

Method Statement & Safety Plan of Work

Quote Ref: **117160**, Account Ref: **12852**, Job Ref: **653078****Mr Darren Wardley**

Greater Manchester Mental Health NHS Foundation Trust
Finance Department
Greater Mcr MH NHS FT (GMW)
Harrop House
Bury New Rd
Manchester
M25 3BL

RE: North Manchester General Hospital Delaunays Rd Manchester M8 5RB - Park House, Sidney Hamburger, Clinical Psychology & Education Centre - Pre Demolition Survey

This document is to be issued for long duration projects and is designed to add to information provided in the project appointment and standard procedures. A SITE SPECIFIC RISK ASSESSMENT MUST BE COMPLETED ON SITE PRIOR TO COMMENCEMENT OF WORKS. Please note that this Method Statement needs to be read in conjunction with Lucion Services Standard Procedures.

NexGen Job File-Store Documents

- [A4-Plan_653078_North-Manchester-General-Hospital.pdf](#)

Job Specific Information

Job ID	653078
Product Type	Survey, Pre-refurbishment
Start Date	Monday, 18th November, 2024
Due Date	Friday, 20th December, 2024

Site Specific Information

Site ID	238452
Address	North Manchester General Hospital Delaunays Rd Manchester M8 5RB
Property Type	Healthcare
Property Build Date	mixed construction age
Property Number of buildings	1
Property Number of rooms	10
Property Number of Levels	1

Registered Office

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Property Size	>100m2
Property Construction type	Mixed Constructions
Property access notes	Tony Scott (07921 291981)
Property in Conservation area?	NO
Listed Building?	NO

Contract Specific Information

Est. Start of Works	Thursday, 31st October, 2024
Contract Purchase Order	000169037
Contract Purpose	Prior to demolition
Contract Agreed Working hours	Monday - Friday, 0800 - 1700
No. of Operatives	2 surveyors + top man for duct survey
Est. duration	19 shifts

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Contract restrictions / caveats as agreed with client	Isolation of electrics and heating system will be required to enable full intrusive investigation of all M&E throughout site. Boilers will be inspected as far as practicable without being dismantled. Penetration points/intrusive work will be made good to a basic standard, and made safe for other occupants eg, trip hazards, nails etc. The quote assumes the survey will be carried out during normal hours. An uplift will be applied to the quote if work needs to be done out of hours. High level access equipment will be required to access high level areas internally and externally. Lucion to provide little giant ladders. Costs included for provision of a MEWP (12m boom) and mobile scaffold (8m). No inspection will be made behind known or presumed asbestos. Licensed contractor support would be required to facilitate this. Any sections of flat roof will be inspected down to the roof deck. Repair will be with waterproof selant only. Although watertight, this will not be a permanent waterproof seal. A lift engineer will be required to access the lift motor rooms and lift shafts. Either client to support or Lucion to provide. Pro rata cost included for provision of a lift engineer. Cost included for provision of task lighting. An underground duct is present linking Park House with Sidney Hamburger. The extent of the duct is currently unknown. Pro rata costs included if additional shifts are required to survey the duct. Cost included for provision of confined space support equipment. Lucion has allowed for a team of two to complete the survey. One surveyor will have IPAF and PASMA training. All operatives completing the duct survey will have medium risk confined space training. Client to ensure all areas are accessible during the survey.
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General Comments	Pre demolition survey to the following buildings - Park House Sir Sidney Hamburger Education Centre Clinical Psychology Full demolition survey to all areas of the buildings above. High level areas to be inspected with ladders or mobile tower scaffold. High level externals to be accessed with a MEWP. Lift shafts to be inspected from the pit up to the ceilings, along with the associated lift motor rooms. Engineer support will be required to support the survey. All M&E to be inspected. Electrician support may be required to isolate electrical units and assist with opening. All plant rooms to be fully inspected and representative number of samples of eg. gaskets to be taken. Representative number of samples of window sealant to be taken. Mastic to window frame and glazing to be taken separately. Flat roof areas to be inspected down to the roof deck. Penetrations to be repaired with waterproof sealant. Demolition survey to the undercroft/duct areas, as per annotated red line plan titled - duct-survey-extent. This is the approximate boundary of the duct system. It may be that the undercroft/duct extends beyond this. All accessible areas to be surveyed and the plan updated if required. Vertical ladder access is in the main plant room in Park House, and the plant room in Sidney Hamburger. Two floor hatches are in the corridor (see annotated plan), so barriers will be required. Estates team to assist with lifting. The undercroft is accessed from an external hatch in the wall (see annotated plan). Walls, floor, ceiling, pipework, cable trays, brackets etc to be inspected. Two surveyors will survey the duct, supported by a top man. All operatives will be medium risk confined space trained. Certs to be provided prior to the survey. Lucion to provide CS support equipment - tri pod, winch (fall arrest), harnesses, radios, BA, gas monitor, barriers. Duct access methodology and escape plan -
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	The space will be vented for 30 minutes and checked for gas for 5 minutes prior to entering. A gas monitor will be lowered into the chamber. A tripod and winch (fall arrest) will be secured above the access point with barriers around the area. After suitable venting of the chamber, satisfactory gas monitor checks, and agreement on procedure, the surveyor will climb down the vertical ladder in the service duct attached to a harness and winch. The surveyors will have a gas monitor and BA when entering. An initial assessment of the duct will be carried out to familiarise the surveyor with the surroundings and check for anything unusual (smells, obvious damage to M&E). The surveyor will carry out the survey. Top man and surveyor will keep in constant verbal/radio contact and gas monitor readings are to be provided every minute. Top man to prompt this if not already provided. If the gas monitor goes off, the surveyor will stop work, apply the BA and exit the duct safely using the vertical ladder, while attached to a harness and winch. If a surveyor becomes injured whilst in the chamber, the survey will be aborted and they will be carefully winched out. An assessment will be made if the person is in any immediate danger and the emergency services (999) contacted as required. Site contact is Peter O'Sullivan - 07539 222372. Peter will arrange access, assist with opening doors and lifting duct covers, and parking etc.
Services required under Contract (Job may differ)	• Survey, Pre-demolition

Yours sincerely,



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Site Specific Considerations in Addition to Technical Operating Procedures

1. All areas on Site are to be approached in the same manner & device synchronised.
2. Upon arrival on Site, perform all that apply:
 - Report to Site Contact and sign in.
 - Perform walkround of areas.
 - Receive Site induction.
 - Acknowledge or establish Muster point and note on Risk Assessment.
 - Acknowledge or establish Fire Rendezvous point and note on Risk Assessment.
 - Familiarisation with Site rules.
 - Where possible ensure that the scope of Works is as expected by the Site Representative.
3. Site specific risk assessment verified / completed by senior Lucion operatives and, where applicable, agreed with other Lucion operatives following walkround.
4. Commencement of Works from point on Site agreed with Client Representative.
5. Areas will be visited / inspected in turn:
 1. For surveying in line with TOP01.01 Asbestos surveying based on HSE publication HSG 264.
 2. For air-monitoring in line with TOP02.08 based on HSE publication HSG 248.
 3. For asbestos in soils site investigation in line with TOP01.08.
6. Where suspect materials are encountered they will be sampled inline with TOP01.02.02 and access restricted to that location until safe sampling is completed.
7. Where Asbestos in poor condition are encountered, the Client Representative will be informed when possible.
8. At the end of each day / shift, Lucion operatives will sign out of Site.
9. On completion of Works, the Lucion operatives will review their findings with the Client Representative when possible.

Specific considerations (where applicable):

Confined spaces - where confined spaces have been confirmed as being present at the Works planning stage, and are identified in this Method Statement, a confined space risk assessment must be undertaken to determine the method of entry if entry cannot be avoided.

Working at height - where the need for high level Asbestos investigations have been confirmed at the Works planning stage, and are identified in this Method Statement, a working at height risk assessment must be undertaken to determine the method of entry if entry cannot be avoided. This will determine the appropriate method of safe access. Additional risk assessments may be required to supply detail of the chosen method of access, including such options as mobile elevated platforms (MEWP) or portable scaffold towers.

Manual handling - where the need for manual handling has been confirmed at the Works planning stage, and is identified in this Method Statement, a manual handling risk assessment must be undertaken to determine the method of material movement/lifting.

HAVS - The methodologies carried out by Lucion operatives during Works will not involve extensive use of any powered hand tools. Cordless drills and screwdrivers may be used intermittently for short periods of time, and will not exceed the maximum daily exposure limits set out in HSE Publication INDG175.

Lift Access - Lucion operatives are not to access any form of lift equipment without a suitably competent and qualified lift engineer present (regardless of building occupancy status).

COSHH - Where applicable COSHH data and assessments (Client and / or Lucion derived) will be appended to this Method Statement for consultation.

Vulnerable Persons - Where Lucion Operatives are to work on Sites that could have minors, children or vulnerable persons present, all Lucion Operatives will be CRB checked. Areas of work will be clearly signposted, partitioned off from general access, and the relevant person(s) will be made aware of our working location. All required induction instructions and any specific considerations will be duly noted and adhered to. Without exception any interaction between children and Lucion Operatives during working duties is not permitted. Any inadvertent or unplanned communications will be recorded and logged with the relevant person(s).

During a Pre-Refurbishment or Pre-Demolition Asbestos Survey, intrusive access will be required in order to complete a thorough investigation of the Site / Building. Materials can be irreparably damaged during this necessary intrusive

requirement. Any items that are deemed by Lucion Operatives as irreparable due to disruption to the integrity of the material, will be left on Site, in a safe and tidy fashion. It is not the responsibility of Lucion Operatives to reinstate the material unless this has been agreed at the Works planning stage. Lucion Operatives carry non-Asbestos vacuum cleaners to allow for cleaning up general material during management and some localised Pre-Refurbishment Surveys.

During the Survey inspection process, it may become apparent that a known or suspected Asbestos containing materials are preventing access to an area that needs to undergo inspection. Should such a situation be identified, Lucion Operatives will inform the Client Representative. If it is subsequently agreed that access to the identified area(s) is necessary, a licensed Asbestos Removal Contractor will be engaged to carry out the required Asbestos enabling works to allow adequate access. This additional Work will be subject to further Risk Assessment, Method Statement and any required enforcement authority notifications.

Accidental exposure to Asbestos during Works:

If a circumstance arises where a Lucion Operative has not followed procedure resulting in potential Asbestos exposure, or is exposed to potential Asbestos fibres as a result of an accident, the following shall apply:

- Immediately evacuate all persons from the area of spillage and lock doors/install signs to prevent access.
- The person exposed should remove his/her clothing and place it in an Asbestos waste bag. They should either wash thoroughly or shower.
- Instruct a licensed Asbestos removal contractor to attend (if not already present), assess the situation and carry out a controlled clean of the affected area.
- Following cleaning, request a Lucion authorised Analyst to carry out Reassurance Air-Monitoring to ensure that airborne fibre levels are below the detection limit of 0.01fcm-3. If fibre levels are not below this indicator, further cleaning shall be carried out, followed by another air test.
- The incident shall be investigated using the Lucion Incident Investigation form and if applicable, the non-conforming Work process invoked (SOP01.06)
- The personnel record of the affected person(s) shall be amended to record their likely exposure (if any).

Other Emergency Scenarios

Refer to SOP01.15 Procedure for Emergency Response for other emergency scenarios. Any site specific component will be detailed in the Job or Site Specific information above.

Note: Where confined space access is required Site specific emergency procedures are mandatory and must be documented.