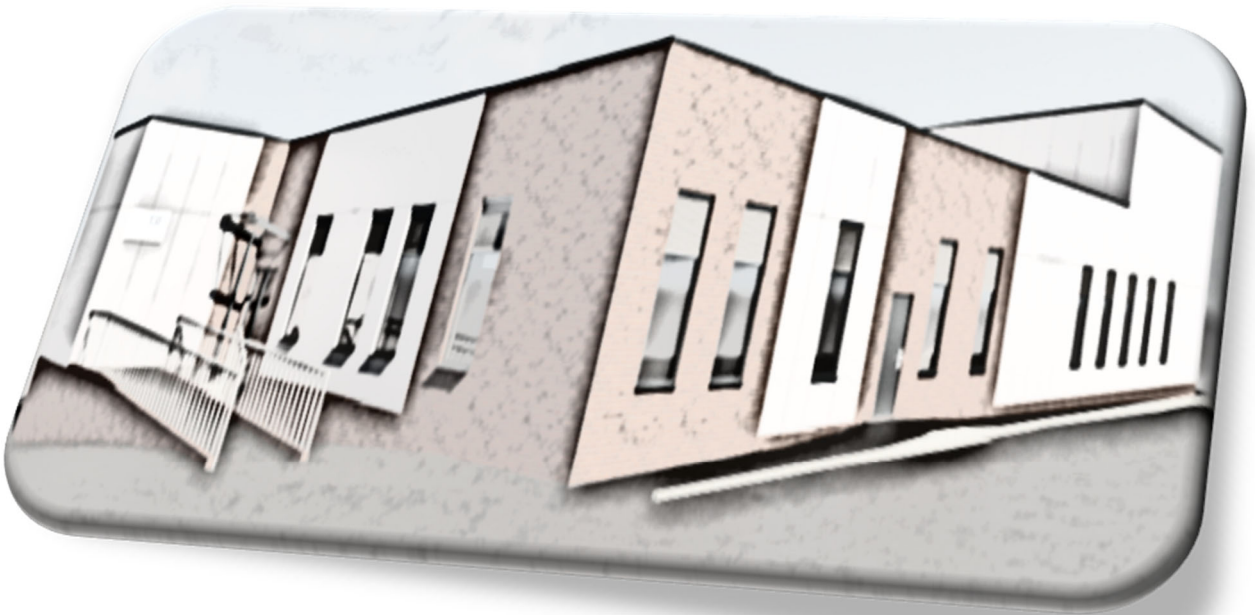




CONSTRUCTION MANAGEMENT PLAN

Royal Berkshire NHS
Foundation Trust South
RG1 5AN



Rev – Feb 2025

Document Control

Issue	Date	Comment	Author	Accepted on Behalf of MTX – Sign and print
1	October 2024	First issue	IB	Adam Roberston
2	February 2025	Environmental updates	IB	Adam Roberston

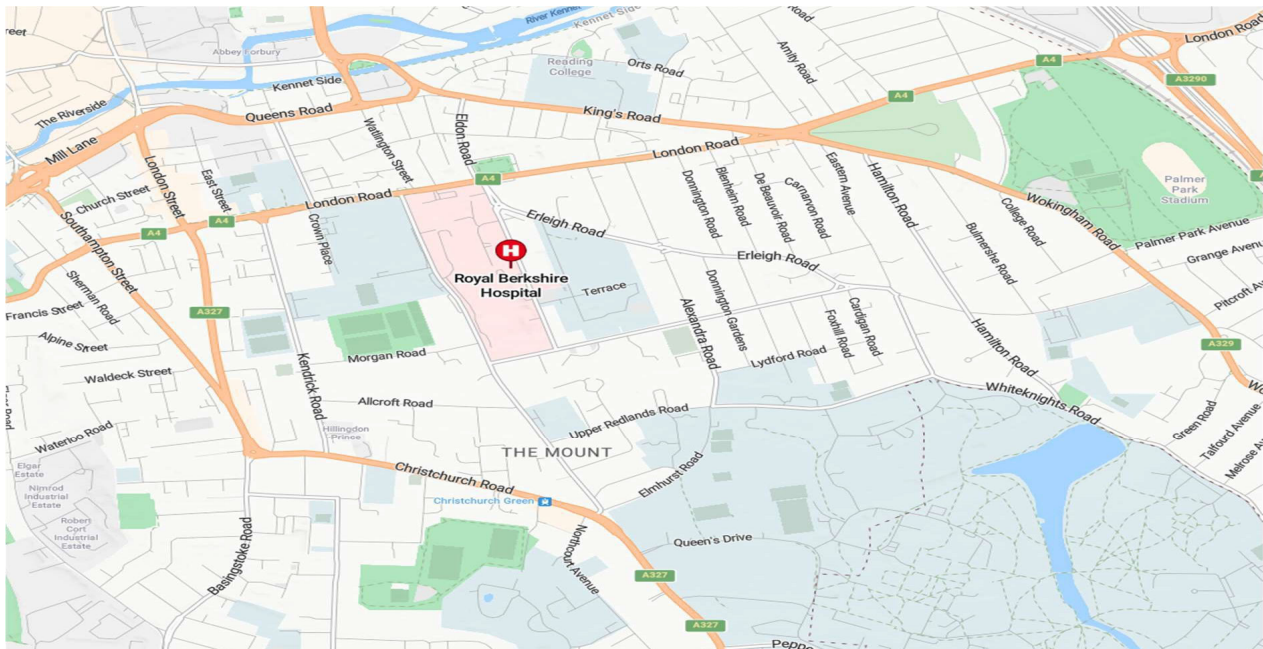
1. General Site Information

1.1 Project Description

The project involves the construction of a new 1300m² modular Urology Building, aimed at providing state-of-the-art facilities for urological care. The construction will commence with enabling works that include the demolition of the existing South Block Annex modular building and the preparation of the site for the new substructure. Following site clearance, a pile and ring beam foundation solution will be adopted to ensure the stability and durability of the new structure. This foundation will support the 32 modular units that comprise the new building, which will be assembled on-site. The project also includes the external landscaping and the creation of walkways to integrate the new building seamlessly into the existing environment. The construction will adhere to all relevant safety, environmental, and building regulations to ensure a high-quality, sustainable, and functional healthcare facility. Upon completion, the new Urology Building will enhance the capacity and capability of the healthcare facility, providing modern, efficient, and comfortable spaces for patients and staff.

1.2 Project Location

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1.3 Royal Berkshire Hospital, Craven Road, Reading RG1 5AN

1.4 Site Layout

The site is located to the South of the main Hospital site within the hospital red line boundary.



Key Dates and Hours of Work

Enabling works - RBH provide confirmation of services disconnection 22/07/24
Construction Period:

- Site Establishment & Enabling Works: 3 weeks - 22/07/24 - 09/08/24
- Demolition Works: 2 weeks - 27/08/24 - 09/09/24
- Groundworks: 9 weeks – 09/09/24 -11/11/24
- Modular Building Installation: 2 weeks - 11/11/24 - 25/11/24
- External Envelope: 11 weeks - 25/11/25 – 21/02/25
- Internal Fit Out: 12 weeks 27/01/25-22/04/25

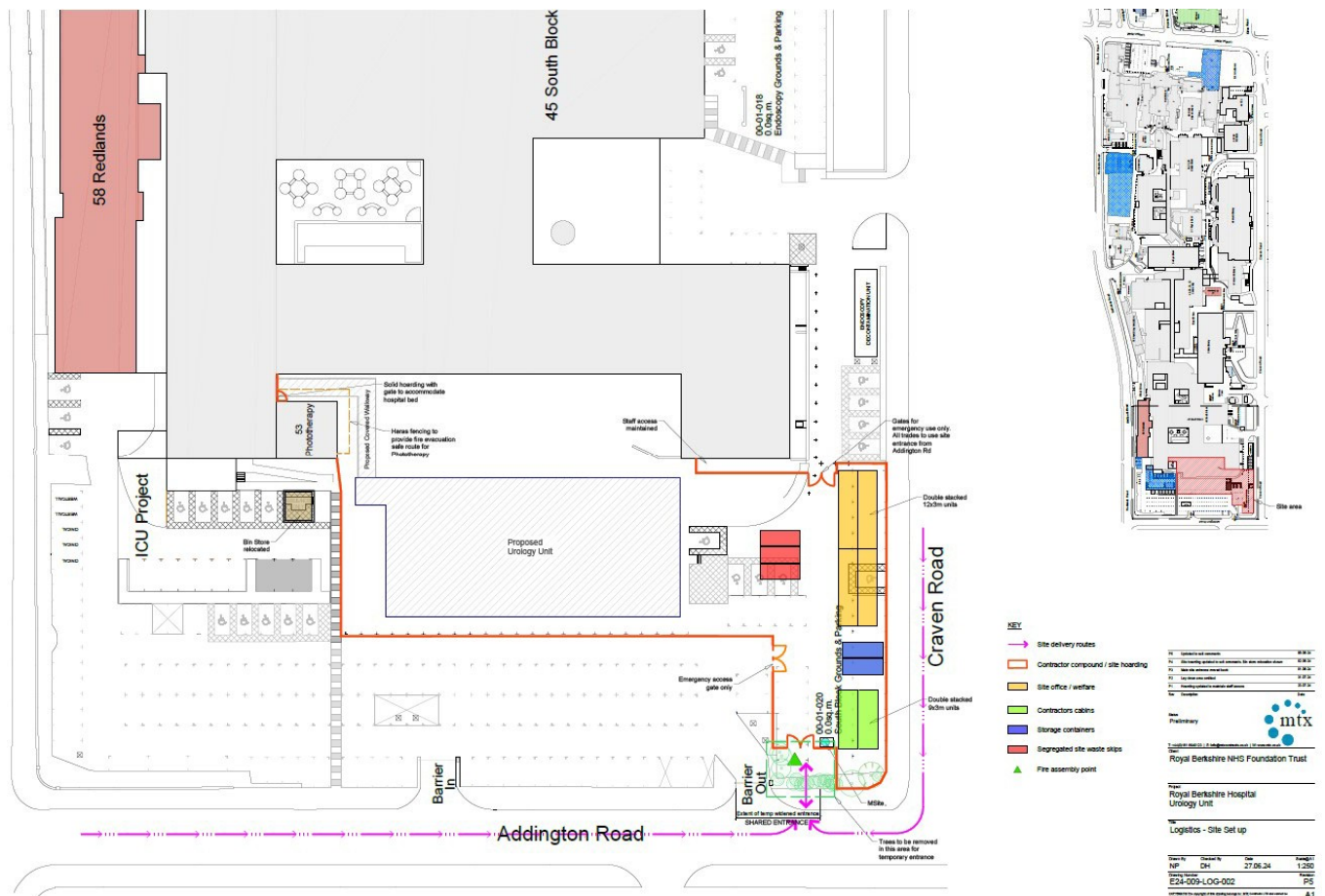
- Commissioning: 17/03/25-29/04/25
 - o Snagging and defects rectification start on 14/04/25 – 14/05/25
 - o Building control inspections and approvals 07/04/25-11/04/25
 - o MTX forecast / planned completion & client possession 31/03/25
 - o Trust operational commissioning from 01/04/25
- Demobilisation and Reinstatement:
 - o Removal of site hoardings, gates, and offices scheduled for 06/06/25
 - o MTX vacate / all works complete by 19/06/2025.

Hours of work will be Monday – Friday 8.00 to 18.30

Works outside these hours will be in agreement with the Trust.

1.5 Traffic Management including Deliveries

All deliveries must be scheduled by appointment, limited to the hours of 8 am to 5 pm. Only pre-organised deliveries will be accepted within the MTX compound (South Block Car Park); non-pre-organised deliveries will be declined at the site entrance.



All subcontractors and suppliers will be made aware of the following rules prior to visiting site.

1. Site Delivery Hours (08:00-17:00 Hrs Mon-Fri):

Deliveries are scheduled within standard working hours, from 8:00 am to 5:00 pm, Monday to Friday, ensuring predictability and efficiency.

2. Deliveries Only Within MTX Compound:

All deliveries are consolidated and accepted within the MTX Compounds located in south block car park, providing controlled points for monitoring, and managing incoming materials.

3. No Deliveries to Other Parts of the Hospital Estate:

To minimise disruption, deliveries are restricted to the MTX Compounds, and acceptance at any other part of the hospital estate is not permitted.

4. Pre-Approval for Oversized Vehicles:

Entry of oversized vehicles is strictly controlled, requiring pre-approval to prevent safety hazards and potential damage to property. We have identified 4 Abnormal modular units arriving at 6am over two days as per the Highways England rules.

5. No Unattended Vehicles:

Vehicles are not allowed to be left unattended at any time on the site, ensuring accountability, security, and preventing unauthorised access.

6. Driver PPE (Minimum 3 Point):

All drivers entering the site compound must wear a minimum of 3-point personal protective equipment (PPE), prioritizing safety.

7. Pre-Planned Offloading Methodology:

Deliveries must adhere to a pre-planned and approved offloading methodology to ensure efficiency and safety during the unloading process.

8. Materials Storage as per Logistics Plan:

All offloaded materials must be stored according to the agreed logistics plan, maintaining order and accessibility.

9. Drivers Must Follow MTX's Approved Logistics Plan:

Strict adherence to MTX's approved logistics plan is required by all drivers, ensuring consistency and compliance with established guidelines.

10. Wheel Washing Before Leaving Site:

To uphold environmental standards, wheel washing must be carried out before leaving the site to prevent the spread of debris onto public roads.

11. Avoid Peak Hours for Offloading (8 am to 9 am and 5 pm to 6 pm):

Deliveries should avoid offloading during peak hours, specifically from 8:00 am to 9:00 am and 5:00 pm to 6:00 pm. This measure is in place to minimise traffic disruptions and maintain the smooth flow of regular traffic.

12. Mitigation for Module Deliveries During Peak Times:

Recognising that there are six module deliveries scheduled during peak hours, MTX has implemented measures to mitigate potential disruptions. Appropriate traffic marshals have been assigned to manage the flow of traffic and ensure a smooth operation during these deliveries.

13. Commitment Statement:

MTX is committed to prioritising the avoidance of deliveries during peak hours (8 am to 9 am and 5 pm to 6 pm, unless explicit authorisation is granted. This commitment is integral to minimising disruptions to regular traffic flow and enhancing overall safety in the surrounding areas.

1.6 Pedestrian and Vehicle Segregation

People and moving plant/vehicles will be segregated by physical barriers in the site whenever possible. Where this is not possible vehicle movements will be supervised by banksmen. A one-way system will be utilised around site where possible.

No reversing shall be permitted without a trained and competent banksman being present.

Vehicles will be supervised by a banksman when leaving the site compound, with risk assessment in place which will consider pedestrians both inside of the site and within adjacent hospital grounds.

Where pedestrian routes for hospital service users and staff need to be temporarily redirected these will be clearly identified, and, will be constructed in such a manner to prevent trip hazards and will be suitable to accommodate all potential users.

Signage will be clearly displayed to alert pedestrians to the presence of a construction site with strict security to prevent unauthorised or inadvertent access into the construction area.

1.7 Working Restrictions/Work Area Access

By the nature of the work within a Hospital environment there are a number of private areas where restrictions of access are in place. These are clearly identified and these restrictions must be adhered to.

Access to any restricted areas must be requested in advance to the Client.

Access into Clinical areas must be on a preplanned basis and approved by the Head of Technical Solutions (HOTS).

1.8 Welfare Arrangements

MTX will provide full facilities for the reheating of food, washing and toilet facilities, drying room and canteen accommodation as required by the CDM Regulations for up to 60 workers. These facilities will be checked on the safety audit schedule. The supply of power, lighting, heating, water supply and drainage will be via the existing client provisions and be connected and certificated in order to comply with current H & S requirements.

These will be provided in a double storey welfare and office configuration as identified in the logistics plan.

MTX confirm these facilities will be provided from site commencement and then throughout the project and will be adequately cleaned and maintained.

1.9 Parking Arrangements

A minimal amount of parking will be available on site for contractors. Most other teams of sub-contractors will be encouraged to travel together to reduce the overall parking requirement from their hotels.

Contractors will use the park and ride scheme at Reading or use the site public parking areas.

1.10 Site Security

The Hospital will remain open at all times during the works. Members of the Public and hospital staff will be in the vicinity and therefore, it is imperative to prevent access into the work area.

The contractors compound, construction site and storage areas will be secured utilising hoarding (minimum 2.4 m high) with lockable gates. Gates will always remain closed - should access be needed into site to allow deliveries or contractors to the work area then the gates will be closed immediately after. MTX will ensure that this is conveyed within the site induction to all operatives and members of staff working upon the project.

Construction signage will be displayed around the site perimeter warning of the construction activities taking place.

Only people, who are explicitly authorised, individually or collectively, by the Principal Contractor will be allowed access into the works area.

All plant left within the compound overnight will be made secure and immobilised. All fencing will be checked to ensure it is secure and all areas within the site will be made safe overnight.

All gas containers will be contained with a lockable store and all materials will be secured within lockable containers.

All skips will be supplied with lockable covers and positioned a safe distance from the existing buildings and perimeter fencing to ensure fire safety.

All operatives on site will be identified by the wearing of an MTX numbered Hi Viz vest. The schedule of all numbers and operatives they are allocated to will be sent to the Trust and updated as required.

2. Health, Safety and the Environment

2.1 First Aid

Nearest Hospital – 24 hours A&E

There is a 24 hour A&E service at Royal Berkshire Hospital

Tel: 0118 322 5111

On-site first aid arrangements will be commensurate with the operations being carried out. A MTX team member will be the designated first aider and they will be identified to all site operatives at induction and the necessary first aid supplies and certification will be provided in the site office.

All injuries will be noted in the accident book no matter how minor and the records retained at head office under our ISO9001 requirements.

The site manager will be responsible for notifying the emergency services, should they be required, and will ensure the injured party gets to hospital by the quickest method. The site will have access to route maps to show operatives the way to the nearest A & E. The site will display emergency contact numbers on the site notice board and office door in case the site manager is on site, routes to the nearest A & E will be available in the site canteen.

Steps In the event of an accident are:-

- Call the emergency services
- Ensure that all relevant details are reported as soon as possible; contacts as shown in the Health & Safety Policy and explained during the site induction
- Remove residual hazards that may pose a risk to others, if safe and competent to do so.
- Fence off the undisturbed scene of a serious incident pending investigation, if safe and competent to do so.
- Notify management of incapacity for work that results from an injury sustained during a work activity

All accidents are to be reported to MTX office as soon as is possible.

2.2 Fire and Emergency

A fire plan and fire risk assessment will be prepared for the project in agreement with the Hospital Fire Officer.

On discovering a fire, alert others on site by verbal means and by use of air horn/fire bell. Once the modules are in situ a Wes fire alarm will be in place.

All operatives must leave the site and assemble at the designated muster point. If it is safe to do so, turn off all equipment.

Telephone the emergency services on 999

Fire extinguishers will be provided for escape purposes and must only be used to extinguish fire if the user deems it safe to do so.

Fire Fighting Equipment Provided (wireless system and fire extinguishers etc.): In Welfare and throughout the work area.

Fire Muster Point Location: Adjacent to site cabins

Fire Procedure will be relayed to all within the work area at induction. The MTX Site Team will be nominated fire marshals who will take control in an emergency situation. A documented fire evacuation drill will be held at least every 3 months.

Fire equipment will be inspected on a weekly basis by the MTX Site Manager and records kept on site for the duration of the construction works.

Recorded fire evacuation drills will be undertaken at least on a six-monthly basis.

Communication between the clients Fire Safety Officer and site in the event of fire or other emergency will be via the Site Manager, MTX Project Manager and Client Project Manager.

Access to trust fire routes and exits will be maintained at all times. There are fire escape routes from the existing building which will enter the construction area. This will be managed in liaison with the trust.

2.3 Spill Management

A spill kit will be provided adjacent to the work area.

In the event of a spill do not approach or attempt to contain the spillage of an unknown substance or a substance hazardous to health without taking the

appropriate precautions specified on the applicable Manufacturers Safety Data Sheet or COSHH assessment sheet.

If there is any likelihood of the substance coming into contact with an electrical source, if it is safe to do so isolate the power source. Do not approach the source if the ground is already damp.

Contain material using relevant absorbents, observe appropriate precautions specified on the Manufacturers Safety Data Sheet or COSHH assessment. Dispose of absorbent according to the COSHH assessment.

Where there is any risk of stored liquids passing into the environment the containers should be placed within a bund located as far as reasonably practicable from drains & watercourses.

For concreting operations, designated, contained, concrete washout areas should be placed at least 10m from any watercourse or surface water drain with spill kit adjacent to the work area.

2.4 Waste Management

Waste will be separated into labelled and segregated skips. Including but not limited to metal, plasterboard, wood and general waste. The skips will be provided and emptied by licensed waste carriers in accordance with legislation. Any hazardous materials will be removed from site by specialist carriers.

Arisings will be removed from site on a daily basis and there will be no stock piling of waste or combustible materials.

Waste transfer notes will be obtained for all waste removed from site and transfer notes retained for a minimum of 2 years.

All waste management activities will comply with MTX BS EN ISO 14001:2015 certified environmental management system

Skips will be located as per the site logistics plan (Appendix A)

Should there be any queries regarding waste the Site Manager will contact the Environment Agency at enquiries@environment-agency.gov.uk or on 03708 506 506.

2.6 Dust Suppression & Emission control

Appropriate measures will be implemented to minimise the impact of dust / mud on site and neighboring highways. These will include;

- Road sweepers scope / frequency to be determined subject to project progress and prevailing weather

- Wheel and underbody washing facilities will be provided during the ground works period (Expected to be 2 months)
- Solid Hoarding between site and general areas
- Hard standing to be maintained where practical
- Water suppression to all major cutting / drilling operations

Additional appropriate dust suppression will be used during the removal and demolition of the existing temporary and permanent building on site.

The above measure will minimise the deposits on the highways and may be increased during periods of the year due to poor weather conditions.

2.7 Health and Safety Goals

MTX Goals

- The works shall be carried out at all times in accordance with the Company Health and Safety Policy and in compliance with Health and Safety Legislation.
- To have no accidents on site or adjacent to the site.
- To have no occupational ill health arising from the project.
- To ensure that no environmental damage occurs.
- To ensure the minimum disruption to the local community.
- To exclude unauthorised persons, especially children and persons with specific health issues from the construction site.
- To provide safe access to, and egress from, work places.
- To provide work places that are free from risks to the health and safety of persons at work, or affected by the work, so far as is reasonably practicable.
- To provide operating conditions so that the lowest reasonably practicable levels of noise and dust are generated by construction activities.

2.8 Reducing Noise

The permitted hours of work when noise can be audible at the construction site boundary shall be confined to the opening times identified above. Any noisy operations outside these hours cannot be undertaken.

Noise must be kept to a minimum by methods of work that conform with The Control of Noise at Work Regulations 2005.

All plant and vehicles associated with the construction phase will be fitted with appropriate silencers etc.

Hearing protection should be available at all times, and worn when identified in the relevant risk assessments. Noise should be kept to a minimum where reasonably practicable so not to disturb neighboring properties or wildlife.

2.9 Reducing Vibration

Vibration from tools and equipment can cause long term and permanent health issues for operatives if exposure is not controlled.

Any tasks that may present the risk of vibration will be subject to risk assessment which will detail the controls required to mitigate the risk to an acceptable level.

Control measures will include: -

- Choosing plant and equipment with the lowest possible vibration levels
- Ensuring plant and equipment is adequately maintained
- Provide information, instruction and training to employees on the risk and the actions being taken to control risk
- Provide suitable health surveillance/monitoring

Trigger times will be recorded and task rotation shall be carried out to ensure that operatives remain below exposure limits.

2.10 Light Pollution

Site lighting will be carefully considered to ensure the required level of safety and security is achieved without causing excessive nuisance to neighbours. Floodlights will be located to provide the necessary site illumination and the lamp-heads will be specified to minimise overspill and directed to shine onto site.

2.11 Dilapidation Survey

MTX will undertake a dilapidation survey 2 weeks prior to commencing works on site. The survey will cover the site boundary and the surrounding highways, in particular we will cover vehicle access routes in to the site. MTX shall accept responsibility for the rectification of damage to the surrounding roads, footpaths that is clearly caused by MTX in the carrying out of the works and identifiable in the conditions survey. Where responsibility is accepted by MTX, remedial works to return to original condition will be undertaken.

2.12 Implementation of the CEMP & Complaints procedure

MTX operational team will have a designated site manager, who will be in charge of communications. This entails providing updates to the neighboring properties on upcoming site activities, along with communication with the trust regarding any complaints they may have received.

MTX endeavor to implement and maintain high standards of environmental management inclusive of dust, noise and vibration. MTX have internal procedures and these are upkept by regular audits by MTX site management and 3rd party health and safety auditors.

2.13 Environmental Policy

MTX Contracts Ltd is committed to the protection and enhancement of the environment. High environmental performance is our major priority and it will be achieved by our teams' actions ensuring we comply fully with our goals.

We will regularly evaluate the environmental impact of our health care and fresh produce activities and services. We will take action to continually improve our environmental performance by maintaining an Environmental Management System that meets the requirements of ISO 14001.

Our number one priority is to minimise the negative impacts of our operations and maximise the quality of the built environment ensuring we protect it for future generations. In conjunction with our customers, contractors and associates, we seek to maximise the positive impacts of infrastructure and developments in which we are involved with, to ensure as little environmental impact as possible through each building's whole life design cycle.

Our goal will be realised by:

- Continual improvement of the environmental performance of our activities, products and services through clear objectives, targets and programmes
- Complying with relevant legislation and requirements and regularly evaluating this compliance
- Proactively minimising environmental impacts, including being industry leading in minimising direct and embodied carbon emissions, and providing energy efficient/low carbon assets for our clients
- Improving resource efficiency by reducing the use of natural resources, reducing waste and diverting the waste we do produce away from landfill sites
- Reducing our water consumption and improving water efficiency
- Preventing polluting emissions or discharges to the environment
- Proactively protecting, preserving and enhancing wildlife/flora and their natural habitats
- Enhancing employee understanding of environmental sustainability, through stimulating cultural change and providing clear direction
- Engaging our supply chain in improving their environmental performance and responsible sourcing
- Strong governance of the environmental agenda, underpinned by monitoring and reporting of progress against environmental targets and objectives

2.14 Site Lighting

Site lighting is essential for ensuring safe working conditions and site security, especially during low-visibility conditions. The following measures will be implemented to regulate its use effectively:

- Lighting will be positioned strategically to illuminate only necessary work areas, minimising light spill and glare.
- Use of LED or low-energy lighting with motion sensors and timers to reduce unnecessary energy consumption.
- Lights will be directed downward and away from residential areas to prevent disturbance to surrounding properties.
- Shielding and cowling measures will be applied to prevent light overspill beyond site boundaries.
- Motion-activated security lighting will be installed at access points to deter unauthorised entry without remaining continuously on.
- Adherence to local authority regulations and best practices, including compliance with environmental impact standards.
- Where night work is necessary, advanced notice will be provided to adjacent properties, and low-intensity lighting will be used where feasible.

2.15 Control of Dust

Construction activities, including demolition, excavation, and material handling, can generate dust and airborne pollutants. The following measures will be implemented to mitigate their impact:

Dust Suppression Techniques:

- Water suppression via spray systems or misting will be used during demolition, cutting, and excavation works.
- Non-toxic dust suppressants or soil binders may be applied to exposed surfaces.

Enclosures & Screening:

- Hoarding, scaffolding netting, and dust screens will be installed around dust-generating activities.
- Encapsulation of work areas will be carried out where possible to contain pollutants.

Vehicle & Machinery Emissions Control:

- Regular servicing and maintenance of machinery to minimise exhaust emissions.
- Use of low-emission or electric-powered equipment where available.
- No idling policy to reduce emissions from stationary machinery.

Material Handling & Storage:

- Stockpiles of loose materials will be covered with tarps or kept damp.
- Loading/unloading operations will be planned to minimise dust dispersal.

On-Site Road & Pavement Cleaning:

- Regular sweeping, damping down of access routes, and wheel-washing facilities at exits to prevent dirt from spreading onto public roads.

Air Quality Monitoring:

- Installation of particulate monitoring equipment in high-risk areas if applicable.

2.16 Control of Noise

Construction noise can impact site workers and nearby communities. The following measures will be in place to minimise disruption:

Low-Noise Equipment:

- Preference will be given to newer, quieter machinery and equipment
- Proper maintenance of equipment to avoid excessive noise due to wear and tear.

Work Schedule Management:

- Noisy activities will be confined to standard working hours unless otherwise permitted.

Noise & Acoustic Shields:

- Erecting temporary noise barriers around high-noise operations.
- Encapsulating particularly loud machinery to contain sound (if applicable).

Operational Best Practices:

- Engines will not be left idling when not in use.
- Use of non-percussive equipment where possible (hydraulic over pneumatic tools).

Communication:

- Advance notifications to nearby residents and businesses about particularly noisy activities.
- Establishment of a complaint resolution process for noise-related concerns.

Noise Level Monitoring:

- Regular monitoring of noise levels to ensure compliance with legal limits.
- Immediate corrective actions if noise levels exceed permissible thresholds.

2.17 Pest Control

Following demolition, pest control is essential to prevent infestations arising from displaced rodents, insects, and other pests. The following strategies will be employed:

Pre-Demolition Assessment & Prevention:

- A pest control specialist will assess the site before demolition to identify and mitigate potential infestations.
- Prior baiting and trapping programs may be implemented to reduce existing pest populations before site clearance.

Site Housekeeping:

- Prompt removal of demolition debris and organic waste to eliminate food sources for pests.
- Secure containment of construction waste, with regular disposal by authorised contractors.

Ongoing Monitoring & Reporting:

- Routine inspections of the site for signs of pest activity.
- Immediate engagement of pest control specialists if infestations are detected.