



Our guide to

Health and Safety

Quality

The Environment

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1. Introduction

Clean Room Construction has nearly 60 years' experience of designing, building and maintaining highly complex and critical cleanroom facilities and controlled environments for science, technology and industry.

Safety and quality underpin everything we do at every stage of our business partnership with you to ensure we engineer first class solutions which will enable you to achieve your project goals.

Our success over the last 60 years has been built on the experience and expertise we have under one roof which makes us one of the leading design and build specialists in the UK. We pride ourselves on offering an unrivalled service with an uncompromising approach to safety and quality.

We hope this booklet answers your questions about our company's approach to health and safety, quality and environmental issues. If you require any additional information or clarification, please do not hesitate to contact us.



Steve Lawton

Director

Clean Room Construction Ltd

E-mail: slawton@crc-ltd.co.uk

2. Company Details

Company name	Clean Room Construction Limited
Company number	01176933
Address	Unit K1/K2 Temple Court Knight Road Strood Rochester Kent ME2 2LT United Kingdom
Contact details	Telephone: + 44 (0)1634 295111 E-mail: clean@crc-ltd.co.uk Website: www.crc-ltd.co.uk
Parent company	Rowhill Wood Capital Limited Address as above
Established	1967
Nature of business	Design and installation of controlled environments and facilities together with commissioning and ongoing service and maintenance
Company directors	Steve Lawton E-mail: slawton@crc-ltd.co.uk Richard Rowe E-mail: rrowe@crc-ltd.co.uk Ian Isted E-mail: iisted@crc-ltd.co.uk
Health and safety administrator	Danielle Goodwin E-mail: dgoodwin@crc-ltd.co.uk
Health and safety consultants	James Hallam Risk Management 10th Floor, 2 Minster Court, London EC3R 7BB Tel: 020 7977 7888 www.jameshallam.co.uk

3. Health and Safety

Introduction

The health and safety of our staff, subcontractors, customers and end users is of paramount importance to Clean Room Construction.

We take a proactive approach to identifying and avoiding risks and hazards and have an excellent safety record which has been acknowledged by the British Safety Council.

CRC has received the Alcumus SafeContractor accreditation in recognition of our commitment to achieving excellence in health and safety. Accreditation required an independent assessment of our health and safety policies, procedures, management and resources.

Alcumus SafeContractor is a leading accreditation scheme which recognises extremely rigorous standards in health and safety management amongst contractors. It is used by thousands of organisations in the UK and demonstrates to potential customers that CRC puts health and safety at the heart of every project we undertake.

We retain the services of a health and safety consultant to provide training and to keep us advised of new legislative requirements. We also offer advice to our customers on their health and safety responsibilities and produce a construction phase plan for every job we undertake.

All our employees and approved associates are covered by CRC's comprehensive professional indemnity insurance and our project engineers and site managers also hold Construction Skills Certification Scheme Senior Manager cards. All our site managers and project managers have completed the CITB Site Managers Safety Training Scheme (SMSTS) and have been trained in the Construction (Design and Management) Regulations 2015.

Our experienced service and validation engineers are Cleanroom Testing and Certification Board (CTCB) accredited.



Our health and safety policy statement

The Health and Safety at Work etc. Act 1974 imposes a statutory duty on Clean Room Construction Ltd.(CRC) to ensure, in so far as is reasonably practicable, the health, safety and welfare of its employees whilst at work and others who may be affected by that work. The Management in CRC are committed to a process of continual review and improvement of the working arrangements for the safety and welfare of its employees.

Our employees also have a duty to take care of themselves and others that may be affected by their acts or omissions.

To enable these duties to be carried out, it is our intent to ensure that responsibilities for health and safety matters are effectively assigned, accepted and fulfilled within the Company.

Therefore Clean Room Construction Ltd. will in so far as is reasonably practicable, ensure that:

- Adequate resources, both financial and otherwise, are assigned to ensure the proper provision for health and safety at work.
- Risk assessments are carried out and periodically reviewed.
- Systems of work that are safe and without risks to health are established and followed.
- Arrangements are made and complied with for the safe use, handling, storage and transport of articles and substances for use at work.
- Employees are provided with such information, instruction, training and supervision as is necessary to secure their safety and health at work and the safety of others who may be affected by their actions. Training will include induction, work practices, plant and equipment training as necessary and any required to meet current legislation as it applies to our undertaking.
- Where appropriate health surveillance will be provided for employees.
- Plant, and work equipment is provided and maintained in a safe condition and without risks to health.
- Employees' working environment is safe and without risks to health and that adequate arrangements are made for their welfare whilst at work.
- Employees' place of work is safe and provided with adequate means of access and egress.
- Monitoring activities are undertaken to maintain agreed standards.
- Arrangements are in place for effective employee consultation regarding health, safety and welfare matters.
- Clean Room Construction Ltd. to assist in applying the provisions of health and safety law retains a competent person.
- The health and safety policy and procedures will be reviewed in order to reflect the changes in legislation or work practices and at least annually and amended as necessary.

The Company requires all employees when at work to:

- Take reasonable care for the health and safety of themselves and others that may be affected by their acts or omissions at work.
- Co-operate with Clean Room Construction Ltd. in its statutory duties.
- Not interfere with or misuse anything provided in the interest of health and safety.

Signed:



Position: Director

Date: 1st February 2026

Insurance policy



TO WHOM IT MAY CONCERN

20th January 2026

Alpha 6, Masterford Office Village,
West Road, Ipswich,
Suffolk IP3 9SX

Name of insured: Cleanroom Construction Ltd
Principle Address: Units K1/K2, Temple Court, Knight Road, Strood,
Rochester, ME2 2LT
Business Description: Design, Build and Installation of Clean Rooms, Controlled
Environment Facilities and Associated Works

Tel: 01473 723828
Fax: 01473 716600
www.absolute risksolutions.uk.com

We act as insurance brokers on behalf of the above insured. Based on the information provided to us, we are writing to confirm, as at the date of this letter, brief details of our clients insurance cover for your information as follows:

Employers Liability

Insurer AXA Insurance UK PLC
Policy Numbers SS CMC 7101474
Cover Period 1st February 2026 to 31st January 2027
Indemnity Limit £10,000,000 any one claim including costs and expenses

Public/Products Liability

Insurer AXA Insurance UK PLC & AIG
Policy Numbers SS CMC 7101474 & 0032055356
Cover Period 1st February 2026 to 31st January 2027
Indemnity Limit £10,000,000 any one claim and in the aggregate in respect of Products Liability

Contract Works

Insurer AXA Insurance UK PLC
Policy Numbers SS CMC 7101474
Cover Period 1st February 2026 to 31st January 2027
Indemnity Limit £6,000,000 any one claim including costs and expenses

Hired in Plant

Insurer AXA Insurance UK PLC
Policy Numbers SS CMC 7101474
Cover Period 1st February 2026 to 31st January 2027
Indemnity Limit £100,000 any one claim including costs and expenses

All cover subject to Insurers policy terms and conditions.

This letter is given without any liability to the writer or Absolute Risk Solutions (UK) Ltd

We trust you will find the above details to be acceptable. Please contact us should you require any further information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mike Cumbers', is written over a horizontal line.

Mike Cumbers
Managing Director

Absolute Risk Solutions (UK) Ltd are an appointed representative of Ten Insurance Services, which is authorised and regulated by the Financial Conduct Authority

Employers' liability insurance



Certificate of Employers' Liability Insurance (a)

(Where required by regulation 5 of the Employers' Liability (Compulsory Insurance) Regulations 1998, as amended by the Employers' Liability (Compulsory Insurance) (Amendment) Regulations 2008, (the Regulations), one or more copies of this certificate must be displayed at each place of business at which the policyholder employs persons covered by the policy. This requirement will be satisfied if the certificate is made available in electronic form and each relevant employee has reasonable access to it in that form)

Policy number	SS CMC 7101474
1. Name of policyholder	Clean Room Construction Ltd
2. Date of commencement of insurance policy	01 February 2026
3. Date of expiry of insurance policy	31 January 2027

We hereby certify that subject to paragraph 2:-

1. the policy to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain **(b)** Northern Ireland, the Isle of Man, the Island of Guernsey, the Island of Jersey and the Island of Alderney; and
2. (a) the minimum amount of cover provided by this policy is no less than £5 million **(c)**.

Signed on behalf of AXA Insurance UK plc
(Authorised Insurer)

Tara Foley
CEO AXA UK & Ireland

Notes

- (a)** Where the employer is a company to which regulation 3(2) of the Regulations applies, the certificate shall state in a prominent place, either that the policy covers the holding company and all its subsidiaries, or that the policy covers the holding company and all its subsidiaries except any specifically excluded by name, or that the policy covers the holding company and only the named subsidiaries.
- (b)** Specify applicable law as provided for in regulation 4(6) of the Regulations.
- (c)** See regulation 3(1) of the Regulations and delete whichever of paragraphs 2(a) or 2(b) does not apply. Where 2(b) is applicable, specify the amount of cover provided by the relevant policy.

Roles and responsibilities

Employees

At Clean Room Construction we all work together to achieve and maintain the highest standards of safety. Everyone within our company has an important role to play in ensuring that health and safety policies, procedures and practices are implemented, monitored, reviewed and amended. This is underlined in our staff handbook as well as being a requirement under the Health and Safety at Work Act 1974 and other relevant legislation.

All staff are adequately trained in our health and safety policies and procedures and receive additional safety and refresher training as required to meet the specific requirements of their roles. Training includes, but is not limited to, the following areas: risk assessments, personal protective equipment, manual handling, evacuation, first aid, hazardous substances and working at height. All our site managers and project engineers have completed the CITB Site Managers Safety Training Scheme (SMSTS) and CRC staff have also been trained in the Construction (Design and Management) Regulations 2015. Our health and safety reporting structure – see page 11 – identifies those within the company who have specific areas of health and safety responsibility.

The Construction (Design and Management) Regulations 2015 require all projects to have a written construction phase plan. Where CRC is employed as the principal contractor, we have specific responsibility for planning, managing, monitoring and co-ordinating the construction phase so that health and safety risks are controlled. The CRC site manager on a project is specifically responsible for applying and monitoring the health and safety plan which is devised for every project we undertake. The index to our standard construction phase health and safety plan has been included for your reference on page 10.

Control documentation includes:

- Site establishment procedures, rules and monitoring systems
- Method statements and risk assessments
- COSHH data and process/activity assessments
- Permits to work procedures
- Accident and incident reports/notices
- Record of health and safety meetings and training.

NB. Sample copies of all these control documents are available upon request.

Subcontractors

We have built up an enviable network of subcontracted expertise over the last 60 years in business and therefore only employ highly experienced and suitably qualified subcontractors.

Our subcontractors undergo a thorough pre-qualification assessment before being placed on our approved suppliers' database and we continually monitor their performance. We issue all subcontractors with a CRC procedure for working on site and this must be signed prior to working for us. CRC offers every assistance to subcontractors to ensure they fulfil their own health and safety obligations.

Health and safety consultants

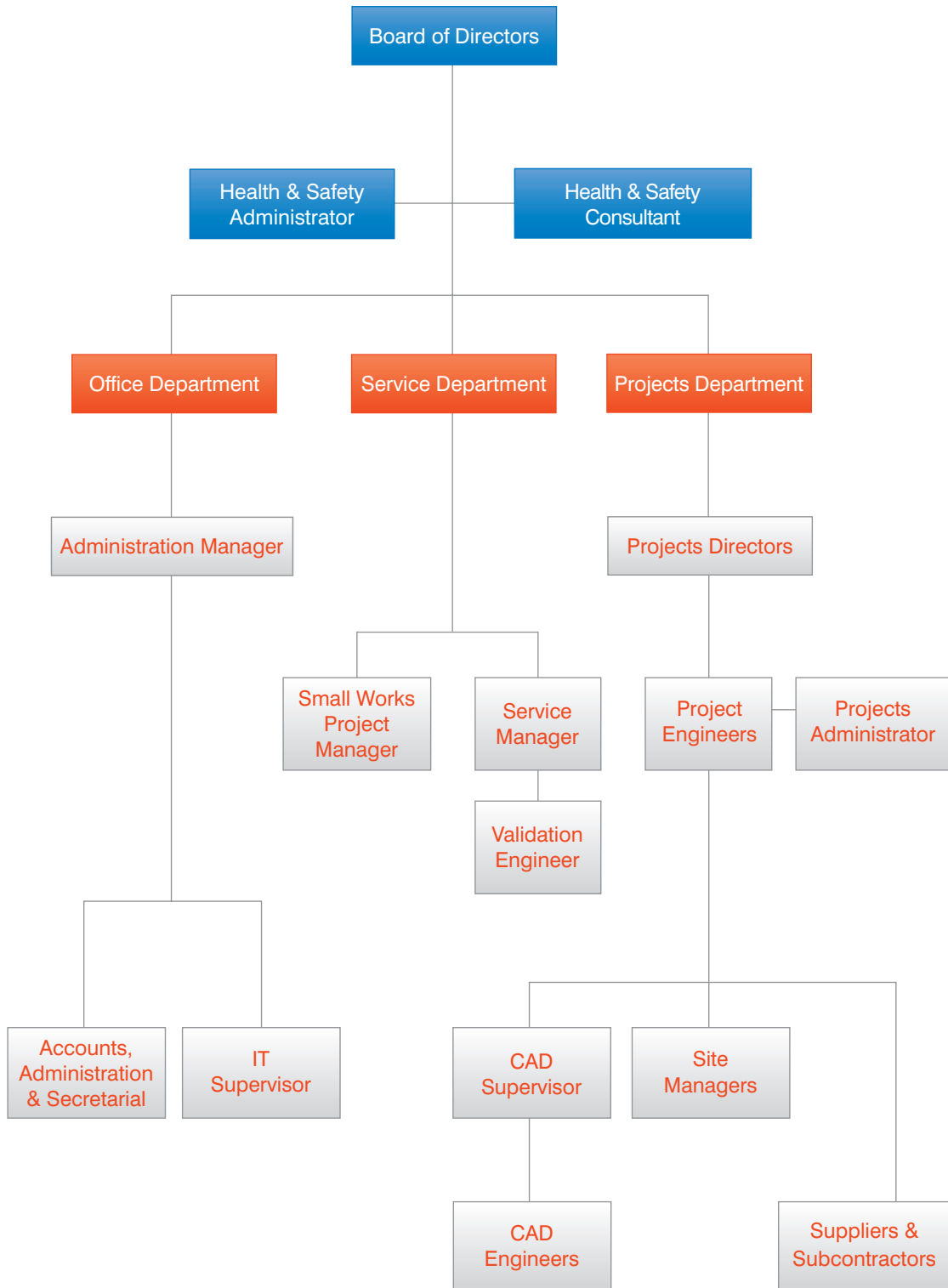
Our health and safety consultants, James Hallam Risk Management, provide regular professional advice and assistance together with a package of control and monitoring systems to ensure compliance with all relevant legislation including the CDM Regulations, where appropriate.

Our construction phase plan - index

PART NUMBER	SUBJECT DESCRIPTION
1	<p>Principles for the operation and implementation of the construction phase plan.</p> <p>This section outlines the basic principles to be employed to ensure effective health and safety controls, and details regulations to which this construction phase plan is designed to comply with.</p>
2	<p>Particular details related specifically to this project.</p> <p>This section details project specific aspects to the construction phase plan that are required, and are particular to this project only.</p>
3	<p>Management of the works for health and safety</p> <p>This section details site rules and induction, attendance records, risk assessments, method statements, COSHH assessments, work permits and accident/incident reports for this project.</p> <p>Site health and safety monitoring, weekly checklists and inspection audits on the management systems.</p>

Health and safety reporting structure

Everyone at Clean Room Construction has a vital role to play in ensuring that the highest health and safety standards are achieved and maintained.



Professional affiliations

At CRC we are proud of our health and safety track record which has attracted awards from the British Safety Council. We also appreciate the importance of keeping abreast of industry changes and developments and of sharing best practice. That's why we are active and longstanding members of many leading industry organisations including:

- British Safety Council
- British Standards Institution

We actively encourage members of staff to develop their general professionalism through membership of their own relevant professional bodies such as the Institution of Mechanical Engineers and the Chartered Institution of Building Services Engineers.



4. Quality

Introduction

Quality underpins everything we do at Clean Room Construction. We aim to consistently satisfy our customers and therefore retain our reputation as a leading cleanroom specialist by designing, building and inspecting to the highest standards.

In order to achieve this, our management approach is based on a policy of continual improvement driven by customer focus. We have the most experienced cleanroom design and build specialists in the business and our quality team is supported by the ISO quality management framework.

Everyone is involved in making sure we continually conduct our business effectively and professionally.

We pride ourselves on designing, building and inspecting to the highest standards. As a matter of course all our design materials and workmanship (including labour and materials) are guaranteed for 12 months from the certified handover date – subject to proper maintenance and use.

ISO 9001

Clean Room Construction is an ISO 9001 registered company, reinforcing our commitment to operating quality management systems and procedures.

Certification to the international quality standard is an important business investment for Clean Room Construction. In a challenging market it demonstrates to existing and future customers that Clean Room Construction is committed to continuously improving service levels. We do this by the ongoing development and review of effective quality management systems which, ultimately, leads to better business for our staff, our customers and our company.



Cert No.10457-QMS-001 ISO 9001:2015
Cert No.10457-EMS-001 ISO 14001:2015

5. The Environment

Introduction

Clean Room Construction is committed to working in ways which seek to minimise any adverse impact on the environment.

We achieve this by:

- complying with all relevant legislation
- promoting awareness of environmental issues
- encouraging sound environmental principles
- reducing waste by improving operating practices
- using approved contractors to dispose of waste materials and chemicals
- recycling wherever possible
- incorporating innovative energy-saving designs
- continually reviewing and improving our environmental approach

ISO 14001

We have received ISO 14001 certification in recognition of our effective Environmental Management System (EMS). ISO 14001 is the world's leading EMS standard and certification demonstrates that CRC is serious about achieving standards of excellence in all its activities.

Everyone working at CRC shares a collective responsibility to continually improve our business performance while making every effort to reduce the environmental impact of our operations. We regularly review our policies and practices and are committed to continuously improving in this area through environmental target setting and robust monitoring and measurement.

Energy-saving design

Environmental systems (HVAC systems) designed for cleanrooms can be energy intensive because of their complex nature. Improving energy efficiency in cleanrooms can therefore contribute to significant cost savings.

At CRC we use our vast experience to engineer innovative design solutions which balance the need to meet the client's specification and important environmental requirements with the need to maintain reasonable installation and operating costs and provide an efficient, functional and flexible cleanroom. The opportunities to save energy and therefore save money are optimised when CRC is involved in projects from an early design stage.



Cert No.10457-QMS-001 ISO 9001:2015
Cert No.10457-EMS-001 ISO 14001:2015

Our environmental policy statement

Clean Room Construction Limited is a professional and environmentally conscious design and build organisation, which recognises the need to protect the environment and to use resources that are sustainable and in such a way that provides for future generations.

Clean Room Construction Limited aim to develop and maintain a high standard of environmental awareness and to continually improve its environmental performance in its own activities and on projects wherever it has control or influence.

Clean Room Construction Limited will as far as is reasonably practical:

- endeavour to integrate environmental factors into its business decisions;
- seek ways to use its skills and influence to improve the built environment and to maintain the integrity of natural environments;
- work with others (clients, suppliers, regulators, professional bodies and the community at large) to raise the standards and sustainability of the environment;
- Comply with applicable acts, regulations and other requirements to which the organisation subscribes relating to its stated environmental aspects;
- foster a reputation for assessing all environmental aspects in its advice to clients;
- Prevent pollution, reduce waste and ensuring, wherever practicable, that measures are implemented to protect and preserve natural habitats, flora and fauna;
- Consider the effects that our operations may have on the local community;
- Take action to reduce, as far as practicable, any significant environmental aspects utilising a programme of objectives and targets;
- Ensure effective and expedient incident control, investigation and reporting.

Managerial and supervisory staff have responsibilities for the implementation of the policy and must ensure that environmental issues are given adequate consideration in the planning and day-to-day supervision of all work.

Clean Room Construction Limited will fully comply with the duties placed upon it within the requirements of legislation, whilst at all times complying with, as a matter of best practice, the requirements and duties set out within Approved Guidance as issued by the Environment Agency and other organisations.

All employees and sub-contractors are expected to co-operate and assist in the implementation of this policy, whilst ensuring that their own works, so far as is reasonably practicable, are carried out without risk to themselves, others or the environment. This includes co-operating with management on any environment related matter.

In order to ensure the achievement of these commitments, Clean Room Construction Limited has implemented an Integrated Management System which satisfies the requirements of BS EN ISO14001.

This policy has been endorsed by the board of directors who give full support to its implementation.

This Policy is available to the public on request.

Signed:



Position: Director

Date: 1st February 2026

6. Further Information

If you would like further information or clarification about any of the issues raised in this guide please do not hesitate to contact one of our team:

Telephone: + 44 (0)1634 295111

E-mail:	Steve Lawton	slawton@crc-ltd.co.uk	(Director)
	Richard Rowe	rrowe@crc-ltd.co.uk	(Director)
	Ian Isted	iisted@crc-ltd.co.uk	(Director)
	Danielle Goodwin	dgoodwin@crc-ltd.co.uk	(Health and Safety Administrator)

General Enquiries:

clean@crc-ltd.co.uk

Clean Room Construction Ltd

Units K1/K2, Temple Court, Knight Road, Strood, Rochester, Kent, ME2 2LT, UK

We look forward to working with you.

