



Construction Phase Plan / Demolition Management Plan Rev 04

Fitzpatrick Building, 188-194 York Way, London, N7 9AS



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Checked & Approved	Tom Egerton	Title	Contracts Director	Signature		Date	25/10/2017



REVISION HISTORY

Revision	Date	Reason for Change	Changed By
01	24/08/2017	Initial Issue	N/A
02	06/09/2017	Revised following Client Comments	KTC
03	11/10/2017	Revised following EPPP team comments	KTC
04	25/10/2017	Revised following LBI's Environmental Acoustic Officer	KTC

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1 INTRODUCTION

- 1.1 The works consist of, Soft Strip the buildings, Demolition Works and removal of the waste.
- 1.2 In compliance with regulation 12 of the Construction (Design Management) Regulations 2015, Southern Demolition Co. Ltd. have prepared the CPP.

As a Principal Contractor we will plan, manage and monitor the demolition phase.

We will prepare, develop and implement a written Plan, site rules, method statement and risk assessments. These will be completed before the demolition phase commences.

Other contractors such as asbestos removal, fencing will be given copies of the relevant parts of the Plan.

We will ensure the competence of the other sub-contractors and their employees to carry out the works.

We will consult with all contractors and employees, liaise with the Principal Designer regarding the on-going demolition works.

Copies of any changes will be issued to the Principal Designer for his approval and insertion to the Plan.

Liaison with other contractors not under our control will be initial contact with their site agents and meetings if required.

Documentation will be collected throughout the project at the company Head Office to be submitted at the end of the contract.

This will consist of marked up drawings relating to disconnected services, position of any works not carried out, air test certificates for asbestos removal and disposal documentation along with any other relevant paperwork.

- 1.3 This CPP will form the management of Health and Safety for the demolition phase of the project.
- 1.4 Any other contractor or visitor to the site must comply with all arrangements laid down within the CPP.
- 1.5 The Method Statements and Risk assessments can be reviewed, amended and approved by; a site supervisor or a member of the Southern Demolition management team



2 EXISTING ENVIRONMENT

The site is located at The Fitzpatrick Building, 188 York Way, in the London Borough of Islington (Grid reference: TQ 30140 84184, nearest post code N7 9AD). The closest railway / underground station is Kings Cross Station which lies 0.7km to the south of the site. The surrounding area comprises of a mix of residential, industrial and commercial buildings, accompanying road, rail and pathway network, and some green parks and garden space. The site area is approximately 0.1 ha and consists of one single large five storey building with associated hard standing. On the first floor, there is an green terrace area with some ornamental planting, amenity grassland, and a pond area fed by the runoff from a sloping roof. The site visit took place on 9th of February 2016, when the habitats were assessed and the plant species present at the time of the survey were recorded.

The proposed works will result in the demolition of the existing office building and redevelopment to provide a part 5/part 6/part 7/part 8/part 9 storey building to provide office (Use Class B1a) and flexible (Use Class B1) floor space, including basement, ancillary ground floor cafe, cycle parking, plant/storage, landscaping and all other necessary works associated with the development.

3 RESTRICTIONS

- 3.1** A Demolition and Refurbishment Asbestos Survey has been carried out and asbestos has been found. This will be all removed as CAR 2012 and our Method of Works. A copy of all asbestos documentation will be present in the site office, for operatives to view.
- 3.2** Under our duty of care should we expose any other material that may be suspect, we will stop work, vacate the area and inform the Project Manager and Principle Designer
- 3.3** Possible noisy working hours to be implemented. All works to abide by the guidelines set out by the Islington Code of Practice for Construction Sites – <https://www.islington.gov.uk/>



4 MANAGEMENT TEAM

4.1 Client:

Deepdale Investment Holdings Ltd
C/O Guardian Trust Company Limited
116 Rue du Rhone
1204
Geneva
Switzerland
Contact Mark Goldbart 020 7432 7222

4.2 Principal Contractor

Southern Demolition Co Ltd
90 High Road
Byfleet
Surrey
KT14 7QT

4.3 Principal Designer:

Squire & Partners
77 Wicklow Street
London
WC1X 9JY
Contact Christopher Bungard 020 7278 5555

4.4 Principal Contractor's Engineer

Simon Smith
CDS
Contractors' Design Services Ltd.
6 Millers House
Roydon Road,
Stanstead Abbots,
Herts SG12 8HN



5 SITE MANAGEMENT

5.1 Contractor:

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90 High Road,
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Surrey
KT14 7QT
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Fax No. 01932 352153

5.2 Managing Director:

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5.4 Site Supervisor:

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5.5 Fire Marshall:

Mr. S Pilcher
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Tel. 01932 351738
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5.6 Safety Adviser:

Mr. Kevin Crockford
Southern Demolition Co Ltd
90 High Road
Byfleet
Surrey
KT14 7QT
Tel. 01932 351738 Mob. 07825619082
Email: kevin@southerndemolition.co.uk

In the absence of any the above, it will be the responsibility of the Managing Director to nominate an alternative representative.

5.7 Waste Removal:

Mixed Waste:

GBN

Asbestos Removal:

GJ Bowmers

Metal Arisings:

E.M.R.

6 SITE MEETINGS

6.1 The principal contractor will organise and set the arrangements for weekly site safety and progress meetings, minutes of these meetings are to be taken and published to all participants. Any significant H&S issue is to be highlighted to the Project Manager, PD & Client immediately.

6.2 Proposed Agenda:

- a) Safety: Accidents and Incidents
Revise method statements
Revise risk assessments
Revise safety plan
- b) Progress
- c) Labour and Plant
- d) Any other business
- e) Date for next meeting

6.3 Information:

Site notices and safety signs:
Form F10 Notification of Project
Health and Safety Law poster
Principal Designer
Notice Board information
Asbestos licence
Employers Liability Insurance
Emergency procedures
Safety Policy
Location and Timings of Tool Box Talks
First Aider
Location of First Aid Box
<https://www.islington.gov.uk/>

6.4 Monitoring and Review:

Joint consultation (Client, Management, Safety Adviser and Employees)
Method Statement Review Procedure.



7 PROJECT TIMESCALE

The proposed timescale for the project is 20 weeks not including a 2 week mobilisation period or public holidays and Christmas shutdown.

8 STANDARDS

8.1 All works are to be carried out to the standards laid down in the various Statutory Instruments and British Standard Codes of Practice.

- a) Health and Safety at Work Act 1974 etc
- b) Construction Design and Management Regulations 2015
- c) Management and Health and Safety at Work Regulations 1999 amended regulation 22 -2003
- d) Personal Protective Equipment at Work Regulations 2002
- e) Provision and Use of Work Equipment Regulations 1998 am 2002
- f) Manual Handling Operations Regulations 1992 am 2002
- g) Control of Asbestos Regulations 2012
- h) Asbestos (Licensing) Regulations 1983 am 1998
- i) BSI ACOP 6187 Demolition 2011
- j) Lifting Operations and Lifting Equipment Regulations 1998
- k) Workplace (Health, Safety & Welfare) Regulations 1992
- l) Control of Noise at Work Regulations 2005
- m) Control of Substances Hazardous to Health 2002 as amended 2005.
- n) Work at Height Regulations 2005
- o) Control of Vibration at Work Regulations 2005 (Hand - Arm Vibration)
- p) Control of Vibration at Work Regulations 2005 (Whole – Body Vibration)

GN: GS7 – Accidents to Children on Construction Site (REV)

GN: GS15 – General Access Scaffolds

GN-C56 – Storage and Use of LPG on Construction Sites

HSG 85 – Electricity at Work

HSG 51 – Storage of Flammable Liquids in containers

HSG 33 – Health & Safety in Roof Work



HSG 47 – Avoiding Danger from Underground Services

9 SELECTION PROCEDURES

The principal contractor, Southern Demolition Co. Ltd. will send a copy of the form, Competence Questionnaire to all potential contractors or self-employed to assess their competency and whether they can make adequate provision for Health and Safety. See Appendix 1.

10 BASIC PERSONAL PROTECTIVE EQUIPMENT FOR SITE

9.1 Head Protection:

Head Protection must be worn at all times whilst working within the demolition area. Exemptions are plant operatives whilst in their machines which will have cab protection fitted, when in the canteen and office areas.

9.2 Foot Protection:

All operatives and visitors in the demolition area are to wear protective footwear, which will consist of a boot with at minimum, a steel toecap and mid-sole protection to the required standard – BS 1870.

9.3 Eye Protection:

Eye Protection is to be worn by all operatives where there is the likelihood of splinters or dust being created, and also all operatives where Oxy/fuel burning equipment is being used. Goggles and shields will be made available on site for issue on an individual basis. **Eye protection is task specific, operatives should carry safety glasses with them but are only required to wear them if the task in had requires the use of safety glasses.**

9.4 Skin Protection:

Operatives handling any of the demolition arisings are to wear gloves at all times. Water and hand cleanser will be made available so that operatives can wash before eating, drinking and at the end of the working day. If a rash appears on the skin, it must be reported to the site foreman or supervisor and then to the company's safety adviser. The operative should then see his own doctor and report results to company.

9.5 High Visibility:

Yellow high visibility waistcoats or coats depending on weather conditions or type of work being carried out to be worn at all times.



11 ENVIRONMENTAL

11.1 Noise:

Noise monitoring will be carried out at each of the site boundaries on a regular basis to ensure the works will not disturb residents and office workers. Noise levels within the site will be as far as reasonably practical kept to 75dba (a). This will be achieved using well maintained plant and demolition equipment.

Readings will be taken at the site boundary on all elevations to determine the noise levels that may disturb the residents in the surrounding areas, and if excessive the working program may have to be revised and working methods changed.

LBI's code of practice for construction sites, states a limit of 75dBA should be applied to the façade of the nearest noise sensitive receptor/site boundary for the protection of nearby occupants also.

All works will be in accordance with the guidelines set out by the Islington Code of Practice for Construction Sites – <https://www.islington.gov.uk/>

11.2 Dust:

As in all demolition operations, there will be dust, this must be dealt with at all times whilst the demolition is in progress.

The temporary water supply should be sufficient for spraying the tools of the excavators carrying out the work

11.3 Control of substances Hazardous to Health (COSHH)

Any items that are recovered from the buildings must be treated with caution until they have been checked and identified, especially containers with no identifying labels, these will be treated as dangerous until they have been identified. Once the containers or substances have been identified a COSHH assessment must be written. They may now be disposed of to an appropriate licensed tip; the COSHH assessment may have to be issued to the operators for the licensed tip as a record of what the materials are and where they were found. The company must also keep a record of all COSHH assessment and copies forwarded to the Principal Designer.

Before works commence and during the construction stage, the Co. Environmental Health officers will be progressively informed of the works commencing on site. The methodology of these works will need to be agreed by the officers to ensure the site is operating in accordance with their guidance. These will be reported upon monthly, the report will be forwarded to the Project Manager & Principle Designer.



12 HIGH RISK ACTIVITIES

12.1 Areas of Works:

Whilst the temporary and permanent propping works are being performed there will be signs, warning others of the works being carried out. The stability of the structure will be maintained at all times all works will be in accordance with the Method statement. Advice has been obtained from our engineer CDS and the clients engineer with regards to any specific works.

12.2 Transport:

All lorries will be guided by a nominated guide/signaller, banksman will be in place during vehicle movements to eliminate the risk to public and non site traffic.

All deliveries and collections will be made off the road within the site compound.

12.3 Waste:

All waste is to be taken to licensed tips and only carriers who are licensed will be employed. Waste certificates are to be collected and filed for inspection on request.

12.4 Public Utilities and Services:

All utility companies must be informed by letter that work is to take place, local area drawing of services/utilities should be made available to the demolition contractor, to enable them to locate all services.

12.5 Removal of Asbestos Materials

The asbestos materials will only be removed by a specialist contractor all in accordance with the attached method statement. All asbestos materials will be stored in accordance with CAR2012. A copy of the ASB5, Demolition & Refurbishment Survey and RAMS associated with the works will be kept in the site office, for all operatives to view.

12.6 Working at Heights

Working at heights will only be carried out if the fall from height cannot be designed out and alternative method of works cannot be carried. This will be in accordance with the method statement and working at height rescue plan.



13 HEALTH AND WELFARE

Southern Demolition Company Ltd will set up welfare facilities, by means of Mobile Welfare Cabin units, incorporating an area to hold site meetings, a mess/welfare unit for the operatives and portable toilets. This will be situated within the site boundary.

14 FIRST AID

14.1 First Aider for Project:

S Pilcher – Southern Demolition Co. Ltd.

14.2 Duties of First Aider:

1. Administer, where possible, any emergency treatment of casualties and ensuring an ambulance or Doctor is called if the circumstances warrant.
2. Ensuring proper stocks of first aid items are kept and that the first aid box or cupboard is clearly identified and readily and speedily accessible.
3. Assist the injured person to complete their entry into the accident book or if they are unable due to their injury, do it for them.
4. Informing the supervisor and Managing Director of any reportable accidents/occurrences as soon as possible.

14.3 Accident and Emergency Procedures:

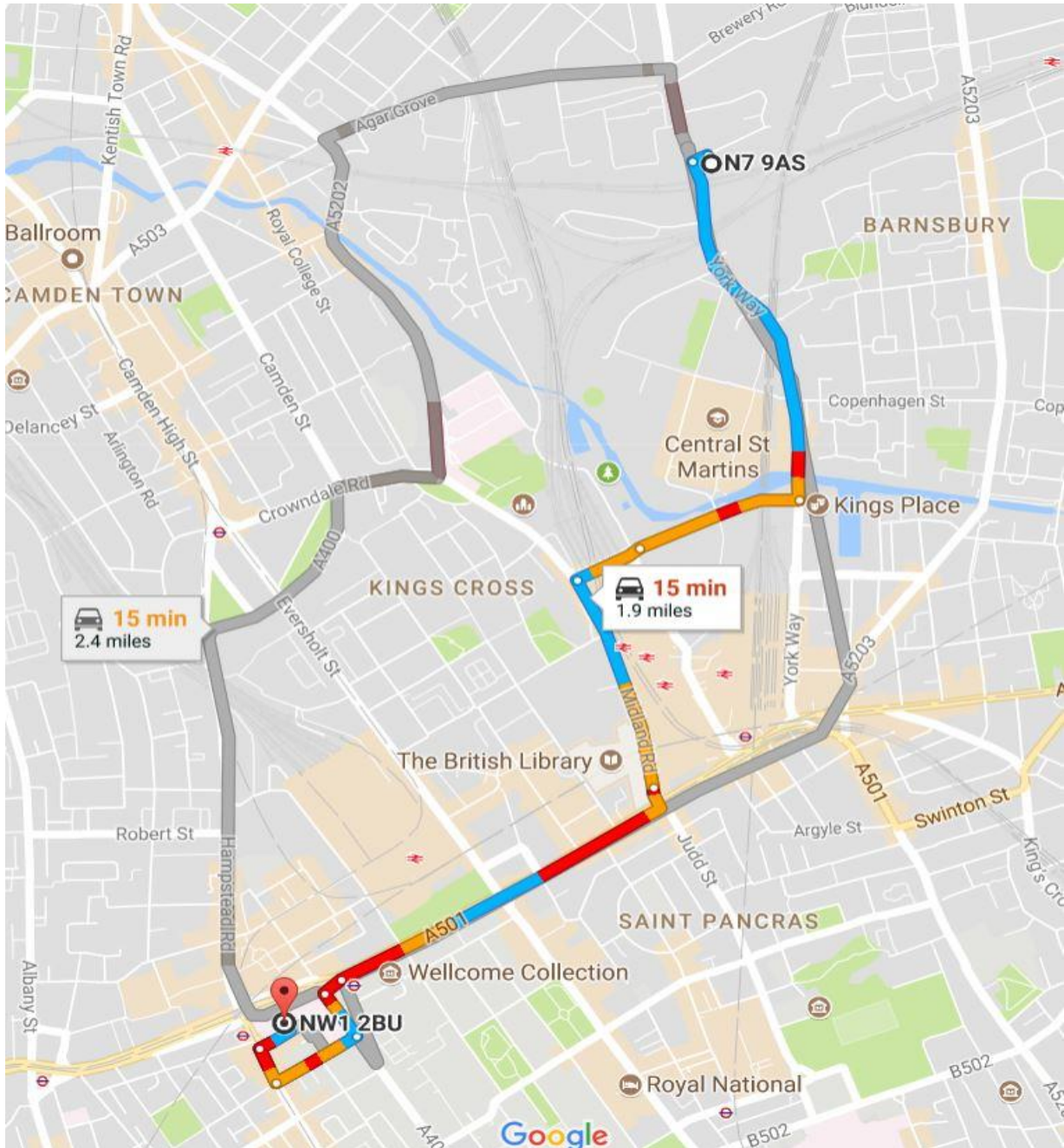
All accidents that result in injury shall be recorded in the accident book by the injured person or by some other person acting on his behalf. In the case of a major injury, it must be reported to the enforcing authority by the quickest practicable means i.e. telephone then followed by written report within 10 days. It is the responsibility of the Health & Safety Manager to carry out the notification and complete the report. It is, therefore, essential that he be notified immediately and Project Manager, Principle Designer & Client.



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A&E Hospital:



University College Hospital

235 Euston Road

London



NW1 2BU

Tel: 020 3456 7890

14.4 Reporting a Case of Disease:

On receiving a medical certificate report from the employee's doctor stating that the employee is suffering from any of the following, the Director or his nominee shall complete and send a form F2508A to the enforcing authority, keeping a copy to be retained on file. Also report to Contract Administrator.

Reportable Diseases are listed below:

- Acute encephalitis
- Acute infectious hepatitis
- Acute meningitis
- Acute poliomyelitis
- Anthrax
- Botulism
- Brucellosis
- Cholera
- Diphtheria
- Enteric fever (typhoid or paratyphoid fever)
- Food poisoning
- Haemolytic uraemic syndrome (HUS)
- Infectious bloody diarrhoea
- Invasive group A streptococcal disease
- Legionnaires' disease
- Leprosy
- Malaria
- Measles
- Meningococcal septicaemia
- Mumps
- Plague
- Rabies
- Rubella
- Severe Acute Respiratory Syndrome (SARS)
- Scarlet fever
- Smallpox
- Tetanus
- Tuberculosis
- Typhus
- Viral haemorrhagic fever (VHF)
- Whooping cough
- Yellow fever

Report other diseases that may present significant risk to human health under the category 'other significant disease'.



14.5 Fire

During the strip out of the buildings, air horns will be placed at each working area to act as a temporary fire alarm system.

While the buildings are being demolished banksmen will be in place. If a fire is suspected, the operative will shout "fire, fire, fire" and relevant actions taken.

In the event of fire, the following procedures must be carried out:

Person discovering the fire must:

1. Send someone to ring the emergency services (999)
2. Attempt to put the fire out using a fire extinguisher if trained and not putting people at risk.
3. If the fire cannot be extinguished, warn others and make their way to the fire assembly point
4. Occupants of any adjacent buildings will be informed if a fire breaks out.

Fire Officer (Site Foreman) should carry out head count.

Operatives at gate to guide fire services to fire.

Under no circumstances should anyone go back to work until the emergency services have given the all clear.

Fire Plans will be provided on each floor and stair well, staff will be briefed on emergency procedures during their induction.

The Fire Assembly point is on at the Site Welfare unit external to the building.

15 HEALTH AND SAFETY TRAINING

15.1 Induction:

Before the operatives begin work the Safety Adviser will carry out a Site Induction.

Induction Criteria:

- 1) Location of Site
- 2) The Project and the Health & Safety Plan
- 3) Site Rules
- 4) Emergency Procedures and First Aid
- 5) Welfare Facilities
- 6) Personal Protection Equipment
- 7) Method Statement
- 8) Identify Fire Assembly Point



15.2 Safety Training

As demolition operatives, all operatives working on the project must have up to date Certificates of Training Achievement in one of four categories; Demolition Apprentice, Demolition and Refurbishment Operative, Demolition Topman or Demolition Chargehand, or equivalent in date certificate. They must also have a current Safety Awareness Certificate, copies of which to be on site. Up to date training will be carried out on site by:

- a) C.I.T.B.
- b) Prime Safety

15.3 Tool Box Talks:

These will be carried out on a weekly basis; the talks will be given by the Site Foreman, Site Manager and on specialist subjects, the site Safety Adviser. The subjects chosen will be relevant to the operations being carried out on site. All persons attending must sign the Tool Box Talks register on completion of the talks.

15.4 Statutory Notices:

These will be displayed on the wall of the canteen.

16 JOINT CONSULTATION

In accordance with the safety Representative and Safety Committee Regulations 1977 and the Codes of Practice and Guidance Notes relating to these regulations, every facility will be afforded to officially appoint Safety Representatives and Committees. Procedures on sites, or at workplaces regarding the functions of Safety representatives and Committees shall be in accordance with the National Working Rule 24 or the National Joint Council for the Building Industry Working Rule agreements, or Working Rule XV111A contained within the Civil Engineering Construction Conciliation Board Rules, where applicable.



17 SITE SAFETY RULES

1. The precise method of demolition to be adopted, the timing and sequence should have been decided before any work commences.
2. Make sure that you have been properly instructed on these items and never deviate from the sequence laid down.
3. Before starting any activity check the public utility services – gas, electricity and water have been disconnected.
4. The plan of work must include all necessary precautions to prevent inadvertent collapse during the demolition. Be aware of the need for shoring or temporary support at any stage of the work.
5. Never remove any part of a structure unless you have been instructed to do so.
6. Never climb up or down the scaffolding: use ladders or stairs provided.
7. DO NOT ENTER obstinate parts of a structure which refuse to collapse, they may do so unexpectedly.
8. If you discover old thermal insulation lagging, sprayed insulation coating or insulating board, assume it contains asbestos and alert the Site Foreman. DO NOT disturb the material until it has been confirmed free of asbestos.
9. Report any unforeseen hazards to your supervisor immediately, warn your work-mates and evacuate the area.
10. DO NOT ENTER enclosed or confined spaces without proper authority and adequate precautions.
11. See that all ladders are properly secured, even if it is only in use for a short period of time.
12. Any voids or openings in floors require securely fixed covers or, alternatively, need to be fenced off.
13. Keep the site tidy and store materials in safe positions. TIDINESS is one of the foundation stones of safety.
14. Personal hygiene is important when working on demolition. Always wash hands before eating, drinking and at the end of the working day. Protective Clothing: Wear it, Stay Safe, Healthy and Within the Law.



15. No smoking will be allowed within the site boundary. Staff will be directed to remove corporate clothing and sign out of site and smoke away from the site premises.
16. Radios and MP3 players, Ipod's are prohibited in the works areas.
17. Use of mobile phones to be restricted to the welfare area.

Site Safety Rules – 2

Notice Board

You Must Comply With the Following At All Times Or Risk Prosecution

Head Protection:

Objects falling from a height present the major hazard against which helmets are most commonly provided. There are other hazards against which helmets are useful, such as sources of abnormal heat, splashes from fractured overhead pipes and where there are projections and low headroom. They may also afford head protection when a person falls.

FIND OUT which head protection is appropriate for your job and WEAR IT

Hearing Protection:

Excessive noise can damage hearing and although other forms of direct noise should be considered first, there could be occasions when the wearing of hearing protectors is desirable or indeed imperative.

FIND OUT what hearing protection is provided for your job, LEARN how and when to use it and WEAR IT

Eye protection:

To lose one's sight is not just being unable to see, it means complete re-training for life. The major hazards to eyes are flying particles particularly from grindstones, dust, chemical splashes, molten metal, glare and radiation.

FIND OUT what eye protection is provided for your job, LEARN how and when to use it, and WEAR IT

Foot Protection:

The feet and ankles are very susceptible to twisting, to crushing and penetration injuries, to burns from chemicals and other hot substances. Specially designed shoes, boots and Wellingtons are manufactured, which incorporate such devices as steel toes, steel or non-metallic mid-soles, and which can be impervious to mineral and vegetable oils, fats, paraffin and certain chemicals.

FIND OUT what protective footwear is appropriate for your job, WEAR IT



Any changes to general P.P.E. will be itemised in the Method Statement.

Site Safety Rules – 3
Visitor Procedures

There is to be no smoking on site whatsoever, smokers will have to book out and smoke outside the boundary. Mobile phones only to be used in the Welfare area, radios are not permitted on site.

Security:

At all times whilst demolition is in progress, the site entrance must be closed to prevent casual visitors from entering the site.

Procedure:

1. Visitors must wait at the gate until an escort is available to take them to the office, or telephone the number on the gate for access, where their reason for the visit or scope of works on site will be noted.
2. A copy of the site rules must be shown to the visitor and they should be asked to read them.
3. The visitor must sign-in to the daily site diary confirming that he/she has read and understood the rules.
4. The visitor must then be escorted at all times around the site and when finished signed-out and escorted to the gate.
5. At no times shall any visitors be allowed to wander around the site unescorted.
6. Site rules for operative and visitors must be adhered to at all time

18 PROHIBITION/IMPROVEMENTS NOTICES

If a Prohibition or improvement Notice is issued by an Inspector or an Enforcement Authority Health and Safety Executive (Local Authority), the person to whom it is issued must comply immediately with any instructions on the notice and contact the Director responsible for safety either directly or through their appropriate manager.

The Safety Supervisor will be informed by the director responsible for safety and asked to provide advice on the measures necessary to comply with the notice. When remedial measures have been taken, the Director responsible for safety will contact the Inspector who issued the notice to inform him/her of action taken. This will be confirmed in writing.



Any prohibition/improvement notices are to be highlighted to the Project Manager, Principle Designer and Client immediately.

19 MONITORING AND REVIEW OF THE CPP

- 19.1** All employees are encouraged to bring to the notice of the site management any areas where the Safety Plan appears to be inadequate. Any suggestions made will be considered.
- 19.2** Arrangements will be made for the Safety Adviser to advise prior to commencement.
- 19.3** The Safety Adviser will visit the site at irregular intervals during the project time scale and will report on any hazards, defects or breaches of regulations observed during the visit.
- 19.4** Contractors will advise site management on any changes in methods or materials to be used and of the results of new Risk Assessment.
- 19.5** Contractor representatives will meet with site management on health and safety issues when required to by the site management. In general, meetings will be held weekly.
- 19.6** Any amendments to the CPP will be recorded in the form at the bottom of the plan, and copies of any documents will be stored on site and within the office.