

# 1.1 Introduction, Legal Duties and Key Parties

## 1.1.1 Introduction, Legal Duties and Key Parties Introduction

The site is located at **Panattoni, Poyle, Horton Road, West Berkshire. SL3 0BB**. 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 Details.**

Panattoni, Poyle,  
Horton Road,  
West Berkshire.  
SL3 0BB

### **Information provided by UMC Architects.**

New build warehouse with office accommodation to first floor to be built on a speculative basis.

### **[Project Team Directory](#)**

<b>Trade</b>	<b>Company Name</b>	<b>Address</b>	<b>Contact</b>	<b>Telephone</b>	<b>Email</b>
Client	Panattoni UK Development Ltd	4th Floor, 19-21 Old Bond Street, London. W1S 4PU	Owen Follett	0207 513 000	ofollett@panattoni.com
Clients Agent	Knight Webb	Lumonics House Valley Drive, Swift Vally, Coventry. CV21 1TQ	Jennifer Baskill	01788 297 230	jennifer@knightwebb.co.uk
QS	Winvic	Brampton House, 19 Tenter Road, Moulton Park, Northampton. NN3 6PZ	Jason Jordan	07817 246571	jasonjordan@winvic.co.uk
Principle Designer	CDMC Services	7 The Close, Norwich. NR1 4DJ	Andrew Pearson	07707 988 256	andrewp@cdmcontractservices.co.uk
<b>Architectural</b>					
Architect	UMC Architects	Newark Beacon Innovation Centre, Cafferata Way, Beacon Hill, Newark. NG242TN	Lewis King	01636 653027	lewis.king@umcarchitects.com
Engineer	Burrows & Graham	5 Ambassador Place, Stockport Road, Altrincham. NG4 2JR	Dan Barnes	0161 8048046	danbarnes@burrowsgraham.com
Roofing & Cladding	UK Waterproofing Solutions	Windmill Farm, Biggin Lane, NR Hulland Ward, Ashbourne. DH3 2TD	Alla Burgess	01335 372133	alla@ukwslt.co.uk
Siphonic Drainage	Sapoflow Ltd	Fall Bank Industrial Estate, Dodworth, Barnsley. S75 3LS	Michael Jacobs	01226 297200	michael@sapoflow.com
Windows & Curtain Walling	Ardent Glazing	ProActive House, Sidings Court, Doncaster. DN4 8DE	Morgan O'Hara	01302 492240	morganohara@ardentglazing.co.uk
LA, Levellers & Personnel Doors	Hormann	Gee Road, Coalville. NN4 7PW	Carole Jackman	01530 513020	c.jackman.lei@hormann.co.uk
Raised Access Flooring	Accsys Projects	Unit 11, Insight Park, Southam. CV47 1NE	Paulina Gardas	01926 633355	paulina.gardas@accsysprojects.co.uk
Partitioning, Dry Lining	Miles Partitioning Industries	Miles House, Sherwood Road, Ashton Fields Industrial Estate, Bromsgrove. LE18 4TF	Admin	01527 877226	enquiries@milesindustries.com
Passive Fire Protection	G&A Fire Protection	Unit J2, Valley Way, Welland Industrial Park, Market Harborough. LE16 7PS	Ivor Seabrook	01858 432222	ivor@ga-group.com
SS Staircase & Balustrades	MQM Ltd	Unit 7, Euston Streetm Oak Hill Trading Estate, Freemans Common. NN18 8NN	Pesh Dosku	0116 2470193	pesh@mqmfabrications.co.uk
IPS Vanity Units & Toilet Cubicles	Total Laminate Services	11 Nimrod Way, East Dorset Trade Park, Wimbourne. BH21 7SH	Chris Nunn	01202 868900	cnunn22@hotmail.com
Internal Floor Finishes	B&F Flooring Ltd	474 Birmingham Road, Coseley, Bliston. LE9 3JR	Bob Casey	01902 661217	caseyavfc@hotmail.com
Decorating	Central Contractors Ltd	Unit 1, Central Drive, Bloxwich, Walsall. B44 0HU	Jack Cant	07815 316971	jack@centralcontractors.co.uk
Wall & Floor Tiling	Sheffield Tile Company	Unit 4, Monksbridge Trading Estate, Outgang Lane, Dinnington. S25 3QX	Ross Naylor	01909 561042	ross@sttiling.co.uk
Landscaping	Whitings Landscape	Wildmoor Lane, Bromsgrove. B61 0RJ	Hilary Ward	01527 836292	hward@whitinglandscape.co.uk
White Lining	Gilvar White Lining	Old Station Yard, Walton Lane, Barton Under Needwood. DE13 8EJ	Emma O'Brien	01283 712450	emma@gilvar.ndo.co.uk
<b>Civil &amp; Structural</b>					
Structural Steelwork	Severfield	Ward House, Sherburn, Malton. YO17 8PZ	Ellen Scott	01944 710421	ellen.scott@severfield.com
Precast Concrete Walls, Docks & Lift Shaft	FP McCann	Wisbech Road, Littleport, Ely. CB6 1RA	Alex Burrows	01335 362165	alex.burrows@fpmccann.co.uk
Retaining Walls	FP McCann	Wisbech Road, Littleport, Ely. CB6 1RA	Alex Burrows	01335 362165	alex.burrows@fpmccann.co.uk
Warehouse Concrete Floor	ABS Brymar	Dane Road Industrial Estate, Dane Road, Sale. M33 7BH	Paul Jones	0161 9725000	paul@absbrymarfloors.co.uk
Drainage & Petrol Interceptors	B&E Construction	532 Wellingborough Road, Weston Favell, Northampton. NN3 3HZ	Lewis Evans	01604 900364	lewis@beconstruction.co.uk
External Service Yard	Fortel	33-35 Wednesfield Road, Willenhall, Wolverhampton. WV13 1AE	Dil Singh	01902 603409	d.s@fortel.co.uk
Block Paving	Interlock Paving	3 Whittle Close, Drayton Fields, Daventry. NN11 8RQ	Admin	01327 879611	admin@interlock-paving.co.uk
Entrance Gates, Fencing & Barriers	A&A Lamb Ltd	Walton New Road, Upper Bruntingthorpe, Nr Lutterworth. LE17 5RD	Aby Blake	01162 478396	aby@lambfencing.co.uk
Earthworks	Wordsworth Excavations	Unit 1, Wordsworth Business Park, Whaley Road, Barugh Green, Barnsley. S75 1FJ		01226 244478	
Surfacing Works	Spadeoak Construction	Town Lane, Woodburn Green, High Wycombe. HP10 0PD	Zoey Bowen	01628 529421	zoey.bowen@spadeoak.co.uk
Sealants	Phoenix Sealants	25 Sunbury Road, Halesowen. B63 4DH	Lee Howen	07974 135432	phoenixsealants@gmail.com
Vibro Piling	Vibro Menard	Henderson House, Langley Place, Higgins Lane, Burscough Industrial Estate, Ormskirk. L40 8JS	Jake Taylor-Rooney	01704 891039	jake.taylor-rooney@vibromenard.com
<b>Building Services</b>					
Lifts	Schindler	Benwell House, Green Street, Sunbury on Thames. TW16 6QT	Trevor Ball	01932 758100	trevor.ball@gb.schindler.com
Mechanical Works	WM Building Services	657 Melton Road, Thurmaston, Leicester. LE4 8EB	Michelle O'Neill	01163 1124177	michelleoneill@wmbuildingservices.com
Electrical Works	Walter Miles Electrical Services	Marshall House, West Street, Glenfield, Leicester. LE3 8DT	Michael Harrison	01162 872400	michaelharrison@waltermiles.com
PV Panels	IEG (Independent Energy Group)	Malthouse Business Centre, 48 Southport Road, Ormskirk. L39 1QR	David Miles	07860 868062	davidmiles@ieg-ltd.com



### 1.1.3 Project Timescale.

Commenced: 22<sup>nd</sup> January 2024

Completed: 30<sup>th</sup> September 2024