



Committee Approver	Operations Committee
Stakeholder Consultation	
Date Approved	
Classification	Policy (sitting as an appendix to H&S Policy)
Title	Re-development of Land and Buildings Policy
Revision Date	May 2023
Revised by	Director of Asset Management H&S Advisor
Next Revision Date	May 2026
Related Documents	H&S Policy
Location of Electronic Copy	F:/LIVE POLICIES / Health & Safety

1. Purpose

The aim of this policy is to ensure that risk management issues are properly considered at the planning stages of all land and property redevelopment projects.

Land Redevelopment

- An unfortunate legacy of Britain's industrial past is the significant presence of contaminants on most brownfield sites. These contaminants can include chemicals, asbestos and even unexploded ordinances (UXO's). Contaminated land risk management is a particular specialism and Viewpoint will ensure competent external support is available at the planning stage of all proposed land redevelopment work. This will include the undertaking of a contaminated land investigation by a competent consultancy.
- In the proposed redevelopment of land, Viewpoint will ensure arrangements and procedures are in place for safe site working practices; proper authorisations and registration of land; and legally accurate classification of waste materials – incorrect classification can result in hugely inflated and unnecessary waste costs.
- For situations of asbestos contaminated land, compliance with, and understanding of, a range of Health & Safety, Asbestos, Environmental and Waste regulations, codes of practice and guidance is required as different 'levels' of asbestos within the ground are deemed acceptable under the different regulatory regimes. Specialist advice will be taken in such circumstances.

Buildings Redevelopment

- Viewpoint recognises the range of topic-specific legislation in place which may apply to redevelopment projects. Reference should be made, in particular, to the following policies:
 - Asbestos
 - CDM
 - Contractors Selection
 - Premises Fitness and Repair
 - Ventilation
- Viewpoint will appoint external specialists to advise on Health & Safety, Environmental and design requirements where required.

2. Legislation/related policies

- Health & Safety at Work etc. Act 1974
- Environmental Protection Act 1990

3. Scope

The Policy applies to any work re-developing land or buildings.

4. Roles and Responsibilities

Board

The role of Viewpoint's Board is to ensure that this policy, as well as any associated policies, are regularly reviewed, as required, or in accordance with the usual cycle of policy review.

The Board will, in fulfilling its function, ensure that it complies as necessary with this policy, and the associated policies, procedures and documentation which support it.

Executive and Leadership Teams

The role of the Executive and Leadership Teams is responsibility for ensuring that this policy, and the associated policies, procedures and documentation which support it, are implemented and operated in respect of all premises under their control.

The Executive and Leadership Teams shall ensure that staff are informed of the requirements of this policy and, the associated policies, procedures and documentation which support it, as well as undertaking any associated training.

Staff

All staff are responsible for ensuring that they familiarise themselves with this policy, and the associated policies, procedures and documentation which support it, as well as undertaking any associated training.

5. Monitoring & Evaluation

To ensure this policy remains current and effective it will be reviewed every 3 years or where a need is identified by monitoring methods, for example through audits, inspections or risk assessment reviews.