

1.1 PROJECT DIRECTORY

1.1.1 Introduction, Legal Duties and Key Parties Introduction

The site is located at **Girl Guides, Holloway Head, Birmingham, B1 1HN**. This Health and Safety File has been produced to comply with the requirements of Regulations 12 and 9(3) of the Construction (Design and Management) Regulations 2015.

Legal Duties Client's Duties

The client and lease holders / tenants should be aware of their duties under Regulation 4 of the Construction (Design and Management) Regulations 2015. Clients should also be aware that they have obligations under other Regulations created under the Health and Safety at Work etc Act 1974, the Management of Health and Safety at Work Regulations 1999 (the "Management Regs") and the Provision and Use of Work Equipment Regulations 1998 (PUWER). This is particularly the case with respect to cleaning and maintenance. For further details, refer to the Health and Safety executive, or to the Association for Project Safety.

Purpose of the Health and Safety File

This Health and Safety File contains information, relating to the structure or project, which it is reasonably foreseeable will be necessary to ensure the health and safety of any person, who is carrying out or will carry out construction work or cleaning work in or on the structure, or of any person who may be affected by the work of such a person at work. Where the user wishes to carry out alterations to the project, the Health and Safety File will provide assistance; however professional advice should be sought where there is any doubt.

Information to Others

Under Construction (Design and Management) Regulations 2015 Regulation 4, every Client shall take such steps as it is reasonable for a person in his position to take to ensure that the information in the Health and Safety File is kept available for inspection by any person who may need information from the File for the purpose of complying with the requirements and prohibitions imposed by the relevant statutory provisions. This would apply, for example, to window cleaners.

The Building Manual

This Health and Safety File forms the first part of a set of Building Manuals, prepared for issue to the Client, on completion of the construction phase.

An index for the full set of Building Manuals follows below.

The Works

This Health and Safety File is designed to be enlarged as alterations are made to the project/building. Where alterations of a significant nature are carried out (i.e. where much of this Health and Safety File becomes superseded), a new Health and Safety File may need to be prepared and the previous one disposed of or archived (as "superseded"). Users may find it prudent to include reference to any suspected hazards that have been covered up. It is only intended that the Health and Safety File should contain detailed information relevant to Health and Safety.

Where the user wishes to carry out alterations to the project, such as forming holes, changing the loading on the structure, or where there is any doubt, professional advice should be sought. The works described in this File relate only to the Contract Works and do not cover possible hazards outside the area of the Works.

Updating the File

The Health and Safety File should be kept up to date. Additions to the Health and Safety File will normally only relate to that part of the original construction affected by any additional works. For a series of projects on an existing building, it may be appropriate to have the Files consolidated into a single record. Reference should also be made to the Amendment Record provided on page 4 of this Section for recording the updating of the Health and Safety File.

The Client is advised to periodically check and update all the additional copies of the Building Manual that have been provided, as previously detailed.

Transfer of the File

The Health and Safety File is a transferable document. When a project/building owner disposes of the whole of or part of the property, the whole of the Health and Safety File, or the relevant part(s) of the File must, by law, be passed on to the purchaser or purchasers.

1.1.2 Project Directory

PROJECT DIRECTORY

Trade	Contractor's Company Name	Contact Name	Email Address	Telephone Number	Address 1	Address 2	Address 3	Address 4	Post Code
KEY PARTIES									
Client	Invesco Real Estate	Killian Morris	killian.Morris@invesco.com	07718 119546	45 Portman Square	Marylebone	London		W1H 6LY
Client's Agent	Gleeds	Peter Stanway	peter.stanway@gleeds.com	0750 236 7977	Wilford House	1 Clifton Lane	Wilford	Nottingham	NG11 7AT
Principal Designer on behalf of Winvic Construction Limited	MDA Consulting	John Turner	jturner@mdaconsulting.co.uk	0121 2333 839	3 Temple Row West	Birmingham			N2 5NY
ARCHITECTURAL									
Architectural Finishing Schedule	Corstorphine & Wright Architects	Daniel Heywood	dheywood@cw-architects.co.uk	0121 737 8350	Brook Hall	Brook Street	Warwick	West Midlands	CV34 4BL
Architects Final Drawings	Corstorphine & Wright Architects	Daniel Heywood	dheywood@cw-architects.co.uk	0121 737 8350	Brook Hall	Brook Street	Warwick	West Midlands	CV34 4BL
Cladding	Caxton Builders Ltd	Dan Tutchter	Dan@caxton-group.co.uk	01782 289348	36 Raymond Street	Shelton	Stoke on Trent	Staffordshire	ST1 4DP
Brickwork & Blockwork	Caxton Builders Ltd	Dan Tutchter	Dan@caxton-group.co.uk	01782 289348	36 Raymond Street	Shelton	Stoke on Trent	Staffordshire	ST1 4DP
Windows and Curtain Walling	Graham Holmes Astraseal Ltd	Dave Henry	davehenry@astraseal.com	01933 227233	Astraseal House	Paterson Road	Finedon Road Industrial	Wellingborough	NN8 4EX
Doors (External)	Graham Holmes Astraseal Ltd	Dave Henry	davehenry@astraseal.com	01933 227233	Astraseal House	Paterson Road	Finedon Road Industrial	Wellingborough	NN8 4EX
Doors & Ironmongery (Internal)	RSW Joinery Contractors Limited Contact 1	Mike Tharatt	mike@rswjoinery.com	07746 181272	5 A Saffron Road	Wigston		Leicester	LE18 4TF
SFS , Partitioning, Dry Lining, Ceilings	Drywall Contracts (DCL)	Steve Coley	stevecoley@drywallcontracts.co.uk	01604 265045	Office 5	St Lukes Centre	Main Road	Duston	NN5 6JB
Passive Fire Protection	Latimer Fire Protection Ltd	Joel Latimer	info@latimerfp.co.uk	07800 877397	Unit 2, Saxon Park	Saxon Way East	Corby	Northants	NN18 9EY
Internal Stainless Steel Staircases and Balustrades (Metal Works)	MR Industrial Services Contact 7	Jason Day	jasonday@mrindustrialservices.co.uk	07706 325840	3 Oakley Pond	Great Oakley	Corby	Northamptonshire	NN18 8NN
Floor Tiling (Wall and Floor)	Richmond Ceramics Contact 1	Darren Richmond	darren@richmond-ceramics.co.uk	01536 739159	Unit 5/6 Pytchley Business Park	Orion Way	Kettering	Northants	NN15 6NP
Soft/Hard Flooring and Internal Floor Finishes	Unite Flooring Ltd Contact 2	Elly Baxter	elly@uniteflooringltd.com	07387 630190	Unit 11B, Lancaster Park	Newborough Road, Needwood	Burton on Trent	Staffordshire	DE13 9PD
Decorating /Painting	Central Contractors Limited Contact 2	Jack Cant	jack@centralcontractors.co.uk	07815 316971	Unit 1, Central Drive	Blowich	Walsall	West Midlands	WS3 2QJ
Wardrobes	Vesta Space Ltd	Emma Beach	emma@vestaspace.co.uk	07946 781635	Unit 5,Westgate Trading Estate	Westgate	Aldridge	West Midlands	WS9 8EX
Blinds	Kaydee Blinds Contact 1	Sophie Miles	Sophie.Miles@kaydeeb blinds.com	01332 851400	City Gate	London Road	0	Derby	DE24 8WY
Movable Walls	London Wall Design Limited	Carlotha Keane	carlotha.keane@londonwall.co.uk	020 8391 8750	63 Barwell Business Park	Leatherhead Road	Chessington	Surrey	KT9 2NY
CIVIL & STRUCTURAL									
Engineers Final Drawings	Copeland Wedge Associates Ltd 2	Andy Woolacott	awoolacott@cwa-eng.com	0121 270 6962	3rd Floor	Lancaster House	67 Newhall Street	Birmingham	B3 1NQ
Retaining Walls	MPB Structures Ltd Contact 1	Nial O'Reilly	noreilly@mpb.co.uk	07736 690918	14 Crucible Road	Corby	Northants		NN17 5TS
Precast Concrete Stairs	MPB Structures Ltd Contact 1	Nial O'Reilly	noreilly@mpb.co.uk	07736 690918	14 Crucible Road	Corby	Northants		NN17 5TS
Concrete Floors	MPB Structures Ltd Contact 1	Nial O'Reilly	noreilly@mpb.co.uk	07736 690918	14 Crucible Road	Corby	Northants		NN17 5TS
Drainage and Petrol Interceptors	MPB Structures Ltd Contact 1	Nial O'Reilly	noreilly@mpb.co.uk	07736 690918	14 Crucible Road	Corby	Northants		NN17 5TS
Drainage CCTV	MPB Structures Ltd Contact 1	Nial O'Reilly	noreilly@mpb.co.uk	07736 690918	14 Crucible Road	Corby	Northants		NN17 5TS
Ground Works	MPB Structures Ltd Contact 1	Nial O'Reilly	noreilly@mpb.co.uk	07736 690918	14 Crucible Road	Corby	Northants		NN17 5TS
Earthworks	MPB Structures Ltd Contact 1	Nial O'Reilly	noreilly@mpb.co.uk	07736 690918	14 Crucible Road	Corby	Northants		NN17 5TS
Insitu Concrete Lift Shaft	MPB Structures Ltd Contact 1	Nial O'Reilly	noreilly@mpb.co.uk	07736 690918	14 Crucible Road	Corby	Northants		NN17 5TS
Mastic/Sealants	Harris Mastics Ltd	Tristian Owens	tristian@harrismastics.co.uk	07495 993425	10 Blythewood Close	Solihull	0	0	B91 3HL
Piling	Ivor King	Tom Goodyear	tom.goodyear@ivorking.co.uk	024 7639 7272	Haunchwood Park Industrial Estate	Galley Common	Nuneaton	0	CV10 9PD
BUILDING SERVICES									
Lifts	Stannah Lifts Contact 3	Leigh Baxter	leigh.baxter@stannah.co.uk	01264 343 631	Anton Mill	Andover	Hampshire	0	SP10 2NX
Mechanical Works	TNA Electrical Ltd	Scott Wright	scott.wright@tnagroupltd.co.uk	07970 944201	Unit 13, Heritage Park	Hayes Way	Cannock	Staffordshire	WS11 7LT
Electrical Works	TNA Electrical Ltd	Scott Wright	scott.wright@tnagroupltd.co.uk	07970 944201	Unit 13, Heritage Park	Hayes Way	Cannock	Staffordshire	WS11 7LT
Fire Sprinklers	TNA Electrical Ltd	Scott Wright	scott.wright@tnagroupltd.co.uk	07970 944201	Unit 13, Heritage Park	Hayes Way	Cannock	Staffordshire	WS11 7LT
Kitchen	BA Kitchen Components	Garry Skinner	garryskinner@bacomponents.co.uk	07725 630970	Derryloran Industrial Estate	Cookstown	Co Tyrone	0	BT80 9LU
Statutory Signage	TNA Electrical Ltd	Scott Wright	scott.wright@tnagroupltd.co.uk	07970 944201	Unit 13, Heritage Park	Hayes Way	Cannock	Staffordshire	WS11 7LT
Fire Curtain/Shutters	A1 Shutter Group Contact 1	Paul Caldwell-Jones	paul@a1sgroup.com	01204 383 839	Jackson Works	Raikes Lane Industrial Estate		Bolton	BL3 2NH

1.1.3 Project Description

49-51 Holloway Head, Blucher Street, Gough Street, Ellis Street, Land bounded by, Holloway Head, City Centre, Birmingham, B1 1QP.

Demolition of existing buildings and erection of multi-storey residential buildings with 481 apartments across two adjacent blocks separated by Brownsea Drive including basement parking to both blocks and relocation of the girl guides on-site.

Information provided by Corstorphine & Wright, the Architects

VOLUME 1: GENERAL INFORMATION

1.1.4 Project Timescale

Commenced: **13th January 2022**

Completed: **23rd January 2023**

Defect Period: **23rd January 2023 to 22nd January 2025**

1.1.5 Drawing Schedules

CWA 3rd Floor Lancaster House 67 Newhall Street Birmingham B3 1NQ Tel: 0121 270 6962		
Drawing Number	Drawing Title	Rev
001	Piling Layout	C4
002	Piling Schedule – Sheet 1 of 2	C4
003	Contig Piling Schedule - Sheet 2 of 2	C2
004	Grid Setting Out Plan	C2
005	Foundation Plan	C5
006	Part Foundation Plan Setting out Sheet 1 of 4	C2
007	Part Foundation Plan Setting out Sheet 2 of 4	C2
008	Part Foundation Plan Setting out Sheet 3 of 4	C3
009	Part Foundation Plan Setting out Sheet 4 of 4	C2
011	Contig Piled Wall Sections and Elevations	C3
012	Contig Piled Wall Detail Sections Sheet 1 of 3	C2
013	Contig Piled Wall Detail Sections Sheet 2 of 3	C3
014	Contig Piled Wall Detail Sections Sheet 3 of 3	C2
050	Building Section 1-1	C2
051	Building Section 2-2	C4
052	Building Section 3-3	C2
053	Building Section 4-4	C4
054	Building Section 5-5	C2
055	Building Section 6-6	C2
056	Building Section 7-7	C2
057	Building Section 8-8	C2
058	Building Section 9-9	C2
059	Building Section 10-10	C3
060	Building Section 11-11	C3
061	Building Section 12-12	C3
062	Building Section 13-13	C2
063	Building Section 14-14	C4
064	Building Section 15-15	C3
065	Building Section 40-40	C2
066	Building Section 41-41	C2
067	Building Section 42-42	C2

VOLUME 1: GENERAL INFORMATION

CWA

3rd Floor
Lancaster House
67 Newhall Street
Birmingham
B3 1NQ

Tel: 0121 270 6962

Drawing Number	Drawing Title	Rev
068	Upper Ground Floor GA Sections	C3
070	Block C Stair core - LG-Mezz level	C4
071	Block C Stair core – Mezz level-1st	C3
072	Block C Stair core – 1st to 12th level	C3
073	Block C Stair core – 12th to Roof	C3
074	Block D Stair core – Mezz to 1st level	C3
075	Block D Stair core – 1st to 12th level	C3
076	Block D Stair core – 12th to Roof	C3
110	Pile Cap details - sheet 1 of 6	C2
111	Pile Cap details - sheet 2 of 6	C2
112	Pile Cap details - sheet 3 of 6	C2
113	Pile Cap details - sheet 4 of 6	C2
114	Pile Cap details - sheet 5 of 6	C2
115	Pile Cap details - sheet 6 of 6	C2
120	RC Column Keyplan Foundation Level	C1
121	RC Column Schedule Sheet 1 of 6	C1
122	RC Column Schedule Sheet 2 of 6	C2
123	RC Column Schedule Sheet 3 of 6	C2
124	RC Column Schedule Sheet 4 of 6	C1
125	RC Column Schedule Sheet 5 of 6	C1
126	RC Column Schedule Sheet 6 of 6	C1
200	GA Block C&D Lower Ground Floor Plan	C3
201	GA Block C&D Mezzanine Floor Plan	C8
202	GA Block C&D Upper ground floor	C8
203	GA Block C&D First Floor Plan	C3
204	GA Block C&D Second Floor Plan	C3
205	GA Block C&D Third Floor Plan	C2
206	GA Block C&D Fourth Floor Plan	C2
207	GA Block C&D Fifth Floor Plan	C2
208	GA Block C&D Sixth Floor Plan	C2
209	GA Block C&D Seventh Floor Plan	C3
210	GA Block C&D Eight Floor Plan	C2

VOLUME 1: GENERAL INFORMATION

CWA

3rd Floor
Lancaster House
67 Newhall Street
Birmingham
B3 1NQ

Tel: 0121 270 6962

Drawing Number	Drawing Title	Rev
211	GA Block C&D Ninth Floor Plan	C2
212	GA Block C&D Tenth Floor Plan	C2
213	GA Block C&D Eleventh Floor Plan	C2
214	GA Block C&D Twelfth Floor Plan	C3
215	GA Block C&D Thirteenth Floor Plan	C3
216	GA Block C&D Roof Plan	C3
217	GA Block C&D lift Roof Plan	C1
220	GA Wall Elevations - Sheet 1 of 8	C2
221	GA Wall Elevations - Sheet 2 of 8	C2
222	GA Wall Elevations - Sheet 3 of 8	C2
223	GA Wall Elevations - Sheet 4 of 8	C1
224	GA Wall Elevations - Sheet 5 of 8	C3
225	GA Wall Elevations - Sheet 6 of 8	C3
226	GA Wall Elevations - Sheet 7 of 8	C2
227	GA Wall Elevations - Sheet 8 of 8	C2
230	Ground Bearing Slab – Typ Joint Details	C2
231	GA Details to Main Car Park Ramp	C1
232	GA Details to Pedestrian Access Ramp	C2
233	GA Details to Sub-station and LV switchroom	C5
251	LG Level Builders Work & Slab Setting Out	C2
252	Mezz Level Builders Work & Slab Edge Setting Out	C5
253	UG Level Builders Work & Slab Edge Setting Out	C12
254	1st FL Level Builders Work & Slab Edge Setting Out	C8
255	2nd FL Level Builders Work & Slab Edge Setting Out	C7
256	3rd FL Level Builders Work & Slab Edge Setting Out	C7
257	4th FL Level Builders Work & Slab Edge Setting Out	C7
258	5th FL Level Builders Work & Slab Edge Setting Out	C7
259	6th FL Level Builders Work & Slab Edge Setting Out	C7
260	7th FL Level Builders Work & Slab Edge Setting Out	C8
261	8th FL Level Builders Work & Slab Edge Setting Out	C7
262	9th FL Level Builders Work & Slab Edge Setting Out	C7
263	10th FL Level Builders Work & Slab Edge Setting Out	C7

VOLUME 1: GENERAL INFORMATION

CWA

3rd Floor
Lancaster House
67 Newhall Street
Birmingham
B3 1NQ

Tel: 0121 270 6962

Drawing Number	Drawing Title	Rev
264	11th FL Level Builders Work & Slab Edge Setting Out	C7
265	12th FL Level Builders Work & Slab Edge Setting Out	C9
266	13th FL Level Builders Work & Slab Edge Setting Out	C6
267	Roof Level Builders Work & Slab Edge Setting Out	C7
268	Plumbing Fixtures Schedule	C5
269	Mezzanine Floor Level – Blockwork Details Sht 1	C5
270	Mezzanine Floor Level – Blockwork details Sht 2	C3
271	GA Details to Colonade Steelwork at 7th Flr Roof Lvl	C3
272	GA Balcony Details Adj Grids C1_CP	C1
273	GA Balcony Details Adj Grids D11_DA	C1
274	GA Balcony Details Adj Grids DA_D2	C1
281	GA to RC Wall Adjacent the Girl Guides Entrance	C2
282	Typical Brickwork Plinth Tie Details	C1
283	Retaing wall ext grid lines D1/20	C1

VOLUME 1: GENERAL INFORMATION

TNA

Unit 13, Heritage Park
Hayes Way
Cannock
Staffordshire
WS11 7LY

Tel: 01543 425349

Drawing Number	Drawing Title	Rev
E378-TNA-CD-XX-DR-M-2274	Lower Ground Floor Ventilation Services	AB
E378-TNA-CD-XX-DR-M-2275	Mezzanine Floor Ventilation Services	AB
E378-TNA-CD-XX-DR-M-4500	Lower Ground Floor Domestic Water Services	AB
E378-TNA-CD-XX-DR-M-4501	Mezzanine Floor Domestic Water Services	AB
E378-TNA-CD-XX-DR-M-4503	Lower Ground Floor Heating Layout	AB
E378-TNA-CD-XX-DR-M-4504	Mezzanine Floor Heating Layout	AB
E378-TNA-CD-XX-SCH-M-5301	Boosted Cold Water Schematic	AB
TNA-GG-XX-SCH-E-6701	Girl Guides Fire Mains Schematic Sheet 1 Of 3	AB
TNA-CD-MEZZ-DR-E-9901	Ground Small Power Layout	AB
TNA-CD-MEZZ-DR-E-9908	Mezzanine Small Power Layout	AB
TNA-CD-ZZ-DR-E-6300	Lower Ground Lighting Layout	AB
TNA-CD-ZZ-DR-E-6301	Mezzanine Lighting Layout	AB
TNA-CD-ZZ-DR-E-0600	Block Cd Lower Ground Fire Alarm Layouts	AB
TNA-CD-ZZ-DR-E-0601	Block Cd Mezzanine Fire Alarm Layouts	AB
TNA-CD-ZZ-DR-E-0400	Lower Ground Floor Containment Layout	AB
TNA-CD-ZZ-DR-E-0401	Mezzanine Containment Layout	AB