

PROJECT HEALTH AND SAFETY FILE

For

CLADDING REPLACEMENT

At

**20:20 HOUSE
SKINNER LANE
LEEDS
LS7 1BB**

For

20:20 HOUSE (RESIDENTIAL MANAGEMENT) LTD



Issue No:
Date of Issue:

P04
6.12.2021

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AMENDMENT RECORD SHEET

Rev	Changes	By	Date
P01	Initial working draft created	PB	02/12/20
	Meeting with Conor Cusack – Draft format agreed by Client	ML	10/02/21
	Meeting with Conor Cusack – updates made.	ML	03/03/21
P02	Meeting with Hugh McCann and Brian McCallan – updates made and re-issued	ML	08/09/21
	Meeting with Hugh McCann and Brian McCallan – updates made and re-issued	ML	23/09/21
PO3	Meeting with Brian McCallan – updates made and re-issued	ML	03/11/21
PO4	File completed and Issue of Health and Safety File to Nick Massingham, Client.	ML	13/12/21

1.0 Introduction

1.1 Citation

This Health and Safety File has been prepared in accordance with Regulation 12 of the Construction (Design and Management) Regulations 2015. The Client advised that there was no previous Health and Safety File available when the building was constructed in 2008. This Health and Safety File therefore, applies specifically to the works undertaken by the Principal Contractor Ballymore, during 2021 to remove flammable Aluminium Composite Material from the building and replace with non-flammable material.

1.2 Project

The structure to which this Health and Safety File applies is 20:20 House Skinner Lane Leeds LS7 1BB. A location plan is in Appendix A. The structures are mixed height residential apartments with commercial units at ground floor on Skinner Lane and an access deck over parking to the south elevation accessed from Millwright Street. The works comprised the replacement of all of the external cladding and installation of vertical and horizontal fire barriers and the replacement of external wall insulation, predominantly to the two elements of the building that form the sixth floor apartments whilst the apartments remained occupied. In addition to this, VCL works were carried out to 17No, 6th floor apartments. Work commenced December 2020 and was completed in November 2021.

1.3 Advice to Client

Regulation 4(5)(b) of the Construction (Design and Management) Regulations 2015 states:

"4(5)A client must ensure that—

(b) the principal designer prepares a health and safety file for the project, which—

- (i) complies with the requirements of regulation 12(5);*
- (ii) is revised from time to time as appropriate to incorporate any relevant new information; and*
- (iii) is kept available for inspection by any person who may need it to comply with the relevant legal requirements.*

Should work be undertaken on the structure at any time, even if the project is not notifiable, it will be necessary to provide access to this Health and Safety File to the relevant parties and then get it amended to reflect the works that have been undertaken.

Regulation 4(7) of the Construction (Design and Management) Regulations 2015 states:

"4(7) If a client disposes of the client's interest in the structure, the client complies with the duty in paragraph (5)(b)(iii) by providing the health and safety file to the person who acquires the client's interest in the structure and ensuring that that person is aware of the nature and purpose of the file.

2.0 Project Directory

2.1 Client

20:20 House (Residential Management) Ltd
2020 Building
Skinner Lane
Leeds
LS7 1BB

Contact: Nick Massingham
Tel: 078 0815 8351
Email: nick@2020leeds.co.uk

2.2 Clients Agent

Cardoe Martin
Aizlewood Business Centre
Aizlewood's Mill
Nursery Street
Sheffield
S3 8GG

Contact: Lee Rhodes
Tel: 075 5128 6996
Email: l.rhodes@cardoemartin.co.uk

2.3 Principal Designer

Bell Safety Services
Tayson House
Methley Road
Castleford
WF10 1PA

Contact: Philip Baker
Tel: 078 3141 4464
Email: p.baker@bellgroup.co.uk

2.4 Other Contacts

Details of other parties involved in the project are in Appendix B

3.0 Design Criteria and 'As Built' Drawings – AJ Cladding.

3.1 Structural Engineering

3.1.1 The structural engineering design criteria are in Appendix C.

3.1.2 The structural engineering 'As Built' Drawing Register and drawings are in Appendix D.

3.1.3 Fire Strategy Drawings – installation by AJ Cladding. Approved by IFC.

4.0 Construction Methods and Materials Used

4.1 Construction Methods

All existing aluminum composite cladding material was removed and replaced with GTEC weather defence board. Whilst the cavities were open all existing insulation was replaced with Rockwool insulation. Firecurb Housewrap, TCB105 Insulation, EPDM Membrane and Rainscreen DUO SLAB Cavity barriers were installed to ensure fire integrity of the external envelope.

4.2 Materials Used

A list of the materials built into this project is in Appendix E.

5.0 Structure's Equipment and Maintenance Facilities

5.1 No roof work was undertaken. Existing anchor points were maintained.

6.0 Maintenance Procedures and Requirements for Structure

6.1 Safe Access Routes for Maintenance Including Roof Access

This project did not affect the safe access routes that were provided as part of the original construction project. Access to carry out the works comprised a combination of scaffold and materials hoist. A system scaffold was used to the Skinner Lane end of the west elevation access.

6.2 Demolition Sequence

The removal sequence for the cladding and insulation is the reverse of the construction operation

6.3 Residual abnormal hazards in future construction work

The designers have not identified any residual abnormal hazards in future construction work

6.4 Maintenance Requirements for the Structure

The designers have not identified any maintenance requirements for the structure

7.0 Operating and Maintenance Manuals

7.1 Operating and Maintenance Manuals

Operating and Maintenance Manuals are relevant to this package of works. Product and material details are available in the O&M Manuals.

8.0 Utilities, Services and Fire Fighting Information

8.1 Utility information

Utility information is not relevant to this package of works

APPENDIX A

Location Plan



Courtesy of Google Maps

APPENDIX B

Other Parties Involved in the Project

See below.

Principal Designer

Bell Safety Services
Tayson House
Methley Road
Castleford
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Principal Contractor

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27 Gortrush Industrial Estate
Great Northern Road
Omagh
BT78 5EJ

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Installation Contractor

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A J Cladding's – Draughtsman

Muir Draughting and Design
65 Oakbank Crescent
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G71 7FE

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APPENDIX C

Structural Engineering Design Criteria

On USB

APPENDIX D

Structural Engineering As Built Drawings

On USB.

APPENDIX E

External walls Materials Register

See attached.

APPENDIX F

Residual Abnormal Hazards Identified by the Designers

None identified.

APPENDIX G

Genius Facades Supplementary Information

Prime Panel Installation Guide

Installation Video

Syntha Pulvin Cleaning Guide.