

Scampton Asylum Accommodation Reinstatement Plan

The Town and Country Planning (Former RAF
Scampton) (Accommodation for Asylum-
Seekers etc.) Special Development Order 2024

Condition 29: Reinstatement Plan

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1.0 Introduction

1.1 Introduction

1. The Town and Country Planning (Former RAF Scampton) (Accommodation for Asylum-Seekers etc.) Special Development Order 2024 (the **Order**) granted temporary planning permission for the development at former RAF Scampton, near Lincoln, Lincolnshire LN1 2ST, relating to the provision of accommodation and other forms of support to single adult male asylum-seekers and failed asylum-seekers for a period of up to 3 years, expiring 10 April 2027.

2. Article 4(1) of the Order states planning permission is granted for -

(a) the making of any material change in the use of any buildings or other land of a type specified in paragraph 1 of Schedule 2;

(b) the carrying out of building, engineering or other operations of a type specified in paragraph 2 of Schedule 2;

(c) development comprised in—

(i) the cessation, decommissioning or removal of development within sub-paragraph (a) or (b);

(ii) the reversion of the Order land and any buildings in, on, under or over it to their previous lawful use

("authorised development")

3. On 5 September 2024 the Home Office made the decision to end plans to house asylum seekers at former RAF Scampton. The Order requires that certain works be carried out to decommission and reinstate the site.

4. Under Article 4(2) the planning permission as granted by the Order is subject to

(i) the conditions specified in Schedule 3;

(ii) such additional conditions as the Secretary of State may impose when giving subsequent approval or variation approval under article 6 (authorised development: decisions of the Secretary of State).

5. Schedule 3 of the Order sets out the 29 conditions subject to which planning permission is granted, the Reinstatement Plan forms part of these conditions. Before any reinstatement works can commence, the Reinstatement Plan will need to be approved by the Secretary of State.

The Order at Schedule 3, Part 4 sets out the reinstatement condition, condition number 29 as follows:

(1) In this condition, "reinstatement plan" means a plan detailing reinstatement works, including a method statement and timetable for carrying them out.

(2) A reinstatement plan may detail any aspect of the reinstatement works by referring to, annexing, or otherwise incorporating, material from the CEMP.

(3) Reinstatement works must not be commenced until the Home Secretary has submitted to the Secretary of State, and the Secretary of State has approved, the reinstatement plan.

(4) The site operator must submit a reinstatement plan to the Secretary of State for the Secretary of State's approval on or before—

(a) 11th February 2027, or

(b) such later date proposed by the Home Secretary as the Secretary of State may agree in writing before 11th February 2027.

(5) A reinstatement plan need not contain details of any reinstatement works in respect of authorised development, to the extent that planning permission has been granted for it to be retained otherwise than under or by virtue of this Order.

(6) The site operator must notify the Secretary of State when reinstatement works have been completed.

6. All reinstatement activity must be completed by the end of 10 October 2027 as required by Article 4(6) of the Order. Given the decision not to use the site for asylum accommodation, the extent of development undertaken, and plans to dispose of the site, it is expected that reinstatement will conclude much sooner, with works taking approximately two weeks to be completed.

7. Within the Order, Article 2(1) -, Interpretation sets out the definitions for the purpose of the Order and, 'reinstatement works' means development for which planning permission is granted by Article 4(1)(c). Article 4(1)(c) sets out that it is the development comprised in –

- (i) the cessation, decommissioning or removal of development within sub-paragraph (a) or (b);
- (ii) the reversion of the Order land and any buildings in, on, under or over it to their previous lawful use.

Therefore, in order to satisfy the criteria required to discharge condition 29, this document sets out:

- A 'Reinstatement Plan' detailing the reinstatement works.
- A method statement and

8. This report relates to the area occupied by the Home Office as shown in Figure 1, the red line boundary and Figure 2, the operational area, as defined by the Order. The Reinstatement Plan articulates and illustrates all works required to reinstate the site to its former condition and previous lawful use prior to the Home Office readying Scampton for use as asylum accommodation.

2.0 Description of Reinstatement Work

2.1 Introduction

1. The purpose of this section of the report is to provide a clear description of the site prior to the Home Office occupation, the proposed reinstatement works, the methodology and a proposed timeline.

2.2 Site Description/History Prior to Occupation

1. The site is a c.800-acre former RAF air base. The site was originally a First World War Royal Flying Corps landing field. Since the temporary closure of the site in 1996, and subsequent reactivation, Scampton has provided a home for the RAF Aerobatic Team the Red Arrows and to private companies for the storage of aircraft.

2. The RAF Aerobatic Team completed a permanent move to RAF Waddington in 2022. Shortly after, a Memorandum of Transfer of Operations (MOTO) with MoD allowed the Home Office to use the site prior to a formal site transfer. The Home Office completed the purchase of the site in March 2024.

3. The site is located near to the village of Scampton, Lincolnshire approx. 6 miles north-west of the city of Lincoln. Scampton is served by two different local authorities who are both responsible for providing different services. These are Lincolnshire County Council and West Lindsey District Council.

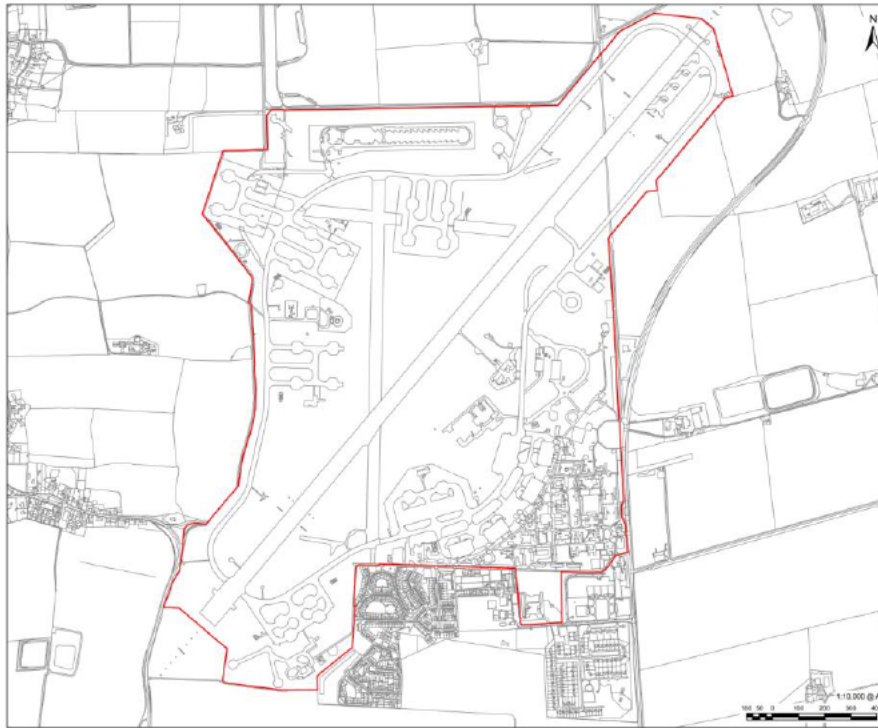


Figure 1 - Site Location Map (red line boundary)



Figure 2 – Operational Area (green line boundary)

4. Schedule 2 of the Order details development for which planning permission is granted for at Scampton. This includes:

- a) The making of material changes in the use of any buildings in, on, under or over the Order land, or of any other part of the Order land, in connection with the carrying out, in relation to resident service users, of relevant functions, or functions incidental or ancillary to such functions, including the provision, by making such a change in use, of facilities.

- b) Building, engineering, or other operations, in, on, under or over the Order land, in connection with the carrying out, in relation to resident service users, of relevant functions, or functions incidental or ancillary to such functions, comprising of construction.

5. Planning permission was granted for development consisting of a change of use for Scampton to use the site to support:

- a) Asylum seekers under s.98 and s.95 of the 1999 Act; and
- b) failed asylum seekers under s.4 of the 1999 Act
as set out at Article 2(1) – ‘relevant functions’.

6. Only works that are considered to be ‘development’ are subject to the Order and it is these that are covered by the reinstatement plan. The Town and Country Planning Act 1990 S.55 (The Act) defines development as consisting of:

- a) Operational development: the carrying out of building, engineering, mining, or other operations in, on over or under land; and/or
- b) Material change of use: the making of a material change in the use of any building or land.

7. The works to date on site that have been carried out:

- a) Installation of multiple modular accommodation buildings and ancillary units
- b) Construction of concrete foundations for the modular units
- c) Exploratory digs
- d) Trenches for services dug to approximately 10 feet.
- e) Building works on multiple buildings
- f) Replaced windows in Manser, Palmer, Middleton, and Garland
- g) Replaced unsuitable inwards opening doors on buildings SHQ, H2 and T8 for fire safety compliant outward opening doors (existing doors being protected and stored for future refitting as required).
- h) Work to encapsulate lead paint and other harmful materials.
- i) Internal construction of partition walls.
- j) Health and safety enhancements to the internal buildings, for example fire doors as these are improvements to the site
- k) Any works completed to make the site both safe and secure (e.g. boarding up buildings; utilities isolation).
- l) Tanks to boost water services (never installed, only brought to site).

2.3 Reinstatement Work Plan Introduction

1. The reinstatement plan forms part of the Order and is one of the conditions on which planning permission was granted. The purpose of this section of the plan is to outline the general principles of a reinstatement work plan.

2.3.1 Reinstatement Plan

1. As per Article 2(1) - Interpretation, ‘reinstatement works’ means development for which planning permission is granted by Article 4 (1)(c).. The works regarding reinstatement will be carried out in accordance with the Construction Environmental Management Plan (CEMP), of which the general principles are:

- a) engagement with relevant owners and occupiers, including complaints handling.

- b) application of best practicable means to minimise noise, vibration and emissions to air.
 - c) application of best practicable means to minimise the adverse effects of lighting on the amenity of relevant owners and occupiers, ecological receptors and road users.
 - d) sourcing, placing, managing and storing of construction materials, including, where appropriate, the stripping, storage and re-spreading of soil.
 - e) management of waste in accordance with the waste hierarchy.
 - f) pollution prevention and control
 - g) preventing damage to trees to be retained on the site, or trees immediately adjacent to any works on the site.
 - h) management of construction traffic, including measures to prevent the deposit of mud and construction materials on the highway.
 - i) Contractors must have appropriate risk assessment management statement for safe working.
 - j) Management of working hours on site to minimise disruption.
 - k) Ensure protection of any existing biodiversity on site.
 - l) All reinstatement work should meet the relevant British standards, in particular those related to planting and trees.
2. The work involved to reinstate the Scampton site would be relatively small scale so as a result those items detailed in the reinstatement works plan above will be minimal.
3. Taking each item in turn:
- a) Engagement plans are detailed in Section 3 of this document.
 - b) Any noise and air pollution during the reinstatement of this site will be minimal. For the limited number of vehicles that will be required the following will be adhered to:
 - The use of mains electrical power, hybrid generator systems and battery powered equipment where reasonably practical.
 - All plant on-site will be in good operating condition. Exhaust emission from all plant will be reduced as much as possible through effective and regular maintenance
 - All construction vehicles will conform to the current EU emissions standards (NRMM Stage V compliance for all plant with an engine capacity of between 37-560kW and all generators above 560kW).
 - All plant to be switched off when not in use.
 - No idling of vehicles.
 - The contractor will maintain a register of all plant on-site to record inspection and set up a system of regular inspection of all plant
 - Vehicle and construction plant exhausts will be directed away from the ground and position them at a height to facilitate appropriate dispersal of exhaust emissions.
4. Concerning c) and d) above, few materials will be required for the reinstatement plan and where they are they will be delivered and stored on the site. Storage of these materials will be in accordance with approved regulations. A clean and tidy site will be maintained, ensuring all material is stored in the correct area.

5. Concerning e) above, all temporary accommodation, fixtures and fittings will be removed and used elsewhere where possible. The Home Office is exploring using these items on other Home Office sites where feasible. If this is not possible and the units are generally leased/on hire, they will be used by the supplier on other Home Office sites.
6. Skips and other storage receptacles used for the containment of waste will be colour-coded in line with generic scheme developed by the Institution of Civil Engineers.
7. Hazardous waste and non-hazardous waste must be stored separately. The mixing of hazardous and non-hazardous waste, either whilst stored on-site or upon collection will not be permitted. Note no hazardous waste is expected to be stored on site, or encountered during the reinstatement works at Scampton.
8. All skips and other storage receptacles will have appropriate signage to facilitate separation of waste for re-use, recycling, or disposal. Plastic sheeting will be used to prevent leaching from waste soils and aggregates where these are not contained within skips or other storage receptacles.
9. All skips and storage receptacles will be sheeted, or otherwise remain lidded or closed, when waste is not being deposited into them. They will also be covered to prevent the escape of waste whilst in transit and loaded for maximum payload efficiency.
10. All skips and storage receptacles will be inspected on arrival to ensure they are fit for purpose. Any not fit for purpose will be taken out of use immediately with appropriate signage to signify it will not be used.
11. Concerning f) above, due to the small-scale nature of the reinstatement work the levels of pollution will be very low. This is detailed and referenced in the CEMP and the associated annexes.
12. Concerning g) above, we have acknowledged that where works are to be carried out within close proximity of existing trees on or near the site, protective barriers should be installed in accordance with BS5837:2012, at the distances dictated by the root protection area. However, this will not apply at Scampton as reinstatement activity is not in close proximity to any trees.
13. Concerning h) above, site traffic for reinstatement works will be minimal. Plant required on site will include lorry mounted crane vehicles to remove the temporary structures from site, and vans for operatives to travel to site in with their tools and materials for disconnecting services.
14. Concerning i) above, checks will be made that contractors used hold the relevant risk assessments.
15. Concerning j) above, due to the small amount of reinstatement work required reinstatement work will only be carried out between Monday-Friday 8am-6pm.
16. Concerning k) above, no biodiversity enhancement is required. No significant effects are anticipated upon biodiversity from the decommissioning of the scheme. As no vegetation was removed during construction, no specific mitigation measures are required during the reinstatement except some reseeded of grass from trenching works.

2.4 Description of Reinstatement Work

1. The reinstatement work is intended to revert the site back to its state prior to Home Office occupation with the exception of those works identified within the plan to be retained that did not constitute development.
2. The reinstatement works will comprise the following minor works as detailed below.

2.4.1 Modular buildings and footings

1. Following the government's decisions not to pursue the use of Scampton for asylum accommodation, all modular units were removed from site. These units are listed below for reference.

Building Type	Building Reference
Modular dining	UK123
Modular recreation	UK123
Modular accommodation	TN104/TN124/TN154/UK123/UK093/Alta Type D/ Alta Type C/ Alta Type F
Modular multifaith	UK123
Modular plant room	PK342/PK282
Modular wash/dry room	PK282
Modular Linen store	SL102/SL122
Modular shop	TN104
Modular office block	SL102
Modular showers	PL202J
Modular toilets	PL242Q/PL202W/PL202S

2. To note, reinstatement activities to build concrete foundations for the modular buildings, work to connect the buildings to the necessary services and the backfilling of the exploratory digs are included in the Reinstatement Plan. Details of the works are outlined below. These works also require an approved Construction Environmental Management Plan (CEMP) which provides further details of such works. The CEMP was approved by the Ministry Housing Communities and Local Government in February 2025.

3. The below reinstatement works will be carried out by Portakabin Ltd as contractors for the provision of modular accommodation, and all operatives will:

- Be appropriately trained and qualified
- Have attended a Portakabin site induction before any works commence.
- Have read, understood, and signed any method statements and associated risk assessments before any works commence.
- Provide competency certs before works commence.

4. Portakabin enforces mandatory five-point PPE at Scampton, and all other sites, this includes hardhat, goggles, Hi-Viz, gloves, and safety boots. Additional PPE will be required and outlined in specific job RAMS.

5. The key plant and tools required for the reinstatement works are:

- 3CX JCB Excavator
- 3T Dumper
- Wacker Plate
- Disc Cutter / Petrol Saw- Circular Saw
- Angle Grinder
- Laser
- Hand tools

6. Prior to any works the position of any known or located services will be marked if there is danger of damage prior to work commencing to avoid coming into contact with

live services. If during the course of the works Portakabin uncover anything believed to be ordinance of any kind or of archaeological interest work is to stop immediately.

7. Portakabin have also conducted the following risk assessments which has driven the method statement for the reinstatement works outlined in subsequent sections, these are:

- Vibratory Hand Tools
- Manual Handling
- Access and Egress from Site
- Site Vehicular Traffic
- Dumper Trucks
- Abrasive Cutting and Grinding Discs
- Site Operations Using Excavators
- Lifting operations
- Use of forward moving vibrating plate
- Site clearance
- Operation of grab lorry
- Cutting with a Circular Saw

8. In addition to the above risk assessment the following COSHH risk assessments have been completed.

- Hydraulic Oil
- Gas Oil
- Petrol (unleaded)
- Wood Dust
- Lithium Ep2 Grease
- Silica Dust 5 Star Grout

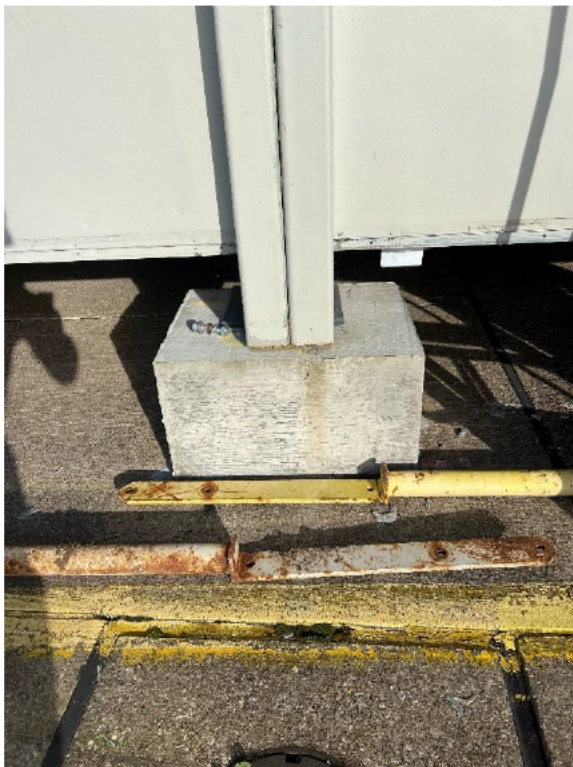
2.4.2 Modular Concrete Plinths

1. The gradient of the hardstanding area used to site the modular buildings meant that unless foundations were created for the modular buildings, they would be uneven, and Portakabin would be unable to connect units to one another. For that reason, it was agreed during the design that concrete plinths would be created, varying in height to enable all units to sit at the same height. These plinths were installed using timber to create a mould which concrete was poured into and once set the timber was removed, leaving a foundation, as shown in figures 3 and 4. It is important to note however, that a protective plastic membrane was used so the plinth was not put directly onto the apron surface.

2. As part of Portakabin's decommissioning works, they are to remove all plinths, therefore handing the site back to the Home Office in the condition prior to the installation. To do this Portakabin will remove and dispose of all timber shuttering and studwork by:

- Removing shuttering around the concrete plinths using hand tools, taking care not to damage the existing concrete hardstanding.
- Removing all shuttering from site and dispose of in a dedicated timber waste skip.

- Removing the timber studwork for the building skirting, disposing of waste materials in a dedicated timber waste skip
3. Once all of the timber is removed and only the concrete plinth remains, Portakabin will then remove and dispose of the concrete plinths by:
- Loosening the plinth by gently nudging with the digger bucket, taking care not to scrape the concrete hardstanding with the digger bucket.
 - Once loosened, continue to the next plinth and repeat until all plinths are loosened and ready to be removed.
 - Using a grab lorry, pick up each plinth in turn and dispose of accordingly.
 - The remaining debris will be brushed away and removed and disposed of by hand.
 - Should there be any small holes, or evidence of damage, these will be filled with 5 star grout, taking care that the grout is not spread onto the surrounding area.
 - Once applied, the grout will be coloured to match the surrounding concrete.



Figures 3 and 4: Concrete Plinths

2.4.3 Backfilling Trenches for Modular Services

1. The modular accommodation and ancillary units have been designed to be serviced by mains power and connections to the existing drainage. To operationalise the modular units, the utilities were being supplied to Portakabin plantrooms, modular buildings PK342 and PK282. Mains water was planned to provide water to all the modular buildings using the existing supply coming into Scampton. This design was based on excavating trenches to run the services below ground.

2. During mobilisation, a trench was dug of approximately 10 feet in length, as shown in figure 5. The services were never connected to the Portakabin plantrooms due to the site not becoming operational. As part of the reinstatement works, Portakabin Ltd

will make good the trench by returning the existing spoil to the trench and repairing the ground by:

- Conducting a survey of the trench to assess for instability, and if deemed necessary the trench will be shuttered using timber to prevent collapse. However, given the shallow depth this is unlikely.
- Remove all ducting and dispose of in a mixed construction waste skip. To save space and wearing the correct PPE as specified by Portakabin as full-face visor, gloves, ear defenders, hardhat, and safety boots the ducting will be cut into suitable lengths using a hand saw or 4" grinder.
- The trench will then be backfilled mechanically using the existing spoil and if appropriate once the trench is almost filled the timber shutter will be removed and disposed of.
- Once filled the trench will be levelled, compacted, and seeded.

3. To improve the efficiency of the water supply, Portakabin planned to install two, three-pump water booster set units, comprising of a 1600-litre nominal capacity. This work would have required excavation, but this was never installed, and the tanks have been removed from site. Similarly, there have been no upgrades to any services infrastructure and no new services have been installed below, or above ground and therefore no ducting or pipework needs to be removed as part of the reinstatement works.



Figure 5: Trench for services



Figure 6: Existing spoil

2.4.4 Exploratory boreholes

1. To ensure the modular units were being constructed safely Portakabin conducted Ground Radar Surveys within the modular area which identified a number of areas to investigate before proceeding with additional works. As a result, Portakabin completed four exploratory boreholes of approximately 5 feet deep to uncover any pipes or live wires. These exploratory digs have been secured using Heras fencing ever since.

2. This reinstatement approach is the same as described in section 2.4.3 above. These holes will be mechanically backfilled using the existing retained spoil by Portakabin

Ltd, using the same method as outlined in section 2.4.3 Backfilling Trenches for Modular Services.



Figure 7: Fenced exploratory dig



Figure 8: Exploratory dig spoil

2.5 Kier Building Works

1. Whilst the preceding paragraph outlines the Portakabin reinstatement works, Kier Places Ltd, the Home Office Principal Contractor, have also complete works on site at Scampton. However, the majority of those works do not constitute 'development' as defined in The Town and Country Planning Act 1990 s.55 (The Act) and therefore are not included as part of the reinstatement activity.

2. The following features/works are to be retained.

- All buildings that were on site when Home Office took possession and that were out of scope for the Scampton Project.
- Health and safety enhancements to the internal buildings, such as new fire doors and fire detection.
- Improvements to the internal building fabric such as replacing the vinyl flooring, plastering, and replacing fixtures and fittings.
- Any works required to remove asbestos or other harmful materials.

3. Additionally, any improvements the site, that would cause damage to the site or buildings will not be reinstated. These are outlined below.

4. As part of the refurbishment, four of the existing accommodation blocks, namely, Palmer, Middleton, Manser and Garland required new windows to be installed to ready the blocks for occupation. The previous windows were single glazed, many were damaged, and asbestos was assumed in the putty. The windows are shown in figure 9. Each block required the installation of 78 new windows and frames, with all first-floor windows having window restrictors. The previous windows were disposed in a safe skip and taken offsite for appropriate reuse/recycling/disposal. These new windows will be retained as they have enhanced the security, appearance, fabric and

thermal efficiency of the buildings. The new windows to be retained can be viewed in figure 10. All other windows across the site are the original and are to be retained.

5. The replacement windows are very similar in design, colour and appearance to the originals and therefore are not materially different, do not constitute development and do not cause any adverse visual impacts. Their retention is therefore considered acceptable.



Figure 9: Old Palmer Windows



Figure 10: New UPVC Palmer Windows

6. The majority of Kier works at Scampton were the internal refurbishment of existing buildings on site, and as Scampton was previously used by the Ministry of Defence as a barracks, the site already had a large kitchen, canteen, accommodation blocks and a medical centre. When the Home Office took ownership of the site, these buildings and their use were retained but the Home Office replaced old and dilapidated features. This work comprised the following:

- Installation of vinyl flooring
- Replastering and painting internal walls
- Installation of new fire detection
- Installation of new fire doors
- Installation of new fixtures and fittings

7. These works do not constitute development as defined in The Town and Country Planning Act 1990 s.55 and have made improvements to the building and enhanced the health and safety on the site. For that reason, these works will not be reinstated. Examples of the site condition pre-Home Office occupation and post the completion of the works can be viewed in figures 11, 12, 13, 14, 15 and 16.



Figure 11: Incomplete bedroom



Figure 12: Incomplete bathroom



Figure 13: Incomplete showers



Figure 14: Refurbished bedroom



Figure 15: Refurbished bathroom



Figure 16: Refurbished kitchen/laundry room

3.0 Engagement

3.1 Introduction

1. The purpose of this section of the document is to outline any engagement required before, during or after the reinstatement works.

3.2 Engagement with Public Bodies

1. The scale of the reinstatement works identified thus far are minimal and it is estimated to take few weeks to complete all reinstatement activity, meaning neighbouring stakeholders are likely to only experience minimal traffic over a short period as a result of the work.

2. The existing communication channels for ongoing engagement between the Home Office, Local Authorities and the residents and the Home office are, should it be needed.

Home Office

Direct Communications Unit

2 Marsham Street

London

SW1P 4DF

Email: public.enquiries@homeoffice.gov.uk

Telephone: 020 7035 4848

3. Considering the extent of reinstatement work, communications with statutory bodies will take place on an informal, needs basis should the need arise. In particular the Home Office will engage with the local authority, local MP, NHS, Fire Service, and police as necessary. The Home Office communications team will also provide updates via the Scampton gov.uk factsheet.

4. The Home Office will also continue to engage with relevant parties regarding the disposal of the site as appropriate.

4.0 Contractor Details

4.1 Introduction

1. The purpose of this section of the report is to provide details of the appointed contractor carrying out the reinstatement works on behalf of the Home Office.

4.2 Contractor Details

1. The reinstatement works on site will be complete by both Kier Places Ltd and Portakabin Ltd as part of their plans to demobilise from site following the decision not to use Scampton for asylum accommodation.

2. Welfare facilities, including bathroom facilities, will remain open and cleaned whilst contractors are on site.

5.0 Site Monitoring

5.1 Introduction

1. The purpose of this section of the document is to provide details of any monitoring of the site and reinstatement work to ensure that the target condition of the site is achieved.

5.2 Site Monitoring

1. The Home Office has appointed Kier Holdings as the principal contractor on site and they will manage reinstatement activities on site. Both Kier and Portakabin will report on progress against activities to the Home Office regularly and the Home Office attend site on a frequent basis to monitor progress.

6.0 Post Reinstatement Maintenance

6.1 Introduction

1. The purpose of this section of the document is to provide a report detailing how the site will be maintained post reinstatement, and by whom.

6.2 Post Reinstatement Maintenance

1. Following the decision not to use Scampton for asylum accommodation the Home Office will decommission the site before it is sold in line with due process for disposing of Crown land. Work to ensure the security and protection of the heritage assets on the site including the Officers' Mess and hangars will continue until disposal of the site (these buildings have been secured by fencing to ensure they are protected and remain inaccessible during any reinstatement works).

7.0 Supervision

7.1 Introduction

1. The purpose of this section of the document is to provide details of the suitably qualified and experienced personnel who will be responsible for supervising the reinstatement work, outside of the principal contractor role.

7.2 Supervision

1. The Home Office Scampton project team will be internally managing the reinstatement on site with support from the Home Office Facilities Management team to ensure reinstatement activity is completed to the required standard. The reinstatement activities will be complete by Home Office contractors, Kier Places Ltd and Portakabin Ltd.

2. Kier Places Ltd will manage the site and have responsibility for planning, managing, and coordinating any sub-contractor activities. They will review and approve the contractors they plan to use along with their qualifications, experience, training, insurances and any Risk Assessments and Method Statements required to complete the tasks.

3. They will ensure that all works are managed and co-ordinated in a manner that reduces risk to the lowest permissible level. As such, they are to ensure that all site visitors during this period receive a site safety induction. They should also manage a permit to work process to ensure that any works are carried out in a controlled manner. Particular consideration should be given (but not limited to) asbestos management, electrical safety, gas safety.

4. The Home Office will hold a handover meeting with Portakabin Ltd following the completion of decommissioning activity to ensure the site is handed back to the Home Office in the same condition as it was before Home Office use.