Method Statement (Outline)



Asbestos Removal, Soft Strip, Demolition, Site Clearance

79-85 Hathersage Road, Manchester M13 0EW

1. Heading

Works:- Asbestos Removal, Soft Strip, Demolition, Site Clearance

Site Address: **79-85 Hathersage Road, Manchester M13 0EW**

Date: 25th July 2019

2. Assessment of Significant Risks and Control Measures

2 Risk of premature collapse of structure:

- Demolition in accordance with BS6187 Code of Practice for Demolition;
- As built drawings to be obtained;
- Structure to be assessed prior to demolition;
- Sequence of demolition agreed prior to commencement;
- Work process monitored by site manager at regular intervals;

2.2 Risk of incident with plant/vehicles:

- Traffic management systems to be implemented.
- Vehicles to follow Traffic Management Plan. Further plans to be drawn up by the Site Manager as works progress and placed in the Site Welfare and form part of the tool box talks, as works progress.
- All Plant & Equipment will have the relevant safety check certification;
- Plant/vehicles to be operated by a competent operators;
- Plant/vehicles to have 360º vision and warning beacon;
- Plant operators to be advised of any cellars, voids, basements and service ducts;
- Plant/vehicles to be guided by a banksman at entry/exit point;

2.3 Fall of materials:

- Exclusion zones to be controlled at all times.

2.4 Injury to site operatives:

- Site personnel to have relevant training certification and experience for their task;
- Site induction for all personnel and visitors;
- Risk Assessment and Method Statement to identify hazards and controls;
- Site team to be briefed by Site Manager work area of plant;
- Site manager to monitor work areas;

2.5 Injury to unauthorised Personnel:

- Perimeter fencing with signage ('Demolition works in Progress') to be erected around the works; Supervisor to check integrity of the exclusion zone;
- Site Manager / Appointed person to monitor entry and exit into work area at all times;
- Main access to be chained and padlocked / clipped and secure to prevent unauthorised access outside working hours;
- All plant to be parked in a safe condition, locked and isolated;
- All equipment to be securely stored;

2.6 Risk of live services:

- Isolation/disconnection certificates to be obtained from **the Client**.
- No demolition to commence until the Site Manager is satisfied on service disconnections.

2.7 Risk of fire:

- No smoking to be implemented within the area of building:
- Flammable materials removed to avoid large build up;
- Fire points to be set-up within close proximity to works;

2.8 Asbestos;

- Asbestos Demolition Survey in place prior to works commencing;
- Trained operatives in the removal of asbestos containing materials;
- Review of building materials as demolition progresses to ensure no further asbestos containing materials are present;
- Disposal paperwork to be identified and records kept on site

2.9 Work at Height

- Suitable and Sufficient full working height scaffolding to be erected by competent scaffolding sub-contractor.
- Scat Tag check in place.
- Daily and Weekly checks on scaffolding.
- Operatives trained in working at height.
- Operatives trained in hand demolition techniques working at height.

3. Additional Control Measures

It will be the responsibility of each manager to constantly assess the ability of each operative both before and during with regard to the individual's capabilities in respect of the work he has been assigned to do, in both experience, competence and most importantly, his ability to complete the work in a safe manner without incurring risks to himself or third parties. Site Manager/Supervisor will be in possession of a written method statement and full risk assessment relating to the method of work.

- **Method statement must be read understood and signed prior to commencing works.**
- **Risk and COSHH assessments must be read understood and signed prior to commencing works.**
- A site induction will be given by **the Site Manager** a further site induction and toolbox talk will be given by the Site Manager/ Contracts Manager in accordance with the company policy, identifying specific issues relevant to the upcoming works programme prior to commencing work on site. All operatives and visitors will be required to sign on and off site daily, in addition to this, all visitors to the project will be escorted by the Site Manager.
- Following completion of the site induction, operatives are then to transfer all necessary equipment to the working area; Suitable PPE/RPE to be worn as required. **(Refer to Section 6)**
- All safety equipment to be checked and findings recorded prior to each use.
- All power tools to be used are to be either 110V or cordless. Generators to be used for 110V power to be adequately ventilated;
- All plant operatives are to be CCDO/CPCS or equivalent registered and will have copies of their certificate with them for inspection;

As each new area of work is approached, the site manager will hold regular task briefings with key personnel and, in particular, plant operators in respect of the works to be undertaken, in which areas they are to be executed and, most importantly the factor of risk likely to be encountered during each specific operation.

During site induction, all personnel will be made aware of the Site Rules, Accident Reporting and Site Emergency procedures. Copies of these will be displayed in the Site Welfare. Operatives will be required to confirm they have received the induction briefing by signature and a copy of this will be kept in the Site Managers office.

The demolition/site zone will be checked by Site Manager at the start of each shift to ensure that no unauthorised personnel are present.

Out of hours working must be approved with the Client.

Working Hours:- Monday-Friday – 08.00 – 18:00 – Weekend by prior arrangement and in line with Local Authority notices

4. Manual Handling

Operatives have attended manual handling training and will follow advised guidelines.

In all cases, do not exert undue force on your body (i.e. do not strain yourself). If the load is assessed as too heavy, seek assistance or adopt an alternative method.

Manual handling will be undertaken, but not limited to the following areas;

- Loading/unloading equipment;
- Loading of materials into skips.

5. Personal Protective Equipment

PPE will generally comprise of the following, however, the Site manager will monitor the works and issue any additional PPE/RPE that may be required.

- Safety Helmet, Safety Footwear, High Visibility Vests/Jackets, Gloves.

5.1 Personal Protection Equipment to be used

Safety Helmet	✓	Hi-Vis Clothing	✓	Ear Protection	✓	Gloves	✓	Half Face Mask	✓
Safety Boots	✓	Coveralls	✓	Eye Protection	✓	Dust Masks		Safety Harness	✓





6. Brief Emergency Arrangements

Fire Points
Fire points will be established within close proximity to the works. These will be positioned accordingly, relative to the progress of the works.

Emergency routes will have signage attached at vantage points along the route identifying direction to exit.

In the event of an incident that requires evacuation (e.g. fire,) the following procedure must be followed:

- Upon discovering an incident, operatives are to raise the alarm.
- Upon hearing the alarm, operatives are to cease work immediately, place down tools and proceed to the nearest exit point;
- If necessary, the Site Manager will **dial 999 or 122 from a mobile,** and inform them of the nature of the incident, a roll-call will be carried out from the daily site register to ensure that everyone has evacuated the area.
- **Do not run**, but move purposely towards your nearest exit;
- Once out of the working area, proceed to the **MUSTER POINT**.
- A fire/safety marshal shall be appointed to direct the emergency services to the incident area.
- If any casualties remain within the area, the emergency services will be advised of the location and condition of the casualty and nature of the hazards, this will allow the emergency services to co-ordinate equipment and rescue plan;
- If the incident is the result of a minor accident i.e. injured leg, ankle etc, and it is safe to do so, the casualty will be removed to a safe area at the muster point. First aid will then be administered.

7.4 Site Layout Plan



Site boundary

Site Office/Welfare

Muster Point

First Aid Point

8. Traffic Management

- **Vehicles to access site through main road off Upper Brook Street of which a Certified Banksman will escort vehicles to the site area and escort the vehicles back out of the site to ensure the safety of site staff, members of the public and traffic routes.**

- All deliveries to and from the site must first visit the Welfare Facility and report to the site manager. The site manager will then record the material being delivered/ collected and direct the driver to the loading point and relevant personnel in control of that area. The wagon drivers will be informed of the PPE requirements that must be worn on site and the general site rules, hazards, accident & emergency procedures, speed limits etc.

- **5 MPH Speed limit to be observed at all times, random speed checks will be undertaken.**

- Plant and vehicle operators to be informed of service trenches, voids and any previous excavation areas.

- Deliveries to be notified in advance to the Site Manager.

- The site manager will monitor the condition of routes during the works and ensure that they are suitably maintained/cleaned and unobstructed etc.

- Once the wagon is at the site gate (entry point) he must be accompanied onto the site by the banksman the loading area. It will be the banks man's responsibility to ensure that personnel and transport are kept a safe distance apart.

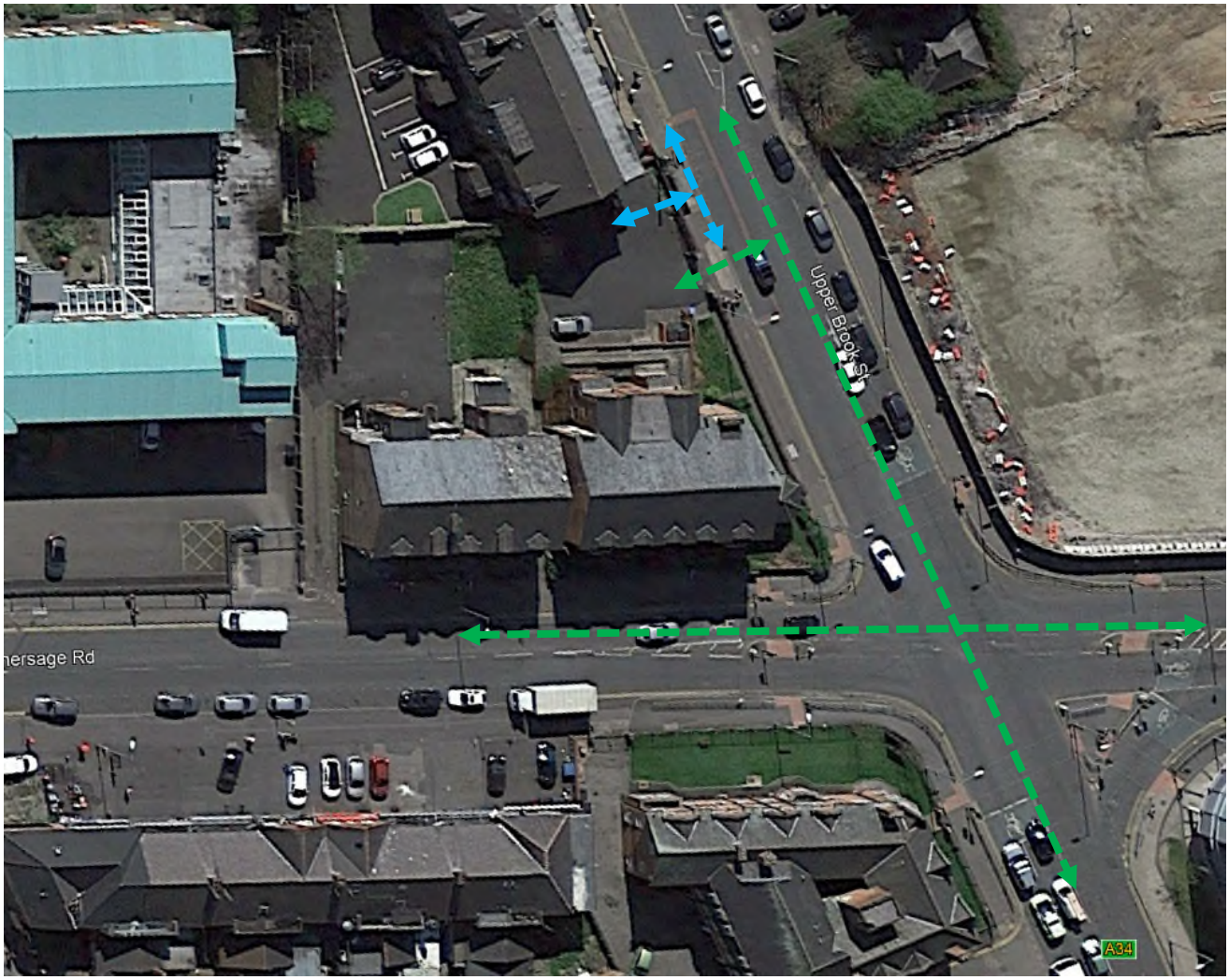
- Once the wagon is in position, the banksman will signal to the machine operator to load/offload the wagon. Throughout this operation the banksman will ensure that no persons are within the immediate area of the loading point – (to avoid the risk of being injured from the moving plant and falling debris).

- Throughout the works all operatives are to comply with the site's PPE/RPE requirements, company and site safety policies.

- At no times must the machine operator load/unload a wagon without a banksman. The site manager should also assess whether one banks man will be sufficient. He may consider that more than one banks man is required.

- Both the machine operator and banks man must be competent. This will be the site manager's responsibility to ensure that all on-site personnel are competent and adequately trained.

8.1 Traffic Management Plan



Traffic Route

Pedestrian Route

A banksman will be present on site to assist vehicular access and egress to ensure the safety of the traffic route, site staff and members of the public. Vehicles will backed in and out of site and the Site Manager will be made aware of all vehicles entering and leaving site to fully assist the drivers for safety.

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All vehicles will report to security on arrival.

9. Environmental Impacts

9.1 Dust

In addition, excessive dust can create a nuisance and health hazard to users of the site and local environment. This has been taken into consideration and we are to adopt a dust suppressive method of demolition. The main objectives are to both minimize the production of dust by controlled methods and suppress any dust that is generated at source. All these points have been considered and counter measures are to be implemented as detailed below.

To enable demolition and processing of material upon site to be effectively undertaken with minimal dust release, Client to provide an above ground water supply suitable for dust suppression with regular drain off points locally to the task.

Prior to any mechanical demolition commencing, control of dust and debris must be assessed. We intend to control the migration of dust as follows: -

At source:

- By using jets of water sprayed onto the demolition face to suppress dust release;
- By using jets of water sprayed onto all materials being handled by mechanical plant;
- By using jets of water (spray bars) on the demolition plant. (if fitted)

Beyond the site boundary:

- Contamination from run-off water used for dust suppression will be prevented from entering the existing drainage systems by using sand bags around the gullies with geotextile or other suitable material, placed inside to act as a filter.

Site Manager will ensure all drains/manhole outlets are covered with a geotextile terram or sandbagged to prevent any contamination into the waterways.

9.2 Fumes

Due to the nature of remote demolition, it is not envisaged that high levels of fumes within the buildings will be generated, however the work areas will be monitored daily by the site manager.

9.3 Noise

Noise levels will be monitored during the course of the works. It is accepted that noise cannot be eliminated entirely, but reasonable steps will be taken to reduce any adverse effects of noise generated by the works. The nature of the works and type of structures will allow controlled removal of the elements by remote demolition techniques, this will reduce the generated noise levels significantly. The nature and capability of the equipment proposed to be used is such that all operations will be carried out with the minimum noise generated on the site.

9.4 Vibration

Minimal vibration tools will be used during the contract. Should the client wish then a vibration monitoring will be employed to provide vibration monitoring equipment for the duration of the demolition contract.

10. C.O.S.H.H.

The following products may be brought to site ;-

Product:	COSHH Sheets:
Gas Oil Fuel	on site
Lubrication Grease	on site
Hydraulic Oil	on site
Engine Oil	on site
Petrol	on site
Propane	on site
Oxygen	on site

- COSHH sheets will be issued within the site file for information.
- All products will be delivered to site via our road going fuel bowser or direct from the supplier operated by a fully trained driver equipped with all required PPE/RPE equipment.
- Fuel will be stored on site in double bunded bowsers with manufacturer fitted pumps and nozzles for discharge. Nozzles will be locked within the bunded area when not in use. Drip trays will be used when filling into or discharging fuel from the bowser.
- Fuel will be pumped directly into plant fuel tanks from the bowser. Oils will be dispensed from containers into measuring jugs then directly into plant.
- The refuelling area will be securely fenced and clearly signed.
- Suitable fire extinguishers will be placed close by the refuelling area.
- Absorbent spill granules will be available on site in the event of any spillage occurring.

11. Temporary Amended Systems

- Traffic Arrangements in the traffic management section and associated marked up plan.

12. Submission of Information

- **Asbestos Survey**
- This method statement has been compiled and will be issued to the Client for review and approval prior to implementation;
- Upon review, any comments will be discussed with the Principal Designer/Client and, if necessary, this document amended and re-submitted for further review;
- Any unforeseen issues identified during the course of the works will be recorded and the client informed;
- Health and Safety File will be compiled during works and handed to client upon completion

13. Monitoring & Compliance

The Site Manager will monitor closely to ensure the works are progressing safely and in compliance with the Method Statement and Risk Assessment.

In addition, the works will be audited periodically at periods confirmed by the Client. The audit report will be issued to the Site Manager for action and retained in the site file. A copy of the report will be issued to the Client.

Communication meetings will be held between the Client and Contractor.

An unannounced Site Audit will be undertaken by an external consultancy.

The above documents have been taken into consideration and incorporated within our Construction Phase Health and Safety Plan and Safe Systems of Work

14. Interfaces with others

To enable the works to be carried out safely, the site will be excluded from members of the public & unauthorised visitors, declared an **Active Demolition/Construction Zone** and controlled accordingly as follows:

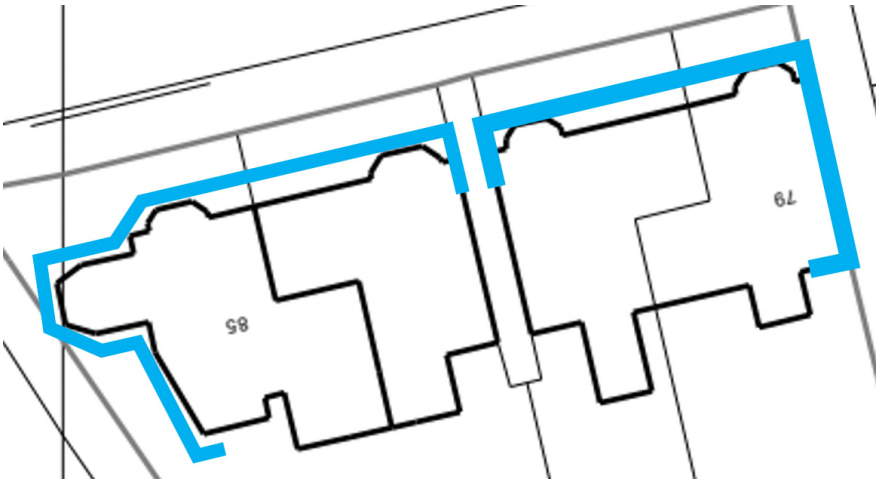
- Signage will be placed at entrance to site to advise of vehicle movements;
- Warning notices and restricted area notices will be positioned at key vantage points and access gates to highlight safety hazards;
- Barriers to be installed to define demolition exclusion zone.
- Exclusion zone to be controlled at all times. The extent of the exclusion zone is determined by the area of the structure to be demolished and the technique adopted for such demolition. This will be determined on site by the Site Manager /Supervisor;
- Areas of risk directly below the demolition area will be cordoned off and clearly segregated from third parties;
- All temporary barriers and signs etc. will be constantly checked and maintained before and during each working day by the Site Supervisor.

15. Site Establishment, Special Requirements & Preparation Works

- **Before any demolition works commence, we will ensure that no unauthorised personnel are within the demolition/construction zone.**
- Welfare facilities (Oasis style self contained unit) will be provided by the contractor that the area is an active demolition zone and no unauthorised access is permitted;
- Asbestos Demolition Survey will be undertaken and any identified asbestos containing materials will be dealt with in the appropriate manner.
- Areas segregated on site for storage of plant, materials and skips to ensure good housekeeping

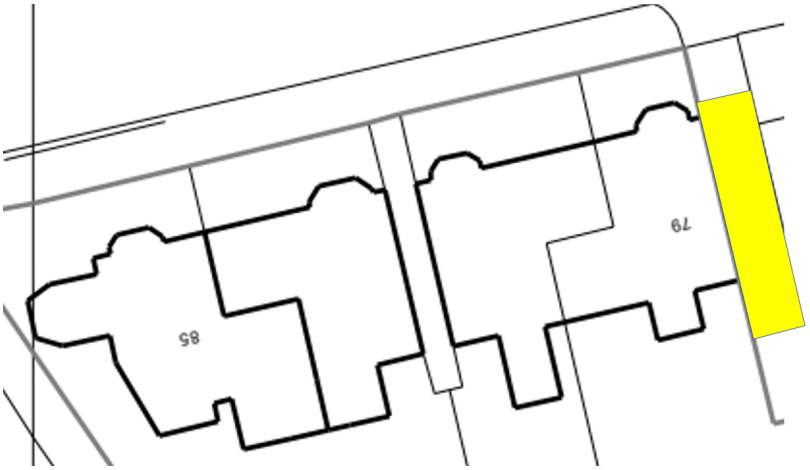
Method Statement

Fig1;-



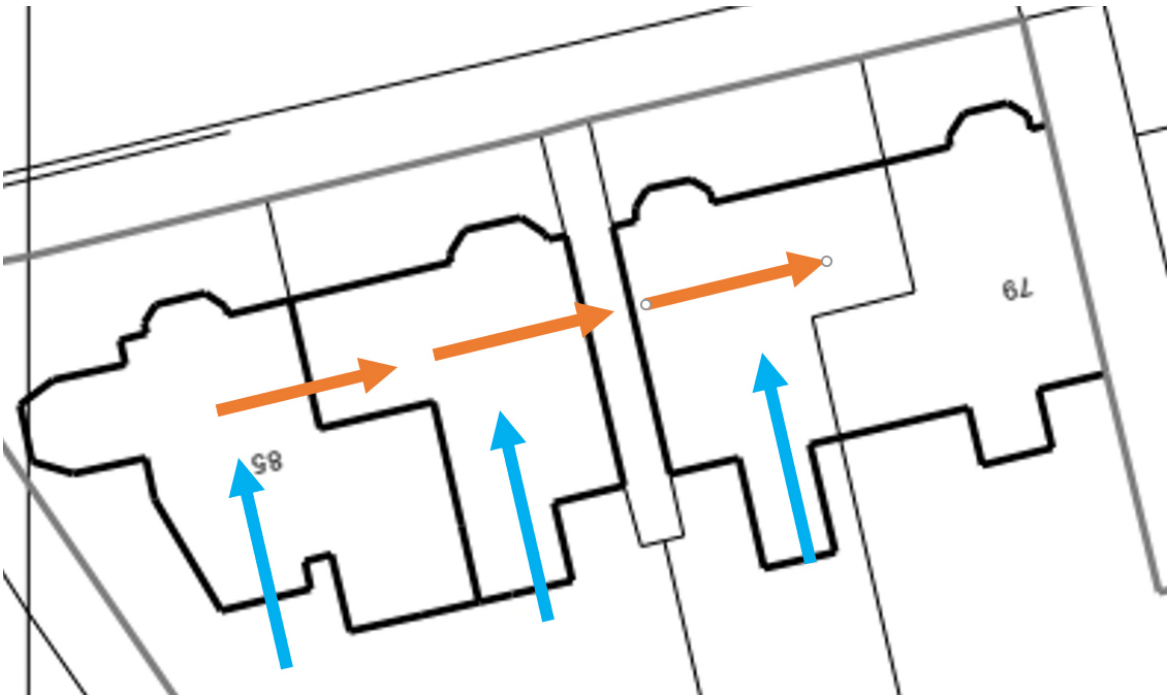
- **Scaffolding Plan**
- **Front Elevation and Side Elevation, Full Height Working Platforms to allow hand demolition techniques to First Floor Level.**

Fig2;-



- **Scaffold Plan – Left Elevation – Should Access be Required by others to surrounding properties, then consideration would need to be given that a crash deck scaffolding system would need to be erected along the access route to allow vehicular/pedestrian access. Discussions would need to be sought with all parties on the solution required and agreements with all parties prior to erecting the scaffolding system.**

Fig3;-



- **Mechanical Demolition Plan showing direction of initial dismantling commencing from the rear of the properties as indicated in BLUE.**
- **Once the rear sections have been safely dismantled as indicated in BLUE, the basement areas will be backfilled with clean material to provide a platform to allow the remainder of the front sections of the properties to be dismantled as indicated in the direction of the ORANGE arrows.**

Sequence of Works

- **The properties will be subject to a general soft strip of all ceiling, partition walls, floorboards and loose items.**
- **Operatives will use small demolition hand tools to prize away any fixtures and fittings placing them into a designated skip.**
- **Floorboards will be lifted by operatives wearing suitable fall arrest equipment, lifting the boards working back to the doorway. Once the boards have been safely lifted and placed into skips, the doorway will be sealed off so no access can be again. This will leave the joist only in place.**
- **Once the houses are in a shell like condition the hand demolition techniques will commence working from the scaffolding that has been safely erected.**
- **The scaffolding will always have an internal handrail in place to ensure the safety of operatives.**
- **The scaffolding will be fully debris netted to ensure no debris can leave the working area.**
- **Scaffolding will be erected to front, side and a return down the rear elevations to ensure the safe dismantling of the properties to first floor level.**
- **Commencing from the top lift of the scaffolding operatives will commence by removing the roof structures by hand, removing slates working from the highest point down to the lift of the scaffold in a methodical manner.**
- **The remaining roof materials will be freed and cut away working from the highest point working down to the lift of the scaffold.**
- **The Apex on each gable elevation will then be reduced in height by operatives carefully reducing the brickwork in height, placing resulting materials into the building footprint.**
- **The rear elevation of the properties will be dismantled working in methodical manner i.e. 3rd floor external walls, internal walls, and then floor joists lifted out. The process will be repeated working up to the front elevation to a safe cut off point, the structure of which will be continually reviewed by the Senior Management.**
- **Operatives will commence working from the scaffolding, reducing the brickwork by hand, placing resulting brickwork into the building footprint. Once operatives are at 2nd floor ceiling level, the floor joists will be carefully lifted out and placed into the building footprint.**
- **Scaffolding will be reduced in height as works progress, ensuring a suitable platform for operatives to work from, including an internal handrail being in place at all times to support the work at height.**
- **The procedure will be repeated, dismantling brickwork at 2nd floor level down to 1st floor, floor level of which the timber joists will be removed and placed In the building footprint.**
- **Once the properties have been safely dismantled by a combination of hand demolition and mechanical means down to 1st floor, floor level, the remaining demolition will be undertaken by mechanical means with the exception of the left gable end (if access is required), where hand demolition techniques working from a suitable Mobile Elevated Working Platform. A banksman will be present to do a watching brief, during these works to ensure the safe dismantling by hand demolition techniques.**

- **The same process will be undertaken i.e. dismasting/removal of the external walls, internal walls, floors.**
- **As works progress the basement areas will be backfilled with suitable clean demolition material to provide a working platform for the heavy excavators whilst the properties are dismantled.**
- **The structural integrity of the properties will be continually assessed by the Senior Management Team and Site Manager as works progress.**
- **All materials will be sent to local recycling centres or where appropriate to a licensed landfill facility.**
- **The site will be left clean and tidy and handed back to the Client following a meeting on site to ensure works have been completed to the satisfactory of the Local Authority and Client's Team.**