



Pest Prevention & Control Proposal

Proposed specification – 19th October 2017

Prepared for

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**4 Flitcroft Street
4,6,7,9,10 Denmark Street
1 Book Mews and yard**

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Current Pest Activity

In this area of London there is always a very high presence of rodent activity. Building sites are often used by rodents while they are empty and quiet and then once the work begins they are chased out into the surrounding areas.

On our survey of the buildings we found signs of rats in the external areas around the bins at Book Mews and evidence of historic mouse activity in various areas of the buildings.

Mice & rats are very common in London. They enter buildings through the smallest of holes and gaps, and once inside they will explore far and wide in the search for food and sometimes shelter or an ideal place to build a nest.

In their search for food they will urinate and leave droppings as they go, which has been known to be on food prep surfaces, storage shelves, food and even in guest's rooms. This of course presents the risk of illness through the contact with the bacteria carried in the urine, but also can damage the hotels hard earned reputation.

Mice will also spend up to a third of their time gnawing to control the constant growth of their incisor teeth. It's quite common for them to turn their attention to computer and telephone cables, as well as people's personal belongings. As a result, networks can go down, communication can be affected and the fear that some people have towards pests can lower the general working atmosphere and cause unnecessary tension.

Where there is a current pest infestation, and in this area of London, we would recommend service visits on a monthly basis.

There were no signs or reports of insect activity.

In this area of London, the highest risk of cockroach activity is from Oriental cockroaches entering the basement levels from the drain systems.

Cockroaches can breed almost monthly, up to 35 per female per cycle. With such high levels of growth, it is likely they will spread to other floors in the building if not treated.

Cockroaches carry disease which is easily spread through bacteria left on the surfaces they walk over. Some species also breed very quickly and carry up to 35 nymphs per egg case which they carry around with them to keep them safe until they hatch, meaning the spread becomes quite prolific

In order to protect the health of the buildings occupants it is recommended that an effective form of control is put in place in all the areas throughout the buildings. While there is no current infestation, it is about to get colder and it is likely that rodents will be looking for new harbourages at this time.



It would be worthwhile (and very cost effective) to install a system of monitoring using the correct equipment and traps, so that any pest activity can be picked up by us in its early stages and dealt with before it sets in.

Recommendations & Specification

Externally,

Wherever we are able to install external bait stations we should. This will limit the movement of rodents into and out of the buildings. The area at the entrance to Book Mews and the compound area outside 4 Flitcroft Street will be good points to install baiting points.

Internally – at the start of the project we will install bait stations to all areas of the buildings.

4,6,7, 9,10 Denmark Street, 4 Flitcroft Street,

We recommend the installation of baiting and monitoring points throughout the buildings. Office and welfare areas will have a higher concentration of these while the floors in the properties will be covered taking into consideration the scale of works taking place in the properties.

In 4 Flitcroft street we recommend that the building is treated with a fast acting poison which is then removed before the excavation works are begun. This would reduce the risk of mice being chased into surrounding areas.

On each treatment our technician will not only check each bait and replace with new where it's needed, but will also interpret the pest activity according to his findings, and using his knowledge and experience will take the necessary action needed to get control or continue the successful prevention of pests.

We will use discreet, tamperproof bait boxes inside the building with a non-spill bait formulation and where necessary, locked, protected bait stations around the car park perimeter and the bin areas.

A full report will be left on site after each visit, which will be signed off by your nominated local management. Also contained within the folder will be all the technical safety data, COSHH and health & safety documents that are required by law. (Please see reporting further on)



Treatment Plan and financial considerations.

Externally

Installation of rat baiting stations x 6

These will be monitored and maintained on our regular monthly checks.

Internally

We would use a combination of baiting and trapping to gain control over the mouse activity in the building. In addition, we would work with your site and project managers to point out potential entry points and holes that would allow rodents to move around the building. We can help them to fill holes and advise on how best to do this. This could include supplying "Mouse stop" to you so that you can use this to fill the holes around the heating pipes that are in the cupboards on the floors. (Mouse stop is a non-drying putty that mice cannot chew away)



Specification

12 inspections and treatments per year throughout the buildings to cover for rats, and mice

- 4 Denmark Street -
- 6 Denmark Street -
- 7 Denmark Street -
- 9 Denmark Street -
- 10 Denmark Street -
- 4 Flitcroft Street -

Internal 2-part treatment prior to works beginning – installation of fast acting bait and removal of baits prior to commencement of works

Monthly External baiting





Monthly internal treatments once major works are complete

- 1 Book Mews Monthly bait station maintenance



Callouts will be included in our service.

Included in the service

-  **Unlimited call out facility** included at no charge
-  Full pest management service – includes reports and advice for all pest activity, such as pigeons & foxes
-  Risk assessments, COSHH/safety data sheets/method statements, all kept on site in the pest prevention folder.
-  Tamper resistant bait monitors will be used with non-spill pesticides installed.

Health & Safety

Along with the risk assessment and safety data information required to be kept on site, we can also provide the following documents if requested;

- **Health & Safety Policy**
- **Environment Policy**
- **Safe Contractors / CHAS Certification and Professional Body Membership details**
- **Public Liability Insurance Certificate**



Methods of Pest Prevention & Control

We have a full range of tools in our armoury to protect your hotel. The following will be installed permanently in the areas mentioned above, additionally, in this part of London we use traps to remove active pest infestations quickly and without leaving rodents dying in the offices.



Tamper Resistant Mouse Baits

Installed throughout the all areas listed above, these mouse boxes are a rigid plastic, tamper resistant design. We do not use cardboard bait boxes. These contain a non spill bait formulation that will control any mice who find their way inside, and help to prevent apartments becoming infested.



Insect monitors

To protect the apartments against cockroaches we place monitor traps in high risk locations. When inspected on each treatment our technician can tell early on of any activity, and take the necessary remedial treatment to avoid infestation becoming established.




Risk Assessments, Method Statements & Reporting

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Treatment Report

After every completed job our technicians complete a treatment report which confirms they have completed the job to the specification.

We will then request your local representative sign the sheet to confirm the work has been completed to your satisfaction



Method Statement Pigeon Netting

Client	Guys & St Thomas Hospital Trust		
Site Address	St Thomas Street London SE1 8RT	Tel:	
Contact	Kevin McCarthy	Fax:	

Registration

Upon arrival at site, our technicians will report to the designated contact and announce their arrival. At this time, they will make themselves available for any induction meeting etc. and familiarise themselves with any site procedures that may be in place.

Permit to Work

At this point they will make sure that any necessary permits are in place and that your representative is satisfied that they may proceed.
 Prior to setting up, they will carry out a final check of all PPE.
 Upon arrival at site our technicians will inform your nominated representative to announce their arrival and their intention to carry out the programme.

Operation

To those areas highlighted within our Specification, the following procedure applies

Installation

Having studied our Risk Assessment, our technicians will familiarise themselves with all the relevant requirements before the commencement of works.
 They will put into place all the precautions that they have been instructed to adopt before undertaking their own final risk assessment. Having satisfied themselves that all the necessary precautions are in place and that the treatment area is as safe as possible, they will then proceed with the treatment as per our detailed specification.

Method Statements

On receipt of your official instruction to proceed, we provide a full written method statement both specific to the job and any generic statements for repetitive procedures. The technicians will have these in their possession on the day and we also send them to you if required.

Site Risk Assessment

Client Name: _____
 Site Address: _____
 Date: _____

Risk & COSHH Assessment

Risk	Score	Specific Risk	Action
Confined Space			
Working at Height			
Working Alone			
Overhead Obstacles			
Overhead Equipment			
Exposed Electrical Wiring			
Overhead/Other Structures			
Exposed Machinery			
Exposed Pipes			
Overhead Transporting			
Travelling on Site			
Activities			
Reduction of Staff/Public			
Need to restrict Publicity			
Period to Work Night			
Risk of Water Contamination			
Reverse Pallet/Overhead			
Excessive Heat/Noise			
Access Equipment Road			
Other			

COSHH ASSESSMENT

Risk Rating for each Hazard

Control Measures

Responsible Person

Review Date

Site Safety

Responsible Person

Review Date

Full Name

Signature

Date



Risk Assessment - Working At Height

Significant Hazards

Hazards of persons	Severity	Low	Medium	High
Falls of materials	10			

Actions Already Taken to Reduce the Risks:

Compliance with:

- Management of Health & Safety at Work Regulations 1999
- Provision and Use of Work Equipment Regulations 1998
- Personal Protective Equipment at Work Regulations 1992
- Construction Design and Management Regulations 1994
- Construction (Health, Safety and Welfare) Regulations 1996
- HSE Guidance Booklets including: Safety in Roof Work and HSE 201100: Health and Safety in Construction
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Planning:

Work is planned to ensure a safe means of access is provided. See separate statements for use of ladders, scaffolding, mobile elevating working platforms and mobile scaffold towers. All equipment is provided and maintained to required legal and other standards.

Physical:

Surface signs and barriers will be positioned directly below works to warn of overhead operations. Where edge protection is removed for access, or is not practical, operatives working at or near the edge will wear safety line and harnesses.

Where there is a duty to be taken falling, firm, shutes or full protection will be used to protect third parties. All operatives working below overhead operations will wear safety helmets.

Management/Supervisory:

All equipment used will be checked to ensure it is in good order, to current specifications, and in safe for use. Work will be monitored to ensure that additional precautions and equipment are taken into use if edge protection is removed.

Other relevant British standards include:

- BS 5843:1991 - Access Code of Practice for Cleaning of Windows and Doors
- BS 5213 Part 1: 1999 - Code of Practice for Clearing of Windows and Doors
- BS 129:2001 - Personal Protective Equipment against falls from a height

Site Risk Assessment

Before we undertake any work we apply strict procedures with regard to assessing risks both for the work specified and the site. On receipt of your order we will release a site specific risk assessment and our technicians will also have copies with them on the day, and will consult them before starting any work.

Generic Risk Assessments – Procedures

As part of our commitment to ensuring the health & Safety of our staff, your employees and the general public we also supply generic risk assessments for specific procedures, such as working at height, use of power tools etc. These are sent to you before any work is started and our technicians are provided with them for every job.

Accreditations & Compliance



Health & Safety

At clearup Solutions we are dedicated to ensuring the health & safety of all our employees, clients and members of the public. To demonstrate our commitment we are accredited to Connaught's (formerly National Britannia) Safe Contractor, and in addition we are also accredited to CHAS - The Contractors Health & Safety Assessment Scheme.

Once we receive your instruction we will forward



any
certificates you
require for your
contractor
assessment
records.