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HEALTH & SAFETY FILE

53 Warminster Road, London SE25 4DQ

UNDERTAKEN ON BEHALF OF

Brymore No1 Ltd
41-42 Eastcastle Street
London W1W 8DU

ON THE INSTRUCTIONS OF

Fred Verity

15 September 2023

CONTENTS

INTRODUCTION 1
1.0 PROJECT DESCRIPTION 2
2.0 STATUTORY NOTICES: 4
3.0 DRAWINGS: 4
4.0 RESIDUAL HAZARDS: 4
5.0 LIST OF CONTRACTORS: 5

APPENDIX A 1
HSE F10 NOTIFICATION 1

APPENDIX B 2
OPERATION & MAINTENANCE DOCUMENTATION 2

APPENDIX C 3
STRUCTURAL REPORT 3

APPENDIX D 4
STRUCTURAL ALTERATION RECORD IMAGES 4

APPENDIX E 5
UNDERPINNING WORKS AND GUARANTEE 5

APPENDIX F 6
BUILDING REGULATIONS – COMPLETION CERTIFICATE - PENDING 6

APPENDIX G 7
CONSTRUCTION DRAWINGS, DETAILS, SKETCHES AND CALCULATIONS 7

APPENDIX H 8
HEALTH AND SAFETY – RISK ASSESSMENT 8

APPENDIX I 9
SITE WORKS IMAGES 9

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DATE 15-09-23

For and on behalf of
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INTRODUCTION

This Health and Safety File has been prepared under Regulation 12 of the Construction (Design and Management) Regulations 2015 and follows the format suggested by Appendix 4 of the HSC Guidance on Regulations “Managing Health & Safety in Construction”.

The purpose of this File is to provide information on the works undertaken which will assist persons carrying out construction work on the building or structure at any time after completion of the current project.

1.0 PROJECT DESCRIPTION

1.1 Site address

1.1.1 53 Warminster Road, London SE25 4DQ

1.2 Description of work

The works generally comprise to include the following:

- Recover concrete roof covering with natural slate. Includes additional support to the timber structure and the fitting of breathable felt to the roof covering.
- New Upvc fascia, soffit and gutter fitted.
- Stripping out internal and external finishes to enable structural alterations and repairs.
- Steel support to roof structure, loads taken down through residential units local to partitions onto new steel above rear bay window.
- New rear bay window steel taking roof load down onto right hand flank wall and column steel internally down onto new concrete footing.
- Underpinning to the rear wall which returns partially along the right and left sides of the building.
- Maintenance to the rear below ground drainage (completed direct to the Client outside of contractual works).
- Alteration to lath and plaster stud wall and ceilings to enable access to install the steelwork.
- Wall and ceiling plaster repairs to enable the installation of eth steelwork. Finishes, kitchen and bathroom alterations were completed directly by the Client and their selected small contractor.
- Excavate and remove buried tank next to right hand flank wall footings, then backfill and compact.
- Helifix wall repairs externally.
- Steel plates taken from the front to the rear elevation to provide support and link the front and rear elevations generally at floor level. This height position varies where the upper two floors on the left hand side and plates pass through bathroom ceiling due to change in floor levels.
- Locally to affected elements, thermal qualities of the wall and roof were improved to meet building regulations requirements.

1.3 Parties involved

Client

Brymore No1 Ltd
41-42 Eastcastle Street
London W1W 8BU

Contact: Fred Verity
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Designer/Contract Administrator

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Principal Designer

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2 Portman Street
London W1H 6DU

Tel: 020 3582 3172
Contact: Gary Page
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Local Authority

Croydon Council
Bernard Weatherill House
8 Mint Walk
Croydon
CR0 1EA

HSE

The Health & Safety Executive
Rose Court
2 Southwark Bridge
London
SE1 9HS

2.0 STATUTORY NOTICES:

2.1 HSE F10 Notification

2.1.1 A copy of form F10 as submitted to the Health & Safety Executive is contained in Appendix A.

2.1.2 During the works a risk assessment for the underpinning was completed as contained in Appendix H.

2.2 Planning consent

2.2.1 Planning consent was not required for these maintenance works.

2.3 Building control approval

2.3.1 Building control approval was sought for the limited scope of works only and a Completion Certificate is contained in Appendix F.

3.0 DRAWINGS:

3.1 Construction drawings

3.1.1 Construction drawings, details, sketches and calculations are contained in Appendix G.

4.0 RESIDUAL HAZARDS:

4.1 Project risk assessments & residual risks

4.1.1 Prior to works commencing an asbestos assessment was completed and the report is contained in Appendix H.

4.1.2 During the works a section of asbestos vent pipe was removed where it passed through the roof void as noted in the attached consignment document in Appendix H. the remaining section of asbestos pipework within eth service riser is assumed to remain and outside of the scope of these works.

4.1.3 On completion of the works, there was as noted above an assumed section of asbestos downpipe as noted within the Ayerst asbestos testing repair in the appendices. Asbestos testing internally was limited to areas of work. No assumption of asbestos testing throughout should be considered.

4.2 COSHH Assessments and material hazards.

4.2.1 Details of COSHH Assessments and other materials hazards are detailed in the 'materials' section of the Operations & Maintenance Manual.

4.3 Electrical (NICEIC) & Landlord's Gas safety Certificates

4.3.1 No work was done which would have required NICEIC electrical or Landlord's Gas Safety Certificates and these have therefore not been provided. The Client had assumed to take on this responsibility outside of these contracted works.

5.0 LIST OF CONTRACTORS:

Principal contractor:

Collins Contractors Ltd
Cray Avenue, Orpington, Kent BR5 3QB
Contact: Phil Lavendar
Director
Tel: 020 8690 0077
E-mail: phil@collins-contractors.co.uk

Underpinning Contractor:

Surepin (Southern) Ltd
97 Buckhurst Avenue, Carshalton, Surrey SMS 1NZ
Contact; J Armstrong
Director
Tel; 020 8669 6148
enquires@surepinsouthernltd.co.uk

Other contactors

Are listed in the Operation & Maintenance Manual

APPENDIX A

HSE F10 Notification

APPENDIX B

Operation & Maintenance Documentation

APPENDIX C

Structural Report

APPENDIX D

Structural alteration record images

APPENDIX E

Underpinning Works and Guarantee

APPENDIX F

Building Regulations – Completion Certificate - Pending

APPENDIX G

Construction drawings, details, sketches and calculations

APPENDIX H

Health and Safety – Risk Assessment

APPENDIX I

Site Works Images