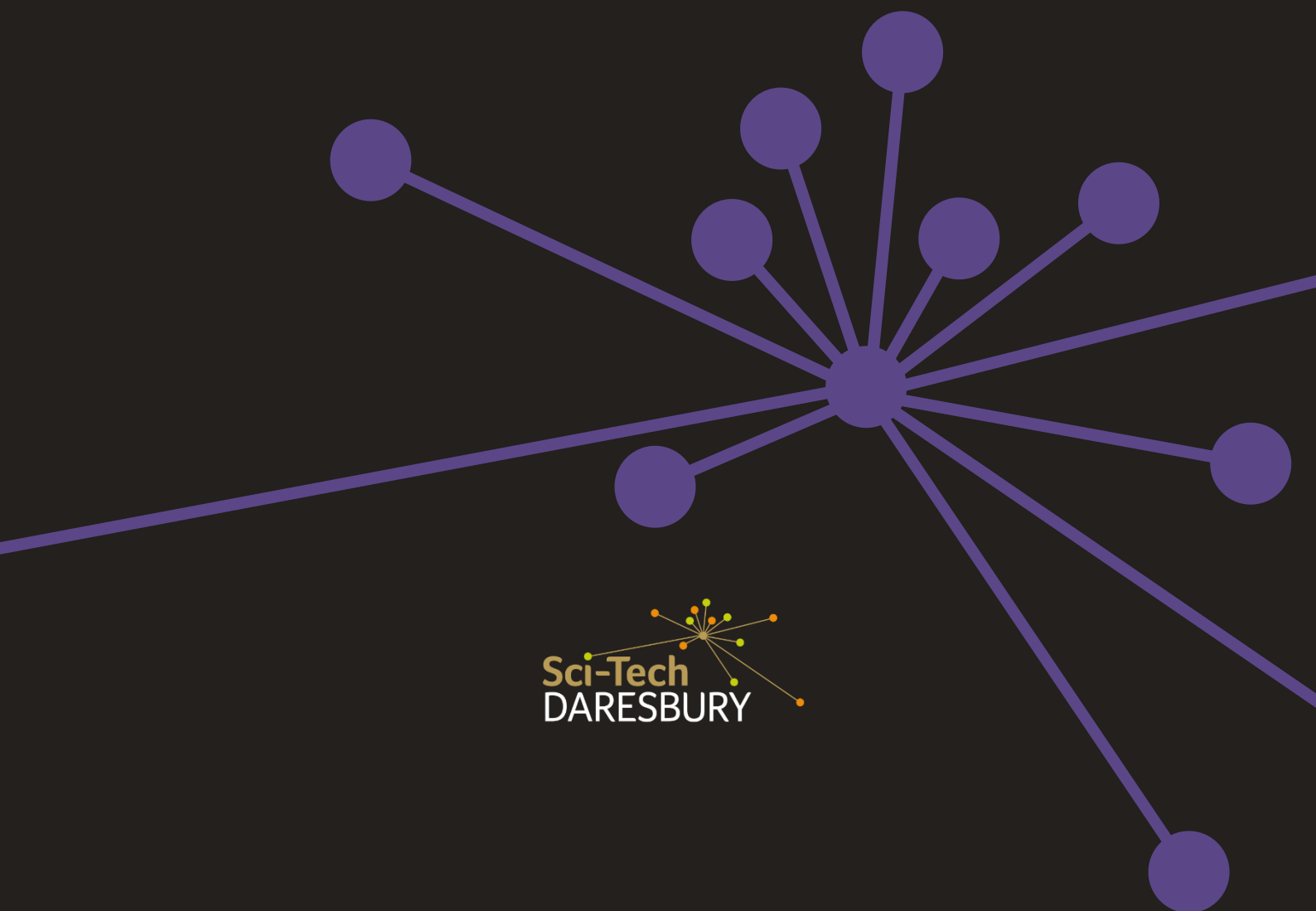


# TECHSPACE TENANT HANDBOOK



# CONTENTS

## **TENANT HEALTH & SAFETY INDUCTION** **PAGE 2**

## **BUILDING FACILITIES & LOCATION** **PAGE 3**

• Access to the Buildings, Offices and Laboratories; Emergency Door Release	4-5
• STFC Pass Application ( <b>ID Card</b> ); Campus Community; Shared Laboratory	6
• Building Inductions; PEEP	7
• Car Parking	7-8
• HGVs/Large Deliveries; Chemical Tank	9-10
• Electric Vehicle Charging; Meeting Rooms	10
• Kitchen Areas, Recycling Bins; Smoking; Visitors	11-12
• Post/Parel Deliveries; Tenant Contractors	12-13
• Work Permits; Skips; Toilets	13
• Catering Facilities; Milk Delivery; Noise & Nuisance; Inclusive Handover Package; Comms Room	14
• Rack Space; Corridors/Common Areas; Signage; Modifications to Accommodation	15
• Gritting; External Waste Bins; Rates/Elec/Gas/Water	16
• Health & Safety (incl Lone Working & Evacuation Procedure)	17-19
• Bringing Children into the Workplace; PAT	20
• Security; CCTV; Cleaning/Maintenance/Decoration; Heating/Cooling	20
• First Aid; Damage to Property	21

## **SHARED LAB HEALTH & SAFETY INDUCTION** **PAGES 7 & 26**

## **INTERNET PROVISION** **PAGES 14 & 27-28**

## **CHARGE FOR COMMS ROOM ACCESS** **PAGE 14 & 29**

## **CCTV POLICY** **PAGES 20 & 30-42**

## **SAFE WORKING IN TECHSPACE ONE LABORATORIES** **PAGES 21-24** **(Infection Control for BioTech Use)**

## **AUTOMATIC DEFIBRILLATOR** **PAGE 25**

<b>Version:</b>	<b>v4.4</b>
<b>Issue Date:</b>	<b>October 2025</b>
<b>Signature:</b>	<i>Andre Hill</i>

# HEALTH & SAFETY INDUCTION

<b>COMPANY NAME</b>	
<b>Inductees names</b>	
<b>Job title of Inductees</b>	
<b>Phone number</b>	
<b>Emergency contact number</b>	
<b>Any health issues we need to be aware of to be able to assist if you become ill at work including prescribed medication, epileptic, diabetic, heart condition, allergies</b>	
<b>Building site rules explained to inductee: ✓ if completed</b>	
<b>Site familiarisation and Building emergency procedures explained</b>	
<b>Fire escape strategy, assembly point location, test day/time explained</b>	
<b>Contractors site rules and housekeeping explained</b>	
<b>First Aid Provision required by Tenant and accident reporting explained</b>	
<b>Alarm &amp; car park lighting times of the building and use of welfare facilities explained</b>	
<b>Smoking policy and external smoking area location explained</b>	
<b>Hazard register issued</b>	
<b>RAMS / SSOW for Tenant staff in place by Tenant Company</b>	
<b>Hot works or Electrical Works or roof access W at H permit explained</b>	
<b>COSHH / RAMS required to be in place for Tenant contractors explained</b>	
<b>Reporting an emergency explained</b>	
<b>PASMA licence if assembling mobile tower / IPATH Licence if using a boom</b>	
<b>Duty of care to other Building &amp; Car Park Users explained</b>	

Declaration: I the inductor confirm that I have explained to the inductee details of the topics listed. I the Inductee confirm I understand the contents of the Induction.

Signed Inductor:

Signed Inductee(s):

Date:

# BUILDING FACILITIES & LOCATION

This handbook is intended to give you a comprehensive guide to the facilities and services at Techspace. It encourages you to make the most of the buildings. The rules and regulations set out are for the benefit of all tenants. It is the tenant company's responsibility to ensure all their employees familiarise themselves with this handbook.

## 1 THE BUILDING

### **Techspace One comprises:**

7 Ground Floor Dry Labs ranging from 970 sq ft (90 sq m) to 1964 sq ft (182 sq m)  
9 x 1<sup>st</sup> Floor Wet Labs ranging from 929 sq ft (86 sq m) to 1982 sq ft (184 sq m)  
9 x 1<sup>st</sup> Floor Offices ranging from 883 sq ft (82 sq m) to 2428 sq ft (226 sq m)  
Communal kitchens, toilets and shower facilities on all three floors  
Communal Shared Laboratory on 1<sup>st</sup> Floor  
External Dry Store, Hazardous Materials Store, Gas Store and General Refuse Store  
2 Meeting Rooms and a Boardroom on 2<sup>nd</sup> Floor  
The total net lettable area of the building is 32,963 sq ft.

### **Techspace Two comprises:**

1 Ground Floor Office/Laboratory (4,262 sq ft)  
2 First Floor Offices (A: 2,241 sq ft and B: 2,119 sq ft)  
Communal toilets and shower on 1<sup>st</sup> Floor

## 2 THE ADDRESS

Techspace One or Techspace Two  
Sci-Tech Daresbury  
Keckwick Lane  
Daresbury  
Cheshire  
WA4 4AB

Techspace One and Two are owned and managed by Daresbury SIC LLP, St. James Business Centre, Wilderspool Causeway, Warrington, Cheshire WA4 6PS. Daresbury SIC LLP is a Joint Venture between Langtree/UKRI/HBC.

Should you have any queries or problems concerning the building during working hours, please contact the Building Manager (**Andre Hill**) on **01925 607030**, Mobile **07899 749597** or via email [AHill@Sci-TechDaresbury.com](mailto:AHill@Sci-TechDaresbury.com) who is based in the Management Office behind Reception. In the event of a building related emergency outside of working hours, please contact our Key Holder (**Frankton Group**) on **0808 175 3305** or emergency number **07379 879064**.

### 3 ACCESS TO THE BUILDINGS

Techspace One Reception is open between the hours of 8.30am and 5.15pm Monday to Friday with the exception of Bank Holidays: Contact: [TechspaceReception@Sci-TechDaresbury.com](mailto:TechspaceReception@Sci-TechDaresbury.com) or 01925 606440

During normal working hours open access will be possible via the revolving doors. From time to time the Reception team will be away from the desk dealing with other matters, attending training etc.

For access to Techspace Two during normal office hours, use your access card to open the sliding doors. For out-of-hours access, you will need the metal key to open the front door claw lock.

For Techspace One, entry and exit from the building during normal working hours is via the revolving door at the front of the building or by using your security access card at the rear door. Outside of the building hours, access will only be permitted with the use of a security access card through either the front auto swing door or rear door as the revolving doors will be locked. **Please do not push or pull the auto swing door at any time as that would trigger the building alarm**, resulting in a call out charge to the tenant company if our security provider is required to visit site following the alarm activation (this door opens automatically when a card is swiped at the door reader, then remains open for 30 seconds and will also close automatically). If you are expecting visitors out of hours, please ensure you are present in Reception to give them access. You must ensure that they sign in via the electronic signing in system, and out when they are leaving. Please ensure you escort your visitors off the premises via the front auto swing entrance door.

Dry Store (cages) and the Hazardous Waste Store can only be accessed between the hours of 08:30 to 17:00 hrs Monday to Friday (unless Reception advise otherwise). At all other times, including weekends, the Stores are alarmed and a call out charge would apply if our external security provider is required to visit site following an alarm activation.

### 4 ACCESS TO OFFICES & LABORATORIES

#### 4.1 Unit Access

Keys/cards will be issued to occupiers on completion of their lease at a ratio of 1:100 sq ft of let space, for example: 2000sq ft/100 = 20 cards. If further access cards are required, Reception can order these for you at a cost of £15 plus VAT per card along with the associated carriage charge which will be charged through the monthly tenant services. Any requests/communications to Reception relating to new starter access cards/leavers/lost cards should be made through Campus Community (please refer to section 4.6 below). Tenants will only be provided with access to the car park barrier once a car registration number has been given to Reception (please also refer to Point 7.1).

#### 4.2 Replacement Salto Door Locks/Batteries

Our contractor (Lock-tec) undertakes an annual service of the Salto door locks around Oct/Nov each year, at which time they replace all the Office and Lab door batteries free of charge as part of our contract. However, if your Salto door lock starts to flash red and the batteries aren't replaced immediately, it's likely the door lock will fail altogether which means no-one will be able to access that Office/Lab. If this happens, it would

be the tenant company's responsibility to source and pay for a locksmith to "break into" the Office/Lab which could be expensive and may include the cost of any repairs to the lock and/or the door. Should any of your door locks begin to flash red, please contact [TechspaceReception@Sci-TechDaresbury.com](mailto:TechspaceReception@Sci-TechDaresbury.com) 01925 606440 immediately as the Landlord offers a service to replace the batteries and re-program the lock for a small charge.

### 4.3 Security Access Cards & Keys

Each card is individually numbered and the Building Manager has a record identifying each card holder. The system monitors all access through controlled doors as well as attempted access so you should not use anyone's card other than your own. For security purposes, Reception should be notified immediately of any leavers from the tenant company so that their access card can be cancelled. Cancelled cards can then be retained by the tenant company but must not be issued to another member of staff until they have been re-programmed with the new employee's details. Alternatively, Reception can hold these used cards in your tenant file for re-assigning, FOC, as and when instructed by you.

In the event of a card being lost/damaged or if additional cards are required, then a cost of £15.00 plus VAT will be chargeable.

If metal keys are required for building access, offices or laboratories, the initial keys issued at commencement of the Lease are FOC. However, any requests for additional or replacement keys will be charged at £50+VAT to cover key-cutting and admin.

The cards will be programmed to operate the main entrance door in Techspace One or Two, and (in TS1) the corridor doors giving you access to your office suite or laboratory. Tenants should ensure that all doors are always closed securely behind them as it is a breach of security when doors are left open (only Sci-Tech staff or security should prop internal doors open using the door guards). Do not hold open any doors out of hours as this will set off the alarm and summon a security guard. Security attendance charge is passed on to tenants causing the alarm activation. Access to the Dry Store and Waste Store is only permitted between 0830–1700 hrs Monday to Friday. Access at any other time will activate the building alarm and would incur a security attendance charge.

Any call out by a tenant or their visitors/contractors for security guard assistance will require your own company password and will incur a charge from the security provider which will be passed on to the tenant – the fee is currently £50.50 + VAT (as at January 2024).

### 4.4 Emergency Door Release (Green Box/Button)

All tenants are required to wear their photo ID card and building access card in a lanyard whilst walking around Techspace. Should any tenants become locked inside the building out of normal working hours who have neither their building access card on them nor their mobile phone to call a member of their own team for assistance, the emergency door release (green button) can be used which will alert our off-site Security company (Frankton Group). You would need to quote your own company password if assistance is required. Please note that **the emergency door release buttons are for emergency out of hours use only** as a call-out fee will be charged to the tenant company in such instances – the fee is currently £50.50 + VAT (as at January 2025).

Green button break glass points can be used in fire emergency situations.

## 4.5 STFC Site Pass Application/ID Card

For security/ID purposes, it is mandatory for all tenants to undertake the on-line Health & Safety induction asap after joining Techspace (a copy of the most up-to-date STFC pass application form which contains a web link to access the quiz can be found on Campus Community web site – please refer to section 4.6 below). Once the quiz has been successfully completed (with a pass mark) you then need to complete the STFC pass application form **in full** and email it directly to [AHill@Sci-TechDaresbury.com](mailto:AHill@Sci-TechDaresbury.com) – please do not visit Daresbury Laboratory to collect your ID card until advised to do so via email from Andre Hill. This ID card will allow you to access various on-site facilities including the café/restaurant, gym, library, exercise classes etc. Anyone not wearing their ID card around Techspace or the Campus can be stopped and questioned by Sci-Tech Daresbury staff.

If your ID card is out-of-date it is not necessary to complete a pass application form and have it signed by Andre Hill (this is only for new starters). To renew your ID card, complete the on-line quiz again, then email [Estate.Services@STFC.au.uk](mailto:Estate.Services@STFC.au.uk) to make them aware (they will email you when your replacement ID card is available for collection).

## 4.6 Campus Community

The **Campus Community** platform is now live. You can access and register for Campus Community here: <https://campuscommunity.sci-techdaresbury.com/>

Campus Community is a dedicated platform where you can learn all about the Campus as well as:

- Book meeting rooms (for use by tenants based at Techspace One & Two, Violet 1, 2 & 3, Vanguard House and The Innovation Centre)
- Liaise with your building Reception team to request new starter building access cards, replacement cards or advise them of leavers
- View your Tenant Handbook
- Check out the latest catering menus
- View our events calendar
- Post job vacancies
- Report faults
- See the latest Campus activities and site map
- Find out about our Partners and how they can help you . . . and much more

## 4.7 Shared Laboratory

Access to the Shared Laboratory is strictly limited to those who have undertaken a Shared Lab Health & Safety Induction with a member of Sci-Tech Daresbury staff or with a member of their own tenant company who has previously undertaken the induction with a member of Sci-Tech Daresbury staff. Please ask at Reception (Induction form attached – Appendix 1 – which should be completed and returned to Reception).

## 5 BUILDING INDUCTIONS

Tenant companies are responsible for ensuring all their employees:

- are inducted into the building - this induction must cover building procedures, fire alarm and evacuation procedures, and PEEP (Personal Emergency Evacuation Plan) if applicable. For any person requiring a PEEP, Reception must be notified so that a record can be added to the Fire Evacuation file;
- undertake the on-line health & safety induction (STFC pass application);
- familiarise themselves with this Tenant Handbook.

For access to the Shared Laboratory, you must book an induction with Reception prior to entering the Lab (Appendix 1).

## 6 PEEP (Personal Emergency Evacuation Plan)

If a tenant company employs a member of staff who has any form of disability which prevents them from using the fire escape stairs, the tenant company has an obligation and specific duty under the Fire Order to ensure a personal emergency evacuation plan is in place (PEEP). A PEEP is required should a tenant or visitor request to park in the DDA marked parking spaces. As a minimum, the PEEP must contain the following, with a copy being issued to Andre Hill (Building Manager) [AHill@Sci-TechDaresbury.com](mailto:AHill@Sci-TechDaresbury.com) :

- Designate safe escape routes travelling across the office and down the stairs (a plan is required showing the route).
- Appoint a member of your staff to help during any evacuations (there will need to be more than one if the appointee is not in the office daily and to cover sickness and holidays).
- Detail any necessary specialist equipment.
- Locate/identify a temporary refuge area.
- The person the PEEP is applicable to must agree on everything.
- Your plan must work without intervention from the emergency services.
- You must test the PEEP before any emergency to ensure it's workable with the staff and resources you'll have on-site.
- PEEPs should be practised like any other evacuation plan. The minimum recommendation is once every six months.
- When rehearsing the plan, it is essential to involve everyone named, including the people appointed to provide assistance. Rehearsals can also reveal if appointees need further instruction or training.

## 7 CAR PARKING

### 7.1 Car Park

All vehicles parked in car park are left at the car owner's risk. All tenants have a set number of allocated car parking spaces, and we do offer additional parking facilities at our Hostel Plot which is located first left at



the roundabout as you enter the Campus. Please note that a speed bump is in place at the Techspace car park exit road.

**All tenants must keep [TechspaceReception@Sci-TechDaresbury.com](mailto:TechspaceReception@Sci-TechDaresbury.com) updated if they change their car registration.** As all Techspace car park bays are now fully allocated, failure to provide updated registration details may result in a charge to the tenant company if it is necessary for Reception to review CCTV footage to identify the owner of a vehicle parked in the car park that is not registered with Reception.

Please be aware of others tailgating - if you should have any concerns please contact Reception immediately or, alternatively, out of hours contact Frankton Group on 0808 175 3305.

There are car parking spaces to the entrance of the building designated for disabled drivers; there are also limited visitor spaces before the barrier controls. We kindly ask that tenants refrain from parking in these spaces unless they have a genuine requirement to do so (any such parking must be notified to Reception).

The speed limit in the car park is 5mph. All tenants, their visitors and contractors should always drive with due care and attention whilst on the premises and refrain from parking in non-allocated spaces. **Repeat offenders of parking rules will have their access to the barrier removed and the offenders will be required to use the Hostel Plot overflow parking.**

All drivers and pedestrians using the car park do so at their own risk. Daresbury SIC LLP does not accept liability for any misuse of the car park facilities or for the actions of drivers and pedestrians using the car park facilities. Any damage to the car park, barriers or landscaping will be chargeable to the tenant company.

## 7.2 Repair and washing of vehicles

The repair, valeting and washing of vehicles is **not** permitted on site.

Replacement of punctured tyres and broken windscreens can be arranged by notifying the Building Manager.

## 7.3 Overnight parking on site

A situation may arise where it may be necessary to leave your vehicle parked overnight on the car park. Please ensure that the Building Manager is informed of this in the first instance and if the BM is unavailable then Reception staff should be notified.

## 7.4 Cyclists and Motorbikes

There is a bike shed located close to Reception where a limited number of lockers are available (please ask at Reception for a key). Cyclists/bikers should follow the one way system when entering or leaving the site and should not ride on the pedestrianised areas. For ease of access to the car park, cyclists/bikers should enter via the spaces which are located next to the car park entry and exit barriers. Do not pass under the barrier arm. All bikes/motorbikes are left at the owner's risk.

## 7.5 HGVs/Lorries/Vans on Site

Techspace is a one-way system for all vehicles.

The Techspace car park layout and its design is satisfactory to withstand the occasional use (4 vehicles a day) of 16.5m HGV and smaller rigid vehicles (delivery lorries, fire appliances and refuse wagons).

Any vehicles larger than 16.5m are not permitted to access the car park area.

To ensure the safety of all tenants, employees and visitors, the following vehicle movement protocols are strictly enforced on and around the car park:

- **No reversing without a qualified Banksman** - drivers of HGVs or other large vehicles are strictly prohibited from reversing their vehicles anywhere on site unless guided by a qualified Banksman. This measure is in place to prevent accidents and protect pedestrians and property.
- Tenant companies who have a barrier release button located within their office must inform drivers of the above rules prior to allowing them to access the car park.
- It is the responsibility of tenants to inform the Techspace management team of any HGVs requiring access to the car park.
- All HGVs (16.5m) must have a banksman present otherwise access to site will be denied. The tenant may act as banksman if suitably trained.
- Any loading/unloading activities in the car park will require the submission of a workplace transport risk assessment provided by the tenant and/or haulier when commencing occupation of a leased space.

## 7.6 Pallet/Large Deliveries to Goods Entrance

Reception will call the tenant company's office when a pallet, large delivery/gas bottles etc arrive as the tenant will be required to meet the driver at the Goods Entrance at the time of delivery. Following a number of attempts, if Reception is unable to contact the tenant company by phone, the delivery will be refused. Reception cannot take delivery of such items on behalf of the tenant company. **The Landlord holds no liability for any loss the tenant company incurs as a direct result of refused deliveries.**

The building has a pallet truck which can be used, provided that tenant personnel are trained in its use and their own safety footwear is worn.

## 7.7 Chemical Tank

The chemical tank requires periodic emptying, typically every 3–4 weeks. However, the Building Manager does not receive a fixed schedule for tanker visits. Instead, an alarm system notifies Reception when the tank is nearing full capacity. Once alerted, the drainage company usually attends site within one week, although response times may vary depending on their workload and any emergencies they're handling.

Regrettably, the location of the chemical tank is less than ideal as designated disabled bays have been marked directly above it. As such, if blue badge holders occupy these spaces, it is the responsibility of the tenant company to notify the Building Manager of any specific medical conditions or accessibility needs of their disabled staff or visitors. This information ensures we can assess whether individuals are able, if requested by Reception, to temporarily relocate their vehicle at short notice to allow tanker access. There is an alternative disabled bay opposite and immediately next to the EV chargers.

Tanker drivers are generally accommodating, so providing the car blocking access is moved without delay then the collection can proceed without issue. However, if the vehicle is not moved in time, the drainage company will record a void visit and depart. In such cases, a void charge exceeding £1,000 will be billed to the relevant tenant company responsible for the employee or visitor.

With appropriate co-ordination and communication, this process can be effectively managed.

## 7.8 Electric Vehicle Charging

At Techspace we have two electric vehicle chargers supplied by pod-POINT (these are located immediately on the left as you pass through the car park entrance barrier). To register to use the charge points, email the Travel Hub via [travelhub@sci-techdaresbury.com](mailto:travelhub@sci-techdaresbury.com)

Usage is limited to a maximum of 2-3 hours in any one day in order to allow other users the opportunity to charge their vehicles.

## 8 MEETING ROOMS

To book a meeting room at Techspace One, please use Campus Community (if not already registered with Campus Community, please refer to point 4.6 above). If your requirement is for the following day, please email [Techspace@sci-techdaresbury.com](mailto:Techspace@sci-techdaresbury.com) for assistance. Meeting rooms are available for hire at rates published on Campus Community. Please note that cancellation charges apply. Non-return of a meeting room access card to Reception by 0900 hrs the following morning will incur a £10 + VAT charge. There is a video conferencing facility in the Boardroom and discretionary use is allowed.

Refreshments such as tea, coffee and water can be booked in advance.

- Boardroom x 16 delegates
- Mtg Room 1 x 8 delegates
- Mtg Room 2 x 8 delegates
- MR1/MR2 joined together x 16 delegates (with the dividing doors/moveable wall opened up if Sci-Tech staff are available). Tenants should not attempt to open or close the heavy moveable wall themselves.

All Techspace One meeting rooms are bookable as follows:

a.m. (0830-1230 hrs) – the cleaner will require access to the room at 1230 hrs.

p.m. (1300-1700 hrs) – the cleaner will access the room at 1700 hrs or shortly thereafter.

All day (0830-1700 hrs) – the cleaner will access the room at 1700 hrs or shortly thereafter.

**Tenants providing their own refreshments and/or lunch (brought in by themselves or via a catering company) must ensure the room is cleared down after use. Please note that should discarded waste be left in the meeting spaces, a cleaning charge will be applied to the tenant company. All food waste should be placed in the food bin provided in the meeting room.**

## 9 KITCHEN AREAS

Tenants are asked to always keep these areas clean and tidy. No responsibility can be taken for personal property left in the kitchens as these are communal areas. Whilst we encourage tenants to use the kitchens to their full potential there are no specific designated cupboards for any one tenant and the Landlord will not take responsibility for any items going missing. Any food left in the fridge must be labelled with your name and dated. All fridges will be checked at the end of each week and any food/drink that is out of date will be disposed of. If unlabelled food is left in the refrigerators it will be disposed of each Friday.

The kitchens will be checked daily by the cleaning team. However, the cleaners will not wash crockery or cutlery left in the kitchen area by tenants. The Landlord will provide the cleaning materials for this purpose, or the crockery and cutlery can be placed in the dishwasher ready for the daily cycle.

A fridge, toaster and microwave have been provided in each kitchen for use by tenants. This equipment must always be kept clean. Any faults or damage to any equipment, loss or theft should be reported directly to the Building Manager. All equipment is PAT tested annually or sooner if required. Tenants cannot leave their own electrical items in these areas unless agreed with the Building Manager beforehand.

In each kitchen there is a Zip instant water tap for use when making hot and chilled drinks. Separate recycling bins are also provided for food, dry mixed recyclables and municipal waste.

## 10 RECYCLING BINS

There are three waste bins in each kitchen and meeting room. Tenants are kindly requested to use the designated bins correctly as outlined below:

- **Food Waste:** For all food scraps and biodegradable items please ensure these items are placed only in the food waste bin.
- **Mixed Recycling:** For clean paper, cardboard, plastics, cans and glass. All recyclable materials should be free from food residue before disposal.
- **General Waste:** For non-recyclable and non-compostable items. Please avoid placing recyclable or food waste items in this bin.

Incorrect disposal of waste will result in a fee.

## 11 SMOKING/VAPING

Smoking and vaping are only permitted in the external smoking area located at the rear of the building opposite the external bin store. Please fully extinguish cigarettes and dispose of safely in the bin provided.

## 12 VISITORS

Visitors should park in the Techspace visitor car park if space is available, or on the Hostel Plot overflow car park, and then report to Reception. They will be asked to sign in and will be provided with a visitor pass. Tenants will be informed (via automatic email) of their visitor's arrival and will be asked to come to Reception to collect them. Visitors will be asked to take a seat in the breakout area until their host arrives at Reception. Refreshments are available for visitors at the Reception beverage point, but hot drinks can

only be taken out of the Reception area if a lidded cup is used. The tap will deliver boiling, chilled or ambient water. Used cups/leftover beverages must be disposed of and not left lying around the Reception area.

It is the responsibility of the tenant to inform their visitors of the fire evacuation procedure, the escape routes and any other health and safety matters. Please remember, **the tenant will be responsible for accounting for their visitors in the event of an evacuation.**

Visitors must be escorted at all times of the day in common corridors, lobbies, stairs and also be escorted to Reception to sign out when they leave (it cannot be guaranteed that Reception will be manned for the full duration of the working day). Out of hours the tenant will be responsible for ensuring the visitor can get out of the building after the doors have been locked and that the doors are secured behind them. Visitors who are not escorted may become trapped in the building and a call out charge will be applicable for any rescue.

### 13 POSTAL DELIVERIES

Reception will place mail in the individual post boxes located on the ground floor to the right of the stairs. This will be done on a daily basis, Monday to Friday (excluding public holidays). For regular postal users, a franking account can be set up at our Innovation Centre building, with franking postal charges being billed monthly in arrears. There is also a Royal Mail collection facility at the Innovation Centre for outgoing post.

### 14 TENANT PARCEL DELIVERIES

Due to the increasing number of deliveries we receive in Reception each day and the minimum amount of space we have to accommodate them, tenants are requested to collect their parcels within a two hour window of email notification. This will help to avoid parcels being placed with other tenant's deliveries and collected by the wrong recipients. Reception cannot be held responsible for any missing parcels.

Reception will take delivery of parcels that require signing for but do not accept any responsibility when doing so. Please inform Reception if you would prefer to sign for your own parcels.

A trolley is available to borrow in order to take deliveries to your Office/Lab but it must be returned to Reception immediately after use to enable other tenants (who may need to move urgent and temperature sensitive items) to borrow it. The trolley is not for use externally/outside Techspace. A charge may be applied for immediate non-return.

### 15 TENANT CONTRACTORS

If tenants have contractors arriving who require parking but there are no allocated spaces remaining in the contractor parking bays at the rear of the building, parking must be provided within said tenant's allocation of parking spaces or they can use the overflow car park at the Hostel Plot. Tenant contractors must not utilize the visitor car park or other tenant's spaces.

It is the tenant company's responsibility to ensure their contractors have an appropriate RAMS document in place (Risk Assessment & Method Statement) and that they have undertaken a building Health and Safety

Induction prior to any works taking place. All tenants must ensure their contractors comply with Construction (Design and Management) Regulations 2015 (CDM 2015) or the latest version thereof.

Contractors are to be advised that they must remove their own rubbish from site or place into the contractor's own skip, and not use the Techspace bins. Please refer to section 17 (Skips).

Repairs for any damage caused to any areas by tenant contractors will be chargeable to the employing tenant. If a tenant contractor causes disruption to another tenant, resulting in a complaint, the contractor must cease work immediately and arrange out-of-hours access. **All contractors must register with Reception upon arrival every day, and sign out at Reception upon departure.**

## 16 CONTRACTOR WORK PERMITS

We are now operating the Meridian System for managing contractor site visits. For any contractor attending (a company that will carry out work at Techspace One or Two) please log a Gatekeeper request using the link below. The contractor's mandatory UK Law Risk Assessment & Method Statement (RAMS) will need to be uploaded. This system will help make contractor attendance more efficient and help mitigate wasted visits or delays in issuing permits to work. In the event that a tenant contractor has not successfully registered their visit on Gatekeeper, and if an on-site Building Manager is not available to approve an alternative paper work permit and/or any associated work permits, the works cannot proceed. Please note that any **hot works** must be notified to the Building Manager 24 hours in advance and a hot works permit completed prior to works taking place. **The Landlord holds no liability for any loss the tenant company may incur as a direct result of cancelled/re-arranged works.**

[https://2.meridianuk.net/module/gatekeeper/gatekeeper\\_siteaccessregistration.aspx?clientid=1615](https://2.meridianuk.net/module/gatekeeper/gatekeeper_siteaccessregistration.aspx?clientid=1615)

The Gatekeeper system is simple to use. However, should it be required, a guide is available from [TechspaceReception@Sci-TechDaresbury.com](mailto:TechspaceReception@Sci-TechDaresbury.com)

## 17 HIRE OF SKIPS

The Building Manager must be made aware in advance of any skips which are hired and are due to be delivered to site. The following rules apply:

- The skip is able to easily fit into a car parking space.
- Must have a lid to enclose the contents.
- Must be placed on wooden boards to protect the tarmac/ACO drains.
- Must be positioned in a tenant's car space (10 metres away from the building).
- Any damage to infrastructure or vehicles parked will be claimed from the tenant company who arranged delivery of the skip.

## 18 TOILETS

Toilet roll and soap are replenished and toilets cleaned on a daily basis. There are shower rooms and disabled facilities located on all floors. **Please ensure these facilities are left as you would wish to find them and that all your personal belongings are removed after use.**

## 19 CATERING FACILITIES

Buffets can be arranged directly by tenants - please ask Reception for details of catering companies. From time to time Pizza Vesuvio parks up near to the Hostel Plot.

Tenants are also welcome to use the facilities over at Daresbury Laboratory. There is a Costa Coffee Bar, restaurant and shop. You will require your STFC site security pass to enable you to access these facilities.

## 20 MILK DELIVERY

Milk is delivered upon request, please enquire at Reception. Milk can also be purchased from the Waterside Café.

## 21 NOISE AND NUISANCE

For the convenience of all tenants, please do not carry out any activity that causes inconvenience or nuisance to other tenants.

There are TVs in each kitchen – please agree a common acceptable noise level with all tenants present in the room at the time, and please switch off the TV after use.

## 22 INCLUSIVE HANDOVER PACKAGE

You will receive a handover package when you move into the building. This will contain the following:

- Tenant Handbook
- Tenant Moving in Form to be completed and handed back to the Building Manager
- Handover Schedule of Keys/Cards, Car Parking, Telephone Extension (if applicable) etc
- Form(s) for STFC Daresbury Laboratory Site Pass

If the tenant requires telecommunications and internet access, then this can be arranged in the first instance. Internet packages are available upon request (Appendix 2) and vary in price between £0.00 - £1,000.00 per month depending on product level required. Telecommunications are also available at a cost of £15.00 per month per handset; call charges are also applicable. There will be an additional administration charge applicable from the providers for setting up either service.

It is not essential to take the Landlord's telephones or IT. Occupiers can bring in their own systems to be agreed with the Landlord in advance. A Wayleave Licence will be required and an admin/legal fee is chargeable.

## 23 ACCESS TO COMMS ROOMS

Should you require access to these areas, please ensure you contact the Building Manager as a business case and advance notice will be required. It may be necessary for **WN1** our IT provider to be in attendance for which there may be a charge applicable to you. Charges for IT attendance start at £100.00 per call out. See Appendix 3. **Notice to be given by the tenant varies between 48 hrs to 2 weeks dependent on the work required.**



## 24 RACK SPACE CHARGES (U'S)

The following charges are applicable to rent Rack Space (U'S) within our Comms rooms:

	£ per u per month
1-4u	£20.00
5-10u	£17.50
>10u	£15.00

## 25 CORRIDORS AND COMMON AREAS

In the interest of safety, you are required not to obstruct the corridors, exits and common areas at any time.

The Reception breakout area is for the use of all tenants and their visitors. Whilst we actively encourage tenants to utilise this facility, we ask that this area is kept clean and tidy at all times as the space is also used for informal meetings and networking. Refreshments are available when holding meetings in Reception, during normal office hours (hot drinks can only be taken out of the Reception area if a lidded cup is used). Used cups/leftover beverages and food must be disposed of and not left lying around the Reception area.

## 26 SIGNAGE

Techspace One has a directory signboard located in the Reception area and each office has a space for a name sign to the side of their individual doors. The Building Manager will arrange to have occupiers' names listed on the directory board, car park placards and suite doors. Signage is chargeable.

Additional signs in windows or on the access roads **will not** be allowed as these would be detrimental to the overall appearance of the premises and the Campus. We would also be grateful if tenants refrained from obscuring the windows with posters/signage as this also affects the overall appearance of the building.

## 27 MODIFICATIONS TO ACCOMMODATION

The Building Manager must be made aware of any modifications tenants wish to make to their Office/Laboratory suite, however small. These will need approval from the Landlord in the form of a Licence to Alter beforehand and suitable method statements and risk assessments will be required for all works.

Window blinds are only permitted in the Landlord's fabric and colour. Only roller blinds can be fitted to external windows provided they match in colour and texture to the Landlord's blinds specification – an example of this can be found in Reception.



## 28 GRITTING

Gritting will be carried out by the ground's maintenance contractors in certain designated areas of the car park when the temperature falls below zero degrees centigrade. This will take place at around 07.00hrs in conjunction with the previous day's weather centre reports. Please refer to the gritting plan. However, neither the contractor nor Daresbury SIC LLP will take any responsibility in the event an area is missed or an incident occurs due to snow or ice, or if any other elemental influences occur.

**All tenants are advised to take due care and attention whilst on site during any difficulty with adverse weather conditions and compete their own risk assessment of weather and choice of shoe type.**

## 29 EXTERNAL WASTE BINS

General and Recycling Waste bins **for office waste only** (plus glass bin at TS1) are situated in the external bin store at the rear of the building for TS1 and next to the bike shed for TS2. Access can be gained through the double doors; please ensure these doors are always kept closed as rodents may be a potential problem in the area. At TS1 we have on site 2 General Waste/Recycling bins and 2 for cardboard and paper; these are emptied twice a week. At TS2 we have 1 General Waste/Recycling bin and 1 for cardboard and paper; these are emptied once a week. All waste must be placed inside the bins and not left on the floor. If a tenant leaves items on the floor, the cost of a third party to remove the items will be chargeable.

Acceptable items to be disposed of in the Recycling bins are as follows:

- Cardboard (must be flattened)
- Plastic film/bottles
- Office paper
- Newspapers/magazines
- Food

All other waste generated from an office environment can be disposed of in the General Waste bins.

**Waste not deemed acceptable in our general waste receptacles are:**

Furniture

Bricks/Hardcore/Glass

Pallets (cost of removing pallets is chargeable)

Electrical Items (these should be placed in the WEEE bin)

Batteries (these should be placed in the battery bin)

Any Hazardous Waste (tenants must provide their own Haz Waste Contractor)

**These items must be disposed of independently by the tenant.** If the Landlord is required to remove any items then a waste disposal charge plus admin fee will be applied to the tenant account.

Additional waste streams will need to be discussed with the Building Manager and relevant services arranged. The costs will be apportioned directly with the tenants requiring these services.

## 30 RATES, ELECTRICITY, GAS AND WATER

The electricity within each office/laboratory is separately sub-metered and billed in accordance with usage. Water consumption is recovered through the Service Charge, except for highways drainage and waste water which is recoverable directly by the local water authority from each tenant. Laboratory suites have a separate sub-metered water supply. Each tenant will be responsible for their own Business Rates.

Heat and cooling to let spaces is metered by use of heat/cooling meters and billed to the tenant.

Gas is available in TS1 Labs only and is sub-metered in the Labs.

The Labs contain two water supplies. The 22mm copper pipe is the Lab water supply and the 15mm copper pipe is the domestic cold water supply. The domestic supply to Labs is for handwash facilities only.

All Lab suites must be connected to the 22mm Lab water supply.

## 31 HEALTH AND SAFETY

### 31.1 Fire Safety

It is the tenant company's responsibility (and in particular their Fire Marshal) to ensure they have a log of all people who are in the Office/Lab each day and to ensure they are signed out of their own log and leave the premises safely. It is not the Landlord's responsibility to keep a record of which tenants are in or out of the building.

### 31.2 Lone Working

Where tenants have employees working on their own, risk assessments should be produced for any such activity, taking into consideration the following:

- The employee's ability and competency to work unsupervised.
- Any plant or laboratory equipment the solitary worker has to manually handle and operate.
- Safe access and egress for the employee.
- Method of communication between the employee and their colleagues.
- Any additional hazards posed.

The Landlord and building management are not responsible for monitoring any lone workers on site. All tenants should have procedures in place for ensuring the wellbeing and safety of lone workers during their time on site.

### 31.3 Evacuation Procedure

The fire alarm will be tested for approximately 20 seconds at **13.30 hrs (TS2) and 14.00 hrs (TS1) every Tuesday**. The alarm will sound during this time as we test the internal alarm and the signal being transmitted to the monitoring station (it is not necessary to vacate the building during these tests). Please make your staff and visitors aware of this. On occasions, this time may be altered but the Reception team will notify you of this.

In the event of fire, the alarm will sound continuously and all tenants and their visitors/contractors should evacuate the building in an orderly manner via the designated fire exits/stairways and muster at their agreed assembly points. These are located in the main car park on 3 lamp posts on the western side of the building. If your suite door is manually operated, please keep this unlocked for the Fire Service to carry out a sweep of the building.

The lift should not be used in the event of an evacuation and tenants/visitors with a disability who are located on the 1<sup>st</sup> and 2<sup>nd</sup> floors and are unable to negotiate the stairs should be assisted by the tenant company to the nearest 'refuge area', push the alert button and await tenant's PEEP to take place. An Evac Chair is available for tenant's use provided that training is in place by the tenant company.

It is the responsibility of tenants to appoint a Fire Marshall who will, in turn, be responsible for reporting to the Building Manager/Reception as to whether or not all members of their staff, visitors and contractors have been accounted for. Please provide details of this nominated person to the Building Manager.

We are required by Law to carry out **6 monthly/annual** fire evacuation drills. In arranging this evacuation, the Building Manager will seek to minimise any disruption to the tenant's working day. However, as this is a legal requirement, all tenants must participate in the drill.

## 31.4 Emergency Fire Exit Doors

The emergency fire exit doors located on the ground floor of Techspace One and Techspace Two are strictly for use in **emergency situations only**. Opening these doors will activate the building's alarm system and automatically alert our external remote monitoring service. In the event of a non-emergency activation, a charge of £25 + VAT may be incurred and passed on to the relevant tenant company responsible for the individual (employee, visitor or contractor) who triggered the alarm by using the fire exit inappropriately.

## 31.5 Major Incident Emergency Plan

In the event of a major incident (e.g. major fire or explosion) the same evacuation procedure applies. Tenants are requested to remain at the assembly points and await further instruction. We recommend that no cars are removed from the car park until safe to do so. Temporary shelter can be found in the STFC Daresbury Laboratory Restaurant.

In the event of any airborne disasters or gas leaks from the STFC Daresbury Laboratory, tenants will be promptly informed to close all windows and remain inside the building. Any air handling system should be closed down immediately.

## 31.6 Power Failure Procedure

In the event of a power outage during working hours the Building Manager must be informed immediately 07899 749597 or 01925 607030.

The onsite team will notify Scottish Power of loss of power to the building. You must note that if the power has been lost as a result of external influences, this is beyond the Landlord's control and communication during this period will be given as appropriate.

Should the power shut down whilst a person is in the lift, there is emergency alarm button located on the panel connecting them to an emergency contact centre. This must be pressed to alert them that an engineer must be sent to site.

In the event of a power failure, the car park barrier will remain in the 'down' position. A barrier manual key is situated in the Building Manager's office which can be used to lift the barrier; this will be actioned by the management team. Outside of working hours, should you find yourself locked in the rear car park, please

contact our out of hours key holder Frankton Group on 0808 175 3305 requesting they attend site to let you out.

In the event of a power outage during non-working hours the building should send an alert through to the monitoring station and the following procedure will prevail:

- (1) This alert will highlight that power has been lost and a call from the monitoring station will be made to the building's key holders (Frankton Group).
- (2) Frankton Group will contact Scottish Power informing them of loss of power to the building.
- (3) The key holder will endeavour to attend site within 20 minutes of the call. Frankton Group (key holder) will remain onsite until power is restored to the building. This will happen as soon as power is restored to the area. Frankton Group will notify the M&E provider.
- (4) The key holder will remain on site as previously mentioned for the duration of the power outage as the building's fail safe is to allow free access.
- (5) Once power is restored, Frankton Group will resume the car park barriers to automatic mode.

If you require notification of the power outage then you will need to provide details of one emergency contact to the Building Manager, and the key holder at such time will notify you of the incident where possible.

The building has some battery backup **BUT** this is only for emergency systems such as:

- Fire Alarm (can be up to 8 hours but only if not operable)
- External Security Alarm (can be up to 8 hours but only if not operable)
- Door Access control for a limited period
- Emergency Lighting for a limited period (as a rough guide 3 hours)

The Landlord is not responsible for providing any emergency back-up for tenant's equipment; tenant's procedures must prevail in any event. For tenants with sensitive equipment they should consider installing a UPS.

## 31.7 Hand Pallet Truck Safe Use

- Inspect truck for damage prior to use.
- Read the operating instructions printed on the handle.
- Wear own safety footwear with steel toe protectors.
- Check the pallet weight and ensure it does not exceed the pallet truck safety working load.
- Users accept they have been trained in manual handling – if not trained, do not use.
- Report any faults after use to Techspace Reception.
- Tenants are responsible for completing their own risk assessment prior to use of the hand pallet truck.

## **31.8 Bringing Children into the Workplace**

Tenant companies have an explicit requirement to comply with health and safety laws, employment regulations and company-specific policies. If a child is brought into Techspace, the tenant company and the parent(s) must assess the workplace in advance to ensure the environment is safe. Potential hazards must be identified and mitigated to prevent any accidents or injuries. The parent(s) should also communicate effectively with the Building Manager and their own colleagues in advance of any visit. Children under the minimum school learning age are not permitted in the Techspace Laboratory areas or corridors. Children may visit the Reception break-out areas only. Tenant companies who allow children to visit must comply with UK law (guidance to be found on the HSE website).

## **32 PORTABLE APPLIANCE TESTING (PAT)**

All tenants are required to have their portable appliances tested; it is recommended that testing is carried out every 12 months or in line with statutory requirements. This must be carried out by a competent person and appropriate labelling applied clearly showing the date re-testing is required.

## **33 SECURITY**

Techspace has security systems installed, namely:

- CCTV with 24-hour monitoring and recording
- Glass Break Detectors
- Access Control Readers on all external doors and corridor access doors on all floors
- Intruder Alarm

## **34 CCTV- DATA PROTECTION POLICY**

Please refer to policy document (Appendix 4) regarding access to CCTV footage. The Landlord reserves the right to withhold any footage at the Landlord's will.

## **35 CLEANING, MAINTENANCE & DECORATION**

The cleaning of the external and communal internal windows, communal areas and maintenance and decoration of these areas is carried out by the Landlord. Tenants are responsible for all aspects of cleaning, decorating and maintenance works within their own demise. This includes Office and Laboratory internal windows. Only approved cleaning contractors will have access to the building for cleaning purposes.

## **36 HEATING & COOLING**

Mechanical supply and extract ventilation is provided by way of packaged air handling units. Heating is generated by 2 gas fired condensing boilers. Should you have any issues with the heating or cooling please contact the Building Manager via Reception who will be happy to assist. Tenants can adjust the temperature by plus or minus one degree using the control thermostat located by your Office or Laboratory door.

The Labs at TS1 are provided with a net inward air flow.

### 37 FIRST AID

There is a first aid box available at Reception. It is required that tenants have their own appointed first aider and first aid box. Whilst a member of the management team will be qualified, they will not be responsible for any tenant's requirements but may assist if on site. There is an auto defibrillator located in Techspace One Reception (please refer to page 25 of this Handbook).

### 38 DAMAGE TO PROPERTY

The cost of any repairs for damage caused to any areas, internal or external, by tenant employees, their visitors or contractors will be chargeable to the employing tenant company.

### 39 SAFE WORKING IN TECHSPACE ONE LABORATORIES – Infection Control for BioTech Use

**Only hazard groups 1 & 2 at containment level 1 & 2 are permitted at the Techspace Laboratories:**

- hazard group 1: a biological agent unlikely to cause human disease.
- hazard group 2: a biological agent that can cause human disease and may be a hazard to employees; it is unlikely to spread to the community and there is usually effective prophylaxis or effective treatment available.

Containment level 2 (CL 2) is designed to protect against biological agents of hazard group 2. However, some hazard group 2 biological agents such as *Neisseria meningitidis* are seen as higher risk to laboratory workers on the basis that they are transmitted by the airborne route. If an accident involving such agents was to occur in a CL2 laboratory, it would not be possible to seal the laboratory for fumigation. It is important that such eventualities are considered as part of a risk assessment and the selection of appropriate control measures. Laboratory standard operating procedures then need to specify how the work may be conducted safely.

Legal responsibility for health and safety in the laboratories cannot be delegated and rests primarily with the tenant company. This involves assessment of the risks, development of policies, putting arrangements in place to implement those policies and monitoring the way those arrangements work, ie tenants must make arrangements to manage health and safety.

All laboratories need to have in place arrangements for supervising work, checking that health and safety measures remain effective and standard operating procedures are observed. The tenant company must designate a laboratory safety officer to oversee and implement the health and safety arrangements, help ensure standards are maintained and standard operating procedures observed – this person must be notified to the Building Manager.

Tenants must:

- assess risks to staff and others, including visitors, young persons and new and expectant mothers;
- make appropriate health and safety arrangements which must be written down if five or more people are employed;
- appoint competent persons to help them comply with health and safety law;
- establish procedures to deal with imminent danger;
- co-operate and co-ordinate with other employers and self-employed persons who share the workplace.

### **Tenant BioTech COSHH Specific Requirements:**

- assess risks created by work with substances hazardous to health;
- ensure the selection and use of appropriate control measures, including the use of the appropriate containment level(s) for the biological agents likely to be encountered;
- ensure the maintenance, examination and test of control measures, such as microbiological safety cabinets;
- notify HSE of the intention to use or store for the first time, biological agents in hazard group 2;
- provide appropriate health surveillance of employees;
- provide information, instruction and training for employees about the risks and precautions to be taken.

COSHH 2 defines a biological agent as 'any micro-organism, parasite, microscopic infectious form of larger parasite, cell culture or human endoparasite, including any which have been genetically modified, which may cause any infection, allergy, toxicity or otherwise create a hazard to human health. All Tenants whose work involves exposure of their employees to biological agents will need to refer to the ACDP guidance and the second supplement to be able to comply with COSHH.

### **RIDDOR BioTech Specific Requirements:**

Accidents and dangerous occurrences relevant to BioTech laboratories which must be reported under RIDDOR include:

- any infection reliably attributable to work with micro-organisms;
- cases of specified infectious diseases such as hepatitis, tuberculosis;
- acute illness which requires medical treatment resulting from exposure to a biological agent or its toxins, or infected material;
- any incident which resulted in, or could have resulted in, the release or escape of a biological agent likely to cause severe human infection or illness;
- loss of consciousness caused by exposure to a biological agent.

For Containment Level 2 at Techspace, tenants must:

- follow the requirements of COSHH 2;
- have a disinfection procedure;
- benches must be impervious and easy to clean;
- provide safe storage of biological agents;
- infectious aerosols work must be conducted in a microbiological safety cabinet;
- not eat/drink/apply cosmetics in the lab environment;
- have a wash basin near exit with taps which can be operated without touching by hand;
- have soap dispensers containing suitable liquid soap;
- have a sufficient supply of disposable paper towels;
- have a container for used paper towels;
- ensure contaminated waste to be collected is stored and disposed of safely;
- ensure Laboratory coats are side/back fastening and are stored in safe and separate storage area;
- ensure that mouth pipetting is forbidden;
- ensure hands are washed when contamination suspected and on leaving the laboratory;
- ensure the door is closed and secured by lock when work is in progress.

### **Safe Operating Procedures:**

Tenants must have standard operating procedures (SOPs) for the general work of the Laboratory and for each diagnostic procedure carried out, and SOPs need to reflect the safe working practices required to control risks. SOPs must be submitted to the Building Manager to be held on the Landlord file.

### **Minimum requirements of SOP's**

The findings of risk assessments:

- safe working practices, ie what is to be done to ensure that work is undertaken safely;
- who is authorised to perform particular tasks;
- rules of conduct and written guidance for ancillary and maintenance staff, contractors and visitors;
- procedures for disinfection and sterilisation;
- arrangements for disposal of Bio-Hazard waste;
- requirements of COSHH (including chemicals and biological agents);
- procedures for the maintenance, examination and testing of engineering controls, eg exhaust ventilation systems and microbiological safety cabinets;
- arrangements for maintenance and inspection of other equipment;
- procedures for accident and incident reporting, showing clearly who should be contacted in the event of an accident.

### **Laboratory coat or gown:**

- Everyone in laboratory areas at CL 2 must wear a protective laboratory coat or gown;
- they should have long sleeves and afford protection when the wearer is standing or seated;
- they should be made of flame retardant material;
- disposable coats are available as an alternative;
- staff should remove coats and gowns before leaving the laboratory and leave them close to the exit;
- laboratory coats in use should not be placed in personal lockers;
- there should be enough coats provided by the tenant company in suitable sizes to ensure that staff can change them regularly, and immediately if contaminated, and additional coats for visitors.

### **Safety Cabinets:**

Microbiological safety cabinets are covered by the requirements for maintaining local exhaust ventilation under COSHH.2. Maintenance should therefore include thorough examination and test at least once every 14 months.

### **Visitors to a Laboratory:**

Visitors should not be allowed to enter the laboratory area unless accompanied by a senior member of staff who will be responsible for their welfare.



Visitors must:

- wear an approved coat or gown, properly fastened;
- be instructed not to touch anything while in the laboratory unless their visit demands such action, in which case they should comply with the standard operating procedures. In some cases, frequent hand washing may be necessary but visitors should, in any case, wash their hands thoroughly after removing their protective coat, before leaving the laboratory;
- not use personal items such as pens or pencils while in the laboratory if they have handled any laboratory equipment and should be instructed not to smoke etc before entering;
- not be taken into areas of the laboratory where they could become exposed to a risk of infection;
- not be left unsupervised while they are in the laboratory. It is the responsibility of the tenant to decide where visitors may and may not go unless additional precautions are taken;
- not be left unsupervised in common spaces such as corridors, kitchens or welfare and all visitors must be collected from reception and escorted back to reception at the end of the appointment;
- out-of-hours, tenants must ensure their visitors safely leave the premises and the door is secured behind them.

## 40 AUTOMATIC DEFIBRILLATOR

An automatic defibrillator is located on the wall in Techspace One Reception.



If a member of the Techspace community has a Sudden Cardiac Arrest (SCA) then the defibrillator and effective CPR are the only successful treatments. Without immediate treatment 95% of SCA's are fatal.

The defibrillator, once connected, will analyse the casualty's heart rhythm and decide whether an electric shock needs administering – it's not uncommon for individuals to need more than one shock. An SCA should not be confused with a heart attack i.e:

- SCA = person will collapse suddenly, lose consciousness and show no sign of breathing – USE THE DEFIBRILLATOR.
- Heart attack = chest pain, shortness of breath, feel weak and unwell – call 999 and receive advice. A heart attack can lead to an SCA.

Please note if using the defibrillator check the person's chest is dry. If wet, dry their chest before applying pads and note that body hair will interfere with the defibrillator's ability to detect a shockable rhythm - therefore shave the area before applying the pads. There is a shaver in the defibrillator pack. The defibrillator will give clear voice instructions on what to do.

Best practice would be to call 999 for assistance before administering the defibrillator. The 999 operators will guide you through what to do.

Please do not be frightened to use the defibrillator if a person presents an SCA - as an SCA victim, without defibrillator intervention, is unlikely to survive.

# APPENDIX 1

## SHARED LAB H&S INDUCTION

COMPANY NAME	
Inductees name(s)	
Lab Manager and phone number	
<b>Shared Lab Risk Assessment explained to inductee: ✓ if completed</b>	
Lab familiarisation	
Oxygen depletion system explained	
Housekeeping rules explained including dealing with spillages / breakages	
Use of handwash on exiting lab explained	
Autoclaves Use (visor to be worn during operation) Instruction manual identified in the lab	
Glass washer use and chemicals used / MSDS issued	
Pure water system use	
Ice Flaker use	
Refrigerator	
-82 Freezer	
Warming / drying cabinet	
Lab sinks and use of explained (flow into chemical tank)	
PPE Explained (footwear/gloves/visor/safety specs /respiratory/lab coat)	
Location of Fire extinguishers	
Use of dangerous substances (chemicals) explained (COSHH required)	
Eye wash use explained (prevention of eye damage)	
Use of pathogens explained (separate authority from LW required) SOP required if using	
Use of portable lab equipment explained	
Manual Handling explained	
Duty of care to other Lab Users explained	
Use of elevator to move equipment or substances explained	
Copy of shared lab risk assessment issued	

**Declaration:** I the inductor confirm that I have explained to the inductee details of the topics listed as set out in the shared lab risk assessment. I the Inductee confirm I understand the contents of the Induction and recognise failure to comply with H&S rules may result in my removal from shared lab access.

Signed Inductor .....

Signed Inductee(s) .....

Date: .....

# APPENDIX 2

## SCI-TECH DARESBU

## RY

## INTERNET PROVISION

### INTERNET PROVISION

Internet provided by dual fibres from different exchanges to provide ISP resilience

#### INCLUSIVE PRODUCT (charged through the service charge)

##### Product Level 2

- 100 Mbps download/25 Mbps upload  
Previously 75 Mbps download/20 Mbps upload
  - Contention ratio of 20:1
  - 250 GB monthly usage cap  
Previously 200 GB
  - IP addresses provided dependent on number & requirement
- Usage above the monthly usage cap would be charged at £1 per GB per month.

#### CHARGEABLE PRODUCTS

##### Product Level 3

- 150 Mbps download/75 Mbps upload connection  
Previously 100 Mbps download/50 Mbps upload
- Contention ratio 10:1
- Unlimited monthly usage cap  
IP addresses provided dependent on number & requirement
- Cost (exc VAT) £55 per month  
Previously £50 per month

##### Product Level 4

- 250 Mbps download/250 Mbps upload connection  
Previously 150 Mbps download/150 Mbps upload
- Contention ratio 10:1
- Unlimited monthly usage cap  
IP addresses provided dependent on number & requirement
- Cost (exc VAT) - £110 per month  
Previously £100 per month

##### Product Level 5

Product level 5 provides the following:

- Bandwidth options starting at 25 Mbps
- Dedicated symmetric service
- Monthly usage cap – N/A
- IP addresses provided dependent on number & requirement

Companies interested in a dedicated bandwidth option should contact their Buildings Manager with details of their preferred bandwidth or bandwidth options. Prices will then be provided on request.

## Discounts for companies occupying large quantumms of space

In addition, for those companies occupying significant quantumms of space on campus, they would be eligible for discounts for some of the product levels as laid out below:

### Occupied space sq ft

4500–8999

9000–13499

>13,500

### Applicable discount

No additional monthly charge for Product level 3 or 50% discount on product level 4

No additional monthly charge for Product level 4 or 25% discount on product level 5 (up to a maximum value of £1300 per annum)

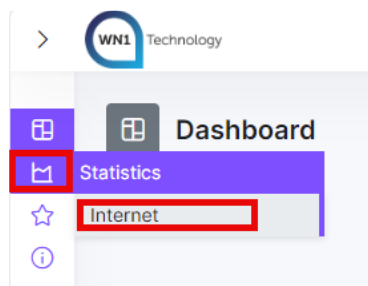
Product level 4 or 50% discount on product level 5 (up to a maximum value of £2000 per annum)

## Commitment terms and monitoring

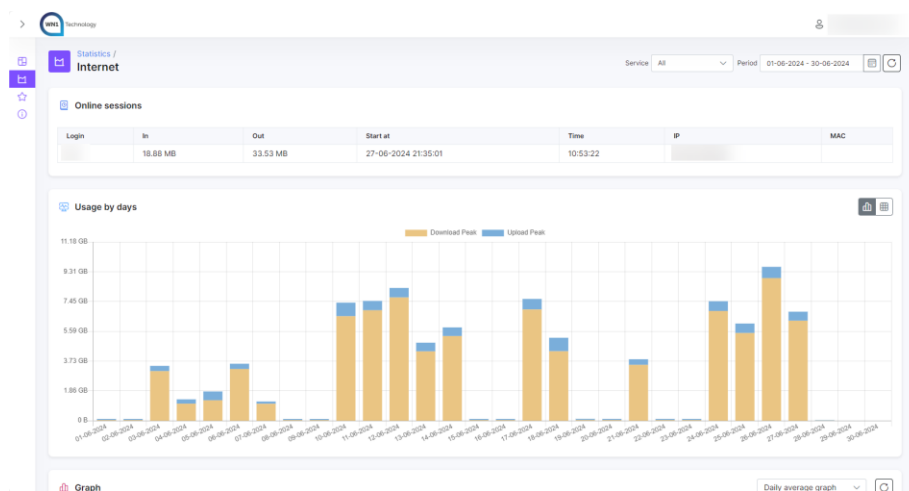
With the exception of product level 5 (requiring 12 month commitment) companies could switch between product levels on a monthly basis.

## Internet management and monitoring

Go to <https://manage.wn1-it.com> and login with the username and password which was issued when the service was setup. From the menu on the left side select “Statistics” then “Internet”:



Usage is displayed as below:



## INTERNET CONNECTION IN COMMON AREAS

- Wi-fi - 75Mbps download/20 Mbps upload
- Cabled internet connection in meeting rooms - 100Mbps download/100 Mbps upload

# APPENDIX 3

## CHARGES FOR ACCESS TO THE TECHSPACE COMMS ROOMS

### **WORKS WHICH CAN BE COMPLETED BY DARESBU SIC STAFF (NO CHARGE) – WN1 NOT REQUIRED TO BE PRESENT:**

Re-patching sockets within a single office (maximum 2 sockets within a 48hr period).

### **PROCESS FOR REGULAR ACCESS WORK – WN1 NOT REQUIRED TO BE PRESENT:**

Method statement to be submitted to the Building Manager of proposed task, two named members of staff who will carry out this task and the time this will take place. All equipment and cables must be labelled prior to any work taking place. This work can be carried out without supervision.

### **SUPERVISED ACCESS TO COMMS ROOM – BY WN1:**

Prior to any work being carried out in the comms room during working hours (09.00 – 17.00hrs) all equipment and cables must be labelled with the company name.

A method statement of proposed work is to be emailed to the Building Manager who will liaise with WN1 IT.

At least 48 hours prior notice is to be given for the arrangement of a WN1 IT staff member to attend and supervise the work. This will be charged at £100.00 + VAT/hour (min 1 hour). The cost will be advised upon production of the method statement.

### **OUT OF HOURS / WEEKEND / BANK HOLIDAY ACCESS TO THE COMMS ROOM – WN1 REQUIRED TO BE PRESENT:**

The only access that will be allowed at weekends and on Bank Holidays will be supervised by prior arrangement (2 weeks notice required – flexibility may be possible depending on availability). The only access that will be allowed out of office hours (17.00 – 09.00hrs) will also be supervised by prior arrangement (1 week's notice required - flexibility may be possible depending on availability). A method statement must be provided to the Building Manager who will liaise with WN1 IT; a price will be provided upon application of these statements.

# APPENDIX 4

## CCTV POLICY

### THE USE OF CLOSED CIRCUIT TELEVISION (CCTV) TO COMPLY WITH THE DATA PROTECTION ACT 1998

#### CCTV POLICY

This is a controlled document. It should not be altered in any way without the express permission of the author or their representative. On receipt of a new version, please destroy all previous versions.

**Date of Issue:**

**Next Review:**

**Date:**

**Version:**

**Last Review:**

**Date:**

**Author:**

**Director(s) Responsible:**

**Approved By:**

**Date Approved:**

**Links or overlaps with other policies**

## **CONTENTS**

### **1. INTRODUCTION**

### **2. SCOPE**

### **3. DEFINITIONS**

### **4. POLICY APPLICATION**

- 4.1 Initial Assessment Procedures
- 4.2 Siting the Cameras
- 4.3 Quality of the Images
- 4.4 Processing the images
- 4.5 Access to and disclosure of image(s) to third parties
- 4.6 Access to images by individuals

### **5. RESPONSIBILITIES**

### **6. DOCUMENTATION**

### **7. REVIEW**

### **APPENDIX:**

**Request to access CCTV images (police)**

**Request/Release form for CCTV images (general public)**



## 1.0 INTRODUCTION

This document sets out the appropriate actions and procedures, which must be followed to comply with the Data Protection Act in respect of the use of CCTV (closed circuit television) surveillance systems managed by Daresbury SIC LLP

1.1 In drawing up this policy, due account has been taken of the following:

- The Data Protection Act 1998;
- The CCTV Code of Practice produced by the Information Commissioner;
- The Human Rights Act 1998;
- The Regulation of Investigatory Powers Act 2000.

1.2 The Data Protection Act 1998 came into force on the 1st March 2000 and contains broader definitions than those of its predecessor (1984) Act and more readily covers the processing of images of individuals caught by CCTV cameras. The changes in data protection legislation mean that for the first time legally enforceable standards will apply to the collection and processing of images relating to individuals.

1.3 An important new feature of the legislation is the CCTV Code of Practice which sets out the measures which must be adopted to comply with the Data Protection Act 1998. This goes on to set out guidance for the following of good data protection practice. The code of Practice has the dual purpose of assisting operators of CCTV systems to understand their legal obligations while also reassuring the public about the safeguards that should be in place.

## 2.0 SCOPE

This policy will cover all employees of Daresbury SIC LLP, tenants, visitors and all other persons whose image(s) may be captured by the system.

## 3.0 DEFINITIONS

3.1 Prior to considering compliance with the principles of the Data Protection Act, a user of CCTV or similar surveillance equipment, will need to determine two issues:

3.1.1 **The type of personal data being processed**, i.e. is there any personal data which falls within the definition of **sensitive personal data** as defined by Section 2 of the Act;

**‘Sensitive personal data’ includes:**

- Gender;
- Ethnic origin or race;
- Political opinion;
- Religious beliefs;

- Trade Union membership;
- Health – mental or physical;
- Sexual life;
- Commission of any offence (or alleged);
- Any court proceedings or findings;

3.1.2 The **purpose(s)** for which both personal and sensitive personal data is being processed. The data must be:

- fairly and lawfully processed;
- processed for limited purposes and not in any manner incompatible with those purposes;
- adequate, relevant and not excessive;
- accurate;
- not kept for longer than is necessary
- processed in accordance with individual's rights;
- secure;
- not transferred to countries without adequate protection;

3.2 The Information Commissioner will take into account the extent to which users of CCTV and similar surveillance equipment have complied with this Code of Practice when determining whether they have met their legal obligations when exercising their powers of enforcement.

## 4.0 POLICY APPLICATION

### 4.1 Initial Assessment Procedures

4.1.1 Daresbury SIC LLP will maintain CCTV day to day compliance responsibility with the requirements of the CCTV Code of Practice.

4.1.2 The purpose of Daresbury SIC LLP CCTV scheme is for the:

- Prevention or detection of crime or disorder;
- Apprehension and prosecution of offenders (including use of images as evidence in criminal proceedings);
- Interest of tenant and employee Health and Safety;
- Protection of public health;
- Protection of Daresbury SIC LLP, property and assets.

## **4.2 Siting the Cameras**

- 4.2.1 It is essential that the location of the equipment be carefully considered, because the way in which images are captured will need to comply with the Data Protection Act.
- 4.2.2 All cameras are located in prominent positions within tenant and employee view and do not infringe on tenant's individual areas. All CCTV surveillance is automatically recorded, any breach of these Codes of Practice will be detected via controlled access to the system.
- 4.2.3 Signs have been erected on all entrance points to Daresbury SIC LLP premises and throughout the site to ensure tenants and visitors are aware they are entering an area that is covered by CCTV surveillance equipment. The signs must include:  
  
Details on the purpose, organisation and contact details.
- 4.2.4 Use of Covert CCTV (Directed) surveillance if required should be requested through the Police. If the request through the police is refused then authority can only be given by Daresbury SIC LLP. This is covered by the Regulation of Investigatory Powers Act 2000 (RIPA).

## **4.3 Quality of the Images**

- 4.3.1 It is important that the images produced by the equipment are as clear as possible in order that they are effective for the purpose(s) for which they are intended. This is why it is essential that the purpose of the scheme be clearly identified. For example, if a system has been installed to prevent and detect crime, then it is essential that the images are adequate for that purpose.
- 4.3.2 All camera installations and service contracts should be undertaken by NACOSS approved security companies. Upon installation all equipment is tested to ensure that only the designated areas are monitored and high quality pictures are available in live and play back mode. All CCTV equipment should be serviced and maintained on an annual basis.
- 4.3.3 The system consists of internal and external cameras recording to digital recorders.
- 4.3.4 Cameras are currently viewable at the Reception Desk with additional viewing and facilities elsewhere within the building.

#### **4.4 Processing the images**

- 4.4.1 Images, which are not required for the purpose(s) for which the equipment is being used, should not be retained for longer than is necessary. While images are retained, it is essential that their integrity be maintained, whether it is to ensure their evidential value or to protect the rights of people whose images may have been recorded. It is therefore important that access to and security of the images is controlled in accordance with the requirements of the 1998 Act.
- 4.4.2 All images are digitally recorded and stored securely within the systems hard drives, for up to 30 days when they are then automatically erased.
- 4.4.3 Where the images are required for evidential purposes, a cd-r disc recording is made and placed in a sealed envelope signed and dated and held by the Building Manager until completion of the investigation. Viewing of images within the security Office is controlled by the Building Manager or a person nominated to act on his/her behalf. Only persons trained in the use of the equipment and authorised by the Building Manager can access data.

#### **4.5 Access to and disclosure of images to third parties**

- 4.5.1 It is important that access to, and disclosure of, the images recorded by CCTV and similar surveillance equipment is restricted and carefully controlled. This will ensure that the rights of individuals are preserved, but also to ensure that the continuity of evidence remains intact should the images be required for evidential purposes.
- 4.5.2 Access to the medium on which the images are displayed and recorded is restricted to Daresbury SIC LLP staff and third parties as detailed in the purpose of the scheme.
- 4.5.3 Access and disclosure to images is permitted only if it supports the purpose of the scheme. Under these conditions the CCTV images record book and the appropriate view / release form (Appendix 4a) must be completed.

#### **4.6 Access to images by individuals**

- 4.6.1 Section 7 of the 1998 Data Protection Act gives any individual the right to request access to CCTV images.
- 4.6.2 Individuals who request access to images must be issued an access request form (Appendix 4a). Upon receipt of the completed form, the Building Manager and Property Director will determine whether disclosure is appropriate and whether there is a duty of care to protect the images of any third parties. If the duty of care cannot be discharged, then the request can be refused.

- 4.6.3 A written response will be made to the individual, giving the decision (and if the request has been refused, giving reasons) within 40 days of receipt of the enquiry. If disclosure is appropriate a payment in advance of £20.00 will be required.

## **5.0 RESPONSIBILITIES**

- 5.1 The Board Directors have corporate responsibility for the implementation of this policy, monitoring its effectiveness and ensuring the CCTV Code of Practice is available on the Daresbury SIC LLP website

## **6.0 DOCUMENTATION**

Copies of all documentation and records relating to the CCTV system will be held with Building Managers and will be kept under restricted confidentiality, for a period of 6 years.

## **7.0 REVIEW**

This policy will be reviewed every three years, or earlier in the light of changing circumstances by the Daresbury SIC LLP.

# CCTV APPENDIX 4a

## DARESBURY SIC LLP

Access to view or copy images – Police

Name of person making request:	
Organisation:	
Address:	
Telephone number:	

Details of image to be viewed

Date:	
Reason: (For police only)	

Signed		Dated:	
Request Granted:		Request Denied (Reason):	

To be completed if images are removed

Ref No:			
Issued To:			
Date Issued:			
Issued By:			
Return Date:			
I acknowledge receipt of the above CD			
Signed:		Dated:	

# DARESBUY SIC LLP

## APPLICATION FORM FOR ACCESS TO CCTV IMAGES UNDER THE DATA PROTECTION ACT 1998

Daresbury SIC LLP uses closed circuit television (CCTV) systems for the purposes of crime prevention, the prosecution of offenders and public safety. The Data Protection Act 1998 gives you the statutory right of access to the CCTV images we process about you. Please complete this form if you wish to access a CCTV image. If you require assistance please contact the Building Manager, details below

### FILL IN EACH BUILDING CONTACT

Building Manager

[ ]

### FEES PAYABLE

Please enclose a fee of £20.00 with your completed application form.

### TIMESCALE

On receipt of your completed form and fee, we will respond to your request promptly, and in no more than 40 days. If we encounter any difficulties in locating your image(s) we will keep you informed of our progress.

### SUBMISSION OF FORM

Please return this form to:

### FILL IN EACH BUILDING CONTACT

Head of Facilities Management – Lee Williams – [Lwilliams@Sci-TechDaresbury.com](mailto:Lwilliams@Sci-TechDaresbury.com)

[ ]

[ ]

### **NOTES TO ASSIST IN COMPLETION OF THE FORM LOCATION (NOTE 1)**

Provide details of the camera location, and the date and time of the image(s) you would like to see, as well as a general description of your appearance, clothing etc at the time in question.

### **DECLARATION (NOTE 2)**

The person making the application must complete this section.

- a) If you are the data subject- tick the first box and sign the authorisation then proceed to Section 6.
- b) If you are completing this application on behalf of another person, in most instances, we will require their authorisation before we can release the data to you. The data subject whose information is being requested should be asked to complete the 'Authorisation' section of the form. (Section 5)
- c) If the data subject is a child i.e. under 16 years of age the application may be made by someone with parental responsibilities, in most cases this means a parent or guardian. If the child is capable of understanding the nature of the application his/her consent should be obtained or alternatively the child may submit an application on their own behalf. Generally children will be presumed to understand the nature of the application if aged between 12 and 16. However, all cases will be considered individually.

### **APPLICANT (NOTE 3)**

The applicant is the person who is applying on behalf of the data subject to get access to the CCTV image(s).

### **COUNTERSIGNATURE (NOTE 4)**

Because of the confidential nature of data held it is essential for us to obtain proof of your identity and your right to receive CCTV image(s). For this purpose it is essential that your application should be countersigned by any one of the following: a Member of Parliament, Justice of the Peace, Minister of Religion, a professionally qualified person (for example, Doctor, Lawyer, Engineer, Teacher), Bank Officer, Established Civil Servant, Police Officer or a person of similar standing WHO HAS KNOWN YOU PERSONALLY. A relative should not countersign. The responsibility of the Trusts' Data Protection Officer includes a check to confirm that the countersignature is genuine. In certain cases you may be asked to produce further documentary evidence of identity.

The person who countersigns your application is only required to confirm your identity and witness you signing the 'Declaration' There is no requirement for this person to either see the contents of the rest of the form or to give any assurance that the other particulars supplied are correct.



## REQUEST FOR CCTV IMAGE

### SUBJECT ACCESS UNDER DATA PROTECTION ACT 1998

You are advised that the making of false or misleading statements in order to obtain access to personal information to which you are not entitled is a criminal offence.

### SECTION 1: DATA SUBJECT DETAILS

Please supply a photo to aid in identification:



Surname:		Date of Birth:	
Forename(s):		Sex:	
Address:		Home Telephone No:	
Postcode:		Work Telephone No:	

### SECTION 2: LOCATION (NOTE 1)

Date	Area	Approx Time	Description of Clothing

### SECTION 3: DECLARATION STATEMENT (NOTE 2)

This section must be signed in the presence of the person who certifies your application. I declare that the information in this form is correct to the best of my knowledge and that I am entitled to apply for access to personal data referred to above under (please tick appropriate box):

☐ I am the person named (go to section 6)

Signature of Data Subject: .....

Date: .....

**Or** the terms of the Data Protection Act 1998

☐ I am the agent for the person named and I have completed the authorisation section

☐ I am the parent/guardian of the person who is under 16 years old and has completed the authorisation section

☐ I am the parent/guardian of the person who is under 16 years old and who is unable to understand the request (go to section 6)

☐ I have been appointed by the Court to manage the affairs of the person (go to section 6).

### SECTION 4: APPLICANT DETAILS (NOTE 3)

Applicants Name (please print)	
Address to which reply should be sent (if different from over, inc postcode)	
Signature of Applicant	

### SECTION 5: AUTHORISATION STATEMENT

I hereby authorise Daresbury SIC LLP to release CCTV images they may hold relating to me to (enter the name of the person acting on your behalf) to whom I have given consent to act on my behalf.

.....

Signature of Data Subject.....

Date .....

## SECTION 6: COUNTERSIGNATURE (NOTE 4)

To be completed by the person required to confirm the applicant's identity  
(insert full name)

.....

Certify that the applicant (insert name)

Has been known to me as a (insert in what capacity eg employee, client, patient etc)

.....

for \_\_\_\_\_ years and that I have witnessed the signing of the above declaration.

Name <i>Please print</i>	Profession:
Address (inc Postcode):	Telephone number
Signature:	Date: