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Date: 15/01/2018

GROUND CONTAMINATION HEALTH & SAFETY MANAGEMENT PLAN

FOR THE

SUPPORTED HOUSING DEVELOPMENT

AT

LAND TO THE REAR OF 36 MASON STREET, READING, RG1 7PD

FOR

LAUNCHPAD READING



PREPARED BY

**WESTON + CO
ARCHITECTS**

1.0 Introduction

This Ground Contamination Health and Safety Management Plan has been written in order to reduce and control residual health and safety risks associated with the presence of ground contamination on the supported housing site at land to the rear of 36 Mason Street, Reading, RG1 7PD. The site has been developed by and will be managed for its entire life span by homeless support charity Launchpad Reading.

It has been identified that ground contamination exists on the site following an intrusive ground conditions survey carried out by Ground & Water Ltd. The findings of the survey and recommendations for remediation have been described within Ground & Water Ltd's full and final Ground Investigation Report Reference: GWPR2040/GIR/JULY 2017 V2.02 July 2017. A copy of this report can be requested in digital format by contacting Launchpad Reading's office.

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2.0 Contamination Remediation Principles

The principle adopted to protect the health and safety of persons occupying and visiting the site from the contaminants within the ground is to create physical separation where practical and when this is not possible to warn of the inherent hazard. The strategy involves the following key principles:

- The external gates at each end of the building (highlighted red on the Fig.1 diagram below) are to be kept locked shut.
- The external amenity space in front of the supported housing units (hatched blue on the Fig.1 diagram below) is hard landscaped, constructed to create a capping layer to the site which contains the contamination.
- The external areas located behind the locked gates where they are not hard landscaped footpath have ivy cultivated as invasive ground cover in order to suppress other plants growth (highlighted green on the Fig.1 diagram below). This area is only intended to be accessed for building and grounds maintenance, a sign is clearly displayed on entry to this area warning of the ground contamination (refer to Fig.2).



Fig. 1 Contamination Remediation Principles Diagram

3.0 On-going Management Principles

In order to protect the health and safety of occupants and visitors of the supported housing development, Launchpad Reading will ensure the following management principles are maintained throughout the lifespan of the development.

3.1 Briefing of Tennants

Launchpad Reading will ensure that all tenants are informed of the existence of ground contamination at the site and advised that they must not attempt to excavate through the contamination capping layer installed in the external amenity space.

The tenants will also be notified that access to the areas of the site behind the locked gates and supported housing units is not permitted due to ground contamination hazards.

3.2 Regular Site Inspections

Members of Launchpad Reading's staff will visit the site on a weekly basis in order to check on the tenants and property. As part of the visit Launchpad staff members will carry out the following checks:

- Inspect that the hard-landscaped contamination capping layer to the external amenity space has not been damaged or excavated.
- Check that the gates at either end of the supported housing building are in good working order and maintained locked shut.
- Check that the contaminated ground warning signs are correctly displayed in a prominent position to inform any persons passing into the areas behind the supported housing building of the inherent contamination risk.
- Check that the ground cover ivy planting is maintained and that there are no signs of excavations into the soil.



Fig. 2 Image of contaminated ground warning sign displayed at restricted access area of site adjacent to locked gates.

3.3 Briefing of Maintenance Staff and Contractors

Launchpad Reading will inform its own maintenance staff and any contractors employed to work at the site of the inherent ground contamination issues at the site. Any such workers at the site will be provided with a copy of this Ground Contamination Health and Safety Management Plan and, if relevant, a copy of Ground & Water's full and final Ground Investigation Report Reference: GWPR2040/GIR/JULY 2017 V2.02 July 2017.

Launchpad Reading will make it clear that the ground should not be disturbed as far as possible. Should it be unavoidable that ground excavations are required then appropriate personal protective equipment should be worn.