



T R A C E
REMEDIAL BUILDING SERVICES

RISK ASSESSMENT & METHOD STATEMENT (RAMS)

TRACE SITE TEAM

SIGN TO CONFIRM YOU HAVE READ AND UNDERSTOOD

Site:	Job Nbr:
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Date	Signature	Print Name



TRACE

Remedial Building Services

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www.tracebasementsystems.co.uk

64 CHAPELTOWN STREET, ANCOATS, MANCHESTER

TIMBER REPAIRS

METHOD STATEMENT AND RISK ASSESSMENT

DATE: 22/03/24

For clarity the works involve:

- STRUCTURAL TIMBER REPAIRS TO FLOOR BEAMS & PURLINS

SURVEYOR/QS: DAVID HOCKEY - 07949 119 647

DATE OF COMMENCEMENT: 27/03/24

DURATION: 5 WEEKS

REFERENCE/REQUIREMENT TO WORK

Outside Normal working hours: N/A

Attendance by others: GROUND AND FIRST FLOOR OCCUPIED

Sole Possession: N/A

Interfaces: N/A

Traffic/Access Management: N/A

Pedestrian Access/Egress: Work area to be closed off

Emergency Access: In accordance with site rules

METHOD OF WORK

See Method Statement

Checked: Inspections completed by SURVEYOR OR HEAD JOINER

CONTROL MEASURES

See Risk Assessment

MATERIALS

N/A

PLANT/EQUIPMENT

See Risk Assessment



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PCA PROJECT OF THE YEAR AWARD WINNERS 2013, 2014 AND 2015

Trace Basements & Trace Remedial Building Services are Trading Names of North West Damp Proof Services Ltd.
Co. No. 1503809, VAT 298631120
Established 1974

James Hockey, B.A (Hons), CSSW, CSRT
David Hockey, BSc (Hons) MRICS, CSRT, CSSW, George Hockey, CSRT





RISK & ENVIRONMENTAL ASSESSMENT

N/A

EMERGENCY RESPONSE PLAN

As per site rules & Use of First aid on site AND TRACE VANS

HANDOVER NOTICES

Works to be checked and signed off by SURVEYOR OR HEAD JOINER

ITEMS OF NOTE

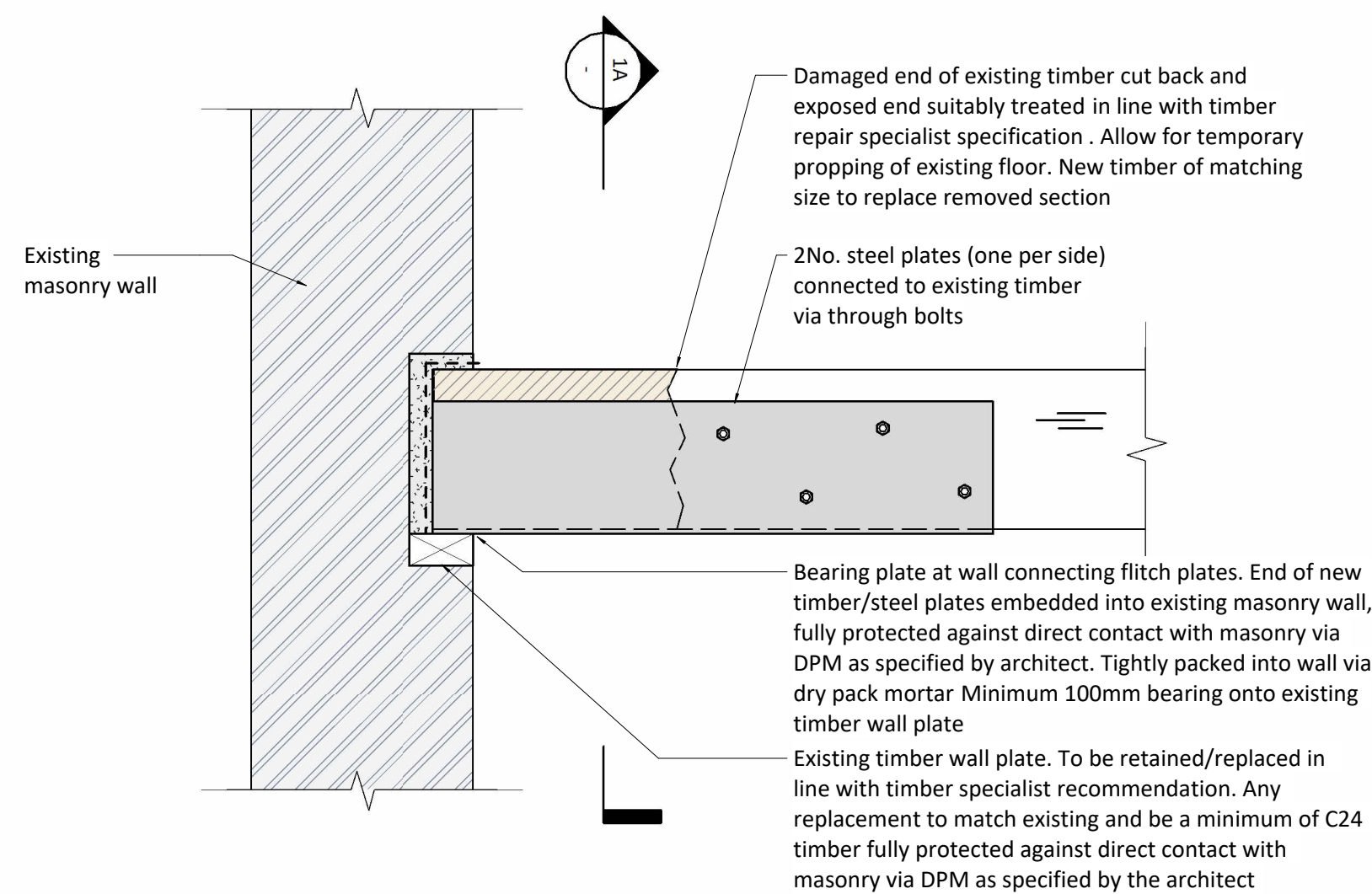
- WORKING AT HEIGHT – USE TOWER SCAFFOLD WHERE NECESSARY
- PROPPING/TEMPORARY WORKS
- WORKING SITE; OTHER CONTRACTORS ON SITE

CONTENTS

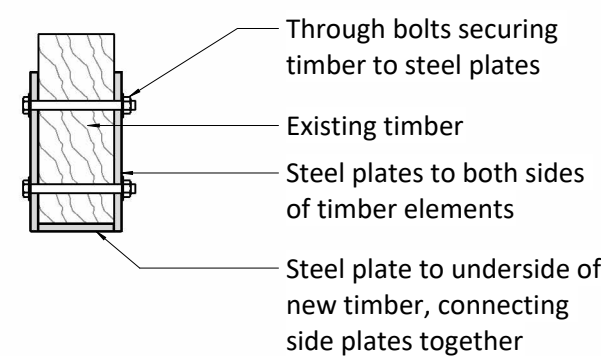
- Method Statement
- Risk Assessment
- Havs



- Method Statement

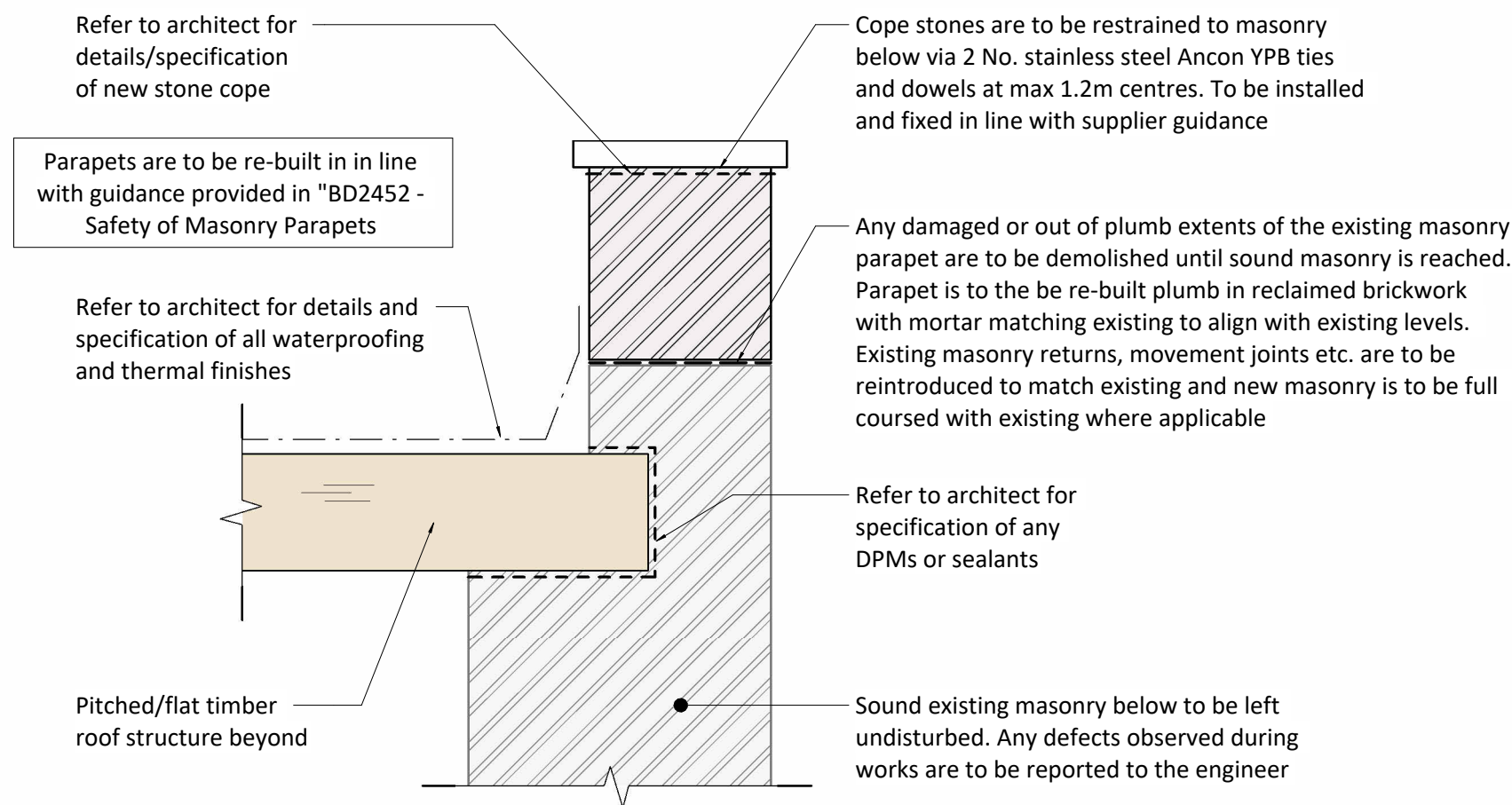


Timber end repair detail indicative, subject to detailed design of appointed timber & damp specialist contractor. Final detail and associated calculations justifying proposals to be submitted to design team for comment prior to works/fabrication commencing



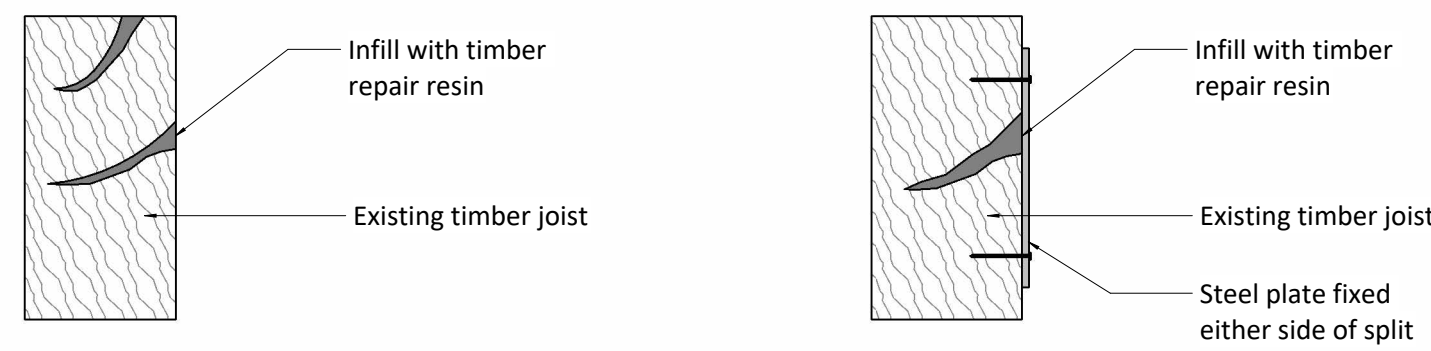
Typical Timber to Steel Repair - Section 1A

1 : 10



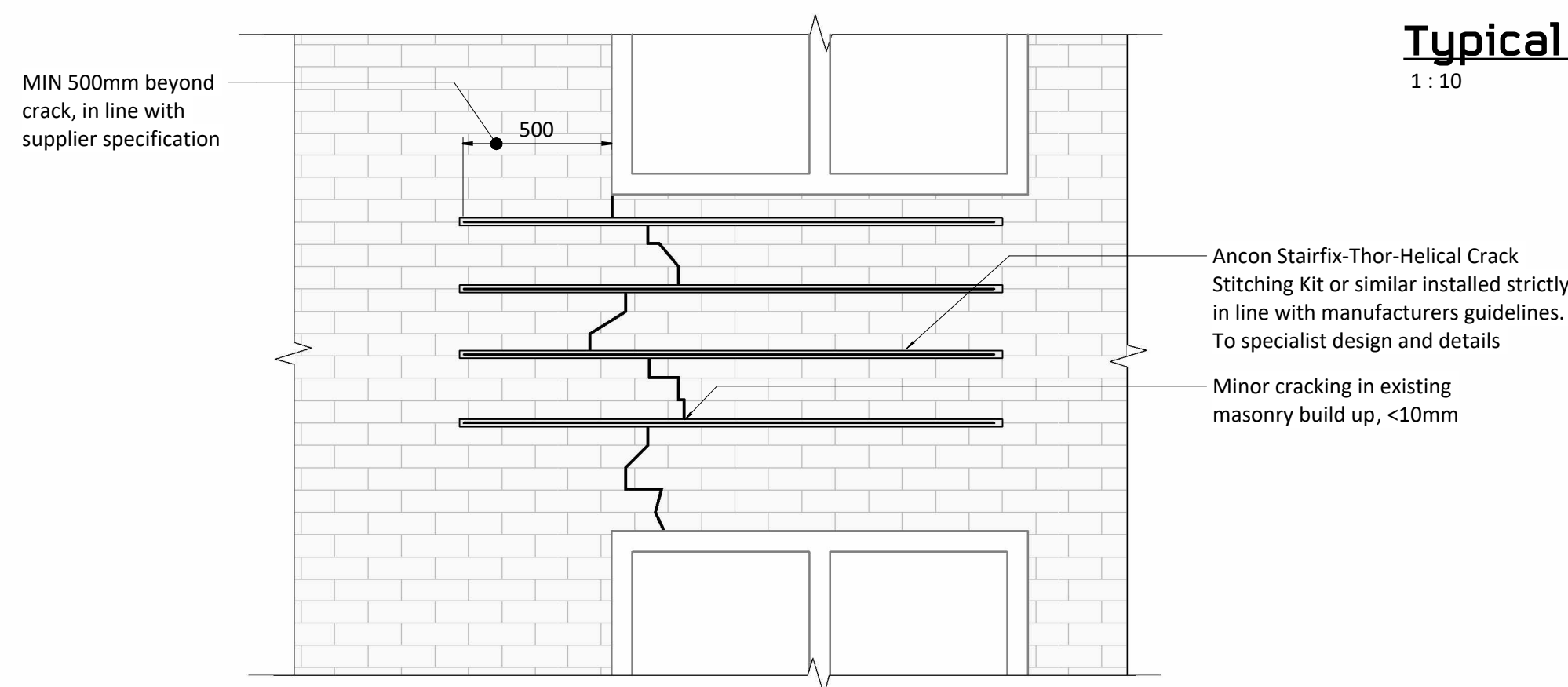
Typical Timber to Steel Repair - Elevation

1 : 10



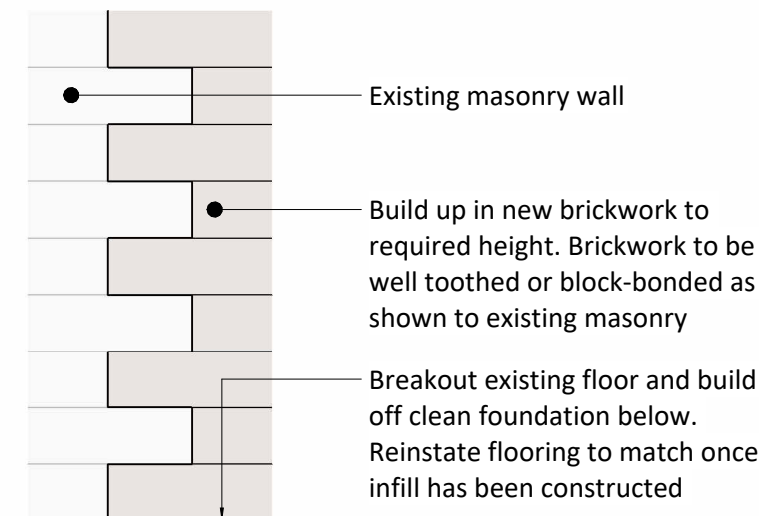
Typical Repair Detail to Splits

Typical Repair large / Continuous Splits in Beams



Typical Masonry Crack Stitching Remedial Detail

1 : 20



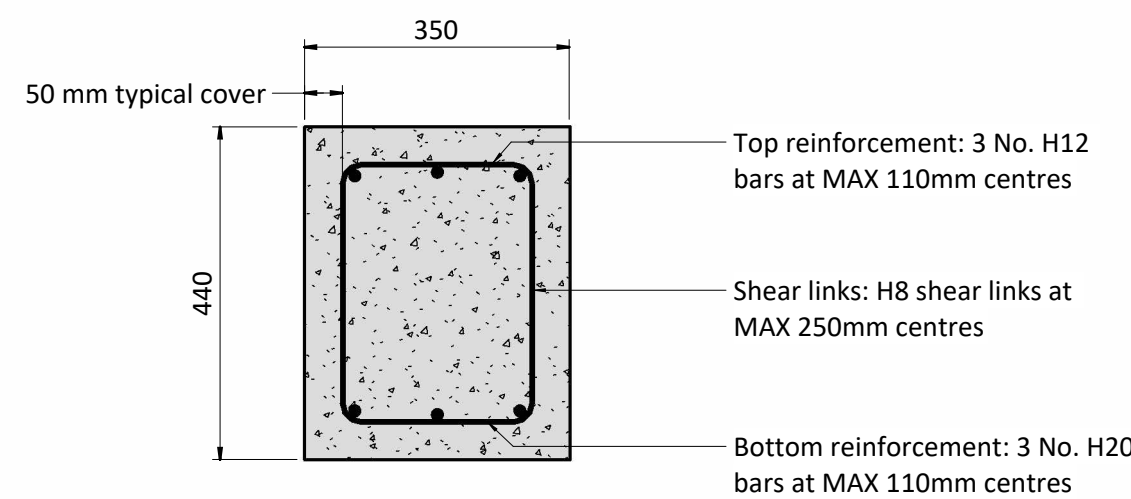
Typical Detail Parapet Repairs

1 : 1C

Typical Timber Joist Repair Details

1 : 10

Timber end repair detail indicative, subject to detailed design of appointed timber & damp specialist contractor. Final detail and associated calculations justifying proposals to be submitted to design team for comment prior to works/fabrication commencing



Typical Concrete Reinforcemetn Detail

1 : 10

P3	13.12.23	JMD	SD	Stage 4 Issue
P2	01.12.23	JMD	SD	Draft Stage 4 Issue
P1	24.04.23	JMD	SD	Stage 3 Issue
Rev	Date	By	Eng	Amendment

**HEYNE
TILLET
STEEL**

STRUCTURAL &
CIVIL ENGINEERS

<http://hts.uk.com/>

Job Name
Neptune Mill
Manchester, M1 2WQ

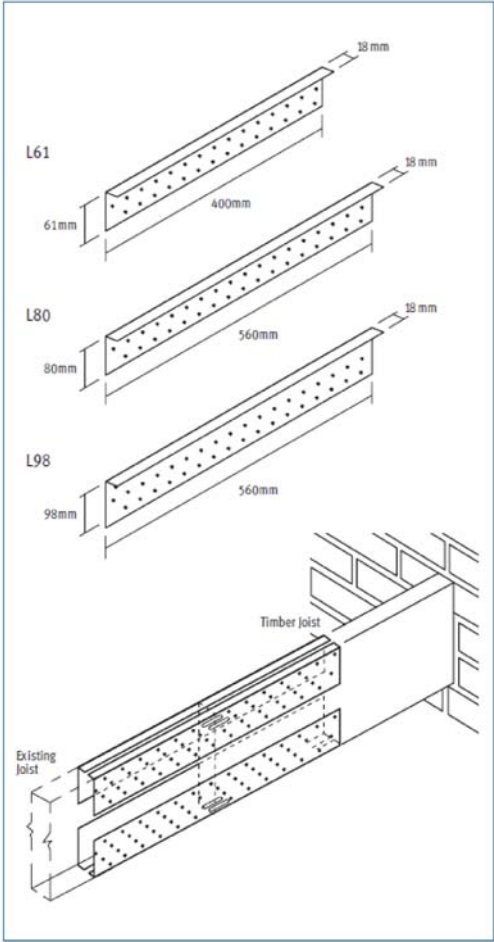
Drawing Title
**Proposed Typical Details -
Sheet 1**

Purpose of Issue	Stage 4	Scale at A1	As indicated
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Drg No **2909-HTS-XX-XX-DR-S-2300**

Rev **P3**

JOIST END REPAIRS; TIMBER SPLICE WITH METAL SPLICE PLATES



Installation Requirements

Joint consists of 4 pieces.

All nail holes must be used.

Minimum timber thickness 50mm.

Can be used for:

- Replacement of rotten and decayed floor joist ends.
- Replacement of fire damaged structural timbers.
- Making good localised damage or decay in structural timber work.

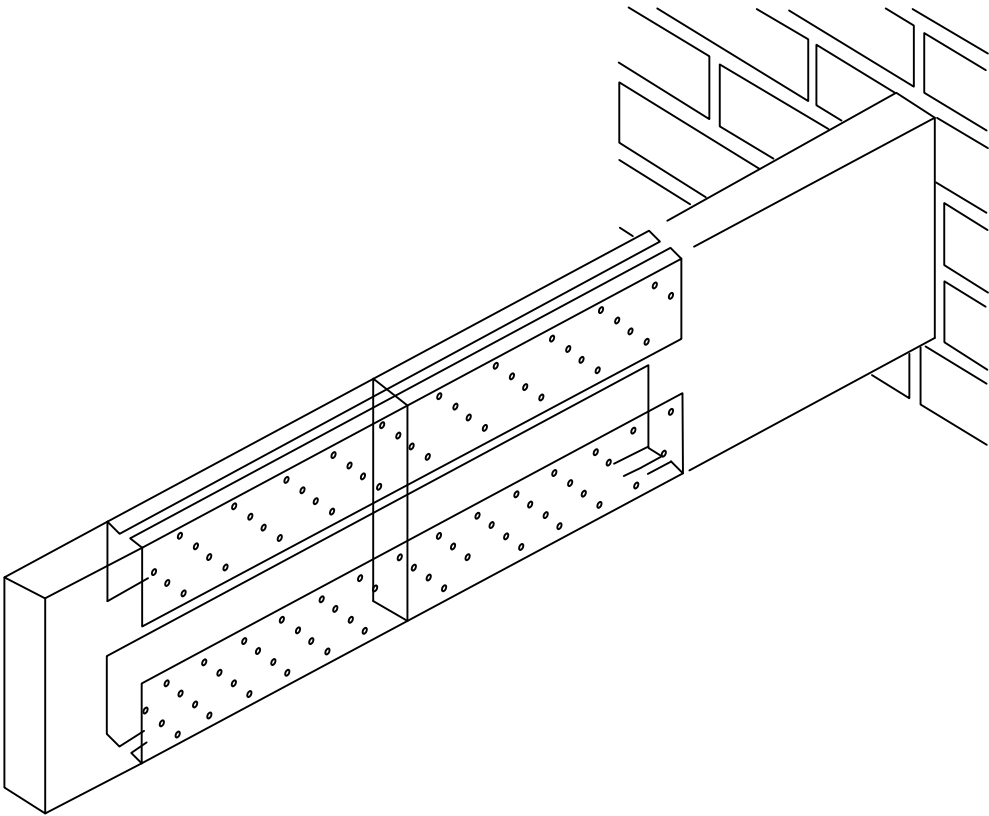
Joist Depth	Splice Plate Code	Splice Plate Size (mm)	Resistance Moment (kNm)	Shear Capacity (kN)	Approx. Nails per plate
125 150	L61	18 x 61 x 400	1.5	13	27
175 200	L80	18 x 80 x 560	1.5	13	52
225 250	L98	18 x 98 x 560	1.5	13	65

Design Features

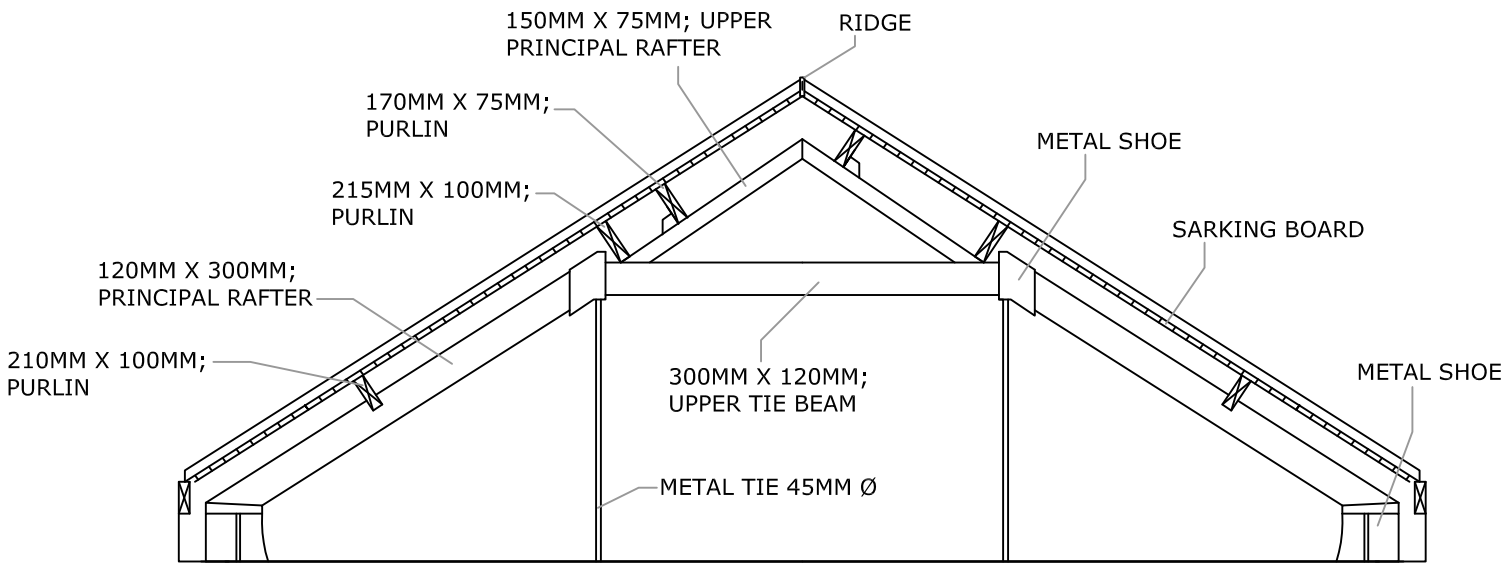
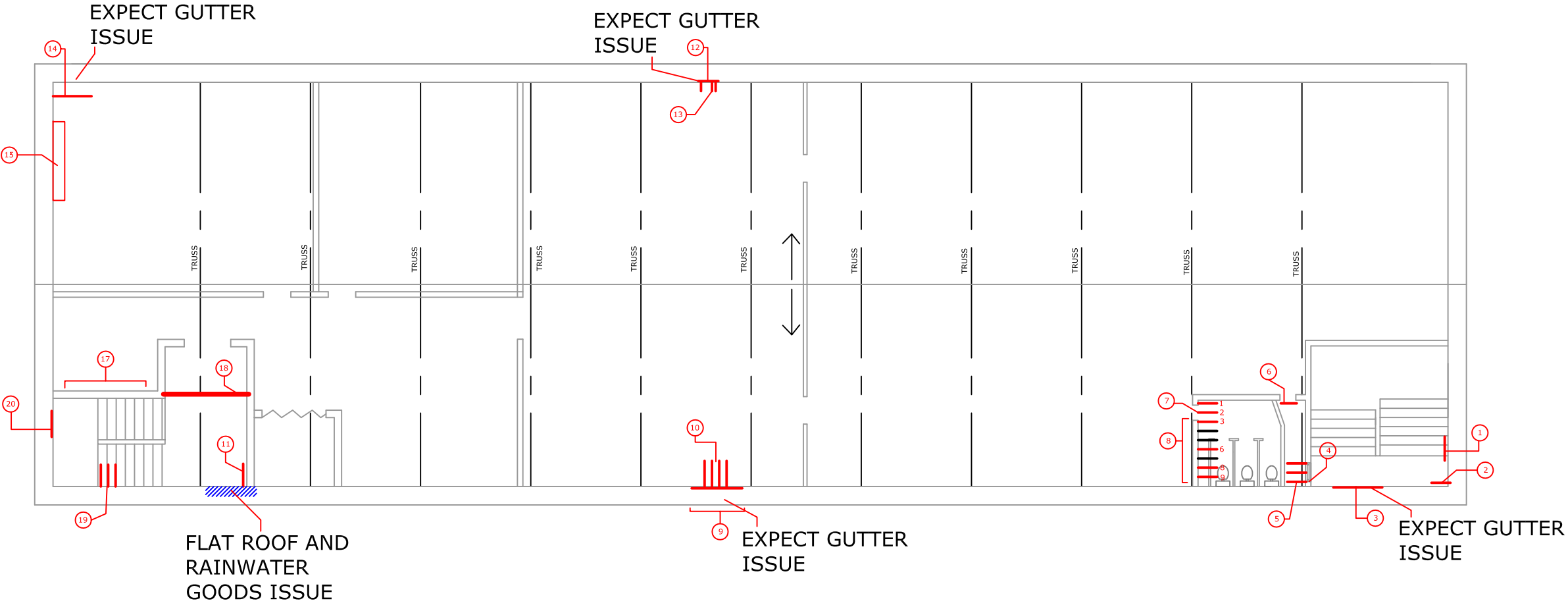
- Manufactured from 1.2mm thick pre-galvanised mild steel to BS EN 10326 : 2004 S280GD + Z275.
- Available in 3 types:
 - L61 61 x 400mm long up to 150mm deep joist
 - L80 80 x 560mm long up to 200mm deep joist
 - L98 98 x 560mm long up to 250mm deep joist
- 8 sets of 4 per box (32 pieces) including nails.

TIMBER SPLICE REPAIR WITH CONNECTING METAL PLATE

1. PROP JOISTS DOWN TO GROUND
2. CUT BACK BEYOND EXTENT OF DECAY
3. TREAT CUT ENDS WITH PRESERVATIVE GEL
4. CUT NEW MATCHING TIMBER TO SIZE; TO MATCH EXISTING
5. ISOLATE NEW TIMBER AT BEARING END; LOOSE WRAP
6. OFFER UP NEW TIMBER; NAIL PLATES AND POSITION TO MANUFACTURERS INSTRUCTIONS



ROOF TIMBER ON 4TH FLOOR LAYOUT VIEWED OVERHEAD



KEY:

TIMBER DECAY

VISIBLE PENETRATING DAMPNESS

REPAIR NUMBER

GND FLOOR AREAS NOT ACCESSIBLE

JOIST DIRECTION

General Notes

Indicative drawing to be used for Trace guidance only

SEE COMMENTS IN MAIN REPORT

GENERAL EXTERNAL WORKS (STANDARD CLAUSE)

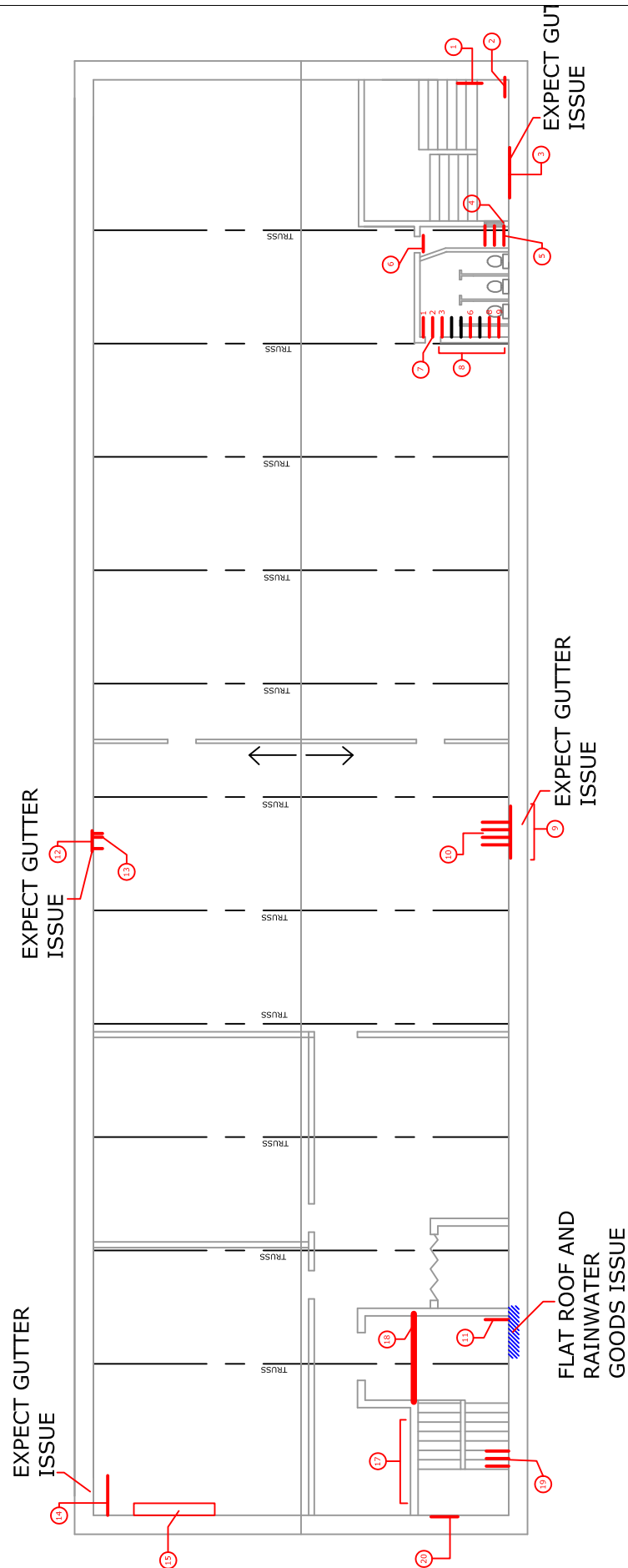
Undertake all necessary repairs and alterations to external services and surfaces including:

- roof coverings
- rainwater goods
- flashings
- brickwork and pointing
- cills
- external joinery
- chimney stacks
- gullies and drains
- any other items to leave the building wind and water tight.

64 CHAPELTOWN ST
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DH/31581/01	TIMBER DECAY
22/04/22	
Scale NTS	

ROOF TIMBER ON 4TH FLOOR LAYOUT VIEWED OVERHEAD



REPAIR NO.	DESCRIPTION	COST	PROV. SUM
1.	RAFTER END DECAYED MID-LENGTH 80MM X 75MM PROP; ERECT SAFE WORKING PLATFORM; CUT OUT RAFTER FULL LENGTH; REPLACE WITH NEW PRETREATED SOFTWOOD TO MATCH EXISTING; TREAT CUT ENDS;	~~£250~~	
2.	PURLIN END DECAYED 295MM X 75MM X 1M LENGTH PROP; ERECT SAFE WORKING PLATFORM; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; ISOLATE BEARING END IN DPC; JOINT SPLICE VIA METALWORK SPLICE PLATE CONNECTOR OR BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER (IF SIDE FACE NOT PRACTICAL FOR REPAIR; HALF LAP JOINT AND RESIN DOWEL VERTICALLY)	~~£350~~	
3.	GUTTERBOARD DECAYED 300MM X ? X 1600MM LENGTH REPAIR AS PART OF ROOFING/RAINWATERGOODS WORKS	BY OTHERS/CLIENT	
4.	WINDOW JOINERY DECAYED INCLUDING CILL WINDOW REPLACEMENT BY OTHERS	BY OTHERS/CLIENT	
5.	X3NO. DECK JOIST DECAYED 180MM X 75MM X 500MM LENGTH PROP; ERECT SAFE WORKING PLATFORM; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; ISOLATE BEARING END IN DPC; JOINT SPLICE VIA METALWORK SPLICE PLATE CONNECTOR OR BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER	~~£465~~	
6.	JOIST OVER DOOR DECAYED FULL LENGTH 180MM X 75MM PROP; ERECT SAFE WORKING PLATFORM; CUT OUT JOIST FULL LENGTH; REPLACE WITH NEW PRETREATED SOFTWOOD TO MATCH EXISTING; TREAT CUT ENDS;	~~£250~~	
7.	PREVIOUS REPAIR POOR TO DECK JOIST 180MM X 75MM PROP; ERECT SAFE WORKING PLATFORM; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; ISOLATE BEARING END IN DPC; JOINT SPLICE VIA METALWORK SPLICE PLATE CONNECTOR OR BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER	~~£155~~	
8.	DECK JOIST 3/6/8/9 DECAYED AT BEARING END 180MM X 75MM PROP; ERECT SAFE WORKING PLATFORM; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; ISOLATE BEARING END IN DPC; JOINT SPLICE VIA METALWORK SPLICE PLATE CONNECTOR OR BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER	~~£620~~	
9.	TOP EDGE DECAYED OF LOWER PURLIN TO 1.5M LENGTH CUT BACK UPPER SECTION BEYOND DECAY; PLANT ON NEW TIMBER AND DOWEL WITH ROTAFLEX ROD AND RESIN FIX	£150	
10.	X4NO. RAFTERS DECAYED 75MM X 60MM PROP; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; JOINT SPLICE VIA BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER (RAFTER 2/3/4/5 FROM 6TH TRUSS)	~~£600~~	
WORKS INCLUDED:		£150	
NOT REQUIRED:			

rafters; sarking; roof deck;
joists etc; by others

General Notes

Indicative drawing to be used for Trace guidance only

SEE COMMENTS IN MAIN REPORT

GENERAL EXTERNAL WORKS (STANDARD CLAUSE)

Undertake all necessary repairs and alterations to external services and surfaces including:

- roof coverings
- rainwater goods
- flashings
- brickwork and pointing
- cills
- external joinery
- chimney stacks
- gullies and drains
- any other items to leave the building wind and water tight.

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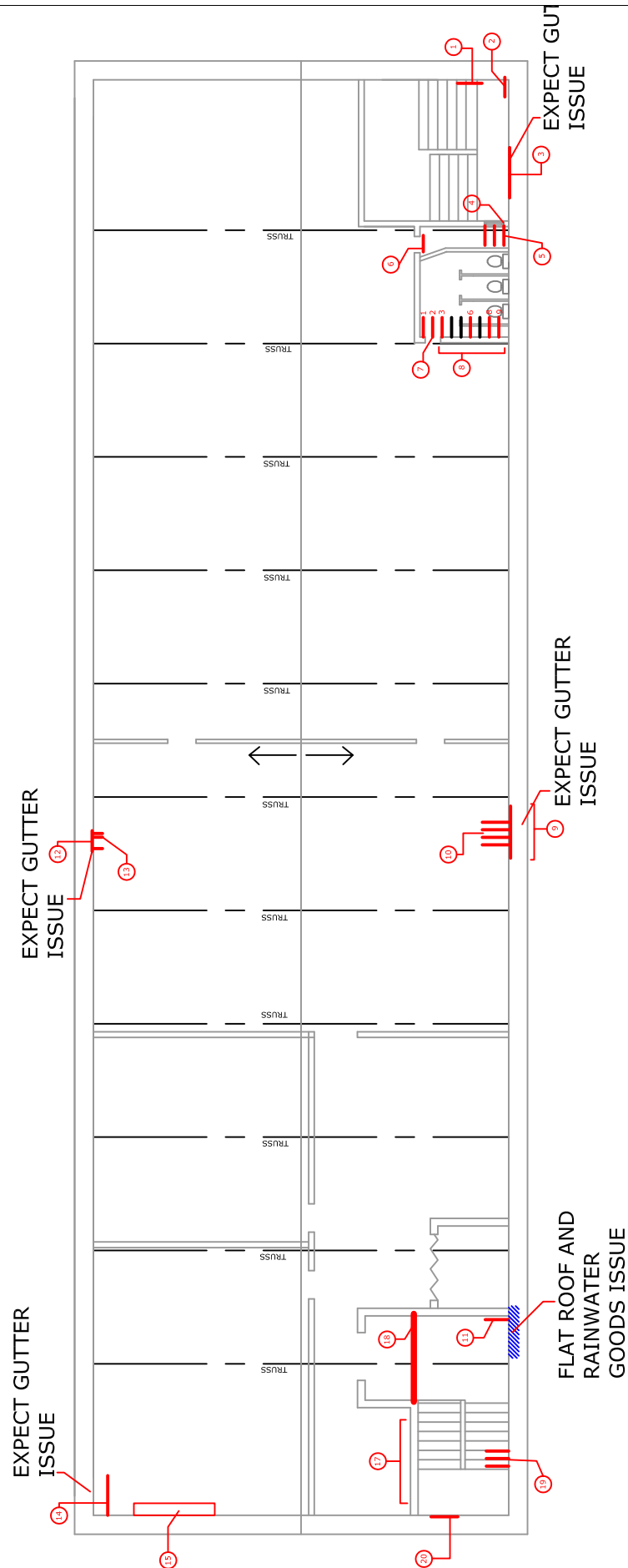
DH/31581/01

22/04/22

Scale
NTS

TIMBER
DECAY

ROOF TIMBER ON 4TH FLOOR LAYOUT VIEWED OVERHEAD



REPAIR NO.	DESCRIPTION	COST	PROV. SUM
11.	DECK JOIST DECAYED AND SARKING BOARD TO SOFFIT 170MM X 80MM PROP; ERECT SAFE WORKING PLATFORM; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; ISOLATE BEARING END IN DPC; JOINT SPLICE VIA METALWORK SPLICE PLATE CONNECTOR OR BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER MAKE ALLOWANCE TO REPLACE ALL SARKING BOARD	~~£155~~ ~~£1,200~~	
12.	TOP EDGE DECAYED OF LOWER PURLIN TO 1.5M LENGTH CUT BACK UPPER SECTION BEYOND DECAY; PLANT ON NEW TIMBER AND DOWEL WITH ROTAFLEX ROD AND RESIN FIX	£150	
13.	X3NO. RAFTERS DECAYED 75MM X 60MM PROP; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; JOINT SPLICE VIA BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER (X3 RAFTERS FROM 6TH TRUSS)	~~£450~~	
14.	PURLIN END DECAYED 290MM X 75MM X 1M LENGTH PROP; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; ISOLATE BEARING END IN DPC; JOINT SPLICE VIA METALWORK SPLICE PLATE CONNECTOR OR BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER (IF SIDE FACE NOT PRACTICAL FOR REPAIR; HALF LAP JOINT AND RESIN DOWEL VERTICALLY)	£450	
15.	SARKING BOARD DAMAGED AT EDGE CAT BACK DECAYED BOARD AND REPLACE TO MATCH EXIASTING (LOCALISED EDGE ONLY)	~~£475~~	
16.	X1NO. RAFTER DECAYED 75MM X 60MM PROP; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; JOINT SPLICE VIA BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER (RAFTER 2 FROM STAIR)	~~£150~~	
17.	RAFTER ENDS NOT BEARING TO WALL INSTALL PRETREATED SOFTWOOD WALL PLATE; TREAT CUT ENDS AND ISOLATE SIDE FACE ON DPC; RESIN ANCHOR TO WALL WITH CB10 and M12 MECHANICAL ANCHORS	~~£355~~	
18.	LINTEL DECAYED 200MM X 180MM STRONGBOY PROP; CUT OUT LINTEL; REPLACE TO MATCH EXISTING IN PRETREATED TIMBER; TREAT CUT ENDS	£762	
19.	X3NO. DECK JOISTS end DECAYED 180MM X 70MM PROP; ERECT SAFE WORKING PLATFORM; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; ISOLATE BEARING END IN DPC; JOINT SPLICE VIA METALWORK SPLICE PLATE CONNECTOR OR BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER	~~£465~~	
20.	WINDOW LINTEL DECAYED 75MM X180MM X 1100 LENGTH STRONGBOY PROP; CUT OUT LINTEL; REPLACE TO MATCH EXISTING IN PRETREATED TIMBER; TREAT CUT ENDS (ALTERNATIVELY USE CONCRETE EQUIVALENT)	£650	
		£2,012	

WORKS INCLUDED: _____
NOT REQUIRED: _____

General Notes

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GENERAL EXTERNAL WORKS (STANDARD CLAUSE)
Undertake all necessary repairs and alterations to external services and surfaces including:

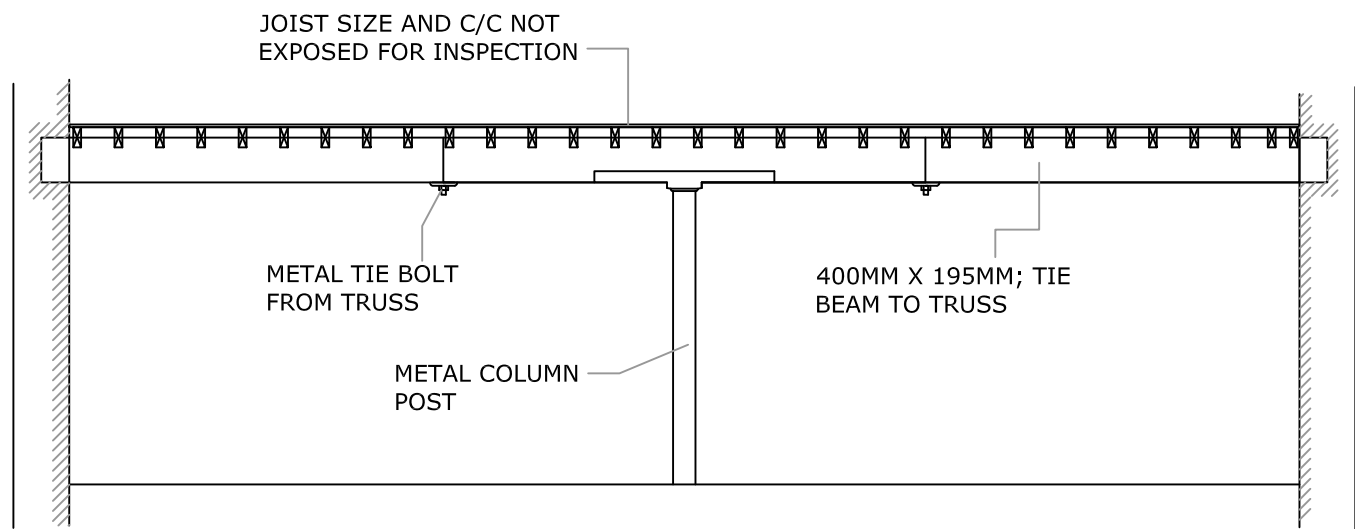
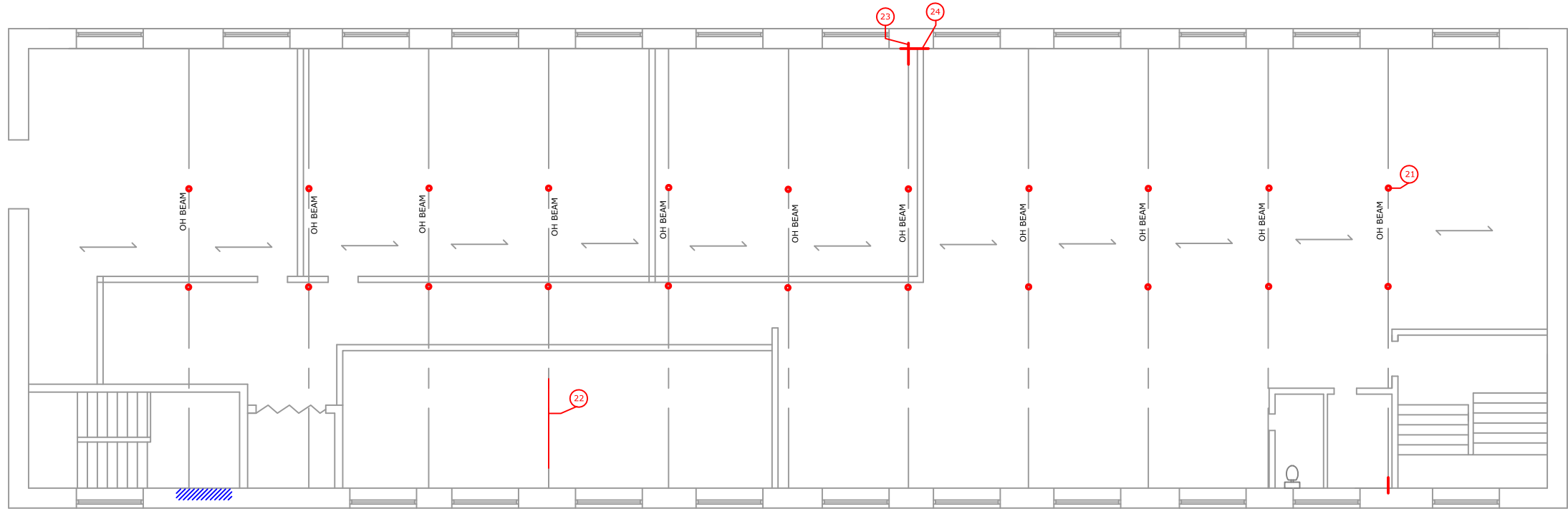
- roof coverings
- rainwater goods
- flashings
- brickwork and pointing
- cills
- external joinery
- chimney stacks
- gullies and drains
- any other items to leave the building wind and water tight.

64 CHAPELTOWN ST
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MANCHESTER

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22/04/22
Scale
NTS

TIMBER
DECAY

4TH FLOOR TIMBER ON 3RD FLOOR LAYOUT VIEWED OVERHEAD



KEY:

TIMBER DECAY	
VISIBLE PENETRATING DAMPNESS	
REPAIR NUMBER	
GND FLOOR AREAS NOT ACCESSIBLE	
JOIST DIRECTION	

General Notes

Indicative drawing to be used for Trace guidance only

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GENERAL EXTERNAL WORKS (STANDARD CLAUSE)

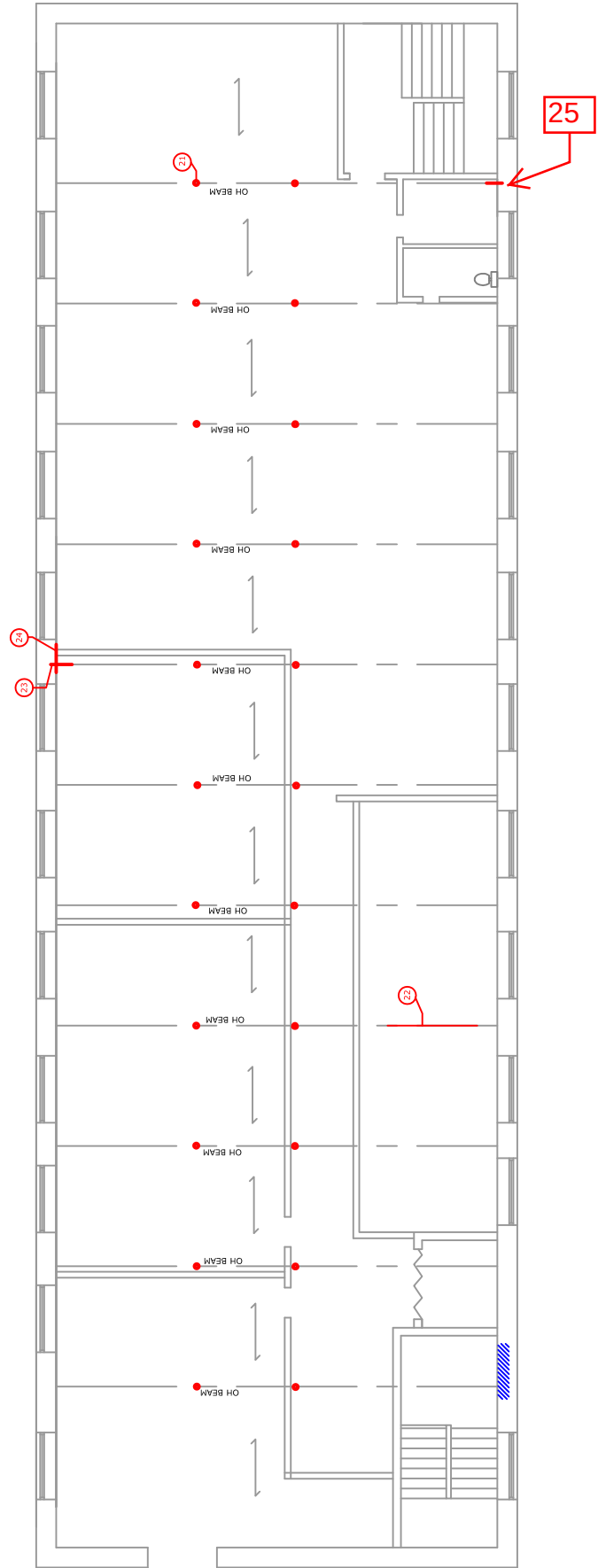
Undertake all necessary repairs and alterations to external services and surfaces including:

- roof coverings
- rainwater goods
- flashings
- brickwork and pointing
- cills
- external joinery
- chimney stacks
- gullies and drains
- any other items to leave the building wind and water tight.

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DH/31581/01	TIMBER DECAY
22/04/22	
Scale NTS	

4TH FLOOR TIMBER ON 3RD FLOOR LAYOUT VIEWED OVERHEAD



REPAIR NO.	DESCRIPTION	COST	PROV. SUM
21.	BOLTS ON THREADED BAR HAVE DROPPED TO VARIOUS LOCATIONS ERECT TOWER SCAFFOLD; TIGHTEN BOLTS FLUSH TO BEAM	<u>£750</u>	
22.	FISSURE LENGTH IN BEAM BEYOND GRADING STANDARDS CHECK IF DEPTH OF FISSURE MORE THAN HALF THE WIDTH; INJECT FISSURE WITH RSA RESIN	<u>£930</u>	
23.	BEAM END DECAYED 400MM X 195MM PROP BEAM TO GROUND; CUT BACK BEYOND EXTENT OF DECAY; SPLICE ON NEW TIMBER; CONNECT VIA EMBEDDED ROTAFLEX RODS; ROUTE OUT PARENT TIMBER; RESIN BOND WITH TG6	<u>£3,200</u>	
24.	EMBEDDED WALL PLATE DECAYED BELOW BEAM CUT OUT AND REPLACE TO MATCH EXISTING IN PRETREATED TIMBER; TREAT CUT ENDS (ALTERNATIVELY 'BRICK UP')	<u>£190</u>	
25.	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT DF DECAY AT THIS STAGE ALLOW INVESTIGATION (REPAIR IN PROV. SUM COLUMN)	Investigation only <u>£300</u>	Beam decayed ~~PROV. £3,200~~
		£8,570	

WORKS INCLUDED:

NOT REQUIRED:

General Notes

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SEE COMMENTS IN MAIN REPORT

GENERAL EXTERNAL WORKS (STANDARD CLAUSE)

Undertake all necessary repairs and alterations to external services and surfaces including:

- roof coverings
- rainwater goods
- flashings
- brickwork and pointing
- cills
- external joinery
- chimney stacks
- gullies and drains
- any other items to leave the building wind and water tight.

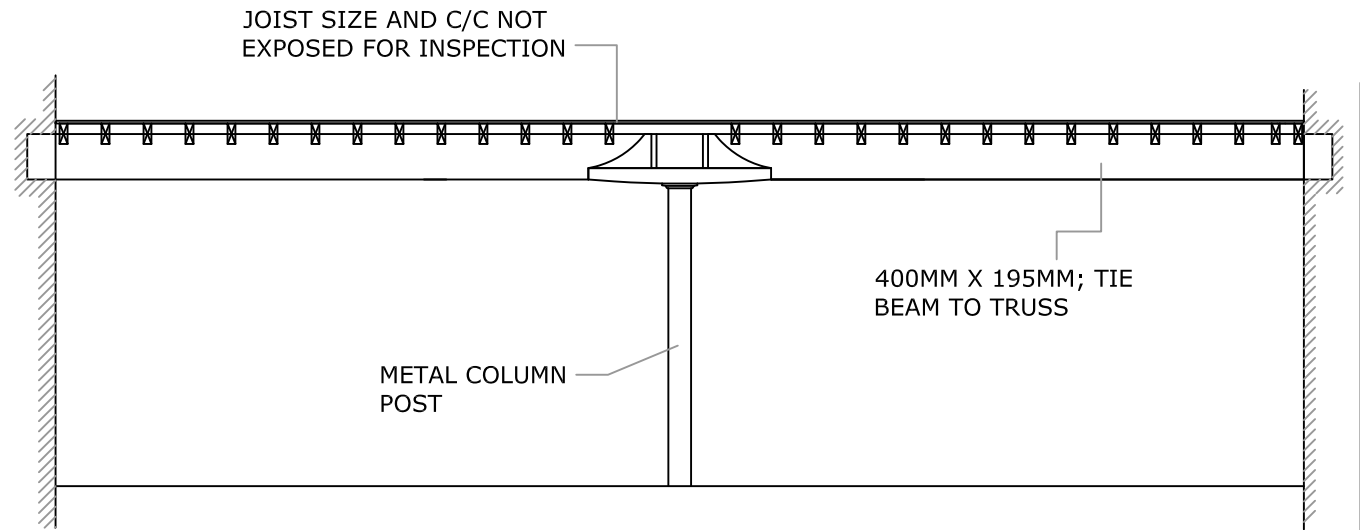
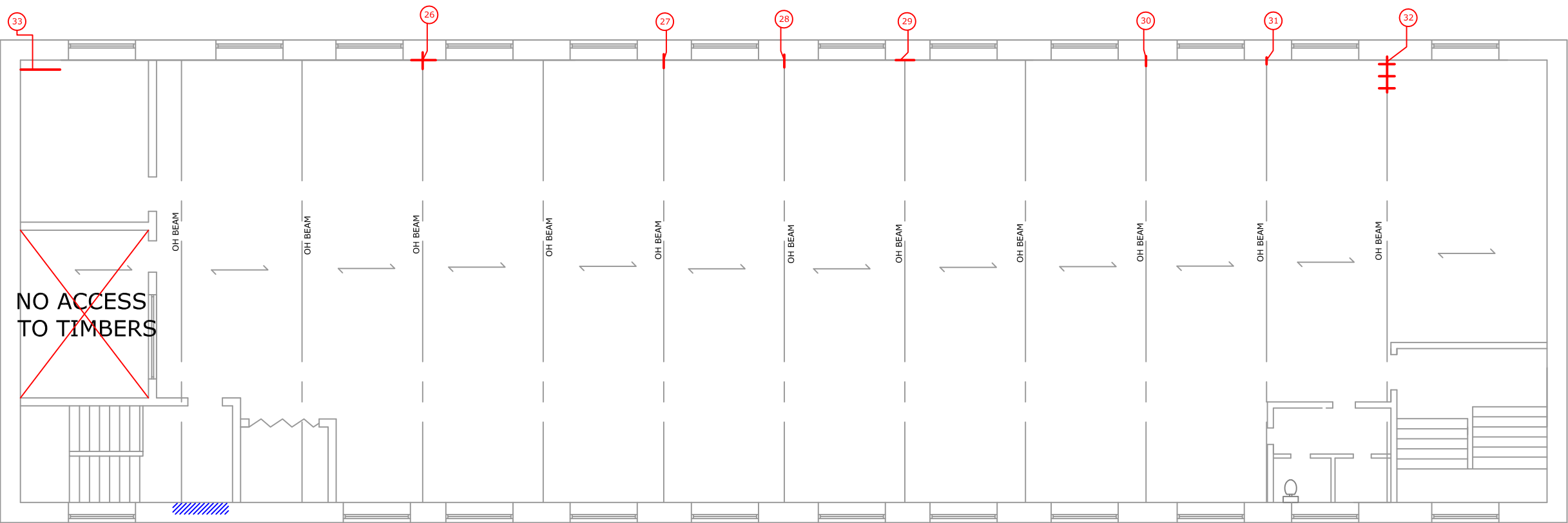
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22/04/22

Scale
NTS

TIMBER
DECAY

3RD FLOOR TIMBER ON 2ND FLOOR LAYOUT VIEWED OVERHEAD



KEY:

TIMBER DECAY

—

VISIBLE PENETRATING DAMPNSS

///

REPAIR NUMBER

..

GND FLOOR AREAS NOT ACCESSIBLE

///

JOIST DIRECTION

→

General Notes

Indicative drawing to be used for Trace guidance only

SEE COMMENTS IN MAIN REPORT

GENERAL EXTERNAL WORKS (STANDARD CLAUSE)

Undertake all necessary repairs and alterations to external services and surfaces including:

- roof coverings

- rainwater goods

- flashings

- brickwork and pointing

- cills

- external joinery

- chimney stacks

- gullies and drains

- any other items to leave the building wind and water tight.

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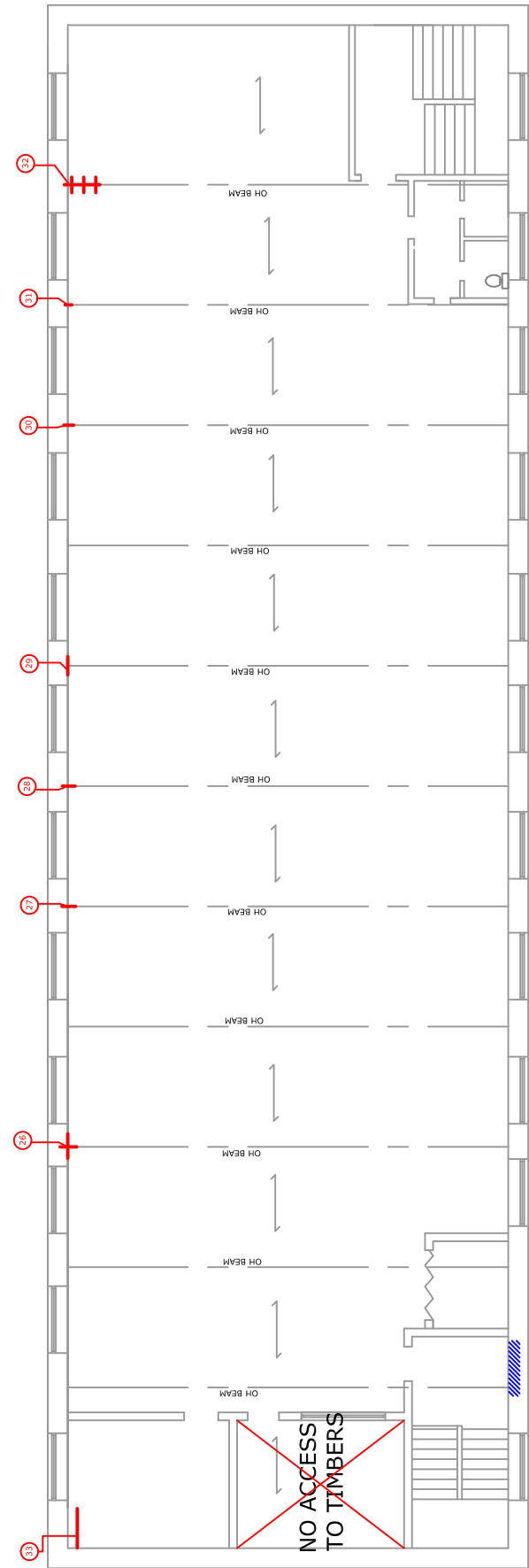
DH/31581/01

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Scale
NTS

TIMBER
DECAY

3RD FLOOR TIMBER ON 2ND FLOOR LAYOUT VIEWED OVERHEAD



REPAIR NO.	DESCRIPTION	COST	PROV. SUM
26.	EMBEDDED WALL PLATE DECAYED BELOW BEAM CUT OUT AND REPLACE TO MATCH EXISTING IN PRETREATED TIMBER; TREAT CUT ENDS (ALTERNATIVELY 'BRICK UP')	<u>£190</u>	
	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT OD DECAY AT THIS STAGE ALLOW INVESTIGATION (REPAIR IN PROV. SUM COLUMN)	Investigation only <u>£300</u>	Auger test acceptable ~~PROV. £3,200~~
27.	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT OF DECAY AT THIS STAGE ALLOW INVESTIGATION (REPAIR IN PROV. SUM COLUMN)	Investigation only <u>£300</u>	Auger test acceptable ~~PROV. £3,200~~
28.	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT OF DECAY AT THIS STAGE ALLOW INVESTIGATION (REPAIR IN PROV. SUM COLUMN)	Investigation only <u>£300</u>	Decay at back edge ~~PROV. £3,200~~
29.	EMBEDDED WALL PLATE SURFACE DECAY BELOW BEAM CUT OUT AND REPLACE TO MATCH EXISTING IN PRETREATED TIMBER; TREAT CUT ENDS (ALTERNATIVELY 'BRICK UP')	<u>£190</u>	
30.	EMBEDDED WALL PLATE SURFACE DECAY BELOW BEAM CUT OUT AND REPLACE TO MATCH EXISTING IN PRETREATED TIMBER; TREAT CUT ENDS (ALTERNATIVELY 'BRICK UP')	<u>£190</u>	
31.	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT OD DECAY	Investigation only <u>£300</u>	Auger ok ~~PROV. £3,200~~
	LOWER RHS ONLY; ALLOW TO PROP AND CUT LOWER SECTION AND PLANT ON NEW BOTTOM EDGE; DOWEL FIX INTO BEAM WITH ROTAFLEX ROD AND RSA	<u>£550</u>	
32.	PREVIOUS REPAIR; STEEL PLATE BOLTED INTO DECAYED TIMBER PROP BEAM TO GROUND; CUT BACK BEYOND EXTENT OF DECAY; SPLICE ON NEW TIMBER; CONNECT VIA EMBEDDED ROTAFLEX RODS; ROUTE OUT PARENT TIMBER; RESIN BOND WITH TG6 X2NO. JOIST DECAYED; REAPLACE TO MATCH AND SPLICE REPAIR	<u>£3,200</u> <u>£310</u>	
33.	JOIST DECAYED AND SPLIT PROP; ERECT SAFE WORKING PLATFORM; CUT BACK BEYOND DECAY; SPLICE ON NEW BEARING END IN PRETREATED SOFTWOOD; TREAT CUT ENDS; ISOLATE BEARING END IN DPC; JOINT SPLICE VIA METALWORK SPLICE PLATE CONNECTOR OR BOLT ON X2 PIECES EITHER SIDE WITH THREADED BAR AND OVERSIZED WASHER	<u>£155</u>	
WORKS INCLUDED: _____		<u>£9,185</u>	
NOT REQUIRED: _____			

General Notes

Indicative drawing to be used for Trace guidance only

SEE COMMENTS IN MAIN REPORT

GENERAL EXTERNAL WORKS (STANDARD CLAUSE)

Undertake all necessary repairs and alterations to external services and surfaces including:

- roof coverings
- rainwater goods
- flashings
- brickwork and pointing
- cills
- external joinery
- chimney stacks
- gullies and drains
- any other items to leave the building wind and water tight.

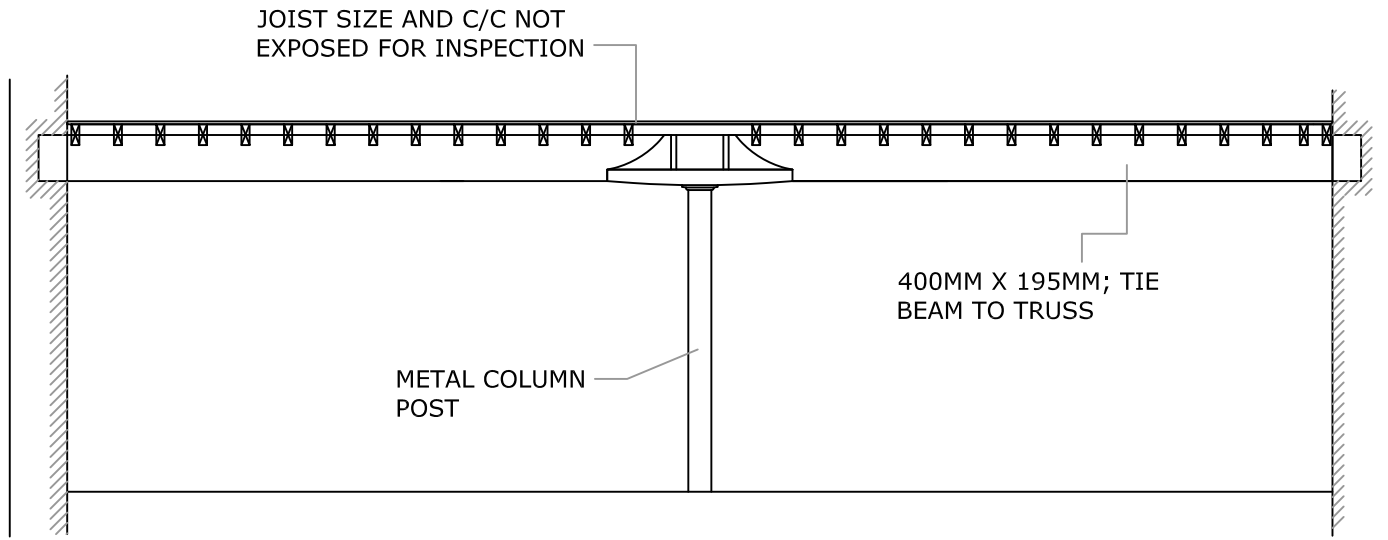
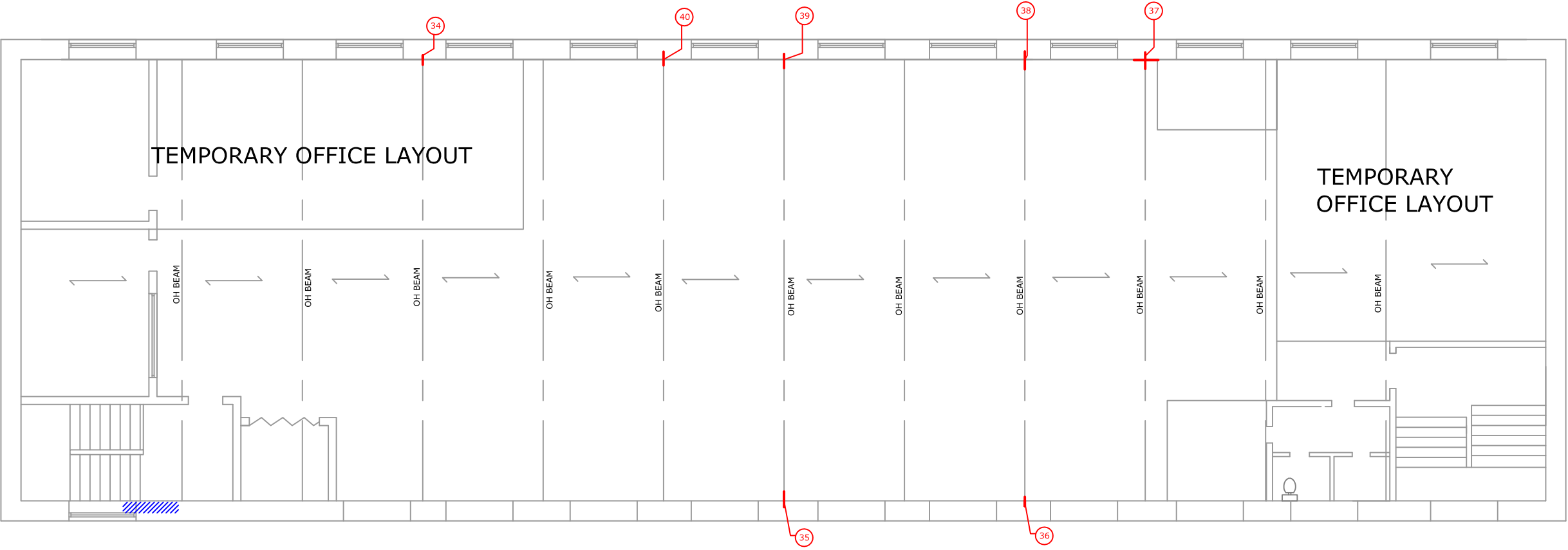
64 CHAPELTOWN ST
ANCOATS
MANCHESTER

DH/31581/01
22/04/22

Scale
NTS

TIMBER
DECAY

2ND FLOOR TIMBER ON 1ST FLOOR LAYOUT VIEWED OVERHEAD



KEY:

TIMBER DECAY

—

VISIBLE PENETRATING DAMPNESS

///

REPAIR NUMBER

..

GND FLOOR AREAS NOT ACCESSIBLE

///

JOIST DIRECTION

→

General Notes

Indicative drawing to be used for Trace guidance only

SEE COMMENTS IN MAIN REPORT

GENERAL EXTERNAL WORKS (STANDARD CLAUSE)

Undertake all necessary repairs and alterations to external services and surfaces including:

- roof coverings

- rainwater goods

- flashings

- brickwork and pointing

- cills

- external joinery

- chimney stacks

- gullies and drains

- any other items to leave the building wind and water tight.

64 CHAPELTOWN ST
ANCOATS
MANCHESTER

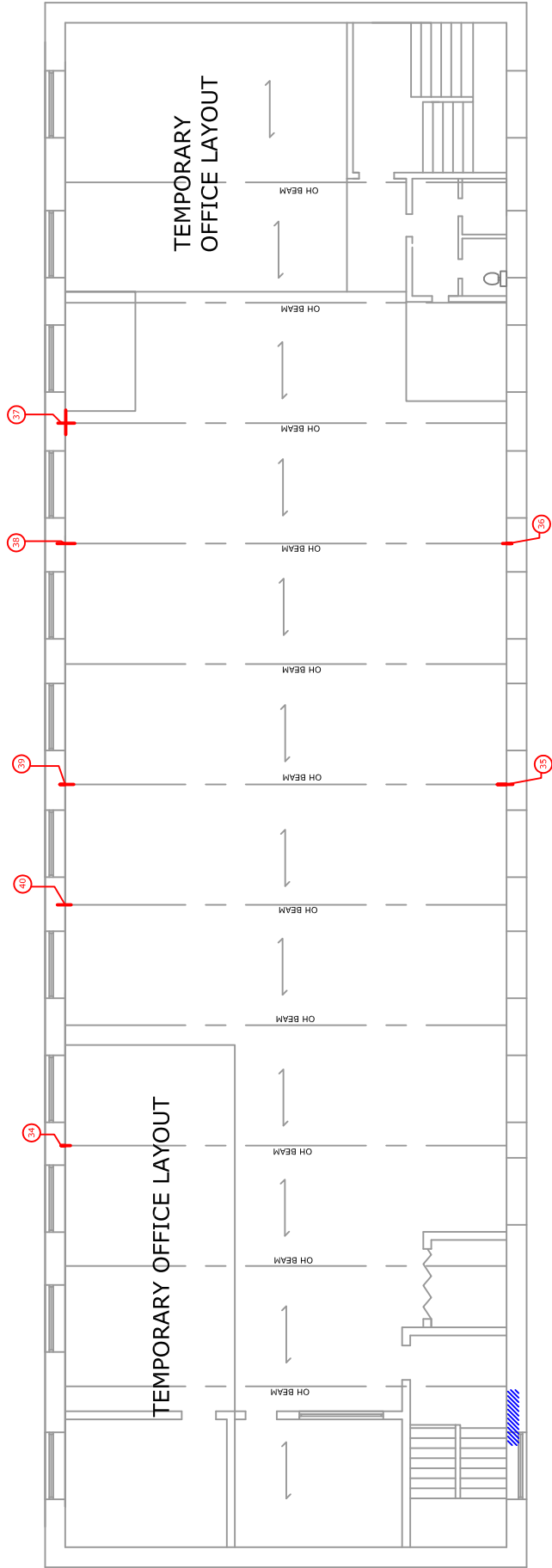
DH/31581/01

22/04/22

Scale
NTS

TIMBER
DECAY

2ND FLOOR TIMBER ON 1ST FLOOR LAYOUT VIEWED OVERHEAD



REPAIR NO.	DESCRIPTION	COST	PROV. SUM
34.	EMBEDDED WALL PLATE DECAYED BELOW BEAM CUT OUT AND REPLACE TO MATCH EXISTING IN PRETREATED TIMBER; TREAT CUT ENDS (ALTERNATIVELY 'BRICK UP')	<u>£190</u>	
35.	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT OF DECAY AT THIS STAGE ALLOW INVESTIGATION (REPAIR IN PROV. SUM COLUMN)	<u>£300</u>	Auger test acceptable ~~PROV. £3,200~~
36.	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT OF DECAY AT THIS STAGE ALLOW INVESTIGATION (REPAIR IN PROV. SUM COLUMN)	<u>£300</u>	Auger test acceptable ~~PROV. £3,200~~
37.	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT OF DECAY AT THIS STAGE ALLOW INVESTIGATION	<u>£300</u>	Decay at back edge ~~PROV. £3,200~~
38.	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT OF DECAY AT THIS STAGE ALLOW INVESTIGATION (REPAIR IN PROV. SUM COLUMN) (REMOVE AND BRICK-UP EMBEDDED BLOCK AT WINDOW ALSO)	<u>£300</u>	Auger test acceptable ~~PROV. £3,200~~
39.	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT OF DECAY AT THIS STAGE ALLOW INVESTIGATION (REPAIR IN PROV. SUM COLUMN)	<u>£300</u>	Auger test acceptable ~~PROV. £3,200~~
40.	BEAM END; SUSPECT DECAY VIA AUGER TEST SPOIL FROM AUGER SHOWED DETERIORATION WITH BEAM; NEEDS FURTHER INVESTIGATION; TAKE DOWN BRICKWORK AROUND BEAM END AND DRILL/PARTIALLY CUT OUT TO ESTABLISH EXTENT OF DECAY AT THIS STAGE ALLOW INVESTIGATION (REPAIR IN PROV. SUM COLUMN)	<u>£300</u>	Auger test acceptable ~~PROV. £3,200~~
		<u>£5,190</u>	

WORKS INCLUDED

NOT REQUIRED

General Notes

Indicative drawing to be used
for Trace guidance only

SEE COMMENTS IN MAIN
REPORT

GENERAL EXTERNAL WORKS
(STANDARD CLAUSE)

Undertake all necessary repairs
and alterations to external services
and surfaces including:

- roof coverings
- rainwater goods
- flashings
- brickwork and pointing
- cills
- external joinery
- chimney stacks
- gullies and drains
- any other items to leave the
building wind and water tight.

64 CHAPELTOWN ST
ANCOATS
MANCHESTER

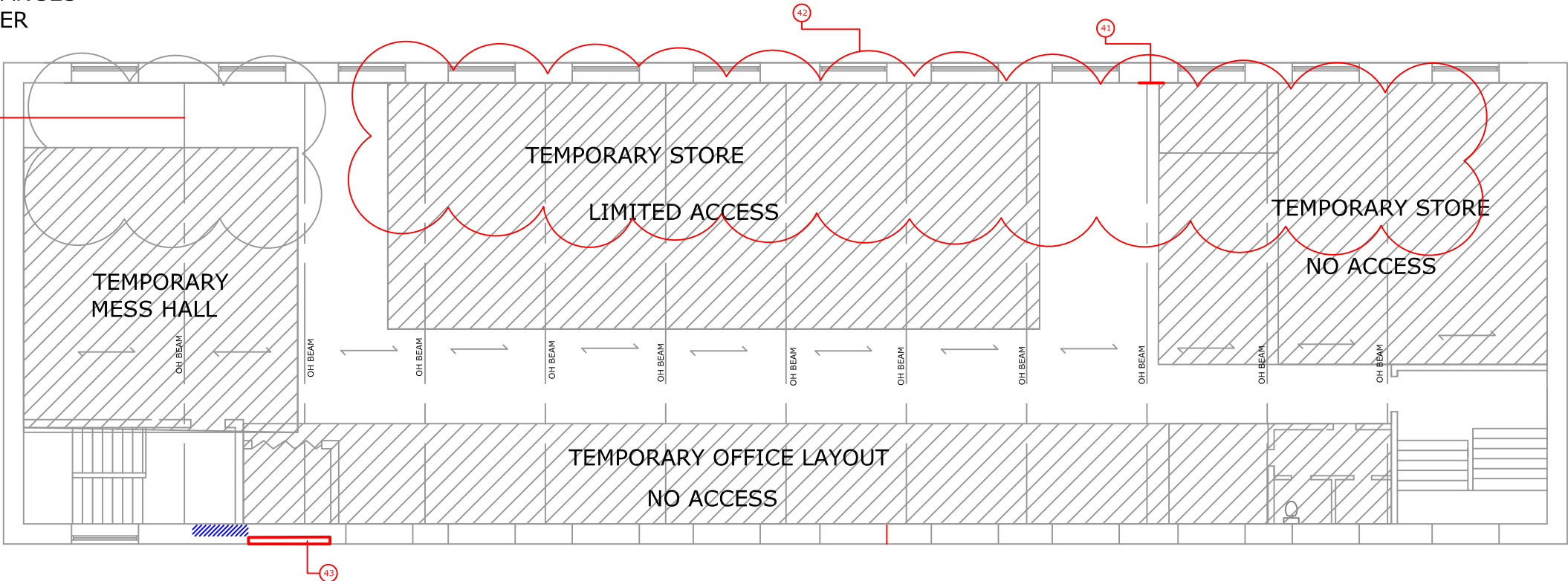
DH/31581/01
22/04/22

Scale
NTS

TIMBER
DECAY

1ST FLOOR TIMBER ON GND FLOOR LAYOUT VIEWED OVERHEAD

BEAM CONFIGURATION CHANGES
WITH TRIMMER BEAMS OVER
LOADING BAY DOOR



General Notes

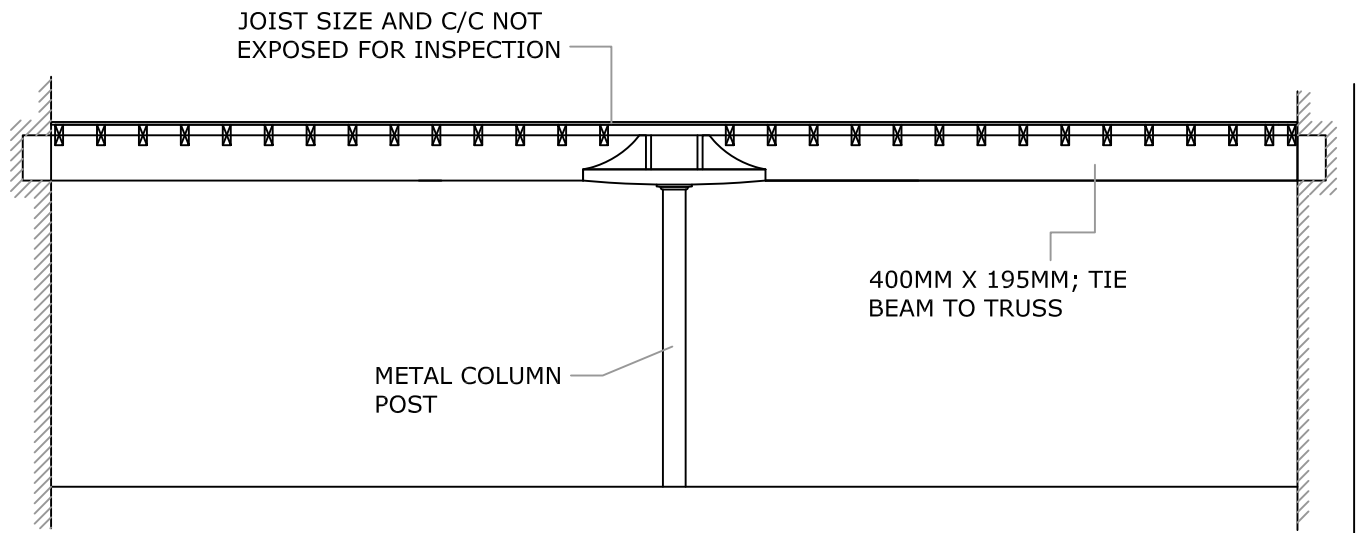
Indicative drawing to be used
for Trace guidance only

SEE COMMENTS IN MAIN
REPORT

**GENERAL EXTERNAL WORKS
(STANDARD CLAUSE)**

Undertake all necessary repairs
and alterations to external services
and surfaces including:

- roof coverings
- rainwater goods
- flashings
- brickwork and pointing
- cills
- external joinery
- chimney stacks
- gullies and drains
- any other items to leave the
building wind and water tight.



KEY:

TIMBER DECAY 

VISIBLE PENETRATING
DAMPNESS 

REPAIR NUMBER 

GND FLOOR AREAS
NOT ACCESSIBLE 

JOIST DIRECTION 

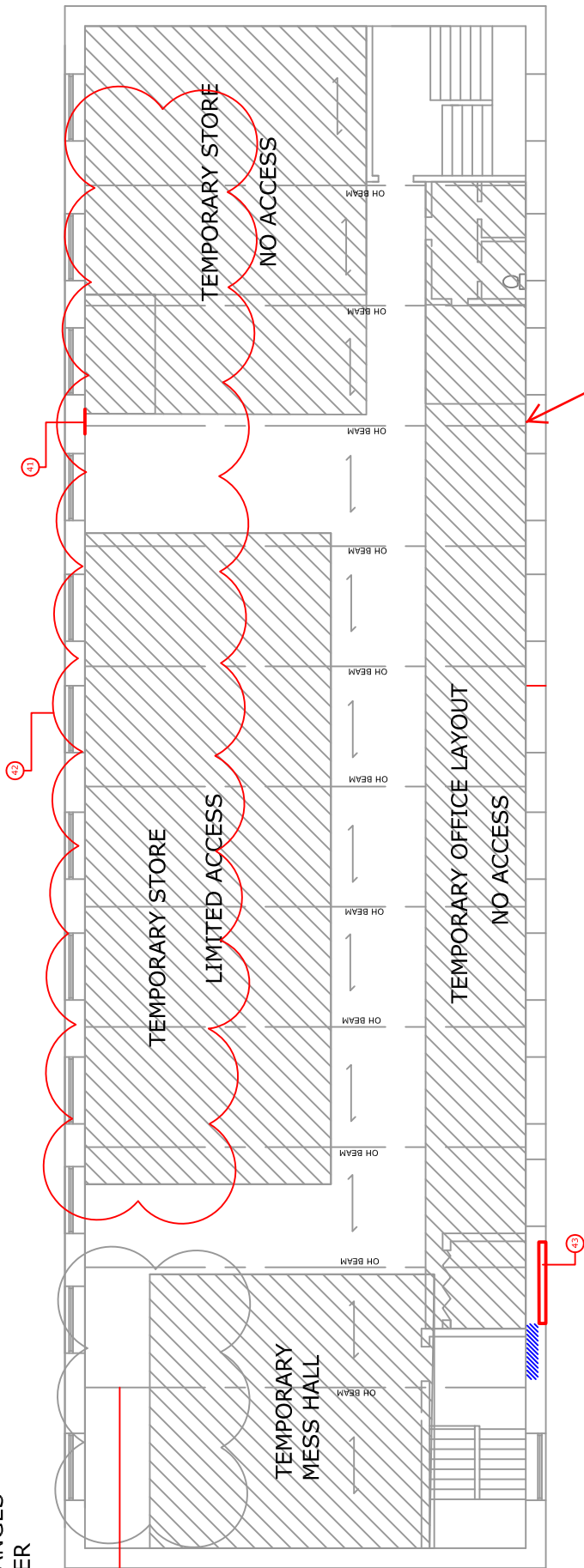
64 CHAPELTOWN ST
ANCOATS
MANCHESTER

DH/31581/01
22/04/22
Scale
NTS

TIMBER
DECAY

1ST FLOOR TIMBER ON GND FLOOR LAYOUT VIEWED OVERHEAD

CHANGES
OVER



BEAM END DECAYED;
195 X 390MM X 700MM
LONG

REPAIR NO.	DESCRIPTION	COST	PROV. SUM
41.	EMBEDDED WALL PLATE DECAYED BELOW BEAM CUT OUT AND REPLACE TO MATCH EXISTING IN PRETREATED TIMBER; TREAT CUT ENDS (ALTERNATIVELY 'BRICK UP')	<u>£190</u>	
42.	SOFFIT GENERALLY STAINED; JOIST NOT ACCESSIBLE ALLOW GENERAL ALLOWANCE FOR JOIST REPAIRS AT THIS STAGE		~~PROV. £2325~~
43.	EXTERNAL LINTEL DECAYED PROP; CUT OUT LARGE LINTEL AND REPLACE TO MATCH EXISTING IN PRETREATED C24 SOFTWOOD; LIKLEY X2 MEMBERS (ALTERNATIVELY ENGINEER TO SPEC. STEEL OR CONCREATE EQUIVALENT)	~~£3,500~~	by others
		~~£3,690 + VAT~~	

WORKS INCLUDED: _____

NOT REQUIRED: _____

ADD BEAM REPAIR:
£3,500 (LARGER BEAM
SECTION SIZE THAN
UPPER FLOORS)
TOTAL: £9,515

General Notes

Indicative drawing to be used
for Trace guidance only

SEE COMMENTS IN MAIN
REPORT

GENERAL EXTERNAL WORKS
(STANDARD CLAUSE)

Undertake all necessary repairs
and alterations to external services
and surfaces including:

- roof coverings
- rainwater goods
- flashings
- brickwork and pointing
- cills
- external joinery
- chimney stacks
- gullies and drains
- any other items to leave the
building wind and water tight.

64 CHAPELTOWN ST
ANCOATS
MANCHESTER

DH/31581/01
22/04/22

Scale
NTS

TIMBER
DECAY



- Risk Assessment

TRACE BASEMENT SYSTEMS / TRACE REMEDIAL BUILDING SERVICES - RISK ASSESSMENT

22/03/2024

Address:Minto 64 Chapeltown Street, Ancoats		Survey Number: 31581	Job Number:
Prepared by:	D Hockey - Building Surveyor	Approved By: D Hockey - Director	Revision: 1st issue

Site: Existing mill proposed for new property developments

Scope of Trace works: Timber repair to beams and Purlins

- Partially occupied mill. The surrounding street properties are occupied.
- Existing structure providing site power and welfare facilities.
- work located within existing site (not open to public)
- Parking at nearby multi storey - subject to van height
- Working at height
- main contractor on site

Risk Assessment Matrix

X	5	4	3	2	1
5	25	20	15	10	5
4	20	16	12	8	4
3	15	12	9	6	3
2	10	8	6	4	2
1	5	4	3	2	1

Low: 1-6, Medium: 8-12, High: 15-25

SEVERITY	LIKELIHOOD
No injury	1 Almost never
Minor injury	2 Seldom
>3 day injury	3 Possible
Major injury	4 Probable
Death	5 Frequently

Address:Minto 64 Chapeltown Street, Ancoats					Survey Number: 31581		Job Number: 0		RESIDUAL RISKS		
Prepared by: D Hockey - Building Surveyor		Approved By: D Hockey - Director									
CATEGORY	RISKS	S	L	R	CONTROL MEASURES	ACTION	REVIEW	S	L	R	
Asbestos	Mesothelioma / asbestos.	5	3	15	Asbestos Certificate Confirms there is no asbestos in the property except at partitions at 4th Floor	Trace Team Leader and Team Members to comply.	Continally	5	1	5	
		Trace to apply standard rules:				Trace staff to take care. Suspect material to be immediately reported to the Site Manager and the Trace Office. Immediately stop work in the area(s) and stop any others from accessing the area(s). Area to be isolated and warning signage placed. Everyone on site to be informed..	Main Contractor to review Asbestos Survey, Report and removal before work allowed to re-start in affected areas.				

Address:Minto 64 Chapeltown Street, Ancoats					Survey Number: 31581		Job Number: 0		RESIDUAL RISKS		
Prepared by: D Hockey - Building Surveyor					Approved By: D Hockey - Director						
CATEGORY	RISKS	S	L	R	CONTROL MEASURES	ACTION	REVIEW	S	L	R	
Site security & access by the public.	Risk of injury to any unauthorised persons entering the site from trips, falls, etc.	5	3	15	Occupants and Trace has control of the site and building not open to public at upper floors	Trace Team Leader and Team members to comply with the site rules.	Daily	5	1	5	
					Unauthorised persons not to be allowed access.						
Access to site and delivery of materials.	Manual handling injuries to Trace personnel, other contractors, delivery personnel, the general public and to visitors. Also when moving vans and materials on the public roadway and pathway.	3	3	9	All materials to be delivered on the Trace vans.	Trace Team Leader to ensure that access and unloading location is available and controlled, and that site rules are complied with.	Continual	3	1	3	
					Care to be taken when unloading materials, tools etc from and when loading into the van(s) that the roadway and pathway are not obstructed.						
					Chemicals and materials to be stored in the Trace van except when in use.						
					Site movement rule to be complied with.						
Access within site, ground conditions and manual handling.	Manual handling injury. Slips, trips and falls on stairs and passages. Offloading, carrying and moving to location tools, power tools to 12kg and various small boxes of other items.	3	3	9	Limitations on weights carried. Trace staff to follow the Trace manual handling guidelines and training. Materials to be moved by barrow, or by 2 men if barrow not feasible.Trace Team Leader and team members to monitor and observe that contractors comply with safe practices.	Briefing by Trace Team Leader. Trace Team Leader and team members to monitor and observe that contractors comply with safe practices.	Continual	3	1	3	
					Heavy and / or awkward shapes to be carried by a 2-man team, especially on stairs; USE BEAM LIFTER AND/OR BLOCK AND TACKLE FOR LIFTING TIMBERS AND METAL PLATES DURING WORKS						
Tools (max 12kg), I, various small boxes of other items. Removal of bagged waste in controlled weights, unused materials and tools											
Access / location for parking, movement withing site, skips, etc	Accidents and injuries to the general public, residents, Trace personnel, other contractors and visitors, including for deliveries and the general public.	4	3	12	All Trace waste will be bagged for removal to the van for disposal to skip at the Trace office.	Trace Team Leader and Trace team members to monitor and observe that the team comply with the site rules and take care regarding others on site.	Continual	4	1	4	
					Movement of vans on the public highway to be done in a careful manner and to give precedence to the general public and other road users.						

Address: Minto 64 Chapeltown Street, Ancoats					Survey Number: 31581		Job Number: 0		RESIDUAL RISKS		
Prepared by: D Hockey - Building Surveyor					Approved By: D Hockey - Director						
CATEGORY	RISKS	S	L	R	CONTROL MEASURES	ACTION	REVIEW	S	L	R	
Adjacent structures	Damage and injury to other properties and to men, materials, etc on the adjacent construction site.	4	3	12	Care to be taken when moving vehicles, materials and personnel. Prescience to be given to other road users and pedestrians. Clear access to be ensured before moving vehicles, materials and personnel. (see also Access to Site, etc above)	Briefing by Trace Team Leader. Team Leader and team to comply and monitor.	Continual	4	1	4	
Condition of working areas	Manual handling injuries to Trace personnel, other contractors and visitors. Other parties working in these areas creating the risk of untidy conditions and lack of ownership regarding tidiness.	2	3	6	Trace staff to ensure their materials are kept tidy, waste is bagged / removed and tools and leads in not in use are stored. All to be stored tidily within the work areas. Request other parties to keep their materials, etc tidy where these affect Trace's working area and access / exit routes. Report issues to Trace office.	Wearing of hard hats and safety boots, limitations on weights carried on stairs. Briefing by Trace Team Leader and monitoring by all Trace staff.	Continual	2	2	4	
Drilling, (not likely required)	Vibration white finger. Drill Slip. Noise. Dust. Flying fragments. Trace employees and others in the immediate area.	4	3	12	Only HILTI tools to be used. Use of tools with HAVS ratings greater than 2.8m/sec ² to be used according to Trace's procedure. Ear defenders to be worn when using breakers. Dust masks to be worn when using breakers, the diamond drill and the cutter.	PPE to be worn. Trace Team Leader to monitor, and also Trace team members.	Daily	4	1	4	
Tools: Hilti TE 6-S (HAVS 8.5m/s ² = 2hr 45min in concrete), both tools in timber = twist drill, not hammer. Various hand tools and cordless drills.											
Dust & fumes	Allergy / breathing difficulties from drilling in timber .	2	3	6	Trace staff to wear eye protection and face masks. Trace Team Leader and team members to liaise with each other and other contractors before dust is created.	Trace Team Leader to monitor, and also Trace team members.	Continual	2	2	4	
Electrical equipment	Electrocution, burns, shock - tools.	4	3	12	All equipment to be either battery or be 110 volts. Visual inspection before use and continual observation by user.	Briefing by Trace Team Leader - only 110 volt equipment to be issued.	Continual	2	2	4	
Emergency arrangements	Injury in event of emergency occurrence.	5	3	15	Comply with Site emergency arrangements per site induction/rules	Trace Team Leader to monitor, and also Trace team members.	Continual	5	1	5	
First Aid / Accident reporting	Speed of assisting casualty.	4	3	12	Use of 1st Aid box on Trace vans. Adherence to Trace's Policy Of Safety Issues - 'First Aid', 'PPE' and 'Reporting Accidents, Diseases and Dangerous Occurrences'. Compliance to site rules.	Trace Team Leader to monitor, and also Trace team members. If not 1st Aid box on site, take one from Van.	Continual	4	1	4	
Lighting	Slips, trips and falls. Inability to see work face.	3	3	9	Work is restricted to day light hours. Use of 110v lighting if necessary.	Trace Team Leader to monitor, and also Trace team members.	Continual	3	2	6	

Address:Minto 64 Chapeltown Street, Ancoats					Survey Number: 31581		Job Number: 0		RESIDUAL RISKS		
Prepared by: D Hockey - Building Surveyor					Approved By: D Hockey - Director						
CATEGORY	RISKS	S	L	R	CONTROL MEASURES	ACTION	REVIEW	S	L	R	
Noise when using drills	Damage to workers ears. Nuisance to others	2	3	6	Trace Team to comply with Trace's Safe Working Practices and wear ear defenders when using drills and breakers. Tool Operator to warn colleagues and others in the affected vacinity prior to use that they also need to wear ear defenders or vacate the affected area.	Trace Team Leader to monitor, and also Trace team members. Trace Team Leader to agree with the Site Manager if a noise work plan is needed, and agree this.	Continual by Trace Team Leader and Team Members.	2	2	4	
Tools: Hilti TE 6-S @ 87dB, te 7-C @ 89 dB: Action level = 80dB = EAR DEFENDERS MUST BE WORN											
Personal Protective Equipment	Various injuries (continued)	4	3	12	Site rules to be complied with : - Hard hat at all times. - Safety boots - Hi vis jackets. - Ear defenders, gloves and safety glasses or goggles as per Risk Assessments. Trace hold stocks of dust masks, safety glasses & goggles, gloves and ear defenders and have provided all site staff with work baags to hold their PPE. All Trace staff to ensure their PPE is replaced as needed.	Briefing by Trace Team Leader and ensuring availability of PPE. Recording issue of PPE to Trace staff by Contracts Manager.	Daily	4	1	4	
Removal of spoil and introduction of materials.	Manual handling injuries to Trace personnel, other contractors, delivery personnel, visitors and the general public when moving waste to the skip / van. (See also 'Access to site, ground conditions and manual handling.')	3	3	9	Trace to bag waste continually, store in the van or site in agreed area	Trace Team Leader to monitor, and also Trace team members.	Continual	3	1	3	
Vermin & sharps	Weil's disease, Tetanus et al.	4	3	12	Trace staff to check for vermin before starting and during this work and inform the Trace office as appropriate. If evidence of vermin is observed, contact the Trace office to arrange vermin removal. Prior to start of works the site, including the external area, to be checked for sharps and any found to be reported to the Site Manager.	Trace Team Leader to monitor, and also Trace team members.	Continual	4	1	4	
Welfare Facilities	Contravention of Welfare Regulations. Weil's disease. Food poisoning / chemical poisoning.	4	3	12	Easy access to welfare facilities. Taking care when moving dust and debris. Briefing before work starts concerning possible rat sightings and safety measures re Weil's disease	Briefing Trace Team Leader and monitored by Trace staff.	Continual	4	1	4	

Address:Minto 64 Chapeltown Street, Ancoats					Survey Number: 31581		Job Number: 0		RESIDUAL			
Prepared by:		D Hockey - Building Surveyor			Approved By: D Hockey - Director					RISKS		
CATEGORY	RISKS	S	L	R	CONTROL MEASURES	ACTION	REVIEW	S	L	R		
Working areas involving other parties	Injury to Trace employees and others who may be effected by their acts and omissions	3	3	9	Liaison with other parties in all work areas. Trace staff to ensure only their materials, tools, etc required at the time are at the work location, all others to be stored in the designated areas. Materials and tools in use to be kept in a tidy manner.	Briefing Trace Team Leader and monitored by Trace staff.	Continual liaison.	3	2	6		
Working at height - to access beam ends	Falls by Trace employees. Tools, materials etc. falling on others in area.	3	3	9	Use of tower scaffolds and podium steps. Controlled by Trace PASMA certified staff. BEAMS TO BE LIFTED USING BEAM LIFTING EQUIPMENT OR BLOCK AND TACKLE	Trace Team Leader to oversee work area. Scaffolding to be checked daily.	Daily	3	1	3		
OTHER				0						0		



- PROBOR GEL; FOR TREATING CUT ENDS & BEARING ENDS OF TIMBER

ProBor 20 Professional Use Wood Preservative

Product Description

ProBor 20 Professional Use Wood Preservative is a gel wood preservative containing 20% active ingredient and applied to timber by brush. It can be used for the treatment of large sectional timber and roof spaces. It is also effective against wood-boring insects, and is particularly useful when treating Deathwatch Beetle.

Benefits

- Dual purpose
- Solvent-free
- Ready for use
- Excellent penetration
- Low odour

Properties

Appearance	Clear liquid
Size(s) & Packaging	5 litre kegs
Coverage	Apply 1 litre per 2 - 3 m ² of timber
Storage	Store above 10°C in dry conditions in original container. If the temperature falls below 10°C there is a risk that crystals may form in the product. If this occurs, the product should not be used. Store in a safe place, keep out of reach of children. Keep away from food, drink and animal feedstuffs.
Shelf Life	12 months
HSE Number	10108
Re-entry Time	48 hours or until surfaces are dry

Application Information

Preparation

The Control of Substances Hazardous to Health (COSHH) regulations apply to the use of this product at work. Ensure that the operator has read the relevant safety data sheet and is wearing the appropriate safety equipment. Always read the label.



Application

ProBor 20 Professional Use Wood Preservative is intended for application to unpainted, unvarnished timber. All timber surfaces should be cleaned of dust as far as practically possible.

Apply a generous brushed coat, taking special care to ensure that end grain, corners, joints and crevices are treated. Brush apply to surfaces exposed by cutting after treatment.

Large timbers may need more than one coat or an additional treatment with **ProBor 50 Professional Use Wood Preservative**. On dusty timbers it is recommended that the timber is 'wetted' by the application of sprayed water, this will stop the gel from 'balling'.

Other Information

For professional use only. For use only as a wood preservative. For full health and safety information consult safety data sheet. This product is approved for use under the Control of Pesticides Regulations (1986) for use as directed. HSE No.10108. Use pesticides safely. Always read the label.

Information given is in good faith based on experience and usage, however all recommendations are made without warranty or guarantee, since the conditions of use are beyond our control. All goods are sold in accordance with our Conditions of Sale, copies of which are available on request. Customers are advised that products, techniques and codes of practice are under constant review and changes occur without notice; please ensure you have the latest updated information.

SAFETY DATA SHEET

PROBOR 20 BORATE GEL

Page: 1

[SDS conforms to 1907/2006/EC (REACH) Annex II – UK] **Compilation date:** 12/01/2016

Revision No: 1.0

Section 1: Identification of the substance/mixture and of the company/undertaking

1.1 Product identifier

Product name: PROBOR 20 BORATE GEL

1.2 Relevant identified uses of the substance or mixture and uses advised against

Use of substance / mixture: Wood preservative for professional use only against wood rotting fungi and wood destroying insects.

1.3. Details of the supplier of the safety data sheet

Company name: Safeguard Europe Ltd
Redkiln Close
Redkiln Way
Horsham
West Sussex
RH13 5QL
United Kingdom

Tel: +44 (0) 1403 210204

Fax: +44 (0) 1403 217529

Email: info@safeguardeurope.com

1.4. Emergency telephone number

Emergency tel: +44 (0) 1403 210204

Section 2: Hazards identification

2.1. Classification of the substance or mixture

Classification under CLP: Mixture.

Most important adverse effects: See section 4.

2.2. Label elements

Label elements under CLP:

Hazard statements: H360 – may damage fertility or the unborn child
H412 – harmful to aquatic life with long lasting effects
H319 – causes serious eye irritation
H315 – causes skin irritation

Signal words: DANGER

GHS08: Health hazard

Hazard pictograms:



Precautionary statements:

P201 – obtain special instructions before use.
P202 – Do not handle until all safety precautions have been read and understood
P281 – Use personal protective equipment as required
P308+313 – If exposed or concerned: Get medical advice/attention
P405 – Store Locked up
P501 – Dispose of contents/container in accordance with local/regional/national regulations

SAFETY DATA SHEET

PROBOR 20 BORATE GEL

Page: 2

2.3. Other hazards**PBT:** This product is not known to contain substances classified as PBT.**2.4. Supplementary Statements according to UK Control Of Pesticides Regulations 1986**

FOR USE ONLY AS A WOOD PRESERVATIVE FOR USE BY PROFESSIONAL OPERATORS

The (COSHH) Control of Substances Hazardous to Health Regulations 2002 may apply to the use of this product at work.

Avoid excessive contamination of coveralls.

WASH HANDS AND EXPOSED SKIN before meals and after use.

COVER WATER STORAGE TANKS before application.

This material and its container must be disposed of in a safe way. KEEP IN A SAFE PLACE. Keep out of reach of children.

ATTENTION: AVOID EXPOSURE – obtain special instructions before use

In case of accident or you feel unwell seek medical advice immediately (show the label where possible).

This material and its container must be disposed of in a safe way.

AFTER CONTACT WITH SKIN, WASH IMMEDIATELY with plenty of water and seek medical advice immediately.

To avoid risks to man and the environment, comply with the instructions for use on the label.

Obtain special instructions before use - Do not handle until all safety precautions have been read and understood – Wear protective clothing, gloves and eye/face protection. – In case of inadequate ventilation wear respiratory protection – if exposed or concerned get medical advice – Store locked up – Dispose of contents/container at a hazardous waste disposal site in accordance with local/regional/national regulations.

Wash with soap and water thoroughly after handling.

Wear suitable gloves/protective clothing/eye protection/face protection.

IF ON SKIN: Wash with plenty of soap and water

If skin irritation occurs: Get medical advice/attention

Take off contaminated clothing and wash before re-use

IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses if present and safe to do. Continue rinsing

If eye irritation persists: Get medical advice/attention

Avoid release to the environment. Dispose of contents in accordance with local/regional/national regulations.

ENSURE THERE IS A PHYSICAL BARRIER TO PREVENT CONTACT BY UNPROTECTED PERSONS OR ANIMALS UNTIL TREATED SURFACES ARE DRY.

ALL BATS ARE PROTECTED UNDER THE WILDLIFE AND COUNTRYSIDE ACT 1981. BEFORE TREATING ANY STRUCTURE USED BY BATS, CONSULT ENGLISH NATURE, SCOTTISH NATURAL HERITAGE OR THE COUNTRYSIDE COUNCIL FOR WALES.

WOOD PRESERVATIVE FOR PROFESSIONAL USE AGAINST WOOD ROTTING FUNGI AND WOOD DESTROYING INSECTS.

APPLY BY BRUSH, ROLLER, POLE WRAP AND INJECTION.

BY BRUSH AND ROLLER: APPLY 1 LITRE OF PRODUCT PER 2 – 2.5m² OF TIMBER SURFACE.

BY INJECTION: INJECT INTO PRE-DRILLED HOLES, APPLY AS NECESSARY.

POLE WRAP: EXCAVATE THE POLE TO 0.5 METRES BELOW THE GROUNDLINE AND APPLY 1 LITRE OF PRODUCT PER 2 – 2.5 SQUARE METRES OF TIMBER SURFACE BY BRUSH OR ROLLER. COVER TREATED AREAS WITH A TOUGH, IMPERVIOUS, DOUBLE LAYER CROSS-LAMINATED POLYTHENE MEMBRANE AND SECURE TO THE POLE WITH CABLE TIES. THE EXCAVATION AROUND THE POLE SHOULD THEN BE BACK-FILLED WITH SOIL, LEAVING NO MORE THAN 50mm OF MEMBRANE EXPOSED ABOVE THE GROUNDLINE.

Contains: Disodium octaborate 20% w/w
Benzalkonium chloride 1.0% w/w

READ ALL PRECAUTIONS BEFORE USE
THIS PRODUCT IS APPROVED UNDER THE CONTROL OF PESTICIDES
REGULATIONS 1986 FOR USE AS DIRECTED.

HSE No 10108

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Section 3: Composition/information on ingredients

3.1. Substances

Substances: Not applicable.

3.2. Mixtures

Product/ingredient	Identifier	% in preparation	CLP Classification
Disodium Octaborate Tetrahydrate	CAS No 12280-03-4	20% w/w	Repr 1A H360FD
Benzalkonium Chloride	CAS No 63449-41-2	1% w/w	H302, H312, H314, H400

Contains: Disodium Octaborate Tetrahydrate, Benzalkonium Chloride

3.2.1. Chemical characterization (preparation)

Characterization: Wood preservative.

Section 4: First aid measures

4.1. Description of first aid measures

General: In case of accident or if you feel unwell seek medical advice (show label or SDS where possible).

Skin contact: Wash with plenty of water or water and soap. If irritation occurs, seek medical advice (show label or SDS where possible).

Eye contact: Rinse immediately with plenty of water. Seek medical advice in case of continuous irritation.

Ingestion: Do not induce vomiting. Rinse mouth with clean water and seek medical attention immediately.

Inhalation: Provide fresh air. Keep warm and rested.

4.2. Most important symptoms and effects, both acute and delayed

Skin contact: Any relevant information can be found in other parts of this section.

Eye contact: Any relevant information can be found in other parts of this section.

Ingestion: Any relevant information can be found in other parts of this section.

Inhalation: Any relevant information can be found in other parts of this section.

Delayed / immediate effects: Any relevant information can be found in other parts of this section.

4.3. Indication of any immediate medical attention and special treatment needed

Immediate / special treatment: Further toxicology information in section 11 must be observed.

Section 5: Fire-fighting measures

5.1. Extinguishing media

Suitable extinguishing media: Foam, dry chemical. Waterspray.

Extinguishing media which must not be used for safety reasons: Do not use waterjet.

5.2. Special hazards arising from the substance or mixture

Exposure hazards: Fire will produce dense black smoke. Hazardous decomposition products: carbon Monoxide, carbon dioxide and oxides of nitrogen.
Do not allow extinguishing water to enter sewerage, the soil or inshore waters. Cool closed containers exposed to fire with water. Do not release runoff from fire to drains or

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watercourses. Heating of unbroken containers may lead to pressure rise with the subsequent risk of bursting.

5.3. Advice for fire-fighters

Special protective equipment for fire fighting: Appropriate breathing apparatus may be required. Decomposition products may include the following materials: carbon monoxide, Carbon dioxide, smoke, oxides of nitrogen.

Section 6: Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

Personal precautions:

Wearing personal protection equipment (see section 8), but without taking risks, shut-off the source of the leak or invert containers with the leak uppermost. Keep unprotected persons away. Avoid contact with eyes and skin. Avoid inhaling mists and vapours. If material is released indicate risk of slipping.

6.2. Environmental precautions

Environmental precautions:

Prevent material from entering surface waters, drains or sewers and soil. Contain any fluid that runs out using suitable material (e.g. earth). Retain contaminated water/extinguishing water. Dispose of in prescribed marked containers.

6.3. Methods and material for containment and cleaning up

Clean-up procedures:

Do not flush away with water. For small amounts: Absorb with a liquid binding material such as diatomaceous earth, vermiculite or dry sand. Place into a suitable, labelled container and store in a safe place. Dispose of according to local regulations. Clean any slippery coating that remains using a detergent / soap solution or another biodegradable cleaner. Any remaining material, once fully dried can be removed by brush and vacuum sweeping and placed into a suitable, marked container for disposal.

6.4. Reference to other sections

Reference to other sections:

Relevant information in other sections has to be considered. This applies in particular for information given on personal protective equipment (section 8) and on disposal (section 13).

Section 7: Handling and storage

General information:

Store in cool, dry conditions, out of reach of children and apart from food, drink and animal feedingstuffs.

7.1. Precautions for safe handling

Handling requirements:

Wear suitable gloves and eye/face protection when handling open packages.

Precautions against fire and explosion:

None.

7.2. Conditions for safe storage, including any incompatibilities

Conditions for storage rooms and vessels:

Keep tightly sealed in original container, in cool, dry conditions.

Advice for storage of incompatible materials:

Keep apart from strong acids and bases.

Further information for storage:

None.

Minimum temperature allowed during storage and transportation:

No minimum storage temperature.

Maximum temperature allowed during storage and transportation:

40°C

7.3. Specific end use(s)

Specific end use(s):

Wood preservative for the control of wood decay fungi.

Section 8: Exposure controls/personal protection

8.1. Control parameters

Maximum airborne concentrations at the workplace:

No data is available in relation to this mixture.

8.2. Exposure controls

See below.

8.2.1. Exposure in the work place limited and controlled

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General protection and hygiene measures:	Wash hands and exposed skin before meals, smoking, using the toilet and after work. Remove contaminated clothing and laundry before re-use.
Personal protection equipment:	Wear suitable coveralls and boots.
Respiratory protection:	No specific requirement for respiratory protection as the product is not considered an inhalation hazard under normal conditions of use. Use chemical resistant gloves classified under Standard EN 374: Protective gloves against chemicals and micro-organisms. Recommended gloves: Viton® or Nitrile Breakthrough Time: 480 min
Hand protection:	The user must check that the final choice of type of glove selected for handling this product is the most appropriate and takes into account the particular conditions of use, as included in the user's risk assessment.
Eye protection:	Safety glasses with side shields are recommended (EN166).
Body protection:	Wear suitable overalls or long-sleeved shirt (EN467).

8.2.2. Exposure to the environment limited and controlled

Prevent material from entering surface waters and soil.

Section 9: Physical and chemical properties

9.1. Information on basic physical and chemical properties

State: Gel
Colour: Opaque
Odour: Slight

Important information about the protection of health, safety and the environment:

Property:	Value:
Melting point / melting range	1 °C
Boiling point / boiling range	+100 °C
Flash point.....	Not determined
Sustained combustibility.....	Not applicable
Ignition temperature	Not determined
Lower explosion limit (LEL)	No data available
Upper explosion limit (UEL).....	No data available
Vapour pressure.....	No Data available
Density	1.20-1.25 g/cm ³
Water solubility / miscibility.....	partially miscible
pH-Value	approx. 7-8
Viscosity (dynamic)	Not Determined

9.2. Other information

Other information: None.

Section 10: Stability and reactivity

10.1 – 10.3. Reactivity; Chemical stability; Possibility of hazardous reactions

If stored and handled in accordance with standard industrial practices no hazardous reactions are known. Relevant information can possibly be found in other parts of this section.

10.4. Conditions to avoid

Conditions to avoid: None known.

10.5. Incompatible materials

Materials to avoid: May react with: acids and alkalis.

10.6. Hazardous decomposition products

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Haz. decomp. products: None known.

Section 11: Toxicological information

11.1. Information on toxicological effects

11.1.1 Acute toxicity

Assessment: Disodium Octaborate Tetrahydrate LD50 2550mg/kg – Oral (Rat)
Acute toxicity estimate (ATE):

11.1.2 Skin corrosion/irritation

Assessment: For this endpoint no toxicological test data is available for the whole product. The product contains quaternary ammonium compounds, which may cause skin irritation

11.1.3 Serious eye damage / eye irritation

Assessment: For this endpoint no toxicological test data is available for the whole product. The product contains quaternary ammonium compounds, which may cause eye irritation

11.1.4 Respiratory or skin sensitization

Assessment: For this endpoint no toxicological test data is available for the whole product. The product contains no known skin sensitizers

11.1.5 Germ cell mutagenicity

Assessment: For this endpoint no toxicological test data is available for the whole product.

11.1.6 Carcinogenicity

Assessment: For this endpoint no toxicological test data is available for the whole product. Product contains no recognized carcinogenic material

11.1.7 Reproductive toxicity

Assessment: Animal ingestion studies of boric acid and sodium tetraborate, at high doses, indicate that they may have developmental and reproductive effects. Human studies of occupational exposure to borate dust currently show no adverse effects on reproduction
 Mutagenic Study: NOAEL 17.5mg/kg/day – Oral rat
 May damage fertility. May damage the unborn child

11.1.8 Specific target organ toxicity (single exposure)

Assessment: For this endpoint no toxicological test data is available for the whole product.

11.1.9 Specific target organ toxicity (repeated exposure)

Assessment: From the data available, this product is not classified as a specific target organ toxicant after a repeated exposure.

11.1.10 Aspiration hazard

Assessment: For this endpoint no toxicological test data is available for the whole product.

11.1.11 Further toxicological information

Section 12: Ecological information

12.1. Toxicity

Assessment: According to current knowledge adverse effects on water purification plants are not expected.
 21 day NOEC-LOEC levels 6-13mg/l (boron)
 EC50 530ml/l – 24 hours (Daphnia) (boron)
 EC50 10mg/l – 0.5 hours (Activated Sludge) (Benzalkonium Chloride)

12.2. Persistence and degradability

Assessment: The product contains no materials known to be persistent in soil.

12.3. Bioaccumulative potential

Assessment: Bioaccumulation is not expected to occur

12.4. Mobility in soil

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Assessment: Separation by sedimentation.

12.5. Results of PBT and vPvB assessment

Identification: This product is not known to contain substances classified as PBT or vPBT.

12.6. Other adverse effects

Other adverse effects: None known

Section 13: Disposal considerations

13.1. Waste treatment methods

13.1.1 Material

Recommendation: Dispose of according to regulations by incineration in a special waste incinerator.

13.1.2 Un-cleaned packaging

Recommendation: Completely discharge containers (no gel, no powder residues, scraped carefully). Containers may be recycled or re-used. Observe local/regional/national regulations on the disposal of hazardous waste.

13.1.3 Waste Disposal Legislation Ref No. (EC).

Waste disposal: Dispose of in accordance with The Environmental Protection Act 1990, at a waste treatment site approved and licensed by the local authority and operated by an approved, competent and licensed waste disposal contractor. Duty of care waste transfer form should specify: EWC (European Waste Code): 16 03 05.

Section 14: Transport information

14.1 - 14.4 UN number; UN proper shipping name; Transport hazard class(es); Packing group

Road ADR: Not currently classified as hazardous for transportation by road

Railway RID: Not classified as hazardous for transportation by road

Transport by sea IMDG-Code: Not classified as hazardous for transportation by road

Air transport ICAO-TI/IATA-DGR: Not classified as hazardous for transportation by road

14.5. Environmental hazards

Environmentally hazardous: See other sections of the safety data sheet.

14.6. Special precautions for user

Special precautions: See other sections of the safety data sheet.

14.7 Transport in bulk according to Annex II of MARPOL73/78 and the IBC Code

Transport category: Bulk transport in tankers is not intended.

Section 15: Regulatory information

15.1. Safety, health and environmental regulations/legislation specific for the substance or mixture

Specific regulations: National and local regulations must be observed. For information on labelling please refer to section 2 of this document.
 SI 2002/1689: CHIP Regulations 2002
 SI 2002/2677: COSHH Regulations 2002
 SI 1999/3242: Management of Health & Safety at Work Regulations 1999

Relevant regulations: Health & Safety at Work Act 1974
 SI 1993/1643: Environmental Protection Act 1993 & Subsidiary Regulations.
 Other national and local measures relating to the workplace, pollution control, environmental protection and waste control.

15.2. Chemical Safety Assessment

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A chemical safety assessment according to (EC) regulation 1907/2006 (REACH) has not been carried out for this product.

Section 16: Other information

Other information

Key to risk phrases used in section 2.

H360 – may damage fertility or the unborn child
H412 – harmful to aquatic life with long lasting effects
H319 – causes serious eye irritation
H315 – causes skin irritation

Further reading:

L9 – The Safe Use of Pesticides for Non-Agricultural Purposes
L25 – Personal Protective Equipment at Work
GS46 – In-situ Timber Treatment Using Timber Preservatives
EH/40 – Occupational Exposure Limits (revised annually)
The Health & Safety at Work Act 1974
HSG206 – Cost Effectiveness of Chemical Protective Gloves for the Workplace
HSG71 – The Storage of Packed Dangerous Substances
HSG53 – The Selection, Use and Maintenance of Respiratory Protective Equipment
The Environmental Protection Act 1990
The Collection and Disposal of Waste Regulations
L5 – The Control of Substances Hazardous to Health Regulations 2003 Approved Code of Practice

Information on these and other relevant publications may be found by contacting the following:

E-mail: hsebooks@prologue.uk.com or www.hsebooks.co.uk

Alternatively, most Approved Codes of practice are now available to download for free: visit www.hse.gov.uk or www.businesslink.gov.uk and click on 'Workplace Health and safety'

Or write to: HSE Books, P.O. Box 1999, Sudbury, Suffolk CO10 2WA (Tel: 01787-881165) and obtain a free copy of the HSE Books catalogue.

The Health and safety Executive can also keep you regularly updated with new legislation and HSE news by going to:

www.hse.gov.uk and following the links to the e-Bulletins

Legal disclaimer:

The above information is believed to be correct but does not purport to be all inclusive and shall be used only as a guide. This company shall not be held liable for any damage resulting from handling or from contact with the above product.

Control of Substances Hazardous to Health - Product Assessment Record

Material ID: 93	Probor 20	Issue Date: 18/07/2022
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1. Product Details

ProBor 20			
Name of substance	ProBor 20		
Supplier/s	Safeguard Europe Ltd	Emergency Telephone: 01403 210204	
Product Description	Timber treatment gel.		
Product Use:	Treatment of dry and wet rot in timber and against woodboring insects, including Deathwatch Beetle.		
Substances involved	1-part product	Part B Not applicable	Part C Not applicable
Substance is: (Liquid, Solid, Gas)	Green gel		
Control Limits (WEL)	%	8 Hour Limit	15 Minute Limit
Constituents:		ppm	mg/m ³
a). Disodium octaborate tetrahydrate	10-30%	Not on EH40 table	Not on EH40 table
b). Didecyltrimethylammonium chloride	1-2%	Not on EH40 table,	ditto
c). 1,3-butanediol	5-15%	ditto	ditto

				
Corrosive	Toxic ☒	Irritant/Harmful Constituent c) – Irritant	Flammable	Explosive
				
Oxidiser	Environment	Carcinogenic ☒	Pressurised	Other

Degree of risk:	High	Moderate ☒	Low
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2. Hazards

	R22: Harmful if swallowed R3: Causes severe skin burns and eye damage R60: May impair fertility R61: May cause harm to the unborn child
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3. Fire Fighting Measures:

Fire	Respiratory Protection	Suitable Extinguishers				
		Water	CO2	Powder	Foam	Other
Extinguisher (and according to other materials in the fire). May give off toxic fumes in a fire: carbon monoxide, carbon dioxide.	Yes Avoid breathing the fumes.	Spray Do not use jet	✓	✓	✓	
Advice to fire-fighters: Use self contained breathing apparatus and suitable protective clothing. Keep containers exposed to fire cool by water spray.						

Control of Substances Hazardous to Health - Product Assessment Record

Material ID: 93	Probor 20	Issue Date: 18/07/2022
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4. Handling & Storage

Container Type & Capacity	Storage	Avoid
5 litre plastic screw cap container.	Cool, dry well ventilated area. Above +5°C.	Heat, sunlight & heat sources. Frost & freezing.

5. Usage & Application:

Location used:	Exterior and interior.
Estimated usage: (kg/m²)	0.44 Ltr / 0.57Kg / m ² .

6. Nature of Exposure

		Details Of Exposure (Frequency, Duration & Type)				
Frequency:	Constant:	Hourly:	Daily:	Weekly: ☒	Monthly:	Yearly:
Daily duration:		- Small areas: 5 minutes. - Large areas: non-continuously for possibly a full 8 hr shift.				
		How?		Risk		
Inhalation	Yes	Faint odour during application.		May cause drowsiness		
Ingestion	Yes	Possible from when applying by brush and when cleaning tools if not careful.		May cause gastro-intestinal disturbances.		
Eye Contact	Yes			May cause irritation.		
Skin Contact	Yes			Repeated contact may cause irritation.		
Injection	No					

7. First Aid:

Inhalation:	Remove person from exposure, keep warm and at rest. Seek medical advice if symptoms persist.
Ingestion:	Do not induce vomiting. Provided person is conscious, wash out mouth with water – DO NOT swallow. Give 200-300mls (half a pint) of water to drink. Seek medical advice.
Eyes:	If in eyes, immediately wash out with plenty of water for minimum 15 minutes. Irrigate eyes while lifting eyelids. Seek medical attention if irritation persists.
Skin Contact:	Immediately remove contaminated clothing. Drench affected area with water, then wash with soap and water. If in doubt seek medical advice.
Injection:	If into cut: 1 st Aid as skin contact.
ALL:	Take this Trace COSHH and the manufacturer's Material Safety Data Sheet when seeking medical advice.

Control of Substances Hazardous to Health - Product Assessment Record

Material ID: 93	Prohor 20	Issue Date: 18/07/2022
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8. Established Control Measures

PPE requirements						
Gloves	Overalls	Dust/fume mask	Breathing apparatus	Glasses / Goggles	Face visor	Other:
						
Yes/ ~~No~~ Nitrile rubber (EN 374)	Yes/ ~~No~~ Apron or light protective clothing	Yes/ ~~No~~ Minimum PP3	~~Yes~~ /No But YES under insufficient ventilation (EN 141)	Yes/ ~~No~~ Complete eye protection. (EN166)	~~Yes~~ /No	~~Yes~~ /No

Further Personal Protection measures

Barrier cream to be applied to hands before start of work, including after breaks and other work stoppages.

Wash hands thoroughly after using.

Do not eat, drink or smoke when using.

Isolation & Local Exhaust Ventilation

- External application:
- Natural ventilation.
 - Isolate area to restrict close access by unauthorised persons.
- Internal application:
- Ensure doors and windows are open.
 - Isolate area against unauthorised entry, with warning signage and re-entry time signage.
 - Use of forced ventilation, vented away from others including general public.

Welfare Facilities

Hot wash facilities.

9. Other Considerations

Details of ill health:	Operators suffering from asthma or eczema to be excluded.
Other:	N/A

Control of Substances Hazardous to Health - Product Assessment Record

Material ID: 93	Probor 20	Issue Date: 18/07/2022
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10. Conclusion

Following a review of this particular work activity, the products / substances in use and the manner in which they are used I consider that: -

	Yes	No
(a) There is no significant risk to Health which can reasonably be foreseen	☒	☐
(b) Any risks identified to Health are adequately controlled by existing control measures	☒	☐
(c) Additional Control measures are required (Engineering)	☐	☒

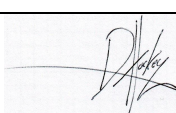
Method Engineering
to reduce risk

N/A

11. Spill & Waste Disposal

	Water Source	Aquatic Life	Animal / Plant	Atmosphere
Risk:		Long-term adverse effects.		
Avoid:	Entry onto public sewers and watercourses.			
Spillage	Wear PPE as section 8 above and ensure adequate ventilation. Avoid inhalation. Thoroughly clean contaminated clothing. Absorb in inert material and shovel up into container and close. Label container with material name and mark as controlled waste. Wipe area clean of the spillage and place the cleaning clothes, etc in the above waste container, or alternatively place in a strong bag, seal and mark as controlled waste, putting this into a container when returned to the Trace office			
Disposal:	Containers, remnants, spillages and any contaminated items / materials to be moved to the controlled waste collection area at the Trace offices and held for controlled waste disposal.			

12. Signature / Review

	Period (Months)	Review Date
Recommended Review:	12	JULY 24
	Assessor	Endorsee
Signature:		
Name & position:	James Hockey – Director	David Hockey - Director
Date:	JULY 23	JULY 23