



DEMOLITION SAFETY PLAN

Client: NHS Property Service's Limited

Project: Demolition of Redundant Garage Block to Rear of Health Centre

Site Address: Crescent Bank Health Centre, M8 9JS

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North West Consortium of
NHS Trusts



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1.0 General Principles

1.1 Introduction

The demolition of the redundant garage block will be procured using a specialist demolition sub-contractor appointed by the Principal Contractor. The sub-contractor will be appointed following a competitive tender process.

Accordingly, the final construction method statement, the Construction Phase Health and Safety Plan will be developed by the Principal Contractor. The individual method statements / demolition plan for the various operations involved in the physical demolition of the building will be produced by the specialist demolition contractor once appointed, this documentation will be subject to review and approval by the Principal Contractor prior to commencement any demolition works.

The purpose of this document is to identify the general principles and parameters for the demolition works. This method statement will be issued to the contractors at tender stage. Tenders will not be accepted where they deviate from the principles of this Demolition Method Statement.

The building has been vacant for some significant time without potential for reoccupation. Accordingly, the building is now to be demolished.

The future development of the land made available as a result of the demolition will be subject to a separate planning application.

1.2 Scope of Work

Hoarding	Timber hoarding to safely fully segregate the outbuilding / working area from the rest of the centre, fitted with gated access.
Demolition	Asbestos removal works to be completed by LARC. Demolish and remove north and east facing walls, retain west and half of south facing walls. Demolish and remove roof, steels & internal dividing walls. Breakout existing floor structure. Utilise if practicable or remove and rebuild concrete flaunch.
Repairs to retained walls	SOUTH - Remove brick wall, retain shared wall and install coping stone, new buttress, provide retaining structure. WEST - Retain wall, remedial works to 'internal', remove paint and re-point. NORTH - Remove wall, build 'retaining wall' to act as support, mount fencing installation. AS PER THE BRIEFING DOCUMENT.



Surfacing, Fencing & Bollards

Remove raised macadam, remove grey brick below macadam, excavate surface to extend proposed car park, remove external brick wall by boundary gate, install fence within northern perimeter, resurface existing floor structure of out-building, install bollards at 1.5m intervals to west wall.

Parking Spaces

Line mark for 5 parking bays across WEST wall.

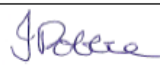
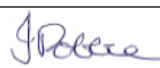
Services to be Removed

UDC are not aware of any services within the building, none are observed externally. Further information provided within the ACM inspection to site.

It is anticipated that work will commence provisionally 26/02/2024. The demolition of the building is anticipated to take 5 weeks.

1.3 Asbestos

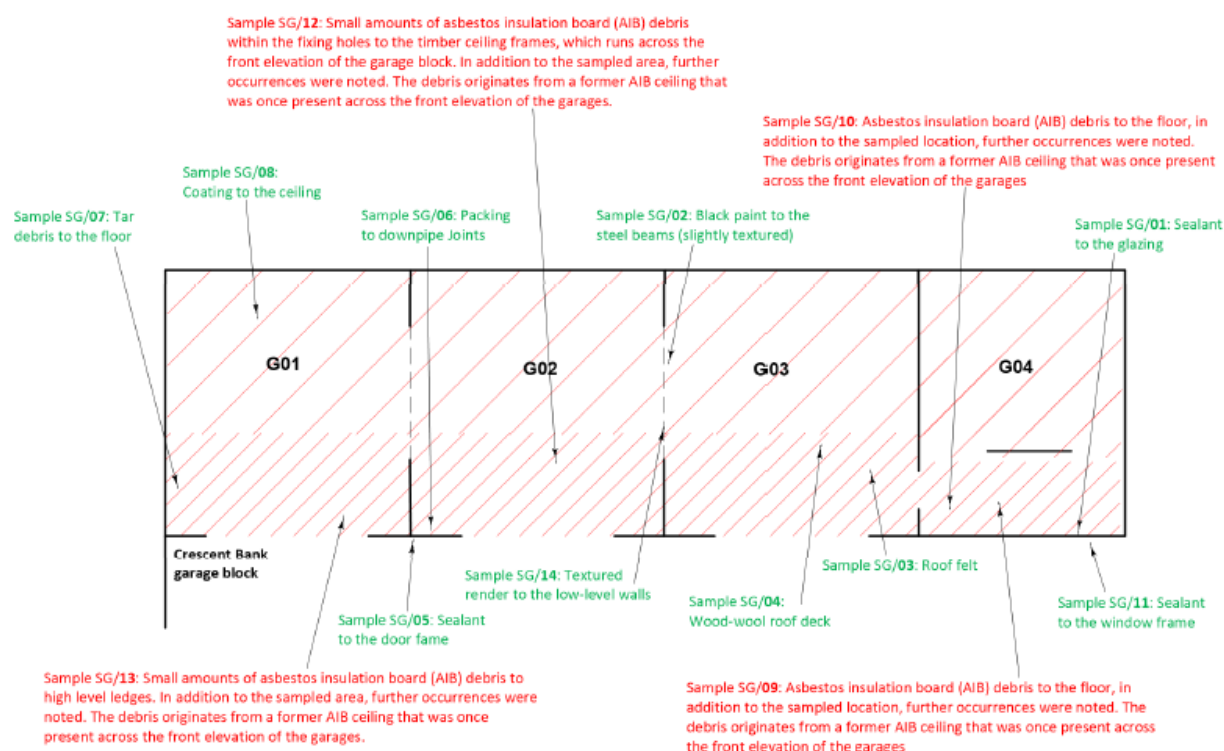
A targeted Refurbishment & Demolition Survey has been commissioned by the client and completed by JPR Asbestos Services Limited. The results of the survey are summarised below.

Client Details:	NHS Property Services Ltd.	
Survey Type:	Demolition Asbestos Survey.	
Survey Address:	Crescent Bank, Crumpsall, Manchester, M8 9JS.	
Scope of Works:	Demolition asbestos survey of the garage block.	
Date of Survey:	15/06/2022.	
Job Reference:	JPR/AR/3303.	
Lead Surveyor:	Mr John Robbie – Mobile: 07989329656. John has 20 year's industry experience and the following asbestos related certification: BOHS P402, P405, P406 & S301.	
Assistant Surveyor:	Mr Jordan Robbie Surveyor – P402 Certified.	
Report Date:	20/06/2022.	
Report By:	John Robbie	Signed: 
Report Reviewed By:	Jordan Robbie	Signed:  pp
Asbestos identified Yes or No: Yes		

Summary of positive samples:

Sample Number KA: Known ACM SA: Suspected ACM	Internal or External	Room/ Area Description	Product / Material
Sample SG/09	Internal	Sampled in G04, seen to several areas	Sample SG/09: Asbestos insulation board (AIB) debris to the floor, in addition to the sampled location, further occurrences were noted. The debris originates from a former AIB ceiling that was once present across the front elevation of the garages
Sample SG/10	Internal	Sampled in G04, seen to several areas	Sample SG/10: Asbestos insulation board (AIB) debris to the floor, in addition to the sampled location, further occurrences were noted. The debris originates from a former AIB ceiling that was once present across the front elevation of the garages
Sample SG/12	Internal	Sampled in G02, seen to several areas	Sample SG/12: Small amounts of asbestos insulation board (AIB) debris within the fixing holes to the timber ceiling frames, which runs across the front elevation of the garage block. In addition to the sampled area, further occurrences were noted. The debris originates from a former AIB ceiling that was once present across the front elevation of the garages.
Sample SG/13	Internal	Sampled in G01, seen to several areas	Sample SG/13: Small amounts of asbestos insulation board (AIB) debris to high level ledges. In addition to the sampled area, further occurrences were noted. The debris originates from a former AIB ceiling that was once present across the front elevation of the garages.

Where asbestos, in board form (typically insulation board or cement) has been identified within the building, there is a strong possibility that associated materials will have been used as packing material to the immediate and surrounding building structure. On some occasions, due to the hidden nature and often sporadic use, such material will not always be found during inspections. Any disturbance of the building's fabric should be undertaken with caution.



 = Where asbestos insulation board (AIB) debris was noted to surfaces

 = Where asbestos insulation board (AIB) debris was noted to ceiling timbers/surfaces

Summary of negative samples:

Sample Number	Internal or External	Room/ Area Description	Product / Material
Sample SG/01	Internal	Area logged as: G04 (Refer to diagram)	Sample SG/01: Sealant to the glazing
Sample SG/02	Internal	Area logged as: G03 (Refer to diagram)	Sample SG/02: Black paint to the steel beams (slightly textured)
Sample SG/03	External	Area logged as: G03 (Refer to diagram)	Sample SG/03: Roof felt
Sample SG/04	Internal	Area logged as: G03 (Refer to diagram)	Sample SG/04: Wood-wool roof deck
Sample SG/05	External	Area logged as: G02 (Refer to diagram)	Sample SG/05: Sealant to door frame
Sample SG/06	Internal	Area logged as: G02 (Refer to diagram)	Sample SG/06: Packing to downpipe Joints
Sample SG/07	Internal	Area logged as: G01 (Refer to diagram)	Sample SG/07: Tar debris to the floor
Sample SG/08	Internal	Area logged as: G01 (Refer to diagram)	Sample SG/08: Coating to the ceiling
Sample SG/11	External	Area logged as: G04 (Refer to diagram)	Sample SG/11: Sealant to the window frame
Sample SG/14	Internal	Area logged as: G02 (Refer to diagram)	Sample SG/14: Textured render to the low-level walls

Any asbestos present on the site will be removed by a licensed asbestos removal contractor (LARC) with all clearance certifications and hazardous waste consignment notes, being forwarded to the client before any demolition works commence. All ACM will be removed in accordance with the Control of Asbestos Regulations 2012. This element of work will be subject to notification to the enforcing authority (14 day notification period), the notification will be submitted by the nominated LARC, this will include the preparation of a site specific risk assessment, a suitable sufficient Plan of Work (method statement) and sketch plan confirming the enclosure layout, asbestos and respirator zones and waste transit route etc.

Principal Contractor to ensure the provision of information, instruction and training to site workers about the presence of ACMs on the site, their associated risks, and the control measures in place. The Site Induction process should ensure communication of any residual asbestos risks on site. Ensure that workers are aware of the necessary precautions, safe work practices, and emergency procedures related to asbestos. All workers must have valid Asbestos Awareness Training, certification evidence should be provided on site.

During the works, should any previously unidentified ACMs be encountered then work will stop immediately, make the area safe, and secure the area, and erect appropriate signage, and notify the Principal Designer immediately.



Important Note – Client Procedure for Asbestos Work: Where asbestos has been removed, this must be recorded using the following form ‘HSW-FORM-12-4 – Asbestos Work Task Completion Form’. A copy of the form has been made available in the Health & Safety File Folder within the Asbestos Section. In addition to the form a copy of the Risk Assessment & Method Statement for all the asbestos works must be uploaded including any air test certification and the relevant hazardous waste consignment notes.

1.4 Order of Works

1. A letter drop will be carried out by the Principal Contractor to all surrounding neighbours prior to the work commencing. This will describe the works, the overall duration and provide contact details for the specialist demolition contractor. Posters will be also erected to adjacent land.
2. Issue appropriate notification to the HSE under the Control of Asbestos 2012 Regulations. *(Note the project will not meet the criteria for notification under The Construction (Design & Management) Regulations 2015),*
3. Set up exclusion zones & erect boundary fencing. Ensure access is maintained and not restricted to/from Humphrey Street. No work will be undertaken from the highway. A ply and timber hoarding will be provided by the specialist demolition contractor to prevent unauthorised access onto the site. The hoarding will be set back at the health centre, to ensure access is maintained to the car park for vehicles coming on and off the site. The hoarding will be erected before any other work commences.
4. All access to the demolition site will be controlled by the Site Manager.
5. The contractor will provide a Heras fence hoarding and compound inside the line of the perimeter hoarding. Welfare facilities will be provided inside the compound.
6. A banksman will be provided by the Principal Contractor for the duration of the work to coordinate the safe ingress and egress of vehicles from the site between the tenants and the contractor. All deliveries to the site to be radioed in prior to coming onto the access road.
7. Establish water supply and hosing facilities to allow surrounding area to be cleaned as necessary following egress of any plant from site.
8. Check status of all services and ensure disconnection notification is in place or that services to be disconnected are marked as being live.
9. Create space for the delivery of the waste and general bins & initial drop zone.
10. Fence off, delineate, and erect Signage to Main Hazard Zones.
11. No initial soft strip will be completed due to the asbestos contamination – any initial soft strip required to facilitate to the asbestos removal will be managed and executed by the LARC.
12. LARC to complete asbestos phase of works and upon completion, an independent UKAS approved analyst will conduct the four stage clearance procedures and issue a Certificate of Re-occupation.
13. Establish internal exclusion zones to enable structural demolition. Drop zone to move progressively with demolition.
14. All wastes to be progressively removed from site via the route indicated on the traffic management plan.
15. Remedial works to make good following demolition as all described in work scope.



2.0 Health & Safety Responsibility

A specialist demolition contractor will be selected and appointed by the Principal Contractor for the project.

The Principal Contractor will be responsible for implementing all Health & Safety matters for the demolition phase.

The Principal Contractor will be responsible for developing this information to produce a detailed construction phase H&S plan. This plan will be submitted to the client and viewed by the principal designer for the project.

The specialist demolition contractor will prepare the necessary method statements for the project for approval by the Principal Contractor.

The construction phase H&S plan and the method statements will be available for submission to the planning authority as appropriate (and if requested) prior to commencement.

The Principal Contractor will remain responsible for the safe implementation of their developed H&S plan for the duration of the work.

The specialist demolition contractor will be required to consult and maintain a continuing close relationship with the Client and their consultant team to ensure the works proceed safely without risks to life and injury of either party's employees or the general public.

No other Contractors will be working within the demolition zone.

All employees are expected to raise matters of safety concern with the Principal Contractor Site Manager who will liaise with demolition team foreman. The Principal Contractor will have full responsibility for implementing this method statement and controlling health and safety on site.



3.0 Site Procedures

3.1 Pre-Start Activities

Site office / mess cabin / welfare will be set up as a Principal Contractors compound area.

Prior to commencing on the site, the following will be provided/carried out unless already received from the Client.

- Letter drops to all local residents.
- Disconnection details
- Confirmation that all other permissions and permits have been obtained
- Mains water supply available.
- Notification to enforcing authority for asbestos works using form ASB5 (14 day notification period).

Verify that the compound fencing, and boundary fencing is in place and secure daily and take regular progress photos.

An inspection will be carried out of the property to identify if any drug / needle activity has taken place and animal faeces. If required a separate toolbox talk will be given to personnel working onsite to be made aware that if any needles are found that they inform the site manager immediately. (None has been identified to date).

If any are found, they will be removed using extended grabber and placed in a concealed sharps container. The sharps will be removed offsite and incinerated by an appropriately licensed contractor.

On site co-ordination will be established with a site meeting at the start of the project.

Plant & Equipment on site will be determined for the demolition phase by the specialist demolition contractor but is likely to include (but not be limited to) the following.

- Excavators & various attachments
- Skidsteer loader
- MEWPS
- Small hand tools & access equipment
- Dust suppression equipment & dumpers
- Crushing & screening equipment and loading shovel
- Waste skips



3.2. Induction

The Principal Contractor will be required to ensure that all site operatives attend a site induction. No operatives will be allowed on site without this

All operatives will be required to sign in and out of the site.

A further induction will also be carried out for the specific on site Method Statement, Risk Assessments & COSHH assessments of their task, location of hazardous materials, stability of the buildings, the use of the 'hot-works' permit system and 'no- go' areas i.e. drop zones, environmentally protected areas etc. and the traffic management system. In addition, regular toolbox talks will be given to the operatives throughout the contract.

Site working hours will be, unless otherwise authorised:

- **Monday to Friday:** 07:30 – 18:30hrs
(Tower lights and task lighting to be used if required, compound and works area only to be illuminated).
- **Saturdays:** 8:00am: 1:30pm.
- No Sunday or Bank Holiday working.

3.3 Site Boundary & Working Areas

The boundary of the building will be clearly identified, fenced, and maintained. Dilapidation photographs are to be taken of the adjacent structures, boundary walls etc. These should be taken at regular intervals during the demolition and slab lifting stages. On commencement of the works signs will be erected warning of the nature of the works to be undertaken. These will be displayed on the boundary and local exclusion zones. Security signs will also be erected.





3.4 Welfare

All operatives are to use the welfare facilities provided, these will be explained in the site induction and are to be maintained and respected by the operatives at all times. Full details of arrangements will be detailed in the PC Construction Phase Plan.

The following shall be provided by the Principal Contractor:

- Toilets & Washing facilities
- Canteen & Mess facilities
- First aid facilities in the site office

3.5 Delivery, Storage / Plant, Materials

(Access, traffic routes, storage and working areas defined)

Each work area is to be made secure, there is a boundary fence in place with additional fencing required to close off the compound internally.

The route into site will be via the existing access off Humphrey Street and then onto the site via the gated entrance.

The Site Manager will be aware of incoming vehicles in the first instance, but we have set a contingency in case vehicles arrive unexpectedly. The important consideration is that a large vehicle is able to pull off Humphrey Street into the site.

Access through the site gate will only be via contacting the Site Manager. In this way the main road and footpath are kept clear and any unauthorised entry into the site is prevented.

When vehicles are leaving the site, then again, the gate will need to be unlocked. The exception to locking the gate will be when it is fully manned, which may be the case for turning a delivery vehicle around that has entered the site.

Site workers will access / egress the compound through a pedestrian gate.

Where required an experienced banks man wearing high visibility clothing will be posted at the site entrance to protect pedestrians whilst marshalling wagons on/off site.

Operatives will be made aware of designated traffic routes on the site.

In order to prevent congestion on and to the local roads, traffic conditions will be monitored, and deliveries or wagons controlled accordingly.



3.6 H & S of General Public

In addition to all the precautions and methods described earlier, other considerations in order to ensure the Health & Safety of the General Public, and onsite workforce will be the responsibility of the Site Manager. The site must be secured to prevent inadvertent access during the working day or at night. The perimeter must be regularly checked.

3.7 PPE (Personal Protective Equipment)

1. All personnel will wear hard hats, high visibility vests and safety footwear when on site.
2. Any additional PPE must be worn when/where identified in the associated Risk Assessment Control Measures.
3. Respiratory Protective Equipment (RPE) must be worn when / where identified in the associated Risk Assessment Control Measures. Face fit certificates not more than 2 years since test date will be in place for any close fitting RPE including disposable RPE.

3.8 Site Safety Inspection

Site safety is of prime importance and to this end the appointed specialist demolition contractor will be required to ensure the site is continuously monitored for safe working practices by the Site Manager, Project Manager and the PC health and safety team.

A formal safety inspection will be carried out at weekly intervals and resulting comments on the report implemented.

3.9 General

Demolition processes give rise to conditions that, unless carefully controlled, can have an adverse and direct effect on the general public and the surrounding environment.

The following considerations will be made to reduce the impact of demolition works but retain effective and efficient methods.

3.10 Dust

In order to prevent any dust being generated at source, dust emissions will be controlled at the working face, drop zone, crusher and loading away area by fine water spray. The quantity of water emitted by the sprays will be regulated and controlled to prevent any flooding at ground level.



In addition, dust generated during any other activities will be strictly monitored, managed, and controlled to avoid air borne transportation of potential contaminants.

3.11 Services

1. The termination / diversion of existing mains/services must be confirmed prior to commencing any works in the vicinity of said mains/services. The locations of all other remaining services if required are to be determined by using a combination of existing drawings and CAT scan cable detector used in conjunction with a Genny Unit.
2. LV services entering the site are to be surveyed and arrangement made to terminate and cap the redundant spurs. The locations of the terminations are to be surveyed and are to coincide with points just outside the new boundary as far as is practicable.
3. No Gas Pipework is to be removed prior to receipt of the Gas Purge Certificate.
4. The drainage system will be assessed to establish where services are live and where drain runs can be capped off.
5. Removing all fuses will isolate the switchboards. Physical checks will be made to wall and lighting sockets in several locations around the building. If the meter remains in a building, it is almost certain that the incoming electric is live. Where there is doubt assume everything is live until information in the form of a disconnection certificate proves to the contrary. Having been provided with disconnection certification if doubt still remains get the cable checked by the Utility provider.
6. Works will be carried out to conform to the requirements of Health & Safety Executive Guidance Note HS(G)47 'Avoiding Danger from Underground Services'.
7. Works will be carried out to conform to the requirements of Health & Safety Executive Guidance Note GS6 'Avoidance of Danger from Overhead Cables', and the National Joint Utilities document 'Recommendations on the Avoidance of Danger from Underground Electricity Cables'

3.12 Use of Power Tools & Handheld Tools

Where power tools are to be used, they will in the main, be powered by extra low voltage power packs, i.e. battery powered tools.



In all other cases 110v ac power tools will be used in conjunction with suitably rated, centre tapped portable tool transformers. Where extension leads are required, they will only be attached to the secondary side of the aforementioned transformers and will be in serviceable condition.

There will be a requirement to use handheld breakers during the demolition process in isolated areas of work. The operatives will be rotated to reduce exposure to Hand Arm Vibration. These operations will be closely monitored with trigger time recorded; operatives will receive health surveillance if conditions dictate.



4.0 Detailed Demolition Method Statements

The demolition works will be procured with a specialist demolition contractor. The specialist demolition contractor will be required to prepare and produce a detailed demolition plan and method statements identifying the exact sequence of works. The demolition plan from the specialist contractor shall be submitted for approval prior to commencement of the project

4.1 Traffic Management - Site Rules

The following site rules are applicable to all delivery/wagon drivers (refer also to Construction Phase Plan):

1. Drivers must follow the established site routes and adhere to the speed restrictions on site. A 5mph speed limit will be in place with signage posted.
2. All drivers must report to the Site Manager's office where necessary prior to unloading.
3. The driver must follow the safe operating limitations of the particular vehicle.
4. Vehicles must only be parked in a safe area, with the engine switched off and the brakes applied.
5. During loading, the driver must not remain on the vehicle unless his position is adequately protected.
6. Ensure all loads are safe prior to transportation.

4.2 Reversing Operations Applicable to All Plant & Vehicles on Site.

1. Reversing must be eliminated wherever possible.
2. If reversing is required it must only be undertaken within the designated reversing areas. The need for a banksman should be eliminated through clear instructions where possible.
3. If reversing requires a Banksman it must only be undertaken with an authorised Banksman present (who will have received training on site and be a designated trained banksman) and within the designated reversing areas.
4. Reversing must not be undertaken without the driver checking for the location of persons, plant or materials before any reversing commences.
5. Operators/drivers must remain in their vehicles at all times unless instructed otherwise. If Operatives/drivers must leave their vehicles they should wear appropriate PPE as a minimum safety footwear, Hi Vis vest and safety helmet.
6. The driver must stop if they lose sight of the Banksman during the reversing operation.
7. NEVER WALK OR STAND BEHIND ANY PLANT / VEHICLE AT ANY TIME!

5.0 Site Rules

The Principal Contractor shall develop and implement site rules, the arrangements for which will be detailed in the Construction Phase Plan.



The PC must ensure that the following rules are included within their site rule strategy.

1. Smoking is **not permitted anywhere on site!**
2. No operatives are to work under the influence of alcohol or drugs. No alcohol or drugs allowed on site,
3. Playing of radios or similar equipment is not permitted on site.
4. Operatives must be courteous to the general public and site staff at all times.
5. Emergency exits and equipment, access/egress routes and unloading points are not to be obstructed.
6. Hot works permits must be obtained for all hot cutting operations.
7. All substances are to be used and stored in accordance with written instruction and are to be returned to storage after use.
8. All liquid spillages are to be cleaned up immediately.
9. All waste is to be disposed of in the correct container.
10. All hazard notices / warning signs displayed on the premises are to be obeyed.
11. All hazard notices displayed in the workplace are to be read and you are to ensure that you understand the instructions.
12. All safety equipment and facilities provided are to be used and are not to be misused or wilfully damaged.
13. Protective clothing and safety equipment is to be stored in accordance with the instructions.
14. The work area is to be kept clean and tidy at all times.
15. All emergency procedures relevant to the workplace are to be obeyed.
16. Any use or damage to firefighting equipment is to be reported immediately.
17. Prompt medical assistance must be sought for any injury received at work and the injury must be reported as soon as possible.
18. Contractor's personnel will not be permitted outside the defined works area.
19. No unauthorised person shall be allowed on site.



6.0 Control of Substances Hazardous to Health

Assessment of the risk to health of all hazardous substances to be used on this site will be carried out in compliance with The Control of Substances Hazardous to Health 2002.

These assessments will be based upon the appropriate manufacturers Safety Data Sheet for each substance but will be assessed in the circumstances in which each substance is used.

The amount and usage of hazardous materials on the contract is expected to be minimal. The known hazardous material at present is DIESEL AND OIL for which a COSHH sheet is shall be provided in the Health & Safety Plan.