

# **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**

# CONTENTS

|                   |                                                               |   |
|-------------------|---------------------------------------------------------------|---|
| <b>1.0</b>        | <b>Introduction</b>                                           |   |
| 1.1               | Citation                                                      | 1 |
| 1.2               | Project                                                       | 1 |
| 1.3               | Advice to Client                                              | 1 |
| <b>2.0</b>        | <b>Project Directory</b>                                      |   |
| 2.1               | Client                                                        | 1 |
| 2.2               | Clients Agent                                                 | 2 |
| 2.3               | Principal Designer                                            | 2 |
| 2.4               | Other Contacts                                                | 2 |
| <b>3.0</b>        | <b>Design Criteria and As Built Drawings</b>                  |   |
| 3.1               | Structural Engineering                                        | 2 |
| <b>4.0</b>        | <b>Construction Methods and Materials Used</b>                |   |
| 4.1               | Construction Methods                                          | 2 |
| 4.2               | Material Used                                                 | 2 |
| <b>5.0</b>        | <b>Structure's Equipment and Maintenance Facilities</b>       |   |
| 5.1               | Existing anchor points on roof protected during works.        | 2 |
| <b>6.0</b>        | <b>Maintenance Procedures and Requirements for Structure</b>  |   |
| 6.1               | Safe Access Routes for Maintenance Including Roof Access      | 3 |
| 6.2               | Demolition Sequence                                           | 3 |
| 6.3               | Residual Abnormal Hazards                                     | 3 |
| 6.4               | Maintenance Requirements for the Structure                    | 3 |
| <b>7.0</b>        | <b>Operating and Maintenance Manuals</b>                      | 3 |
| <b>8.0</b>        | <b>Utilities, Services and Fire Fighting Information</b>      | 3 |
| <b>Appendices</b> |                                                               |   |
| A                 | Location Plan                                                 |   |
| B                 | Other Parties Involved in the Project                         |   |
| C                 | Structural Engineering Design Criteria                        |   |
| D                 | Structural Engineering As Built Drawing Register and Drawings |   |
| E                 | External Walls Materials Register                             |   |
| F                 | Residual Abnormal Hazards Identified by the Designers         |   |
| G                 | Genius Facades Supplementary Information                      |   |

## 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 |
| P03 | Meeting with Brian McCallan – updates made and re-issued                       | ML | 03/11/21 |
| P04 | 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, 6<sup>th</sup> 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](mailto: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 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 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  
WF10 1PA

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

## **Designers**

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Email:

Wintech - (Sign off)  
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Pendeford Business Park  
Wolverhampton  
WV9 5HA

Contact: Harvir Bansal  
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IFC  
Park Street Business Centre  
20 Park Street  
Princes Risborough  
HP27 9AH

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## **Principal Contractor**

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27 Gortrush Industrial Estate  
Great Northern Road  
Omagh  
BT78 5EJ

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Email: brian@ballymoreservices.com

## **Installation Contractor**

A J Cladding  
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Larkhall  
ML9 1NT

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Mob: 07768 951483  
Tel: 01698 339104  
Email: [john@ajcladding.co.uk](mailto:john@ajcladding.co.uk)

## **A J Cladding's – Draughtsman**

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Uddingston  
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Email: [muirdd@virginmedia.com](mailto:muirdd@virginmedia.com)

# **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.**