PROPOSED OUTLINE
RISK ASSESSED METHOD STATEMENT
FOR
Demolition and Soft Strip
Kampus Project
Aytoun Street M1 3FY

SG4740/RAMS/0-A

The RAMS will remain live until works completed

Status of This Revision

Date: 20th December 2016	For Approval	A	B	C
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Sign Off	Print Name	Signature	Date
Squibb Group	W Squibb		20-12-2016
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1.0 Introduction

Squibb Group Ltd have been appointed by Mount Anvil Ltd to carry out the demolition works at Kampus, Manchester, namely;

- Soft strip of all buildings
- Asbestos removal in all buildings
- Façade removal on retained Tower and Bungalow
- Full structural demolition of the Amenity and Library buildings including ground floor slabs
- Removal of substructures to 2m below ground level.

The works are forecast to take 24 weeks to conclude based on the information we have on the existing structures and substructures.

This method statement illustrates how the removal of all soft furnishings and structural demolition of the amenity buildings within the Kampus project will be undertaken. The appendices provide overviews of the proposals for the logistics, demolition and programme.

Squibb Group Ltd are fully aware that the key to a successful contract will be to fully segregate and protect additional site operatives, contractors and adjacent properties from the impact on the works being undertaken – both visual and physical, from debris, dust, noise and plant vibration.

The safety and welfare of the public and site operatives is paramount. This document also explains the measures taken to ensure disruption to the locality is minimized.

2.0 Key Personnel

Name	Position	Contact Number	E-mail
Leslie J H Squibb	Group MD	020 8594 7143	info@squibbgroup.co.uk
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Paul Morris Squibb Group	Project/ site Manager	07736018441	paulmorris@squibbgroup.co.uk

3.0 Project Details

3.1 Key Contacts

Principle Contractor	Mount Anvil Developments	Commencement Date	9th January 2017
Site Address	Ayton street Manchester, M1 3FY	Date of Document Issue	20TH December 2017
Job/Task No	SG4740	Working Times	08:00-18:00 (Mon-Fri)
Project Director	Guy Billinge	gbillinge@mountanvil.com	07753137439
Senior PM	-	-	-
Site Manager	Paul Gibson	pgibson@mountanvil.com	07720200092

3.2 Scope of works

The scope of work is intended as follows on a 24-week programme;

- Site establishment
- Removal of external access ramp
- Asbestos removal and demolition of Amenity Building using high reach methodology
- Asbestos removal, soft strip and façade removal of 12 story tower
- Demolition of MMU library building using high reach methodology
- Clearance of substructure to 2m below ground level

3.0 Methodology

The following is intended to provide the principles of the works to be undertaken an outline of the work to be conducted and the systems of work to be adopted. Each activity will be subject to a detailed task-specific risk assessment and method statement.

An outline programme is provided in Appendix C.

3.1 Sequence of Works

Works will be ongoing to all areas of the site for the majority of the programme whoever the areas will be prioritized as follows;

1. Site establishment
2. Disconnection of services
3. Amenity Building
   3.1. Soft strip to enable asbestos removal
   3.2. Asbestos removal
   3.3. Structural demolition
   3.4. Removal of ground floor slab and foundations to 2m BGL
4. Library Building
   4.1. Soft strip to enable asbestos removal
   4.2. Asbestos removal
   4.3. Structural demolition
   4.4. Removal of ground floor slab and foundations to 2m BGL
5. Tower Building
   5.1. Scaffold Erection
   5.2. Soft strip to enable asbestos removal
   5.3. Asbestos removal
   5.4. Façade removal
6. Block D / Bungalow
   6.1. Scaffold
   6.2. Soft Strip to enable asbestos removal
   6.3. Removal of perimeter walls and roof coverings

3.2 Site Establishment

Site Boundary

Mount Anvil Developments, will secure the site with a structural timber hoarding along Minshull Street and Chorlton Street. Access in / out of the site will be via the existing entrances. Access will be controlled by a traffic marshal positioned on each vehicular entrance.

Site Security

The site will be monitored by a security contractor 24 hours a day 7 days a week. Access to the site will be restricted to authorised personnel only. All access points to the site will be kept closed and locked when not in use. Access into the site will be monitored by a gateman / banksman who will manage vehicular and pedestrian segregation through the allocated entrance gates.

All materials and equipment will be kept within the site compound in designated areas and storage areas will be set aside. This will be closely monitored by the gateman / banksman. These are indicated on the logistics plan (Appendix A).

Site workforce are sign in and out of the site as they enter and leave. Before leaving site at the end of the day the Project Manager will ensure work areas are safe and all access routes are secured.

Site Accommodation and Welfare

Welfare and office facilities will be established by Squibb Group Ltd (SGL). The scope and extent of these facilities will complement the demolition activities being undertaken, the duration, the number of employees and sub-contractors on site. This will be sited adjacent the listed buildings as identified on the appended Proposed Logistics Plan.

Site Induction

All site operatives will attend a site-specific induction prior to commencing work onsite. Part of the induction process will be to ensure that the operatives are aware of the site constraints, health and safety standards, their method statement with the associated risk and COSHH assessments of their tasks. This is supplemented by daily briefings to inform the workforce of ongoing activities and hazards.

Permit Requirements

Work permits for hot works, demolition and excavation will be issued by the Principal Contractor.

Forecast Labour Levels

1 x Squibb Site Manager/ Supervisor
3 x Traffic Marshall
15 x Demolition operatives skilled
15 x Demolition operatives unskilled

All operatives are directly employed by the Squibb Group Ltd and will be qualified and competent to carry out the tasks they are allocated.

Plant and Equipment

Robotic Brokk (sized to suit loading parameters of slabs)
Mini excavator
Skid-steer, bob-cat or similar
Access equipment, MEWP's, tower scaffold, Hop-Ups
Hand held percussion tools (CP-9 or similar)
Hand held tools (wheel barrows, shovels, sledge hammers, sweeping brushes etc.)
Generator
360 excavator 35 ton
360 excavator (high reach) up to 70 ton

All equipment will be subject to the relevant regulatory inspections and independent checks implemented by Mount Anvil.

PPE

Mandatory PPE required for this project is listed below. This PPE is to be worn by all operatives whilst working within in demolition area ;

Hard Hat
Glasses
Hi Vis Vest
Boots
Gloves
Dust Mask



Task specific PPE may be required for certain tasks which will be identified in the task specific RAMS.

Interfacing

Daily activity briefings will be undertaken by Mount Anvil site management and the Squibb Site Manager and relayed to site operatives as to avert any interface issues with other trades.

3.3 Logistics Plan

See Appendix A Proposed Logistics and Hoarding Plan.

Squibb Group Ltd, endeavour to research a traffic route that provides as little disruption as practicable to the projects neighbouring residents and businesses.

All site traffic is to approach, access and egress via A roads. All efforts will be made to avoid rush hour period times. We do not anticipate a requirement for road closures during the demolition period. If the need arises we will liaise with MCC Highways. Parking bay suspensions are highlighted in Appendix A.

Traffic movements will then be escorted into and out of the site via trained traffic marshals. Site logistic and vehicle movements plans will be displayed at the entry point cabin and also form part of the site-specific induction. Once within the site the vehicles will turn within the designated central area; be loaded and then similarly be escorted back on to access road by trained banksmen.

The traffic marshal will be used at all times to coordinate all vehicle movements into and out of the loading area.

Once the full hand over procedures have taken place and Squibb Group Ltd, personnel have taken control of the site works, at no point will access be allowed into the site demise without prior arrangement and pre-planning with the site team.

With regards the workforce, minimal parking will initially be provided on site. Operatives will be encouraged to the local train, bus and tram networks to minimise impact on the road network and parking facilities.

3.4 Services

Any live services remaining in the work area will be visually identified, marked up and isolated if required and isolation certs issued. Applications are currently being made for bulk incoming disconnections.

Terminations must be confirmed prior to commencement of the works. All necessary water supplies have been identified by Squibbs and will be utilised for dust suppression.

The substation under the tower will be protected during the works. This feeds other properties in the area and needs to be kept live.

3.5 Soft Strip Methodology

1. Before works commence, visual inspections will be carried out to validate the necessary isolations are in place.
2. Loose materials around the building will be collected and deposited outside of the buildings for placement into skips, location to be identified before commencement of works.
3. Lift shafts will be cleared, well holes created and scaffold chutes will be established to provide a means of vertical clearance of arisings to designated drop zones.
4. Collected materials will be moved to skips using bobcats and excavators and placed in to their corresponding waste streams.
5. Works will commence working from the top down and at the furthest distance to the debris exit on each corresponding floor.
6. Soft stripping to be carried out using basic hand tools as detailed in the equipment list.
7. Items for removal include the following-

- Redundant equipment
- Fixtures and fittings
- Furniture
- Carpet tiles
- Non-structural false floors
- Timber
- Isolated services
- Wall/ceiling lining

8. Any equipment too large or inaccessible for operatives to move will be left in the building and plucked from the structure with the excavators, when mechanical structural demolition commences.
9. Removal of any plant items will be done mechanically where possible.
10. Designated drop zones will be created for each structure as required to facilitate the safe removal of debris from the structures.
11. Drop zones will be created using heras fencing, the locations will be determined on further investigation into the existing structures however these will be maintained centrally to the site to avoid disruption at the boundaries.
12. Window panes will be removed above window sill level at a location on each floor and removed via the designated shoots.
13. This will allow the removed debris to be ejected from the building into a designated area.
14. The Clearance Zone below will be demarked using heras fencing with warning signage, which will be locked/secured while debris ejection from the structure is in progress.
15. This area will be policed by a banksman who will be in radio contact with the soft strip team.
16. Ejection will not be carried out on multiple floor levels at any one time. No debris will be deposited from a floor above a lower floor which requires debris ejection.
17. Any drop zone debris access location will be physically blocked off when not in use.
18. As work progresses, under the guidance of the banksman, and when safe to do so, the excavator fitted with a grab will clear any deposited materials from the drop zone into

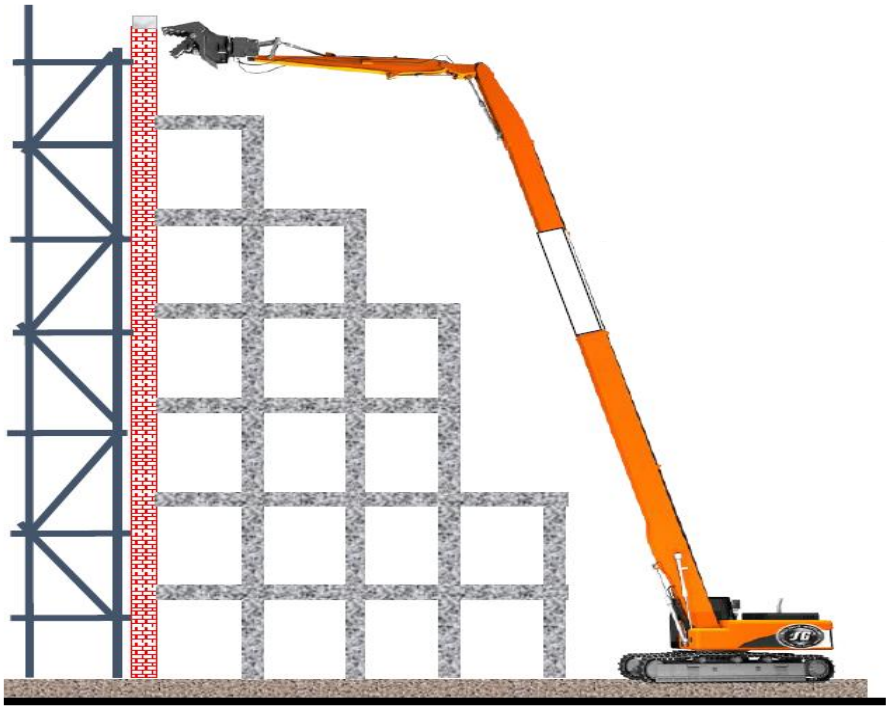
designated skips. The ejecting of debris will be halted at this time and confirmed through radio contact.

19. Materials will be segregated and placed into the relevant skips.
20. Any cable removal will only be from an open end.
21. Operatives will remove the cable using hydraulic cable cutters or disc cutter.
22. Cable will be removed into manageable lengths which will also aid in their removal.
23. Soft stripping activities at height will be accessed from podiums or scaffold towers which will be erected as required by PASMA trained operatives.
24. Removed sections will be passed down to a ground operative for placement into a skip.
25. A high level of housekeeping will be maintained as is required for the works to progress in a safe manner. Materials will not be stockpiled within access routes thus impeding operative access and egress in the event of an emergency.
26. This process for soft stripping will continue until all possible non-structural items have been removed from the buildings.

During the soft strip process, asbestos removal will be carried out by specialist licensed asbestos removal operatives. A full detailed site specific asbestos removal management strategy will be developed to isolate areas and site decontamination facilities to best suit the area of works. An R&D asbestos survey has been carried out and all operatives will be briefed in its content.

3.6 Structural Demolition Methodology

1. Prior to the structural demolition commencing a full structural survey of the buildings will be undertaken to ascertain the possible floor loadings and subsequent sequence. This will be strictly followed by the on-site management team.
2. Demolition scaffold will be erected during the soft strips as highlighted on Appendix A – Proposed Logistics Plan. Debris netting, monarflex and scaffold fans will be used to prevent escape of materials from scaffold.
3. Once the above checks are in place, high reach plant will be used to grab and pull down the structures.



High-reach Plant

4. Arisings will be stockpiled, sorted and removed from site using muck away vehicles. We anticipate 10 15tonne muckaway movements a day at peak.
5. A stringent Temporary Works management procedure will be implemented to ensure the risk of structural overloading is eliminated. Experienced operatives will ensure that floor slabs never become overloaded with arisings from the demolition works. All work and plant operations shall be carried out by skilled tradesman / operatives. Only CPCS certificated drivers shall be allowed to operate machinery on site.
6. All works will be attended by a qualified supervisor and banksman with radio.
7. Before the work proceeds the operatives designated to carry out the activity will be given a copy of the method statement and a toolbox talk detailing the activity and measures to be taken in the case of an emergency.

3.7 Methodology for Removal of Tower Façade

1. A trial will be carried out on the lower levels of the tower to establish the best methodology for removing the pre-cast concrete façade panels.
2. Ultimately we anticipate a demolition scaffold will be erected around the entire tower to provide protection from falling debris (as shown on Appendix A – Proposed Logistics Plan). The panels will then be broken in and disposed of using internal penetrations as chutes as with soft strip arisings.

3.8 Methodology for Removal of all External Ramps/ Balustrades to Ground Level

1. All external ramps, balustrades and dwarf walls will be removed by mechanical excavator and placed into the waste material lay down area.
2. The ramp will be reconstructed using 6F2 constructed using excavators and compactors.

3.9 Removal of Concrete Staircase of 12 storey tower Block

1. The concrete structure of the internal staircase will be removed by robotic brokk. The operator will remotely position the robotic brokk (RB) fitted with a hydraulic percussion hammer, at the top of the staircase.
2. Once in position the operator will progressively break up the concrete structure of the staircase in a downward direction. Once sufficient demolition materials have arisen, the operator will commence the removal of the broken structure to the allocated storage/ laydown area for removal from site.
3. No demolition materials will be allowed to accumulate as to cause obstruction. All housekeeping will be maintained in a good and tidy manner.

4.0 Impact Minimisation

The table below summarises the mitigation methods proposed to minimise the impact of the works on the local environment. Each point is further described on the following pages.

Factor	Mitigation Methods
Public Protection	Site secured by 3m structural timber hoarding Demolition scaffold and fans to be used to prevent falling debris Partial and full pavement closures to enable physical segregation between the public and workface 24-hour, 7-day security will be provided
Noise	Plant and methodologies selected to minimise noise output Designated quiet durations throughout the day Sound monitoring at boundaries with warning communication used when thresholds exceeded Exhausts silencers to be fitted to plant in open areas
Air quality	Dust suppression techniques – - Dustboss water canons - Hosing smaller areas of work - Monarflex / debris netting wrap to demolition scaffold - Air monitoring to be maintained throughout works with warning communication used when thresholds exceeded - Well serviced and maintained plant and machinery will be used
Vibration	Monitoring points applied to boundaries with warning communication used when thresholds exceeded. This is particularly pertinent on the bridge on Minshull St Demolition methodologies will be selected to minimise vibration i.e. munching concrete rather than breaking where possible.
Rochdale Canal	Structural hoarding erected to provide physical barrier to canal Stockpiles of materials to be maintained within designated storage areas. Stockpiles to be cleared in a timely manner so as not to compromise mitigation means. Discharge licenses to be applied for and received for removal of foul water using existing outlets. COSHH materials will be stored away from the canal elevation in a bunded storage area.
Local Transport Network	Deliveries to be scheduled and booked in using the Squibb delivery booking process Delivery vehicles to be banked fully into and off site Articulated vehicles to be prohibited No waiting allowed on the adjacent roads by vehicles – Operatives encouraged to use public transport to travel to site

Listed Buildings	Demolition scaffolds to be erected as identified on the Proposed Logistics Plans in Appendix A. Physical segregation between storage areas and listed buildings using heras and hoardings Hoarding to abut the buildings, no fixing permitted Vibration monitoring to be fitted to listed buildings Protection of listed buildings will be covered in the site specific induction received by all operatives
Neighbourhood	Quarterly newsletters are posted to our nearest neighbours notifying of progress throughout works on the project. Additional correspondence will be sent for any significant Works to be conducted within planning hours Project will be registered with the Considerate Constructors Scheme Site notice board on the perimeter hoarding to be maintained advising of progress updates and site contact details.
Culverts and Drainage within the site	Early identification and demarcation through survey works Plant and logistics to be managed using exclusion zones to prevent damage.

Environmental Impact of Structural Demolitions

The Squibb Group propose to undertake demolition methods in order to reduce noise, vibration by utilizing pulverizing attachments in lieu of percussive hammers wherever possible.
In order to reduce noise and vibration the following control measures will be adopted and the effectiveness monitored with real time monitors.

Noise, Vibration and Emissions Strategy

Squibb Group will use all reasonably practicable means to protect the local community from the detrimental effects of noise. Proper use and effective preventative maintenance on all plant and equipment will control emissions to the air.

Squibb Group will work in accordance with BS5228 Code of Practice which contains information and procedures for the control of noise on construction sites and will ensure effective control of emissions through management, supervision and training.

Effective preventative maintenance will be employed on all aspects of the demolition works including all plant, vehicles, buildings and the equipment concerned with the control of emissions to air.
The quietest and newest vehicles/plant machinery will be used at all times.

All vehicles, mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers, will be maintained in good and efficient working order and operated in such a manner as to minimize noise emissions.

The best practicable means (BPM), as defined in section 72of the control of pollution Act 1974, will be employed at all times to reduce noise (including vibration) to a minimum, with reference to the general principals contained in the British Standard BS5228: 2009 'Noise and vibration Control on Construction sites'. All noisy plant and machinery will be shut down during periods of non-use and will be fitted with noise bafflers where possible.
If there is a complaint, the works causing the elevated noise levels will cease and an investigation carried out to determine the causes and remedial measures will be applied.

Noise Management

Due to the sensitivity of the location it will be necessary to record noise levels prior to and throughout the project.
Electronic noise monitors will be placed on the perimeter at sensitive locations (to be agreed with Mount Anvil Ltd) to ensure target levels are not breached from the chosen method of demolition. These will gauge the effectiveness of the control measures. If the measures are considered unacceptable, then revised methods / timings for the contravening demolition activity will be developed and proposed. Noise levels will be taken on a regular basis using hand held noise monitoring equipment at selected locations around the site where various items of plant are working.
The target noise level for the demolitions at the receptor points is 75 DbLAeq over the 2-hour noisy period. All efforts via best practical means to beat this level will be made.

Background noise base readings will be under taken to all corners of the site at both ground and roof level. It would be fair to assume that the average background noise reading for all elevations will vary between 60bB and 75dB which is average for this busy part of Manchester. *Note*: -All plant will meet the European stage111B emission criteria – as all plant to be used on this site will not be older than 2007; manufacturers had to comply with European Legislation which prevented anything being constructed that did not comply with Stage 111B from this date. All serial numbers and manufacturer's information will be held on site to demonstrate compliance.

Demolition / Construction Dust

This is a general term used to describe different dusts that you may find on a Construction/ Demolition site. There are three main types;

- Silica Dust – created when working on silica containing materials like concrete, mortar, sandstone (also known as respirable crystalline silica or RCS).
- Wood dust -wood dust created when working on soft wood, hardwood and wood-based products like MDF plywood.
- Lower Toxicity Dusts- created when working on the materials containing very little or no silica. The common include gypsum (e.g. plasterboard) limestone, marble and dolomite.

Before work starts, operatives will assess ways of eliminating or reducing the amount of dust they may make or if this is not possible minimize and protect operatives and the environment. This will be thoroughly considered during each activity's risk assessment.

Where dust cannot be prevented the most important action is to stop the dust getting into the air which will be done using water spraying methods. It is essential that water is supplied at the right levels for the whole time that the work is being undertaken.

For the structural demolition water suppression cannons will be used to minimize airborne dust contents. Air monitoring will be carried out to ensure efficiency.



Dustboss water cannons

Some basic measures will be implemented to protect the health of our operatives when working inside the buildings ;

- Operative will be issued with task specific PPE ie face fit tested FP3 masks.
- Dust suppression on the work face will be controlled by the use of fine water sprays.
- A fan will be utilized to blow the fine water spray on to work face area.
- A second fan will be utilized to circulate the air flow in the work area and to reduce the build-up of dust.



Water suppression on a cut-off saw

Canal Protection

The Rochdale Canal runs adjacent the site on the northern boundary. A 3m high structural hoarding has been erected approximately 1.5m back from the canal wall as pictured overleaf. This will remain in place for the duration of the project. This is also show on the Logistics and Hoarding Plan in Appendix A.



Fig. 3m Structural hoarding to provide canal protection

Listed Building Protection

There are two listed buildings in the north-west quarter of the site. Although this lies within the site boundary, no works is scheduled in these areas during this phase. They will be protected with the erection of a scaffold curtains to effected elevations of the buildings to be demolished and a physical segregation at ground level.
Prior to works commencing, a full condition survey of the existing facades will be carried out. This will be monitored throughout the demolition programme. Hoardings will abut the buildings with no fixings used into the brickwork.

Culverts and Drainage

We are aware of a culvert and private drainage run under the buildings. This will be investigated as early as possible in the programme of works. In the meantime they will be identified and heavy machinery kept away from them to protect them from damage.

5.0 Significant Hazards and Risks

5.1 Risk Matrix

A: EXPECTED SEVERITY OF UNPLANNED INCIDENT	C: EQUALS RISK RATING					
MUITLABLE FATILITY (6)	6	12	18	24	30	36
FATILITY (5)	5	10	15	20	25	30
MAJOR INJURY (4) (AS RIDDOR)	4	8	12	16	20	24
NOTIFIABLE INJURY (3) (F2508)	3	6	9	12	15	18
MINOR INJURY (2)	2	4	6	8	10	12
NEGLIGIBLE (1) (NEAR MISS)	1	2	3	4	5	6
B : MUILTIPLIED BY FREQUENCY OR LIKIHOOD OF THAT OUTCOMEACTUALLY OCURRING	VERY RARE (1)	REMOTE (2)	UNLIKELY (3)	REGULAR (4)	FREQUENT (5)	ALMOST CERTAIN (6)

1-8 LOW RISK	RISK CONSIDERED ADEQUATELY CONTROLLLED
10-16 MEDIUM RISK	WORK MAY PROCEED WITH CAUTION, BUT FUTURE PLANNING AND MANAGEMENT REVIEWS SHOULD LOOK TO REDUCING THE RISK.
18-25 HIGH RISK	DO NOT UNDERTAKE ANY ACTIVITIES WITH THESE SCORES UNTIL APPROPRIETE CONTROLS ARE IN PLACE AND THE RISIDUAL RISKS HAVE BEEN REASSESSED.
30-36 VERY HIGH RISK	SERIOUS AND IMMINENT DANGER EXISTS

Significant details of risk assessment or reference to risk assessment: -			
Manual Handling, exposure to dust, exposure to noise and vibration			
Hazard	Uncontrolled Risk	Control Measures to be applied	Residual Risk
Asbestos	18	Prior to any demolition works commencing a Refurbishment and demolition survey has been undertaken on all buildings. All ACM detailed within the report shall be removed under the controls of a separate and specific document. If asbestos containing material is suspected on site during the demolition phase, works in the area shall cease, with the suspected area quarantined. An analyst will visit site to obtain a sample. If tested positive the material is to be removed by others under controlled conditions.	4
H.A.V.S.	16	The vast majority of the works will be undertaken by manual works. The removal of the external brick/block works of the building shall be undertaken by hand-held percussion tools, The Squibb Group endeavour to use modern, effective and optimal hand tools in order to reduce HAVS exposure. All operatives will work within the HAVS guidelines stated within each tools operating manual, their duration and the tools vibration level will be recorded to ensure the operatives do not become over-exposed. Squibb's demolition will ensure that all necessary precautions are taken to protect their staff from hand arm / whole vibration syndrome through a good management of HAV's.	4
Falling Material	18	Each workface will be segregated to ensure that if there is a likelihood of falling debris, labour and plant are not exposed. Arising's will be cleared as works proceed to ensure that the work area is keep clean for movement of the workforce.	4

Live Services	18	The services feeding the buildings will be terminated at the boundary prior to commencement, any supplies remaining will be identified and marked up. Temporary supplies will be installed to facilitate task lighting and 110v power for demolition tools in order to facilitate the works phase. The service connections supplying the premises are to be terminated outside the building by the service providers prior to the demolition works commencing. Termination / disconnection certificates to be obtained from the utilities providers for the HandS file and provided to during the handover stages.	4
Hot works	16	Prior to the commencement of any hot cutting a permit will be obtained with all conditions of the permit observed throughout the task. A water hose or suitable fire extinguisher will be situated within the work area during all hot cutting works. A fire watchman shall be situated within a prominent location during the undertaken of any hot work operations. Trained competent Burners shall be employed for all oxy/propane cutting.	6
Structural stability/ removal of walls etc.	18	Removal of the external brick/block works will be undertaken in sequence to retain the stability of the lower brick/block work.	6
Loading Operations	15	All vehicle movements are to be controlled and guided into site via traffic marshals at all times. Full details of vehicle movements can be found in this document under the logistic sections. Vehicles will be escorted in and out by a trained banksman. All vehicles approaching the site are to be guided and controlled into the loading bays by Squibb demolition traffic marshals.	5

Plant operations	18	All plant used during the demolition phase shall be operated by CPCS trained, demolition competent plant operatives. In addition, all plant operators undertaking demolition activities will be certified 65B CPCS, which is the specialised demolition category. Plant is to be visually inspected prior to the commencement of any shift and examined every week with the results of the weekly exam detailed within the LOLER form. Keys are to be removed from the machine whenever not in use	4
Manual Handling	15	Task specific manual handling assessments are to be undertaken by the Squibb Group Demolition Supervisor on site as required. No operatives are to lift any weight they are not completely comfortable with, in any case no repetitive lifting over 25kg will be undertaken.	5
COSHH	18	CoSHH assessments required for: Dusts and Weils disease. Full survey of site and registration of site for Hazardous Substances Regulations 2005. Weil's disease to be included in site induction as a risk.	4
Training/ Documentation	15	All operatives undertaking demolition activities shall be CCDO trained and experienced. Operatives operating mobile plant shall have the relevant CPCS training. Copies of all training will be presented at the Squibb site induction. The site supervisor shall be SSSTS/CCDO supervisor trained and shall undertake all Squibb Group demolition site documentation.	4

Noise	15	In order to reduce noise pollution to the local residents and businesses, it is proposed to demolish the existing structures using the most efficient and up-to-date hand held percussion tools. Background noise monitoring shall be undertaken prior to works commencing in order to provide a base line for existing noise pollution. Regular noise monitoring is to be undertaken throughout the demolition process in order to analyse and provide documentation for the noise produced during the works. Target levels of 75Db Laeq will be targeted throughout the works. Acoustics barriers will be installed around the working area if the noise levels are elevated above permitted levels. The Squibb acoustics barriers reduce noise levels by 10Db at source. All plant will be manufactured post 2007 to ensure European Compliance.	4
Dust	18	Dust suppression in the form of a fine water spray is to be used during the demolition activities. Dust monitoring Options. Visual assessment of dust release - simply involving a representative to provide a visual survey and visual assessment of the dust released from the demolition activities. Monitoring of visible surface soiling – There will be areas around the demolition area or boundary of the site where it should be obvious to see if dust is being generated. Air Quality monitoring – Regular background air quality surveys shall be undertaken in and around the demolition areas as well as surveys undertaken at all site boundaries. The results of the surveys are to be documented within the site files, a copy of which shall be filed within the site office. A dust boss machine will also be utilised during the high reach demolition works. The dust boss produces a liquid cloud which can be accurately directed toward the dust producing area, encapsulating the dust clouds.	4
Structural Monitoring	18	Prior to demolition activities commencing the existing structure is to have a full dilapidation survey undertaken. The retained building structure is to be surveyed to highlight any existing damages on structural floors within the existing make-up of the building. Undertake a dilapidation survey to include listed buildings.	4

Dust Boss	15	Only operatives that have received familiarisation training by the manufacturer or supplier are to operate the equipment. The operating manual is to be fully read and understood by all operatives involved in the use of the dust boss. The dust boss is to be surrounded by physical barriers with signage posted warning of the equipment in order to ensure that no unauthorised personal approach the equipment.	4

Working at height.	18	Small teams of operatives accessing work areas. Take extreme care when climbing or descending ladders, always wear a safety harness when working above ground level. That Is not guardrail protected. All scaffold to be fitted with handrails and toe boards.	4

6. RAMS Signing register

Date	Name	Company	Signature

APPENDIX A - Proposed Logistics and Hoarding Plan

APPENDIX B - Demolition Plan

APPENDIX C – Outline Programme