

OMH FAQs (Final)

CV-19 and working on site

Q) What is the Government advice for construction workers?

The Government issued a letter on 31 March 2020 to workers and companies within the UK's construction sector with key advice on steps to take within the industry and working practices in light of the coronavirus pandemic and lockdown. You can read this letter [here](#).

The letter explained that "the Government has advised that wherever possible, people should work at home" but for those "in construction their job requires them to travel to their place of work, and they can continue to do so. This is consistent with the Chief Medical Officer's advice."

To ensure that it is safe for us to operate within our workplaces, the industry has developed a document called "Site Operating Procedures (SOP)", which was published by the Construction Leadership Council (an organisation that works between the government and construction industry). The SOP aligns with the latest guidance from Public Health England. As the health advice and guidance is updated, the SOP will reflect any changes. You can read about [this here](#).

There are many sites open all over London and the UK in response to the Governments request to continue construction activity.

The Project Managers and H&S consultants will carry out regular audits to ensure the demolition contractor follows these guidelines to ensure the health and safety of their site team and general public, which is our number one priority.

Q) How many workers will be on site at first?

During the initial 4-6 week period, a maximum of/fewer than 10 people will be working at the site at any one time, which is the level of workforce for this type of initial activity. The activity during this time will generally not be noisy or intrusive to the local community as they are enabling works ahead of the main demolition and within the building.

Q) There are some construction sites that have stopped working due to COVID-19. Why are you starting on site now?

As we get closer to the end of the second period of lockdown, more construction sites are reopening, which is supported by the Government. The Government has encouraged the construction industry to continue working so allowing us to start the demolition works whilst adhering to the new guidelines as issued by them. It is worth noting that demolition does not require a great number of workers as it is a "light part of construction" with machines and minimal operators.

Q) What measures and facilities will be on site for the workers?

The start date for the demolition works was Monday 20 April and working practices have been reviewed in line with the latest guidance from Public Health England and the Construction Leadership Council. The health and safety of our workers is of the highest priority, and measures that will be in place are, but not limited to:

- Full PPE (personal protective equipment) will be provided (this would be provided regardless of the coronavirus pandemic as it is a legal requirement to do so on construction sites).
- Internal welfare facilities are to be available on site throughout the project duration and facilities will be of a standard in accordance with the requirements of the Construction

(Design and Management) Regulations 2015 and the Construction Leadership Council document- Site Operating Procedures Version 3

- All workers to wash their hands for 20 seconds using soap and water when entering and leaving the site.
- Soap and water and hand sanitiser will be available.
- Regular breaks to wash hands, with hand cleaning facilities at entrances and exits.
- Staggered starting and break times for the workers.

Q) The government may place further restrictions on work and construction if the COVID-19 pandemic gets worse, will you be able to stop the works if this happens?

At the time of writing, the government announced a three-week extension to the current lockdown (Thursday 16 April). Should further restrictions be applied, the working conditions and practices will be reviewed in light of any change as indicated from the Government.

Q) If a worker is unwell, will he/she be sent home?

Yes, if a worker develops a high temperature or a persistent cough while at work, they will inform their manager and be sent home.

Q) Will the workers have the appropriate PPE (personal protective equipment)?

All operatives will wear task specific PPE when carrying out the demolition works. O'Keefe's Health, Safety and Environmental procedures ensure that all site level operatives comply with the requirements of the company's policy. This includes, but not limited to, hard hats, rubber gloves, safety boots and fitted masks.

Q) There is a local primary school nearby, what will happen if the schools reopen before the summer holidays?

We had already factored in the local primary school being open during our demolition works and it is only due to covid-19 that schools are closed. The schools being closed does provide some benefit during the initial phase of works. Should schools reopen before the summer holidays, we will ensure deliveries and any vehicle movements in and around the site are timed to avoid school starting and finishing times. Noisy works will not start before 9am Monday to Friday.

Working practices

Q) Who are the contractors?

O'Keefe Demolition Limited is the contractors for phase 2 of this project – the demolition of Olive Morris House.

Q) Will you be working at the weekends? What hours will you be working?

The site operating hours will be Monday-Friday, 8am-6pm. No work will be carried out outside of these times or on weekends or public holidays. Exceptions to the above planned working hours, should they become essential, will be advised in advance in the regular newsletters.

Q) How will the construction workers be coming to site?

Whilst social distancing regulations apply, and for the safety of local people, workers will come to work via crew buses, walking, or via their own vehicle/bicycles to avoid use of public transport. This

approach will be monitored and reviewed as social restrictions are lifted and when public transport becomes the predominant way to travel to site.

Q) Where will the construction workers, who are driving to the site, park their cars?

Those that travel in by car will park in the basement of Olive Morris House which is not being demolished in this phase of the contract.

Q) I am worried they may congregate or queue near my house. Will all the workers start at the same time?

Workers won't congregate outside or queue nearby as they will be able to immediately access the building when the site opens. We will have an internal entrance to the building, and the workers will arrive at staggered times to help when registering. This will be closely monitored by the site team and anyone breaking the rules will be permanently removed from site.

Q) How will the vehicles be moving on and off the site?

The access ramps behind Olive Morris House will be used for all site traffic as the basement is not being removed in this phase of the project. They enter the site from the A23, on to Sudbourne Road and exit back to the A23 from Hayter Road

The following control measures will be adhered to:

- All vehicle movements on and off site will be controlled by a vehicle marshal.
- All vehicle movements off site will have their wheels washed by a vehicle marshal before leaving site. Any residual material on the road will be cleaned up either by hand or a Road Sweeper.

However, as the access road behind OMH is tarmac we don't envisage any issue.

- All demolition operatives shall use the established site pedestrian routes.
- Vehicles will not be allowed to queue on the highway.
- At no time will O'Keefe vehicles exceed 5mph within site.

Q) What will the demolition works involve?

The demolition works will be carried out to the highest health and safety standards. The work will involve the following:

- Soft strip of the building – this is the internal clearance of the building for example; removal of soft furnishings, ceilings, partitions, joinery items such as doors/windows and any pipes and wires used for the plumbing and electrics.
- Installation of Environmental Monitoring – special equipment to help ensure the works are completed within the rules and regulations
- The erection of the hoarding and scaffolding around the building – the hoarding will be 2.4m(8ft) high painted solid timber placed around the perimeter of the site to shield, separate and secure the works and the scaffolding will be fully enclosed
- Removal of identified asbestos
- Removal of the building structure – the demolition of the building's main frame. Building materials will be broken down and pushed down via "lift shafts" that will be set up, to be then taken away from inside the site in lorries that will have protective sheets. This process allows noise, dust and vibration to be well managed using water-based dust suppression systems so the impacts on our neighbours are kept to the absolute minimum

Q) What respite provisions are you putting in place for those residents who are at home such as the elderly, pregnant, or generally work from home once the lock down restrictions are lifted?

Whilst the current restrictions are in place, respite provisions will not be possible in the way that is was delivered previously as part of the other “Your New Town Hall” phases.

We have carried out assessments and respite provisions will not be needed during the first 4-6 weeks. There will be no actual demolition works taking place during this time, but rather it will be the internal clearance / strip out of the building.

There will be limited respite spaces made available to the those who meet specific criteria in properties that will be most impacted. We will be contacting those occupiers directly once lockdown restrictions are lifted.