



Planning construction work around daily operations

We work with a number residential and commercial property managers with portfolios ranging from student accommodation to high-end office space and shopping centres. For most remedial, refurbishment and extension projects, it's not feasible to decant the whole site for the works to be carried out, so, we help the client and contractors plan the work in a way that allows daily operations to continue, while minimizing risk and disruption to tenants / members of the public.

Major issues considered included:

- Segregation of construction works
- Timing and phasing of project
- Changes to fire strategy
- Presence of vulnerable parties
- Minimising disruption to tenants
- Preventing unauthorised access to work areas
- Effective communication with tenants/customers



As Principal Designer or Client CDM Advisor, we ensure clear lines of communication are in place throughout the project, keeping the operations team, tenants and customers well informed about the nature of the works, the hazards associated, and the measures in place to mitigate the risk. We liaise with all relevant parties and ensure information is shared regularly through planning and progress meetings.

As PD, we identify all potential areas of interaction in our Pre-Construction information and highlight specific restrictions on contractors that need to be planned for. We then review the Contractor's Construction Phase Plan to ensure it includes effective mitigation of the associated risks

As works are carried out, we undertake site audits to ensure controls and procedures are being implemented and are effective at protecting non-construction personnel, making recommendations for improvement where necessary.