing are carried out successfully before allowing the equipment to be returned to use.

Access Equipment

Ladders, stepladders or trestles used on site shall be inspected weekly as part of the weekly safety check. Erection and use of mobile scaffold towers shall be in accordance with site safety rules. Towers may only be erected by authorised trained personnel.

Lifting Equipment and Accessories

The Site Supervisor, shall ensure that any lifting equipment and accessories are provided with records/confirmation of the necessary safety testing/inspection/examination (six monthly thorough examination for lifting accessories and twelve months for lifting equipment and weekly inspections for lifting equipment) and that any information/installation/training necessary is provided by the suppliers of the equipment to ensure safe use of the equipment.

2.16 Personal Protective Equipment (PPE)

Freeley will provide our employees (and ensure similarly with sub-contractors) PPE appropriate to the task being undertaken in accordance with our risk assessments and method statement. The minimum mandatory PPE requirement on site will be:

- Hard Hat
- Lace up Safety Boots with steel toe and midsole (Rigger boots not permitted).
- Low Impact Eye Protection (LEP).
- Yellow or Orange hi viz vest / jacket
- Gloves suitable for the task

Freeley will provide any additional task specific PPE / RPE necessary as per risk assessments and Permit to Work requirements. Freeley will make provision for the cleaning, maintenance and or replacement of PPE on a regular basis. The Site Supervisor shall ensure PPE is available on site and confirm that it is being worn correctly. Additional PPE / RPE requirements subject to Task Specific RAMS include but not limited to:

- Face masks or respirators (in dusty environments)
- Hearing protection
- Safety harness, lanyards when in basket of Cherry Picker.
- Burning Overalls and Face Guard where Oxy Propane Cutting

As part of the induction training, the correct use, storage and maintenance of PPE is explained to employees. It is the responsibility of the individual site personnel to report any deficiencies in PPE to the Site Supervisor.

2.17 Control of Substances Hazardous to Health (COSHH) and In-Situ Substances

The company maintains standard COSHH assessments for commonly used consumables and construction materials associated with the company works. Copies of these are provided to site and these substances are also identified in the RAMS for the work tasks and all relevant control measures detailed in those, including any anticipated use of these substances or exposure to them that would be outside of the company COSHH assessments.

Anticipated consumables and construction materials associated with work on this site: Diesel bowser (with diesel); hydraulic oils and greases for plant; ready-mixed post-mix concrete for the knee rail posts (cement – irritant); preservative-treated timber; imported clean soil.

Presence of anticipated existing in-situ hazardous materials, including asbestos, lead, timber, guano etc will be assessed from the provided pre-construction information and taken into account in the RAMS developed for the works and in accordance with the overall controls in the company Occupational Health and Safety Policy to prevent any harm to site personnel and others:

Detailed of anticipated in-situ substances that have potential health hazards:

- Asbestos – chrysotile textured coating to plasterboard ceilings in ground floor rooms 103, 104, 105 and 106 (c.16m²) and chrysotile cement undercloaking to all apex roof sections (c.100 lin m), per survey P-297184; the garage (room 114) was not accessed and is presumed to contain ACMs until the client's re-attendance survey is received; electrical installations presumed to contain asbestos components unless inspected
- Possible pigeon guano within loft spaces and the garage
- Possible lead painted finishes
- Possible sharps / drug paraphernalia (vacant building)

Sub-contractors are required to provide COSHH assessments for any materials provided by, used by or generated by them on site outside the scope of the above.

All relevant COSHH assessments are explained as part of the induction training and copies are maintained on site.

2.18 Waste Disposal / Duty of Care

The Site Supervisor shall ensure that the waste transfer notes accurately reflect the waste removed from site. The Contract Manager shall ensure that the waste is removed by a licensed waste carrier to a licensed waste management contractor/landfill, or waste transfer station.

2.19 Preliminary Works

Detailed of any planned site works required be the demolition mobilisation and management arrangements for these:
Pre-commencement CCTV drainage survey (Lanes Group) and utilities mapping survey (Powers UK) during the lead-in, before start on site, with the building made accessible by Freeley. A photographic condition (dilapidation) survey of the boundaries, retained trees, access roads and footpaths and the elevations of Cedar House and Cypress House facing the site is carried out at site set-up before any works start, and a copy issued to the Contract Administrator. Asbestos removal by ARD Industrial Services Ltd during the first two weeks on site, under Freeley supervision, welfare and site security, before the soft strip.

2.20 Site Supervision

Supervision is normally by the appointed Site Supervisor. In the event of preliminary works or works at any time when the company has no physical presence on site, the Site Supervisor shall agree supervision by a nominated contractor and shall jointly sign the company Temporary Site supervision Notice Form with the contractor confirming extent of duties and responsibilities.

2.21 Temporary Works

At contract planning stage, and in response to previously unforeseen requirements identified during the works, the Contract Manager shall identify any need for temporary works to maintain stability of:

- Any structures affected by the works.
- Any identified stages of demolition where temporary support is required.
- Excavation safety
- Plant safety during the demolition
- Safe access (such as scaffold mats)
- Any temporary structures associated with the works, such as site hoarding

Where temporary works are identified as required the Contract Manager shall:

- Appoint and brief a competent Temporary Works Designer
- Identify any requirement to liaise with any other designer/surveyor e.g. in relation to party wall issues.
- Review temporary works design and specification
- Appoint a competent Temporary Works Coordinator and ensure a method statement and risk assessment is drafted for the work, including the inspection and checking of the installed temporary works and requirements for permits to load and unload temporary works
- Appoint a Temporary Works Supervisor to ensure installation in accordance with the agreed specification, ongoing inspection and checking and management of permits to load and unload

NB These arrangements will be included in the relevant RAMS.

Identified temporary works and associated responsibilities: Heras fencing with debris netting and safety signage (Freeley) Welfare unit (Freeley) Scaffold / mobile tower for access to the roof undercloaking (ARD responsible for erection, weekly inspection and dismantling of their own access equipment; inspection records checked by the Site Supervisor) Knee rail fence (Connaught Security Services Ltd – standard detail)

2.22 Environmental Management

Management of waste

Works are generally planned to minimise the quantity of arisings sent to landfill, with materials re-used on site wherever possible, segregated and recycled on and off site. Where contractually required, the Contract Manager shall draft a Site Waste Management Plan confirming the types, quantities of materials generated by the works and the proposed and actual amounts re-used, recycled on and off site and sent to landfill. The demolition method statement attached to this plan confirms the handling of arisings and proposed methods of segregation, re-use and management of on and off site recycling.

Waste transfer/collection or consignment notes are maintained by the Site Supervisor in accordance with Section 2.18 of this plan. Where waste is moved by other contractors/skip hire companies, the Contract Manager shall obtain and retain copies of their Waste Carriers Registration and copies of Waste Management Licenses for the designated waste treatment/landfill facilities associated with onward treatment and disposal of the materials from site.

Prevention of pollution
Sensitive receptors associated with the site will be identified during the contract planning stage and the following control measures in relation to existing in-situ materials and potential pollutants introduced to the site and associated with the site works will reflect the presence of these receptors and will be appropriately designed to reflect them.

In-situ materials
The Contract Manager shall ensure that any information provided in the pre-construction information or from any other source in terms of existing contamination of the ground or of any element of the structure, e.g. existing tanks, air conditioning units, asbestos containing materials that could result in some form of pollution is reviewed at contract planning stage. The associated risks shall be reflected in the contract works risk assessment and safe methods of working detailed in the method statement to ensure that these materials are accurately identified on site, contained and removed/encapsulated as required in a way to prevent any resulting pollution.

Materials introduced to site

- COSHH store provided for all relevant materials
- Re-fuelling to be company-owned wagon mounted tank or from company bowser. Re-fuelling area to be provided with spill kits. Plant nappies to be in place prior to re-fuelling. Re-fuelling is to be carried out only by a competent person nominated by the Site Supervisor. Valve on the bowser to be locked off when not in use and the key to be retained by the Site Supervisor or nominee.
- Plant nappies or other suitable drip trays to be placed under all stationary fuelled plant and equipment.
- Company procedures for maintaining and inspecting plant and equipment ensure effective pro-active and re-active maintenance of plant and equipment, reducing risks of leaks.
- Daily plant checks ensure condition of mobile plant is reviewed daily and any apparent defect addressed.
- Personnel to have received training in the use of spill kits.
- Locations of spoil heaps, mounds of arisings and any materials introduced to the site to be determined by the Site Supervisor to prevent any accidental loss into any live drainage system or local watercourse, with capping off and/or removal of drainage systems, wheel wash and road sweeping as required to protect drainage systems outside of the site boundary.

Control of dust
The method and sequence of work to be reviewed by the Contract Manager in relation to the potential for the works to create significant amounts of dust taking into account the materials being disturbed, likely weather conditions, any site specific contamination within the dust and the presence of sensitive receptors in the area, including both health and safety and environmental nuisance issues.

In the event of any significant dust arising from the work with potential to be blown outside of the site boundaries, work areas to be damped down with a water spray. Wherever possible, vehicles will remain on areas of hardstanding or established granular fill haul roads while on site. If there is any potential for soil to be tracked off the site by vehicles leaving site, wheels will be cleaned before vehicles leave site. Wagons removing spoil from site will be sheeted over suing the Easy Sheet system, operated from the cab, prior to leaving site.

2.23 Selection of Sub-Contractors

The Contract Manager is responsible for ensuring that all sub-contractors appointed are selected from the Freeley Approved Contractor List. This system in general, will be dealt with at the pre-tender stage of any project and will take the form of a sub-contractor questionnaire and competency check.

The Freeley site team will complete the Sub-contractor pre start checklist with all sub-contractors prior to work commencing.

Sub-contractors will be expected to produce, prior to commencement of works, site specific Risk Assessments, Method Statements and COSHH Assessments for the works to be carried out.

These will be assessed by the Site / Contract Manager, with any issues being communicated to the contractor for review. This documentation will be approved by the Site / Project Manager as suitable for the task being carried out, and sufficient to the risk involved prior to the sub-contractor being allowed to start work on the site.

Sub-contractors will be expected to supervise their own employees adequately, to ensure that the health and safety of their employees and anyone else who may be affected by their activities is not put at risk. They must also ensure that all their information on Health, Safety and Environmental matters on the site, are disseminated throughout the workforce and to any other relevant contractors.

All sub-contractors must ensure that any Tool, Plant, Machinery, Vehicles or PPE used on site are fit for purpose and comply with all statutory safety provisions. Freeley reserves the right to inspect any of the above items and remove them from site if deemed unsuitable.

Sub-contractors found to be consistently working unsafely or outside these stipulations and Freeley 'Site Rules' will be asked to leave the site.

2.24 Design Change

Should design changes be required, then the correct designer for that particular design change will create such changes. The revised design or temporary works change will be forwarded to the principal designer for approval.

Once approved then the changes will be implemented by amendments to method statements and risk assessment including drawings and calculations as necessary.

If design changes are carried forward then such changes will be included in the completed H&S file.

ARRANGEMENTS FOR CONTROLLING SIGNIFICANT SITE RISKS

3.1 Contract Risk Assessments and Method Statements (RAMS)

Contract RAMS detail the company's overall assessment of significant risk and definition of control measures and safe sequence of working on this contract.

Risk is also controlled and reduced by the company's arrangements to ensure personnel are trained, competent and aware of health and safety issues and by its commitment to review performance and supervise work under the company's accredited ISO45001 management system.

Sections 3.2 – 3.9 below also confirm the company's approach to handling common risks on demolition sites.

3.2 Protection of the General Public

Site specific protection measures are stated in the contract risk assessments and method statements and take into account site specific requirements identified in the pre-construction information. The Site Supervisor is responsible for maintaining these arrangements and ensuring that they are adequate at each stage of the works. In addition, particular care is taken when manoeuvring vehicles / plant on and off site and for any activities adjacent to the site such as loading and unloading – all of which shall be supervised by a competent signaller and in maintaining secure boundaries. The site is fully enclosed with Heras fencing and debris netting; the demolition exclusion zone is sized in accordance with BS 6187 and NFDC guidance so that no demolition takes place with persons within it, and the access routes to Cedar House and Cypress House are kept outside the fence and fully operational at all times.

Consideration will be given to any scheduled visitor(s) to the site with safe access / egress maintained throughout their visit. Suitable methods will be employed to segregate pedestrians / and personnel from moving plant and traffic throughout the surrounding areas and on site. Additional signage will be erected where foreseeable risks are present i.e., increased traffic flow.

Freeley will take care to ensure children and unauthorised persons are prevented from gaining access to the site which may give cause for any accidents or injuries. Where reasonably practicable, work areas will be created with suitable barriers and signs to prevent access to site as HS(G)151 "Your Next Move".

The Freeley site contact details will be posted on the site access gate sign and notice board. All team members will show respect to the public at all times.

Smoking will not be permitted outside the fence but only in the designated smoking area close to the welfare. Banksmen will be used at all times during site delivery, collection and reversing of plant and vehicles.

No swearing will be allowed in the welfare area. Freeley will not tolerate inappropriate behaviour of workers and sub-contractors on site. This includes for wolf-whistling, lewd language, or inappropriate clothing etc.

A log of all reported instances shall be kept on record and made available for inspection by the local a planning authority upon request.

3.3 Prevention of Uncontrolled Collapse

Freeley shall plan, manage, and supervise all demolition of structures to prevent uncontrolled collapse. Before demolition work begins, Freeley will undertake a suitable and sufficient Risk Assessment and method statement that mitigates the risk to as low as reasonably practicable. The method statement should identify the sequence required to prevent accidental collapse of the structure. Where required, the Method Statement should be supported by Design documentation, including Calculations, prepared, and approved by suitably qualified and experienced personnel, in line with the Freeley Temporary Works procedures.

The Risk Assessment and Method Statement shall consider, as a minimum:

- age of the structure.
- previous use of the structure.
- type of construction of the structure.
- nearby buildings or structures, including the potential for additional wind loading on surrounding structures following the removal of the structure under consideration.
- weight of removed material or machinery on floors above ground level.

- Hazardous Substances.
- Assets which are sensitive to vibration within the area
- Live buildings and their occupants

3.4 Falls and Falling objects

All Work at Height equipment supplied by the Freeley will be CE marked and be of suitable BS: EN standard for required use and have been inspected at a reasonable interval before use on site. Suitable precautions shall be used for any work at height e.g., secure barriers, fall protection equipment and other suitable risk assessed measures.

Freeley (and any sub-contractors) will abide by the Work at Height Regulations 2005. Sub-contractors' RAMS for work at height include their rescue arrangements. Freeley will take adequate precautions to protect personnel from injury due to falling objects. Areas below working at height shall be cordoned off.

Measures will be taken to protect all site personnel from the risk of falling. All exposed edges shall be barriered and access openings closed when left unattended.

The site should be kept free of debris and loose material, which may present a tripping hazard.

Freeley will ensure that all working at height activities adhere to the following principles:

- Avoid working at height if practicable.
- Where working at height cannot be avoided, minimise the risk of a fall by using fall protection equipment (temporary or permanent guard rails).
- In all other situations, where fall potential exists the use of collective protection is used. This involves the use of a harness with a double lanyard therefore always clipped on.

Examples of where collective protection is used are; Mobile Elevating Work Platforms (MEWPS), (Hooked on at all times), Scissor Lifts (Hooked on if deemed required by a robust specific Task Risk Assessment), areas of no edge protection and delivery vehicles.

Operatives must never leave the basket unless specified in the Method and Risk assessment.

Freeley will take measures to prevent equipment falling from height using the following principles:

- Stop the drop (e.g., Scaffolds, Handrails etc.)
- Stop how far it falls (e.g., by netting, Lanyards etc.)
- Clear the area below (e.g., by creating exclusion zones underneath work areas)

Lanyards are to be used wherever tools and equipment are to be used at height. When not in use all such equipment must be holstered.

Planned work at height activities will be covered with a work at height permit which will be issued by Freeley Site Management. Any need to use safety harnesses shall be reviewed by the Contract Manager and the Contract Manager shall ensure with the Site Supervisor that suitable anchor points are established and that the equipment, working practices are safe and that only trained personnel are authorised to carry out this work

Where works are being undertaken at height, a suitable exclusion zone will be established around the base.

Marillac House stands back from Laindon Road within its own grounds and no footpath closure is anticipated. Debris netting is fitted to the Heras fencing on the road and boundary elevations, no plant slews over the public footway or the boundaries with Cedar House and Cypress House, and arisings are pulled into the site.

3.5 Contact with Live Services

Disconnection of gas, water, electricity and telecommunications is excluded from Freeley's scope and is being arranged by the client. Be One Homes confirmed at the meeting of 16 September 2026 that the gas and water supplies are disconnected; confirmation of the electricity and telecommunications disconnections is awaited (BOH investigating). Start on site is dependent on confirmation of the electricity disconnection. The Contract Manager shall obtain written confirmation of all disconnections from the client / Contract Administrator before structural demolition starts; until confirmed, all services are treated as LIVE. The pre-commencement utilities mapping survey (Powers UK) and CCTV drainage survey (Lanes Group) will be held on site and used to prepare the live-services board; any overhead services to the Laindon Road frontage and any live supplies serving Cedar House and Cypress House that cross the site will be located, marked and protected; any diversion of these is by the client. All excavation for slabs, foundations and drainage is under a permit to dig with CAT & Genny scanning in accordance with HSG47.

For the removal of services within the building, this will be undertaken working back from an open end. No blind cutting of cables or pipes unless it has been traced back to a known disconnection point.

Where working on or near LIVE services, this will be covered by a Permit to Work System.

3.6 Moving Vehicles and Plant

A site traffic plan will be in place. Any plans or rules about traffic movements on or around the site shall be included in the site induction and provided to all contractors and haulage contractors, etc. in writing.

Access to the site is controlled by Freeley banksmen/traffic marshals. Site parking is on the existing hardstanding within the site fence; no site vehicles park on Laindon Road or the surrounding residential streets. All vehicle movements to and from site are under the control of the Site Supervisor, and all Freeley drivers are advised when access is available so that no vehicle waits on the public highway.

The site is compact and turning space is limited: wagons drive forward on and forward off site under banksman control, with the loading area within the fence. Arrangements are updated as the building comes down and space is released, and are detailed in the Demolition RAMS.

A designated area will be established on site for the storage of materials, which will also include for the loading / unloading of materials. Due to the limited nature of space on site, the storage of materials will be limited. Freeley will ensure arisings from the demolition process are cleared in a timely manner.

Freeley's non-site vehicles are only permitted on site to load / offload equipment that would be unreasonable to carry on site by hand and then move to the parking area within the site. No personal vehicles are left in the demolition working area.

Pedestrian access to site is via the same access gate and pedestrians should follow designated paths.

Site traffic arrangements, including how pedestrians and visitors move safely around the site, are shown on the site layout plan issued with the Demolition RAMS, in accordance with CDM 2015 Part 4, Regulations 27/28.

A loading and unloading area will be established within the site on the Laindon Road frontage, away from pedestrians, the welfare unit and the access routes to Cedar House and Cypress House.

The site traffic arrangements identify the most appropriate access routes for large vehicles to and from site and prevent demolition vehicles from using the smaller residential streets around the site (Curzon Avenue, Ayton Grove and Holbeck Grove). Vehicle access and egress routes to / from the site (including HGV) shall be afforded via Laindon Road, approached from Stockport Road (A6).

Vehicle wheels are cleaned as required before leaving site and the surrounding roads and footpaths kept clean.

The site speed limit is 10mph (reducing to 5mph when approaching pedestrians) and must not be exceeded. All site Road traffic signs must be adhered to.

3.7 Contact with Substances Hazardous to Health

Information on known/potential in-situ hazardous materials will be reviewed in accordance with section 2.17, especially in relation to potential presence of asbestos, lead, old timbers and plasters a animal related hazards associated with the presence of guano and rats.

See COSHH assessments associated with the presence and use of substances introduced by the company and sub-contractors to site.

3.8 Manual Handling

Task specific manual handling assessments for all tasks are to be incorporated within method statements / risk assessments and must follow the principles for risk assessment defined in HSE document L23 – Guidance on the Manual Handling Operation Regulations.

Where manual handling cannot be avoided, Freeley will undertake a suitable and sufficient Risk Assessment that mitigates the risk to as low as reasonably practicably. Freeley will ensure that personnel are briefed and trained on the risks and precautions for safe manual handling.

Selection of materials, delivery mode and equipment to facilitate use of mechanical aids and reduce or to ease the need for manual handling will be undertaken.

Personnel who will undertake unavoidable manual handling will have been trained in safe methods of manual handling. Heavy items must be marked with their weight and if asymmetrical, their centre of gravity and where appropriate provided with lifting attachments and identified lifting points.

The task briefing for the manual handling operation will include practical training on how to implement the specific controls determined by the risk assessment.

3.9 Hand Arm Vibration (HAV)

Freeley will provide full Hand Arm Vibration (HAV) assessments for equipment associated with HAV hazards that employees are likely to encounter during the work. The Controls of Vibration at Work Regulation (2005) will be applied.

Daily HAV's records will be recorded and documented when operatives have been working with vibrating equipment.

3.10 Fire

An assessment of fire risk is included in the RAMS developed for the work and control measures detailed and also reflected in the Site Fire and Emergency Plan. Demolition works often involve exposure of unknown conditions and working methods that may generate sparks or cause heating and understanding of the Site Fre and Emergency Plan is included in the induction and the Site Supervisor to ensure all measures are in place and maintained.
A site specific Fire Risk Assessment (record of significant findings) has been prepared for the works and is included in the RAMS, and the Fire and Emergency Plan (EP-MARILLAC-001) sets out the means of raising the alarm, the muster point, fire points, escape routes from the building during the soft strip, hot work controls and the actions to be taken by all personnel and the Site Supervisor. Both documents are briefed at induction, displayed in the welfare unit and reviewed by the Site Supervisor as the works progress.

3.11 Accommodating adjacent land use

Residential area of Longsight. Cedar House and Cypress House (occupied Be One Homes housing) adjoin the site and remain in use throughout, with housing on Laindon Road, Curzon Avenue, Ayton Grove and Holbeck Grove backing onto the site boundaries. Resident access to Cedar House and Cypress House is maintained and fully operational; a photographic condition survey of the adjoining boundaries and elevations is taken at site set-up (see 2.19), a letter drop precedes commencement and the Site Supervisor is the named contact for residents. The control measures to prevent environmental nuisance associated with the works – water suppression from mist cannons and hoses, munchers rather than breakers where practicable, permitted working hours, wheels cleaned as required, roads inspected daily and swept as required, and periodic noise readings taken by the Site Supervisor at the boundary nearest Cedar House and Cypress House and recorded in the site diary – are detailed in the Demolition RAMS.

3.12 Work With or Near Fragile Materials

Prior to access into each area, the Site Supervisor will inspect the area for any indication of fragile floors, unguarded openings and any signs of damage or deterioration. In the event of any concerns arising from this inspection, the Site Supervisor will ensure that any areas any openings/weak areas are positively identified, clearly marked up and reinforced with sheets of sufficiently strong ply and temporary props installed where necessary. In the event of any potential structural issues, Contract Manager to be informed and areas subject to structural survey.

NB No roof access is planned: the cement undercloaking is removed by ARD from a scaffold / tower; any roof access found to be required will be covered by a specific RAMS. Roof coverings, ceilings and loft spaces are

treated as fragile. Loft spaces are entered only via boarded walkways after inspection. No entry to the building once machine demolition has started.

3.13 Excavations

Freeley will plan, manage, and supervise all excavations, adhering to HSE Guidance HSG47 (Third edition) 2014 and all requirements of regulation 22 and 24 of the Construction (Design & Management) Regulations 2015 in order to avert any accidents.

Measures must be employed to effectively prevent people, machines, and materials from falling into excavations, e.g., use of robust barriers and defined exclusion zones.

Steps and ramped access are the preferred means of access and egress into any excavation.

Ladders should be used where working areas are tight and implementing ramps or steps reduces working space and increases general risks.

Where vehicles or items of plant pass close to excavations stop blocks will be in place and they will be sized after consideration of the size of the vehicles and plant being used.

3.14 Asbestos

Known asbestos is removed in advance of the soft strip works by our specialist asbestos removal sub-contractor, ARD Industrial Services Ltd (non-licensed work – textured coating and cement undercloaking), working under Freeley's control as Principal Contractor to their own RAMS, with the work areas controlled, appropriate RPE/PPE worn, independent analytical work undertaken and waste double-bagged and consigned to a licensed facility. The location of the asbestos-containing materials will be clearly identified on site.

Reference to the R&D Survey: Asbestos Demolition Survey (MA only), Marillac House, 24 Laindon Road, Manchester – Pennington Choices Ltd, ref. P-297184v1, 26 June 2026 (approved 3 July 2026). Identified ACMs (all chrysotile, action "Remove"): textured coating to plasterboard ceilings in ground floor rooms 103, 104, 105 and 106 (c.16m² – samples S036/X036); cement undercloaking to all apex roof sections (c.100 lin m – sample S038). No licensed work and no 14-day HSE notification is required.

All company personnel will have current asbestos awareness training and are highly experienced demolition operatives. In the event of any suspect materials being identified, work to stop, materials covered and asbestos surveyor instructed to sample and any further asbestos removal as directed by the Contract Manager dependant on testing results.

The garage (room 114) was not accessed during the survey and is presumed to contain asbestos. Pennington Choices are arranging a re-attendance survey of the garage on behalf of the client (meeting 16/09/2026, item 2.02); no work to the garage takes place until that survey is received, and any confirmed ACMs are removed by ARD under the same controls. Electrical installations are presumed to contain asbestos components unless inspected. A watching brief is maintained during the soft strip and demolition: if any suspect material is encountered, work in that area stops immediately, the area is secured, and the material is sampled and analysed before works resume, with the Contract Administrator informed.

3.15 Demolition

The demolition activities have been identified as a significant risk area for the project. The demolition involves bringing down a two-storey masonry building with pitched timber roofs, a lift shaft and plant room, together with a detached garage, adjacent to occupied housing, by 360° excavator using conventional top-down mechanical demolition techniques. No hand demolition at height is planned; any requirement identified will be covered by a specific RAMS. Detailed and site-specific demolition RAMS will be developed to identify the safe system of work to safely carry out the works.

Details of the methods and sequence of dismantling / demolition will be supported by calculations in respect of the maintenance of structural integrity where the pre-demolition inspection identifies a need, and take into consideration plant ground loadings etc.

All demolition works will be in accordance with BS 6187:2011 (Demolition code of practice), NFDC (National Federation of Demolition Contactors) guidance notes, and current UK safety legislation carried out by CCDO trained operatives.

Details of the protection to adjacent services, buildings, structures, roads, and footpaths that they will be included within the RAMS documents. RAMS will include and address Emergency Plans and Rescue Plans.

3.16 Mobile Equipment on Site

Freeley will ensure that all mobile work equipment, including self-propelled, remote-controlled work equipment is subject to risk assessment and specific requirements including:

- the selection and suitability of equipment used for carrying people.
- the minimising of rollover risk.
- the provision of equipment to restrain or protect people (in the event of rollover or overturn).
- the control of the equipment, including operator vision and lighting (where required for safety).
- fitted with a visible and audible reversing alarm.
- A flashing yellow hazard warning beacon operating during all, movement.
- mirrors fitted to aid reversing.
- only operated with the guidance of a designated banksman who will be identified by the word Banksman on his Hi-Viz vest.

Where a height restriction hazard has been identified, Freeley will complete a suitable assessment and provides a system which provides a written and physical warning of the height restriction in that area. e.g., Goal post system.

3.17 Weather Effects on Demolition

Freeley will ensure that works are planned and managed with due regard to climatic conditions that may contribute to an increase in risk of accidents and ill health (e.g., Ice in winter may require actions to be taken to address slipping risks on working platforms, car parks and walkways; intense sunlight requires skin protection (clothing, sunscreen) high winds limiting working at height and the use of cranes.

Freeley will ensure that weather reports are reviewed daily and that mitigation plans are implemented throughout the site. Winter working arrangements are covered in the RAMS and daily briefings.

All planned works activities will take into consideration the present and up and coming weather conditions. When weather conditions are extreme, works will be stood down and then reassessed.

3.18 Reducing noise and vibration

Occupied housing – Cedar House, Cypress House and the surrounding streets – lies within a few metres of the works, so noise and vibration are a significant environmental consideration although no significant exposure of operatives above the upper action value is anticipated.
RAMS to confirm the extent of potential exposure of operatives to noise and vibration and the associated control measures: munchers rather than impact breakers wherever practicable; modern, well-maintained plant with efficient silencers; processing located as far from the occupied boundaries as the site allows; no plant left idling; deliveries within agreed hours; BS 5228 best practicable means; Control of Noise at Work Regulations 2005 action values applied for the workforce (hearing protection zones at 85 dB(A)); HAVS trigger times recorded for all operatives using vibrating tools; and periodic noise readings taken by the Site Supervisor with a handheld sound level meter at the boundary nearest Cedar House and Cypress House and recorded in the site diary.

3.19 Exposure to UV radiation (from the sun)

In the event of any sunny weather, Site Supervisor to ensure provision of suncream dispensers in site welfare, encourage the wearing of long sleeve shirts, ensure provision of drinking water in work locations remote from welfare and deliver company tool box talks on warm weather working.

3.20 Sharps

There is a risk of sharps being present on site. Whole of site to be inspected prior to commencement to check for sharps/drug paraphernalia etc. If discovered, area to be fenced/barriered off immediately and safe removal arranged.

Site supervisor (or nominated operative) will inspect the site at the beginning and end of each shift. These inspections will be formally recorded.

3.0 HEALTH AND SAFETY FILE

Information shall be provided to the Principal Designer for the health and safety file in accordance with the requirements detailed in the PCU. In particular the Contract Manager will ensure that the following are provided:

1) Records of service diversions/disconnections where contractor's staff have evidence of this.
2) Waste transfer notes (including Hazardous Waste Consignment Notes)
3) Confirmation of removal of asbestos containing materials
4) Red-line drawings showing any variation in the works from the contract drawings.

APPENDIX A – SITE RULES

Demolition of Marillac House, 24 Laindon Road, Longsight, Manchester M14 5DW – Freeley Site Rules, Rev. 1 (30 September 2026)

These Site Rules apply to everyone on site – Freeley employees, sub-contractors, hauliers and delivery drivers, and visitors. They are explained at induction, signed for, and displayed in the welfare unit. They are in addition to the RAMS and the Fire and Emergency Plan, not instead of them. Anyone who breaks the Site Rules may be removed from site.

General

1) Nobody starts work until they have been inducted by the Site Supervisor and have signed the induction register and the RAMS briefing record.
2) Working hours are 08:00 to 17:00 Monday to Friday. Saturday working (08:00 to 13:00) is only by prior agreement. No noisy work outside these hours.
3) Work to the RAMS and the Site Supervisor's instructions at all times. If you are not sure, or if anything changes, stop and ask.
4) The Site Supervisor is in charge of the site. Report any concern, unsafe condition or near miss to him straight away.

Access, identification and security

5) Sign in and out at the site office every day. Carry your CCDO/CSCS/CPCS card and photo ID – they are checked at induction and may be checked at any time.
6) Enter and leave only through the Laindon Road site gate and use the marked pedestrian route. Do not use the access roads or paths to Cedar House or Cypress House and do not obstruct them.
7) Keep the gates closed when not in use. The last person off site locks up. Report any damage to the fencing, netting or signage immediately.
8) Visitors report to the site office, are signed in, given a visitor induction and accompanied at all times.
9) Children and unauthorised persons are never allowed on site. Anyone seen on site without a hard hat and hi-vis is to be challenged and reported to the Site Supervisor.

Personal protective equipment

10) Minimum PPE at all times outside the welfare unit: hard hat, hi-vis vest or jacket, lace-up safety boots with steel toe and midsole (no rigger boots), safety glasses and gloves suitable for the task.
11) Additional PPE and RPE – hearing protection, FFP3/P3 masks, overalls, cut-resistant gloves – is worn where the RAMS or the Site Supervisor require it. If you wear a tight-fitting mask you must be clean shaven.

Plant, vehicles and exclusion zones

12) Only trained, competent and authorised operators use plant. Daily checks are carried out and recorded. Defective plant or tools are reported and taken out of use.
13) Never enter the demolition exclusion zone or the working radius of an excavator. Get eye contact and the operator's acknowledgement before approaching any machine.
14) Site speed limit 10 mph, 5 mph near pedestrians. Wagons drive forward on and forward off site under banksman control. All reversing is under a banksman.
15) Park within the site only – no parking on Laindon Road, Curzon Avenue, Ayton Grove or Holbeck Grove. No site vehicle waits on the public highway.
16) No riding on plant or in buckets. Seat belts are worn in all plant fitted with them.
17) Nobody enters the building once mechanical demolition has started. No work at height other than as planned in the RAMS; ladders are for access only.

Health, hygiene and welfare

18) No alcohol or drugs on site, and nobody works while under the influence of either. The Freeley Drugs and Alcohol Policy applies and anyone believed to be under the influence will be removed from site. Tell the Site Supervisor about any prescribed medication that could affect your work.
19) Smoking and vaping only in the designated smoking area by the welfare unit – never in the building, the welfare unit, plant cabs or on the public footway outside the site.
20) Wash before eating, drinking or smoking and eat only in the canteen. Keep the welfare unit clean and tidy – it is checked as part of the weekly site inspection.
21) Report all accidents, injuries, ill health, near misses and damage to the Site Supervisor immediately, however minor, and make sure they are recorded in the accident book.
22) Record your trigger times when using vibrating tools. Do not touch any suspected asbestos, sharps, needles or unknown substances – stop work, keep others away and tell the Site Supervisor.
23) No lone working. Tell the Site Supervisor if you leave the site during the shift and when you return.

Fire and emergency

24) Know the alarm (air horn sounded continuously), the muster point (outside the main site gate on Laindon Road) and where the fire points and first aid kit are. They are shown at induction and on the Fire and Emergency Plan. Do not use extinguishers unless you have been trained.
25) No burning of waste on site. No hot works without a permit issued by the Site Supervisor.
26) Fuel is kept in the locked bunded bowser. Refuel only in the refuelling area over a drip tray, keep the spill kit to hand and report every spill, however small.

Environment and neighbours

27) Keep the dust down – water suppression is on during demolition, breaking out and loading, and there is no dry sweeping. All loads are sheeted and wheels checked and cleaned before leaving site.
28) Keep noise to a minimum – no radios, no shouting, no unnecessary engine idling and no horns except in an emergency.
29) Be courteous to the residents of Cedar House and Cypress House and the neighbours. Any complaint or enquiry is passed to the Site Supervisor immediately.
30) Put waste in the correct skip or stockpile. Nothing goes down the drains.

Conduct

31) Behave professionally at all times – no swearing within earshot of residents or the public, no wolf-whistling, no offensive language or inappropriate clothing.
32) Mobile phones are not used while operating plant, banking or working within the demolition area.
33) No photographs or posts about the site on social media without the Contract Manager's permission.

I confirm that the Site Rules have been explained to me and that I will comply with them.

Name:		**Company:**	
Signature:		**Date:**	

FREELEY

THE GOLD STANDARD IN DEMOLITION

J Freeley Ltd, Southern Street, Worsley, Manchester M28 3QN

[redacted]

www.jfreeley.co.uk