



**PEAKS & PLAINS**  
Housing Trust

# **Site Rules for Contractors**

**Issue 1.2: July 2022**



## TABLE OF CONTENTS

<b>1. DISCLAIMER</b> .....	<b>1</b>
<b>2. INTRODUCTION</b> .....	<b>1</b>
<b>3. DEFINITIONS</b> .....	<b>2</b>
<b>4. ROLES AND RESPONSIBILITIES</b> .....	<b>3</b>
<b>5. DOCUMENTATION</b> .....	<b>4</b>
Risk Assessment .....	4
Safe Systems of Work.....	4
Permits to Work .....	4
Safety Method Statements .....	4
Pre-Construction Information .....	4
<b>6. MONITORING</b> .....	<b>5</b>
Incident Reporting.....	5
Non-Compliance.....	5
<b>7. GENERAL REQUIREMENTS</b> .....	<b>6</b>
Construction and Refurbishment Work .....	6
Remedial Work.....	6
Preventive Maintenance .....	6
Communications .....	6
Identification .....	6
Starting Work .....	6
Hours of Work .....	7
Notification of Presence.....	7
Security.....	7
Use of Lifts.....	7
Protection of Landscaped Areas .....	8
Conduct .....	8
Dress Standards.....	8
Use of Mobile Phones .....	8
The Construction (Design and Management) Regulations (CDM).....	8
Safeguarding Guidelines.....	9
<b>8. SAFE ENVIRONMENT</b> .....	<b>9</b>
Training and Competence .....	9
Induction .....	10
Site Isolation.....	10
Site Cleanliness.....	10
Safety Signs .....	11
Smoking .....	11
Alcohol and Drugs .....	11
Animals / Pets.....	11
<b>9. FIRE SAFETY</b> .....	<b>11</b>
Evacuation.....	12
Should You Discover a Fire .....	12
Fire Fighting Equipment .....	13
Hot Work .....	13



<b>10. SPECIAL HAZARDS .....</b>	<b>13</b>
Asbestos .....	13
Work at Height .....	14
Work below Ground Level.....	14
Confined Spaces .....	15
<b>11. SERVICES .....</b>	<b>15</b>
Existing Services .....	15
Isolation and Lock Off.....	16
Underground Cables and Overhead Lines.....	16
High Voltage Substations .....	16
Interruption to Services .....	16
Damage to Gas Main.....	16
Damage to Electricity Main.....	16
Plant Rooms .....	17
<b>12. HAZARDOUS SUBSTANCES.....</b>	<b>17</b>
Use of Chemicals .....	17
Chemical Spills.....	17
Solvents .....	17
Chemical Stores.....	18
Dust .....	18
PCBs (polychlorinated biphenyls).....	18
<b>13. WORK EQUIPMENT .....</b>	<b>18</b>
Hand Tools.....	18
Electrical Equipment .....	18
Generators .....	19
Mobile Plant.....	19
Cartridge Operated Tools.....	19
Portable Pneumatic Equipment .....	20
Cranes and Lifting Equipment .....	20
Machine Guards .....	21
<b>14. WASTE.....</b>	<b>21</b>
Recycling and Salvage .....	21
Hazardous Waste .....	21
Contaminated Waste .....	22
Chemical Waste.....	22
Metal Waste.....	22
Electrical Waste.....	22
<b>15. VEHICLE &amp; ROAD SAFETY .....</b>	<b>22</b>
Road Safety .....	22
Parking.....	23
Vehicles .....	23
<b>16. WELFARE ARRANGEMENTS .....</b>	<b>23</b>
First Aid .....	23
Working Alone.....	23
Personal Protective Equipment (PPE) .....	23
<b>17. ENVIRONMENTAL PROTECTION .....</b>	<b>24</b>
Refrigerant Gases (CFCs) .....	24
Air Quality.....	24
Water Pollution .....	24
Noise Nuisance.....	24

## 1. DISCLAIMER

Peaks and Plains Housing Trust (“the Trust”) has prepared this document in order to assist staff and contractors to work safely on our sites and abide by our requirements.

Every effort has been made to explain local conditions, site rules and legal obligations. However, responsibility to understand and observe relevant legislation remains with the contractor at all times.

It is the duty of each contractor to check that references in this document are current, e.g. local legislation, regulations, national standards, etc., informing the Trust contract manager where there are inaccuracies or inconsistencies.

No work is to be undertaken when there are any unresolved issues regarding information contained within this document unless expressly agreed in writing by the Trust.

Implementation of, and compliance with, these requirements in no way reduces, limits, lessens or restricts the contractor’s responsibilities and duties under the terms of any contract or applicable legislation.

This document shall be read together with all others which form the contract, where applicable.

## 2. INTRODUCTION

This document has the very important task of explaining your health, safety and environmental obligations as a contractor when working for the Trust. It is also designed to make you aware of the unique health and safety and environmental issues which you may come across.

As the controller of our premises the Trust has a statutory and social duty to ensure, so far as is reasonably practicable, the health, safety and welfare of all Trust employees whilst at work, and that of our tenants; this duty extends to ensuring that activities undertaken by or on behalf of the Trust do not endanger others who may be affected. The Trust’s Health and Safety Policy recognises these duties and provides for specific arrangements to be made to deal with specific risks.

This document has been prepared to help staff, contractors and their employees to work safely, and prevent accidents and injuries to themselves and to others. These arrangements also aim to assist contractors in complying with the Trust’s standards and relevant regulations in relation to working in the Trust’s offices or on site under the Trust’s control.

All contractors and their employees should be conversant with the safety rules of the area in which they are working and the Contractor’s Representative has the responsibility for ensuring that this is so.

All contractors working on Trust premises must conform to these requirements and it is the contractor's responsibility to ensure that all of their employees and those of their sub-contractors<sup>1</sup> who will be working within our premises are aware of the contents of this document. However this does not, in any way, relieve the contractor of their legal or contractual obligations. Failure to comply or to provide competent personnel could prejudice contractors from being awarded future work.

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<sup>1</sup> Use of any sub-contractors will need to be communicated and agreed with the Trust prior to commencing any services or works

### 3. DEFINITIONS

**Contractor:** any organisation(s)/consultant(s)/person(s), etc., that the Trust engages to undertake work for or on behalf of the Trust who is not an employee of the Trust; (this includes work of a non-‘construction’ or ‘building’ nature). Work undertaken by a contractor may include, for example:

- design and related services;
- repair, clean, service or maintain equipment or structures
- commission or decommission equipment or plant
- install, inspect or test equipment or plant
- construction, alteration or redecoration of structures
- dismantling or demolition of structures
- utility related work
- road works, civil engineering
- gardening and grounds maintenance
- pest control

(NB: The above list is not exhaustive)

**Sub-contractor:** any organisation(s)/consultant(s)/person(s) etc., engaged by a contractor to undertake work for, or on behalf of the Trust, who is not an employee of the Trust or the contractor.

**Contractor’s Representative:** an employee of the contractor / sub-contractor nominated to ensure compliance with these requirements and to liaise with the Trust.

**Contract Manager:** an employee of the Trust appointed to implement these arrangements, e.g. Office Manager, Project Manager, Surveyor, Team Leader etc.

**Health and Safety Manager:** a professional safety and health practitioner employed by the Trust to monitor, inspect, audit and advise on occupational safety and health issues.

**Work:** the carrying out of any building, civil engineering or engineering construction work and includes but is not limited to:

- The construction, alteration, conversion, fitting out, commissioning, renovation, repair, upkeep, redecoration, maintenance (including cleaning involving the use of water/abrasive at high-pressure or corrosive/toxic substances), decommissioning, demolition or dismantling of a structure;
- Preparation, site clearance, exploration, investigation (but not site survey), excavation and foundation work;
- Installation, commissioning, maintenance, repair or removal of mechanical, electrical, gas, compressed-air., hydraulic, telecommunications, computer or similar services which are normally fixed within or to a structure;
- Assembly or disassembly of prefabricated units forming a structure;
- Removal of structures or parts of structures or waste resulting from demolition, dismantling or disassembly of structures or parts of structures;
- Grounds maintenance, tree work, grass cutting, and other landscape-related activities.

**Structure:**

- Any building, steel or reinforced concrete structure (not being a building), pipe or pipeline, cable, sewer, road, river works, mast, underground tank, earth retaining structure and any other similar structure;
- Any form work, false work, scaffolding or other structure to provide support or means of access during construction work;
- Any fixed plant where work involves risk of a person falling.

**Incident:** an unexpected or undesired event, especially one causing a loss, injury or damage.

**Near Miss:** a potentially hazardous event that did not cause any loss, injury or damage but could have.

These arrangements apply to all staff and contractors employed by the Trust and to sub-contractors employed to work in our offices or on site on our behalf.

#### 4. ROLES AND RESPONSIBILITIES

Responsibility for safe working cannot be left entirely to contractors or sub-contractors. The Trust has a duty to ensure, so far as is reasonably practicable, that contractors have safe working procedures and adhere to them.

##### 4.1. The **Trust** is responsible for:

- engaging competent contractors;
- providing the appropriate health and safety information to contractors; including risk assessments when necessary;
- monitoring contractors to ensure they comply with relevant requirements;
- ensuring, so far as is reasonably practicable, that all relevant legislation and good working practices are adhered to.

##### 4.2. The **Contract Manager** is responsible for:

- appointing competent contractors (those with adequate resources, training, experience and knowledge for the work for which they will be employed);
- ensuring that contractors provide appropriate site/job specific health and safety information
- providing access to relevant Trust health and safety information pertaining to the work area to allow the contractors to take adequate measures to protect his employees, and others who may be affected;
- carrying out contractor induction;
- monitoring the performance and reporting any shortcomings of the contractor's activities while executing the work;
- ensuring that any areas in which contractor employees are expected to work are maintained safe and free from hazards which may be caused by Trust staff or operations;
- controlling contractors in accordance with these arrangements.

##### 4.3. **Contractors** are responsible for:

- ensuring that adequate resources are available to undertake works in compliance with these arrangements, legislation, the Trust's Health and Safety Policy;
- ensuring all their employees, and any sub-contractors, have the correct training, knowledge and equipment to carry out the works safely (including relevant induction);
- providing all necessary risk assessments and method statements specific to the works and ensuring their availability on site;
- adhering to all statutory and Trust requirements relating to the works;
- providing, in good time, information on any hazardous materials that are to be brought to site to execute the works, and the means by which their risks will be managed;
- conducting regular safety inspections of all assigned areas and providing details to the Trust for monitoring purposes;
- identifying and correcting hazards which are under their control;
- co-ordinating and co-operating with the Contract Manager;
- maintaining adequate insurance cover in respect of the works and public liability;
- establishing and maintaining effective housekeeping;

- disseminating site induction to all employees, any sub-contractors employed to execute the works and any authorised visitors to site;
- ensuring that sub-contractors are competent (undertaking a relevant health and safety assessment to establish this);
- managing any sub-contractors engaged on the works, and ensuring they work to the Trust's standards;
- ensuring no resident is left overnight without water, gas or electrical services, WC or cooking facilities without prior agreement with the Contract Manager.

4.4. **Sub-contractors** are responsible for:

- Executing the works safely in compliance with statutory, Trust and contractor requirements;
- Co-operating fully with the contractor and the Trust.

## 5. DOCUMENTATION

### 5.1. Risk Assessment

Contractors shall undertake risk assessment in relation to the work to be carried out as required by and in accordance with the local legislative requirements. Risk assessments shall be provided to the Contract Manager when requested (copies should be available on site).

### 5.2. Safe Systems of Work

Where the need for a safe system of work (e.g. safety method statement / permit to work) is identified as a result of the risk assessment process, relevant documentation shall be provided to the Contract Manager, prior to work commencing (copies should be available on site).

Where a Principal Contractor is appointed they are required to ensure appropriate documentation is provided by sub-contractors.

### 5.3. Permits to Work

In the case of especially hazardous work, or where contractors operations may need to be especially co-ordinated with those of the Trust to ensure safety, the work may need to be governed by means of a formal permit system.

The relevance of such a system to the work to be undertaken will be discussed wherever possible during the planning stage.

### 5.4. Safety Method Statements

Safety method statements should indicate how the hazards associated with the work being carried out in any given area are to be controlled. They must address site specific issues and detail how the work is to be undertaken in light of the hazards and other requirements in the area concerned. A description of how the work is to be carried out and details of any equipment used and specific training requirements should also be included. This documentation should be available on site during on-going work.

### 5.5. Pre-Construction Information

Certain large or long-duration projects will have a dedicated pre-construction information pack created to provide all the relevant information for contractors to be able to safely manage the project. This will be provided prior to site work commencing, where appropriate. Please discuss with your Trust contract manager.

## 6. MONITORING

During the implementation of the contract the Contract Manager shall monitor occupational safety and health performance by:

- monitoring the work of contractors to ensure that all legal requirements are met and that required documentation is available on site;
- ensuring regular site inspections are conducted of/by the contractor;
- advising the contractor on newly identified hazards and risks;
- monitoring and following up on corrective actions when non-conformances are identified;
- the review of accident and incident reports, and third-party reports and complaints;
- regular meetings with the contractor.

Records shall be kept of any occupational safety and health performance issues.

### 6.1. Incident Reporting

Contractors shall report all injuries, illnesses and incidents, no matter how small, to the Contract Manager.

If serious personal injury or damage to plant occurs, the area must be left untouched until advice is received from the Contract Manager. This does not apply where interference is necessary to aid or revive any person involved in an incident or to prevent further injury to persons or property.

### 6.2. Non-Compliance

The Trust reserves the right to conduct inspections and audits at any time so as to confirm compliance with these and other requirements including legislation. A serious breach or persistent or regular minor breaches of Trust requirements may lead to the termination of the contract in accordance with its terms.

All members of Trust staff are empowered to stop the work immediately at any time if unsafe practices are being used and there is an immediate risk to any individual working on site, any third party, or a member of the public.

The Contract Manager also reserves the right to insist on the removal from site of any individual found to be in breach of Trust requirements.

Where a particular practice has been identified as unsafe in the opinion of the Contract Manager or the Health and Safety Manager the contractor will be informed and requested to terminate the activity immediately. If an alternative safe method of proceeding can be agreed the contractor shall adopt this method and proceed with the work, noting any revisions in the safety method statement and any other relevant documentation.

If no alternative safe method is available the contractor will be asked to cease work until a suitable safe method is identified. A revised safety method statement and other required documentation should be forwarded to the Contract Manager for authorisation prior to work recommencing.

The Trust treats instances of safety negligence very seriously. Examples of this are failure to wear personal protective clothing and equipment when it is necessary, or incorrect use or handling of hazardous materials. Should any Trust staff observe any contractor, or their employees, acting in an unsafe manner, the contractor will be required to take immediate action. The Trust's Health and Safety Manager will be advised and the incident will be recorded.



Should repeat instances be observed, the conditions of contract will be reviewed and the contract may be terminated.

Non-compliance with local health and safety and environmental legislation or the Trust's health, safety and environmental requirements will be taken very seriously. The Trust assesses contractors not only on their ability to meet construction requirements of the job, within time and cost restraints, but also on their willingness to perform their work at a high level of health safety and environmental compliance.

## **7. GENERAL REQUIREMENTS**

### **7.1. Construction and Refurbishment Work**

Before commencing any work, issues such as site parking, vehicular access, materials handling, environmental protection, waste disposal and pollution control measures should be considered and discussed with the Contract Manager.

Where appropriate (e.g. on larger long duration sites) contractors must conduct regular site induction sessions for all sub-contractors to ensure that they are fully aware of Trust and site requirements.

### **7.2. Remedial Work**

The Contractor must have an order number and contact details when arriving on site to carry out remedial work. The Contract Manager should be advised upon arrival and whenever leaving the site.

### **7.3. Preventive Maintenance**

For preventative maintenance work, the contractor should contact the Contract Manager to confirm that the work can be carried out.

### **7.4. Communications**

In all cases, safety will be dependent on good communications between the contractor and their Contract Manager. In any case of doubt regarding the application of the requirements outlined herein, or in any circumstances affecting safe working not covered in this document, advice should be sought in the first instance from the Contract Manager, through whom additional copies may also be obtained.

### **7.5. Identification**

All contractors and sub-contractors must display identification which identifies their name and that of their company while working on Trust premises.

### **7.6. Starting Work**

Before work commences, the Contract Manager must be informed so that the appropriate arrangements for health and safety can be made. The Contract Manager will require information in relation to start dates, time, duration of work, etc. in order that appropriate notification can be given to Trust areas, tenants, staff etc. potentially affected by the works. If not already provided copies of site specific safe systems of work (safety method statement/risk assessments) will be required prior to work starting on site.

Where work is to be carried out within and outside occupied premises, the contractor shall ensure that the work is carried out with a minimum of inconvenience to the occupants of the premises. All installed equipment, furnishings, etc. are to be protected against damage by dust, dirt, shock or other cause.

The contractor shall not carry out work at any time without the full knowledge and approval of the Contract Manager. The contractor shall liaise with the Contract Manager and obtain permission to proceed before any existing plant is shutdown.

Work to electrical, fire and mechanical services must be programmed and carried out so that normal operation of these services in the occupied premises is not affected or interrupted.

#### 7.7. **Hours of Work**

The Trust needs to maintain an environment which is conducive to our normal working, and one that does not inconvenience tenants more than is necessary to complete the work safely and to programme. Excessive noise can impact on this and all people working at the Trust, including tenants, staff and contractors. In particular, the planning of any work must be done in consultation with staff and tenants that may be affected by noise due to their proximity to the work site. This would include not only persons directly within a building but also staff and tenants who may be adjacent to the workplace, e.g. work being done outside a building but which may impact on the occupants of adjacent buildings. Normal hours of work for contractors are 8am to 6pm, Monday to Friday. Other times may be required and should be agreed in advance with the Contract Manager at which time reporting and other supervision requirements will be agreed.

#### 7.8. **Notification of Presence**

Contractors are required to record their presence when entering or leaving site. Arrangements appropriate to the nature and duration of the works will be established prior to any work commencing on site and contractors will be informed accordingly. Where appointed, the Principal Contractor is responsible for implementing appropriate arrangements.

#### 7.9. **Security**

Details will be discussed with the Contract Manager, and where there is a security presence, they should be contacted for any security problems, e.g. fire, damage or theft.

#### 7.10. **Use of Lifts**

Where the use of a lift or lifts is necessary the contractor will fully protect the lift. This can be by either:

- 6mm ply board, adequately fixed to the walls and floor (allow for cutting around the control panel);
- installation of a 'lift protection kit' which comprises: a padded curtain and hardboard sheets;
- The type of protection is to be agreed with the Contract Manager who, if required, will arrange for the installation of the lift protection kit.

The contractor is to allow for periodic inspection of the lift and lift tracks and is to ensure these are kept free of debris at all times.

The contractor is liable for any repairs deemed necessary by the Contract Manager, as a result of damage caused by or as a direct result of the work being carried on.

#### 7.11. **Protection of Landscaped Areas**

Contractor vehicles, equipment and access routes should be used in such a manner as to limit any damage to landscaped areas, paving and other similar surface finishes. The contractor is responsible for any reinstatement work deemed necessary by the Contract Manager as a result of damage caused by or as a direct result of the work being carried on.

#### 7.12. **Conduct**

During work on site the Contract Manager, contractors and their staff are to ensure the least amount of disruption as possible to staff and visitors to the Trust.

Offensive behaviour, by any party, will not be tolerated, for example:

- all behaviour and language that reinforces inappropriate, demeaning or discriminatory attitudes or assumptions about persons based on age, race, sex, disability, sexual orientation, transgender status, or marital status; and
- behaviour such as whistling, unsolicited remarks of a sexual nature and swearing.

Noise near buildings should be kept as low as possible and loud radios and other music are not permitted.

#### 7.13. **Dress Standards**

Contractors should ensure that their employees and sub-contractors are dressed appropriately at all times; including appropriate footwear. Contractor's staff should be neat and tidy in appearance and the legs and torso should be covered at all times; tops should not be removed during hot weather, particularly where working outside.

#### 7.14. **Use of Mobile Phones**

The use of mobile phones is allowed provided external communication is a requirement of the role they fulfil. Their use must be kept to a minimum and they must not be used whilst work activities are being performed or equipment is being used. There may be some areas where the use of mobile phones is prohibited; these areas will be well signed and these restrictions must be observed.

#### 7.15. **The Construction (Design and Management) Regulations (CDM)**

The Contractor is to familiarise himself with the requirements of the Regulations and must discharge his duties accordingly. Duty holders under the Regulations include the Principal Contractor, and other Contractors, as well as the Trust, Designers and Principal Designer, the latter being appointed to coordinate health and safety on the project; this role may be performed by any one of the duty holders or may be a separate appointment.

Parts 2 and 4 of the regulations apply to all construction projects; additional duties are included in Part 3 of the regulations and these apply where a project is notifiable. Notifiable projects are those lasting for more than 30 working days, or which will involve more than 500 person days of work. The duty to notify the project is that of the Principal Designer and they will ensure the notification form (F10) is sent and that the Trust is advised and assisted to ensure the Trust duties have been fulfilled. Designers must comply with their duties to eliminate or reduce risks and provide relevant health and safety information with their designs; this applies to all designs work in all phases.

Application of the CDM Regulations will be identified at the planning stage and the requirements implemented accordingly. The Principal Contractor, as defined in the Regulations, is required to develop the Health and Safety Plan with the assistance of the Principal Designer, and the Trust will

require this to have been satisfactorily completed before work commences on site and will be revised and updated as necessary during the works.

The Principal Contractor is responsible for the safety of the works on site and must include within the developed Health and Safety Plan, safety method statements and other required safe systems of work relating to activities to be undertaken.

The Principal Contractor is required to provide information relating to the safe construction of the works, and must provide information to facilitate the provision of such information to the Trust, of the Health and Safety File by the date of Practical Completion of the works.

#### 7.16. **Safeguarding Guidelines**

Safeguarding refers to the protection of the welfare of children and the promotion of the wellbeing of vulnerable adults as detailed within the Trust's Safeguarding Policy.

Contractors may need to provide evidence that they and all staff assigned to provide works or services on behalf of the Trust have undertaken sufficient Safeguarding training.

A Disclosure and Barring Service ("DBS") check may be required for contractors who during the course of providing works or services on behalf of the Trust, provides them with an opportunity for regular contact with children or vulnerable adults. The level of check required will be determined by the Trust and the check must be completed and evidence received by the Trust prior to works commencing.

The contractor will ensure that all safeguarding concerns are reported to [SafeGuarding@peaksplains.org](mailto:SafeGuarding@peaksplains.org).

If there are concerns that somebody is at immediate risk, or there is an emergency situation, the contractor should call the police straight away. This should be followed up with a conversation with the Contract Manager.

## 8. **SAFE ENVIRONMENT**

### 8.1. **Training and Competence**

Contractors are obliged to advise the Trust of any significant personnel changes in their organisation so that safety induction training can be organised. Please contact the Contract Manager in this instance.

The contractor shall ensure that all of its personnel, agents and sub-contractors are trained, competent and fit to perform the duties assigned to them. They must be informed by the contractor of all relevant hazards and given instruction in the corresponding safe methods of work, including but not limited to, the correct use of personal protective equipment. This requirement will be aided by ensuring appropriate documentation is available on site (i.e. safety method statements, etc.).

All contractors and their staff must have appropriate training for equipment in use. When performing tasks that require specific certification this must be available on site for presentation if requested, e.g. use of a crane, or work with abrasive wheels.

## 8.2. Induction

Aside from the generic information about working for the Trust contained in this guide, all contractors may be required to attend a local induction involving the areas of the estate which they will be working at. Local inductions are arranged and delivered by the Contract Manager and may involve staff from other areas of the Trust as required.

Other contractor employees or sub-contractors which are employed after the initial local induction are to be inducted by the principal (or employing) contractor. Records are to be forwarded to the Contract Manager at the end of each month.

## 8.3. Site Isolation

All construction and maintenance work is to be isolated from other activities wherever practical. Where this cannot be controlled by closing off areas of buildings or using a spotter to stop access to the area, then barriers or more substantial hoardings are required. If at any stage during the work the chosen method of isolation is found not to be successful, then a more appropriate control is to be implemented. This may also be required if the Contract Manager considers, from past experience, the control to be inadequate.

Under no circumstances is construction or maintenance work to be carried out immediately above any person, or in any way that exposes others to an increased risk of injury.

Where a contractor is carrying out work on Trust premises such as the breaking or dressing of stone or concrete, grinding of metals, etc., they are responsible for the implementation and maintenance of appropriate control measures as may be required to protect all persons potentially at risk, e.g. screens, enclosures, dust suppression / extraction, etc.

## 8.4. Site Cleanliness

The work site and surrounding area should be kept clean, tidy and in good order; any safety or fire hazards should be removed promptly (e.g. oily rags, flammable materials and rubbish). Excavated or demolished and other waste materials removed from the site into safe storage (skips etc.) on a minimum of a daily basis.

Be aware of other safety actions such as replacing lids on containers, wiping up spills, removing or bending over nails or bolts and removing other dangerous protruding objects progressively.

The contractor shall, prior to completion of work, clean-up, remove and dispose of safely and in an environmentally acceptable manner, all materials brought on site and waste generated while on site. The contractor shall leave the work area in a clean condition to the satisfaction of the Contract Manager. Particular care shall be taken to ensure that the work area is kept as clean and tidy as possible so as to minimise associated risks.

Provision of waste disposal facilities is the responsibility of contractors who must ensure that adequate arrangements are in place. Where skips, etc. are already in situ there may be additional capacity available for use by contractors; however this must be agreed with the Contract Manager **prior** to use. (See also Section 14 - Waste)

## 8.5. Safety Signs

Safety signs are located throughout the Trust buildings or site to protect your health and safety. Safety signs of different colours and shapes mean different things. The Contractor's staff must obey the signage whilst on site and provide their own temporary signage as necessary to correctly inform personnel of any changes (e.g. additional fire escape signage if a normal escape route is taken out of use temporarily).

### Containers and pipes

Where containers and pipes contain dangerous substances they will generally have signs or labels fixed to them. The exceptions are:

- where the risk is adequately controlled or is not significant
- where the pipe is short and connected to a container which is clearly signed.

These signs may be supplemented by additional information, e.g. the name of the substance and details of the hazard.

### Using signs to mark obstacles, dangerous locations and traffic routes.

To help prevent access of unauthorised personnel to work locations, where it is not practicable to use secure fencing or similar, marking the area will be necessary. This should be by use of striped tape consisting of yellow and black or red and white diagonal stripes.

## 8.6. Smoking

The Trust premises are all "no smoking" areas and as such no smoking is permitted in any work areas. The Trust recognises the right of an individual to work in a smoke-free environment. The use of e-cigarettes is also prohibited.

## 8.7. Alcohol and Drugs

The risk level associated with hazards in the workplace can be significantly increased by alcohol and other drugs. Contractors are required to ensure persons affected by alcohol or other drugs are not permitted to carry out work on Trust grounds. The consumption or abuse of drugs, including alcohol, is not permitted on construction, refurbishment or maintenance workplaces at the Trust.

## 8.8. Animals / Pets

Pets are not to be brought on to Trust grounds. Assistance dogs accompanying people with disabilities are the only exception.

## 9. FIRE SAFETY

Many areas of the estate are covered by automatic detection and alarm systems linked to the fire service. If works may involve the generation of dust, moisture, aerosol sprays, fumes or mechanical damage to detection equipment, contractors shall ensure that fire alarms are temporarily isolated and that a robust means of ensuring reinstatement of such at the completion of work each day is in place.

It is vital during work in any occupied building that the integrity of fire alarm systems and escape routes are maintained or adequate temporary alternative arrangements be put in place. Before starting work, contractors must confirm with the Contract Manager that the necessary arrangements have been made.

The use of flame or the application of heat e.g. welding or burning is prohibited in many areas of the estate for a variety of reasons. Contractors and their employees must seek permission for these activities from the Contract Manager, but in the absence of any specific restrictions, must assume that smoking etc., is prohibited. Hot work may not be carried out without a permit to work (see Section 9.4 - Hot Work)

Flammable solvents, or materials containing them may only be used after prior discussion with the Contract Manager (see Section 12 - Hazardous Substances)

Contractors are responsible for the temporary provision of suitable and sufficient fire-fighting equipment appropriate to the work involved.

Contractors and their employees should, on arrival at the work site, check for the following fire safety matters:-

- The nearest means of escape in case of fire.
- The location, type and method of operation of the nearest on-site firefighting equipment.
- The location and method of operation of the nearest fire alarm.

Contractors must obey alarm signals whilst on Trust premises and the Contractors Representative must identify and report their presence to the appropriate member of the Trust's staff.

#### 9.1. **Evacuation**

Procedures are displayed in all buildings at the Trust describing emergency exits, and assembly points, etc.; requirements for the areas within which work is to be carried out will be provided by the Contract Manager; in general the following applies.

If you hear continual alarm bell or are requested by a Fire Warden or other member of staff, to evacuate the building you must:

- leave the building immediately by the nearest exit – make sure you leave your area safe;
- proceed to the assembly area indicated on the evacuation map (or as advised);
- contact the Contract Manager and inform them of the situation;
- remain in the assembly area until advised the emergency is over;
- do not re-enter the building until advised it is safe to do so by a Fire Warden or member of the fire service.

#### 9.2. **Should You Discover a Fire**

Raise the alarm by activating the nearest call point or shout “FIRE”, call the emergency services on 999, evacuate the building and as soon as possible contact your Contract Manager and provide them with details of the location of the fire.

When calling, advise them of the following:

- nature of the emergency;
- location;
- casualties;
- which emergency services are required;
- if on a dedicated building site, the level of assistance required.

### 9.3. **Fire Fighting Equipment**

The contractor is required to provide fire extinguishers suitable and appropriate to the hazards present on site. These need to be regularly inspected and maintained in accordance with fire legislation. Fire extinguishers are located in Trust buildings to aid evacuation in the event of an emergency; these should not be relied on by contractors and therefore omitted from consideration during risk assessment.

### 9.4. **Hot Work**

Hot work, including welding, thermal or oxygen cutting or heating and other related flame, heat or spark producing operations, are not to take place in any building area without a hot work permit. The Contract Manager will issue hot work permits; the contractor will comply with permit requirements.

The Contractor is required to notify the Contract Manager of the commencement and safe completion of such work in compliance with the issued permit; hot work must cease at least two hours before the end of the working day / shift.

## 10. **SPECIAL HAZARDS**

You may come across work activities which are unique when compared to average workplace where you carry out contracting work. In many cases these activities can be hazardous if the correct controls are not followed. The Contract Manager will provide you with relevant information.

Where Contractors' operations are expected to create special hazards, e.g. in the application of heat, demolition work, or the use of dangerous articles or substances, the attention of the Contract Manager must be specifically drawn to the hazards, so that adequate precautions may be agreed and taken by both parties.

It is the contractor's responsibility to acquaint his employees with these hazards and with procedures and requirements set out herewith, as well as relevant legislation, regulations and mandatory requirements.

### 10.1. **Asbestos**

A number of buildings within our estate used asbestos containing materials at the time of construction. These products may include floor tiles, asbestos cement piping and sheeting, pipe and boiler insulation, ceiling tiles, old electrical switchboards etc.

The Trust has separate arrangements dealing with the identification, management and removal of asbestos, and takes steps to ensure that contractors will not encounter asbestos unexpectedly. The possibility that this will occur however cannot be totally eliminated.

Relevant information will be provided to contractors by the Contract Manager prior to the start of work; however materials must be assumed as suspect unless otherwise confirmed through the relevant documentation.

Where contractors unexpectedly encounter material they suspect to contain asbestos, they shall immediately inform the Contract Manager and stop work in that area pending further guidance.

Where contractors are engaged to carry out work with asbestos, they shall observe both the statutory requirements and the Trust requirements.



## 10.2. **Work at Height**

Work at height has to be undertaken in accordance with the Work at Height Regulations. This includes the use of ladders and harnesses. All ladders used within the Trust must be of an industrial standard. Contractors must provide their own access and work equipment; use of Trust equipment is prohibited.

When work by the Contractor involves the erection of any scaffold, support, shoring or similar structure, they are responsible for the incorporation, in addition to the safety of the above, of features such as 'fans', walkways, covers, guardrails, warning lights, etc., as may be necessary for safety. Steps must be taken daily to ensure safety by the removal of ladders or other means of access when work ceases.

Arrangements are also required to ensure that the security of the premises is not compromised by scaffolding, ladders etc. outside normal working hours.

Where the Trust has entered into a separate contract for the provision of scaffolds, the Trust will make the appropriate arrangements to ensure that the safety of the scaffold is checked initially and at weekly intervals.

Scaffolding is at all times to be erected in a manner, which complies with BS EN 12811-1:2003: Temporary Works Equipment. Scaffolds. Performance Requirements and General Design. Contractors are to familiarise themselves with and comply with the recommendations of the HSE, e.g. CIS49: General Access Scaffolds and Ladders, CIS10: Tower Scaffolds, and relevant guidance available from the National Access and Scaffolding Confederation (NASC).

Where drilled anchors are planned the Contract Manager should be consulted to ensure resultant damage to buildings is minimised. The Contractor is to ensure that pull tests are carried out on at least 10% of the ties on any scaffold prior to use.

## 10.3. **Work below Ground Level**

Under no circumstances shall any trenching, excavation or digging be undertaken without the approval of the Contract Manager. The estate has numerous underground services and there is a high risk associated with any type of digging or ground-breaking activity.

Underground services must be positively located using dedicated location tools, and their presence appropriately indicated and highlighted to those persons carrying out the excavations. The contractor will bear all costs of any damage caused by not gaining appropriate approval.

If there is any variation outside of the original proposal, the contractor is to reassess and seek approval from the Contract Manager.

The work site must be made and kept safe by means of barriers, warning notices, lights etc., at all times. When work is complete, the site must be made good, and any markers, protective covers and warning notices restored.

All trenches and excavations, particularly those adjacent to roads or existing buildings, must be adequately shored, and falls of material prevented by "battering back", caissons, or other effective means. In particular, the safety of children should be constantly borne in mind and excavations boarded over when work is not actually proceeding.

HSE guidance should be applied as appropriate, when work in excavations is required, e.g. HSG185: Health and safety in excavations, CIS8: Safety in excavations.

#### 10.4. **Confined Spaces**

A number of confined spaces exist on the estate. It is recognised that activities undertaken in confined spaces are hazardous to the worker's health and safety. A confined space is any place, including any chamber, tank, vat, silo, pit, trench, pipe, sewer, flue, well, duct or other similar space in which, by virtue of its enclosed nature, there arises a risk of:

- serious injury arising from fire or explosion
- loss of consciousness from an increase in body temperature or asphyxiation arising from gas, fume, vapour or the lack of oxygen
- drowning arising from an increase in the level of liquid
- asphyxiation arising from a free flowing solid or the inability to reach a respirable environment due to entrapment by a free flowing solid.

When working in confined spaces the requirements of the Confined Spaces Regulations are to be complied with by the contractor and employees.

Where working in enclosed areas care should be taken to ventilate the area well if petrol, diesel or LPG motor driven equipment is being used. The contractor must ensure that fume extraction, airflow and exchanges of air are all maintained as necessary.

Contractors' employees may not enter any confined space without the express permission of the Contract Manager and then only following the issue of a confined spaces permit to work. If permission has been given, work in such places shall only be carried out using the methods and taking the precautions outlined in HSE document L101: Safe Work in Confined Spaces.

Only people who are suitably certified to work in confined spaces might do so; proof of confined space training must be presented to the Contract Manager prior to commencing work.

In all cases such work should be planned and a safe system of work produced which addresses site specific issues and emergency procedures.

### 11. **SERVICES**

Contractors must not connect to or interfere with the water supply, drainage system, electrical, gas or other services of the Trust without the express permission of the Contract Manager. Connection of portable electrical equipment such as drills, etc. are normally exempt from this; however the requirements outlined in "electrical equipment" must be complied with.

#### 11.1. **Existing Services**

When a contractor's scope of work requires any form of interference (e.g. temporary disconnection, cut-in, modification, etc.) of any existing building services (including, but not limited to, fire, electrical, lifts, hydraulics, etc.), these works are not to commence until coordinated and approved by the Contract Manager supervising the work.

Existing services (such as drains, watercourses, public utility and other services) if encountered, obstructed, or damaged in the course of performing the work, shall be dealt with as follows:

- if the service is to be continued: repair, divert, relocate as required;
- if the service is to be abandoned: cut and seal or disconnect and make safe.

In either case the rectification work must satisfy the authorities concerned.

#### 11.2. **Isolation and Lock Off**

For your own protection you must ensure that isolation of all equipment, switches and controls required to ensure you are safe while working has been carried out; the Contract Manager should be able to confirm this to you. Ensure appropriate switches, valves, isolators, etc. are labelled accordingly. For the protection of others leave other people's labels alone, do not remove labels that you did not put up. Do not operate switches, etc. in contravention of their instructions.

#### 11.3. **Underground Cables and Overhead Lines**

There are numerous services throughout the estate, including electrical cables, pipes, gas and telecommunications services. No excavation work should be carried out without a specific risk assessment being undertaken in consultation with the Contract Manager. The Trust has plans documenting service locations throughout the estate; however the accuracy of these cannot be relied on completely and therefore appropriate locating equipment should be utilised. The Contract Manager must be contacted prior to conducting any excavation work which could potentially damage services.

#### 11.4. **High Voltage Substations**

Access to high voltage substations at the Trust is to be arranged through the Contract Manager. Only appropriately licensed and trained personnel will be granted access to high voltage substations.

#### 11.5. **Interruption to Services**

Where any work requires the isolation and or de-isolation of services, to all or part of a building, notice of 14 days must be given to the Contract Manager who will organise the relevant notifications. Shutdown procedures must be used and users of the service must be notified.

Should services be interrupted accidentally the contractor should immediately advise the Contract Manager.

#### 11.6. **Damage to Gas Main**

In the event that damage occurs to a gas main the following actions should be followed:

- evacuate the immediate area;
- Call the National **Gas** Emergency Number on 0800 111 999 immediately.
- do not use mobile telephones in the vicinity of the leak;
- notify the fire service;
- notify the Contract Manager;
- restrict access to the immediate area (20m exclusion zone).

#### 11.7. **Damage to Electricity Main**

In the event that damage occurs to the electricity main or cables the following actions should be followed:

- do not touch the offending item;
- **If you have** an emergency to report please **call** us as soon as possible on 0800 31 63 105
- contact the Contract Manager;
- restrict access to the area (20m exclusion zone).

## 11.8. Plant Rooms

Plant rooms across the estate are generally deemed to be normal places of work, but due to the nature of equipment therein access is restricted and available by key entry only. Only persons authorised by the Trust (or visitors in the Trust of an authorised person) may enter a plant room. The contractor will be accompanied by the Contract Manager or, where appropriate, a key will be issued following completion of appropriate plant room access documentation.

## 12. HAZARDOUS SUBSTANCES

No substance is to be brought onto site without full details, including those detailed below, being supplied to the Contract Manager by the user of the substance as required by the Control of Substances Hazardous to Health (COSHH) Regulations:

- a full description including product name, use, quantity, etc.;
- a full COSHH risk assessment relating to its specific use on site;
- a copy of the safety data sheet;
- where not included on the COSHH assessment, work procedures required for safe storage, use and disposal;
- training details of those required to use the substance;
- Suitable first aiders and first aid equipment in the case of contact / ingestion / inhalation.

Part-used or opened containers must be removed from site upon completion of work (see Section 14 - Waste).

### 12.1. Use of Chemicals

Chemicals and other hazardous substances must be stored and used in accordance with the requirements of the COSHH assessment.

### 12.2. Chemical Spills

If a spill occurs, limit the area contaminated by preventing further spillage and containing what has been spilt. Block drains and gutters to prevent spread and inform the Contract Manager. Clean up as quickly as possible to reduce the risk of pollution.

If the spill is large or involves dangerous substances **contact your Contract Manager** and ask them to contact the fire service; provide the following:

- location and nature of the spillage;
- casualties (and or number contaminated);
- details of substance (ensure COSHH data is available on site).

Absorbent material used to contain minor spills can be wrapped and disposed of in normal rubbish skips. Don't wash spills into drains, grids, waterways, etc., or pour chemicals on the ground; dispose of / deal with as directed by the relevant datasheet.

### 12.3. Solvents

Use of substances containing solvents is discouraged; a less hazardous suitable alternative should be used where available as required by the COSHH Regulations.

#### 12.4. **Chemical Stores**

Consult the Contract Manager before designing any temporary chemical store required for your work.

#### 12.5. **Dust**

Adjoining property owners, residents, the general public and air handling unit intakes are to be protected against dust, dirt and water nuisance. Dust screens and regular watering shall be considered to reduce dust nuisance (see Section 17.2)

#### 12.6. **PCBs (polychlorinated biphenyls)**

Due to the hazardous nature of PCBs to both human health and the environment, precautions are required to be taken with any items at the Trust that contain PCBs. PCBs were commonly used up to the mid-1980s as dielectric fluids in electrical equipment such as transformers and capacitors and can be found in metal case capacitors in fluorescent lights. Some equipment is labelled as containing PCBs but if you come across old equipment with no identifying label you should check with the Contract Manager.

Generally, short-term exposure to PCBs such as accidental spills or release of vapours due to overheating of a leaking capacitor does not lead to any long-term health effects. However, excessive amounts of PCBs can cause irritation to the eyes and long-term health problems with skin, hair and liver. PCBs are listed as a probable human carcinogen, i.e. repeated exposure over a period of years may lead to cancer.

Personal protective equipment and clothing required for the handling of PCBs and PCB contaminated equipment in light fixings include nitrile/neoprene rubber gloves and safety goggles.

### 13. **WORK EQUIPMENT**

All plant, tools, tackle and equipment used by contractors on Trust premises must be suitable for the work to be undertaken, must comply with all relevant legal requirements, e.g. the Provision and Use of Work Equipment Regulations (PUWER) and must be maintained in accordance with appropriate legislation and other safety standards. This includes all hand tools and equipment.

Contractors may not use Trust plant, tools, tackle or equipment without the express permission of the Contract Manager, which is likely to be given in exceptional circumstances only.

#### 13.1. **Hand Tools**

Screwdrivers, hammers, wrenches, files, shovels, etc. must be checked regularly. Where damage or defects are present, the tool must not be used. Proper repair or replacement is the only alternative.

Use an approved method to secure the tool if there is a risk of it falling and injuring people below (e.g. lanyards).

#### 13.2. **Electrical Equipment**

All electrical equipment must carry a label to show compliance with the inspection and maintenance requirements (HSE guidance HSG107: Maintaining Portable and Transportable Electrical Equipment refers).

Electrical leads must be positioned to prevent trip hazards, where this is not possible they should be contained within an appropriate protective cover. The nearest available power outlet should be used to limit the amount of trailing cable. Electrical leads must be removed from power outlets when not in use.

Leads passing through doorways must be protected from damage. Piggyback leads, splitters and multiple adapters are not to be used; extension leads should not be plugged into extension leads – find a closer outlet.

When electrically powered tools or equipment are to be used their use must be in accordance with the requirements of BS 7671:2001 - Requirements for electrical installations and the IEE Wiring Regulations: 18<sup>th</sup> Edition.

In general, hand held electrical tools should be rated at 110 V and fed from a double wound transformer centre tapped to earth. NOTE: the Trust's preferred option when using hand held power tools is the use of a 30mA, 30mS Residual Current Device, (automatic safety circuit breaker), or battery powered machines.

Temporary lighting for sites must be fed from a similar centre tapped transformer rated at 50V.

For powering cradles/lifts etc. the Trust requires protection of both the supply cable and device by the use of an appropriate safety device to ensure disconnection according to the regulations, e.g. RCD.

If the location is damp then the requirement under BS 7671 calls for separated extra-low voltage (SELV) – see Guidance Note 5 on the 18<sup>th</sup> Edition of the IEE Wiring Regulations.

The Contractor or his employees shall not enter any substation, switch room or similar area without the express permission of an authorised Contract Manager who will obtain authorisation from the Operational Maintenance Manager on the Contractors behalf and give permission (see Sections 11.4 - High Voltage Substations and 12.6 - PCBs).

### 13.3. **Generators**

The location of temporary generators must be agreed with the Contract Manager prior to their deployment on the estate. All generators must be of the fully contained type, have the exhaust vented to the top of the generator, include adequate precautions to minimise fuel and oil spillage and be adequately earthed. The maximum noise rating should be 65dBA at 7m.

### 13.4. **Mobile Plant**

All mobile equipment such as front-end loaders, dozers, backhoes, forklifts, tele-handlers, etc., must have the keys removed; blades and buckets lowered onto the ground and must be chocked/blocked when not in use. Relevant certificates and associated documents should be available upon request, including evidence of driver/operator competence.

### 13.5. **Cartridge Operated Tools**

Direct action (high velocity) cartridge tools cannot be used at the Trust. Indirect acting (low velocity) cartridge tools may not be used at the Trust without prior permission from the Contract Manager who will require the following:

- evidence of operators certification;
- details of the tool (which should be of the type that requires two-handed operation), fixing devices and cartridges (all should be from the same manufacturer);



- copy of the risk assessment which should include, for example, consideration of:
  - guarding
  - ricochet
  - splintering
  - noise
  - recoil
  - operation
  - misfire
  - PPE
- Copy of associated safe systems of work/safety method statements, etc.;
- Copy of thorough examination certificate and general maintenance records;
- Details of storage and issue arrangements.

Whenever cartridge tools are being used, the area around and behind the work should be cleared of personnel. Cartridge operated tools must not be taken into or used in situations where there is a risk of fire or explosion.

### 13.6. **Portable Pneumatic Equipment**

The requirements of the Pressure Systems and Transportable Gas Containers Regulations and PUWER must be complied with; reference to HSE guidance (e.g. HSG39 Compressed Air Safety) should also be considered.

There are many ways in which compressed air can be dangerous, e.g.:

- it can enter body orifices such as the mouth, nose or ears, causing severe and often fatal injuries;
- at high pressure it can penetrate the skin;
- particles or oil carried in an air jet can damage the eyes;
- oil-coke deposits in a system can spontaneously ignite and cause an explosion;
- vessels containing compressed air, even at comparatively low pressure, can explode violently once their integrity is lost; and
- dirty or 'wet' air can lead to corrosion and blocked valves which may make the system unsafe.

Use of this type of equipment should be covered by a site specific risk assessment and appropriate safe system of work, e.g. safety method statement. Equipment shall be subject to thorough examination and records of such should be made available upon request.

### 13.7. **Cranes and Lifting Equipment**

All lifting equipment and all lifting operations must comply with the requirements of the Lifting Operations and Lifting Equipment Regulations (LOLER).

*Note: Consideration must be given to the nature of the surface upon which the lifting equipment is to be used. There are a number of ducts and various underground services/overhead cables which could affect the safety of lifting operations; these need to be identified and considered in the risk assessment and lift plan.*

There are three key parts to LOLER which require that every lifting operation must be:

- properly planned by a competent person;
- appropriately supervised;
- carried out in a safe manner.

The Contract Manager must be provided with a copy of the risk assessment and lift plan and must be informed of how those involved with or affected by the lifting operation will be made aware of the parts of the plan relevant to them.

Where the use of cranes or other lifting equipment will require use of areas outside the site boundary or necessitate road closures, etc. this must be highlighted in the risk assessment and lift plan and brought to the attention of the Contract Manager to ensure adequate arrangements are in place and others at the Trust are informed/involved as required.

All lifting equipment must be operated by trained personnel and evidence of this must be provided on request. Copies of thorough examination records must be available on site for all equipment present. Equipment for lifting people must be inspected every 6 months.

#### 13.8. **Machine Guards**

Where guards are required they should be fitted, operable and used at all times during machine operation; equipment must not be used with damaged or missing guarding and guarding must not be interfered with in anyway.

All contractor's machinery and plant brought onto Trust premises must comply with the regulations relating to that type of equipment and must, where appropriate, be securely guarded or fenced.

### 14. **WASTE**

In disposing of waste, contractors must observe their duty of care under relevant legislation. In particular, contractors may not deposit any waste, chemical, or any other substances whatever into drains on Trust premises, unless express permission has been given by the Contract Manager (see Sections 12 - Hazardous Substances and 17.3 - Water Pollution).

Waste must be removed progressively to an appropriate bin or skip. Under no circumstances should waste be dumped (a criminal offence) or disposed of by unlicensed waste contractors. All waste is to be traceable through the use of controlled waste transfer notes.

Skips should be located as directed by the Contract Manager following approval, skips must be covered and lockable or isolated behind "Heras" type, or similar fencing to prevent access.

Waste to be deposited directly into a skip should be transferred via a properly constructed chute; where this is not possible waste should be deposited directly into the skip, no throwing or "bombing" is allowed.

#### 14.1. **Recycling and Salvage**

Recycling is actively encouraged by the Trust. The opportunities for recycling will be increasing over the coming years and contractors on site will be expected to encourage materials recycling in both the products they use and the chosen method of disposal for the waste they produce. This includes actively encouraging their employees to recycle the waste they produce whilst working on site.

#### 14.2. **Hazardous Waste**

Any waste categorised as hazardous under the Hazardous Waste Regulations should be disposed of in accordance with the Regulations. Only licensed contractors are to be used and the relevant consignments notes should be available on request by the Contract Manager.



**14.3. Contaminated Waste**

If waste is contaminated by chemicals or other hazardous materials/substances it will be required to be disposed of in accordance with the requirements for disposal of the contaminant.

The Contract Manager must be informed about any incidents of soil contamination that may occur or be discovered during the course of work. Do not remove any soil from Trust grounds without prior approval from the Contract Manager.

**14.4. Chemical Waste**

Double-check that leftover chemicals are really of no further use. Chemicals should be safely stored in the original packaging and removed by the suppliers of that chemical where possible. If this is not feasible, chemicals are to be stored in sealed containers and clearly labelled with its contents and associated hazard (including label) together with where it came from. A licensed waste disposal Trust must be used for safe disposal. Spill kits should be close to the area of storage and appropriate bunding equipment used.

Never tip chemicals down the sink, onto the ground or into drains.

See Section 12 - Hazardous Substances

**14.5. Metal Waste**

Material such as iron, steel, copper and lead should be recycled using a company holding an appropriate Metal Recycling Site Waste Management License or who are registered as exempt from holding such a license.

**14.6. Electrical Waste**

Electrical wastes, e.g. lamps, tubes and electrical equipment should be segregated from general waste and disposed of in accordance with the Waste Electronic and Electrical Equipment Regulations (WEEE).

**15. VEHICLE & ROAD SAFETY**

**15.1. Road Safety**

Pedestrians and cyclists always have rights of way on the Trust's estates.

The contractor shall ensure that their vehicles are roadworthy, have a valid MOT certificate, are fit for purpose and are properly taxed and insured.

Drivers of vehicles are expected to exercise a high degree of responsibility and restraint. The presence of large numbers of young people and the elderly and infirm must be constantly borne in mind.

All large vehicles must be under the control of a qualified banksman when they are reversing.

**15.2. Parking**

Contractors must park in designated areas when they are parked on Trust grounds. Failure to park in a valid parking bay may result in the vehicle being removed or clamped.

If you are not sure about where to park your vehicle consult with the Contract Manager.

Parking or driving across footpaths and grassed or landscaped areas is prohibited; if these areas need to be accessed then arrangement should be made through the Contract Manager. All repairs to damage landscape will be charged to the contractor (see Section 7.11 - Protection of Landscaped Areas).

**15.3. Vehicles**

All trucks and flatbed vehicles leaving the site with material or loose debris shall be loaded in a manner that will prevent dropping of materials on the streets and shall have suitable tarpaulin fastened over the load before leaving the site. Vehicles bringing materials to the site shall be similarly loaded and covered.

The contractor shall ensure that the wheels, track and body surfaces of all vehicles and plant leaving the site are free of mud and that mud is not carried onto adjacent roads.

**16. WELFARE ARRANGEMENTS**

Contractors are not to use Trust kitchens, telephones, computers or other facilities without permission from the Contract Manager.

Contractors are required to provide adequate sanitary and welfare facilities for their workforce, including sub-contractors, and shall not use Trust facilities without the prior consent of the Contract Manager. Where Trust facilities are made available for use by the contractor, any misuse will result in immediate withdrawal.

**16.1. First Aid**

Contractors are responsible for the first aid needs of their staff. Notices are posted around the Trust office to inform of local first aiders; however the availability of these should not be relied on by contractors.

If an ambulance is called, please inform your Contract Manager so that they can direct the vehicle upon arrival.

**16.2. Working Alone**

Lone workers are those who work by themselves without close or direct supervision. Contractors should ensure lone working is considered during risk assessment and that appropriate systems are established to ensure the health and safety of employees in these circumstances.

**16.3. Personal Protective Equipment (PPE)**

Contractors shall supply their employees with all suitable and appropriate PPE to meet their needs, and ensure that their employees use it correctly as required by applicable legislation and as identified in associated risk assessments.

## 17. ENVIRONMENTAL PROTECTION

The Trust's environmental policy is aimed at ensuring that relevant environmental legislation is complied with and that the protection of the environment is enhanced by keeping impacts to a minimum in a sustainable, financially rewarding and technically feasible manner.

### 17.1. Refrigerant Gases (CFCs)

Refrigerant gases must be collected in specially sealed cylinders by a licensed disposal company. Do not allow them to be released into the atmosphere, as they are strong ozone depleting agents. Contractors could be fined for deliberately releasing refrigerant gases.

### 17.2. Air Quality

Dust can cause nuisance and health problems for workers, tenants and others on the estate. If the activities to be carried out are likely to generate dust, ensure materials and stockpiles that are likely to generate dust are covered. Place any sweepings in a bag or box before putting them into a bin/skip to prevent dust becoming airborne.

Many solvent chemicals release polluting vapours when containers are opened; this also presents a fire hazard. Always seal solvent containers with a tight lid; use water based or biodegradable products, strippers and cleaners wherever possible (see Section 12.3 - Solvents).

### 17.3. Water Pollution

It is against the law to place any material (other than clean water) in a position where it is likely to leak, fall or be blown into any drain or gutter that is used to receive rainwater. Allowing this to occur can result in fines or legal proceedings against a business or individual, regardless of whether the pollution was intentional or not.

Keep footpaths, drains, gutters, etc. around the work site free of litter, soil and sand, particularly at the close of each working day. Do not sweep litter, leaves or anything else into drains or gutters. Never hose rubbish, soil, sand or leaves (or anything else) into drains or gutters. Keep rubbish bins covered and emptied regularly and keep a spill kit close by (see Section 12 - Hazardous Substances).

### 17.4. Noise Nuisance

The contractor shall take all practicable precautions to minimise noise resulting from his activities. All equipment used in the performance of the work shall be fitted with effective silencers of a type as recommended by the equipment manufacturer. All tools and silencers shall be kept in first-class condition at all times. Operators of such equipment shall be closely supervised to ensure that the silencers are always in place while the tools are being used. Loud hailers shall not be used.