TRINITY
RENOVATIONS

SITE SPECIFIC
RISK ASSESSMENT & METHOD STATEMENT

FOR

Neptune Mill, 64 Chapeltown St, Manchester M1 2WQ

Pointing, Restoration and Cleaning of damaged façade.

Workspace

Andy Dean Site Manager
07818 030747

Trinity Renovations
Camsley Grange Farm
Camsley Lane
Lymm
WA13 9BY

Site Specific Method Statement

Location:	Neptune Mill, 64 Chapeltown St, Manchester M1 2WQ
Project Title:	External Repair, restoration and cleaning of damaged façade.
Issue Number:	01
Compiled by:	Kieran Croughan
Company Position:	Contracts Manager
Date compiled:	31 st January 2024
Date Issued:	**31 st January 2024**

Project Details

Description of work to be undertaken:

The scope of works to be carried out by Trinity Renovations comprises of the external Repair Pointing, restoration and cleaning of damaged façade specified by the client/main contractor.

Please read this document carefully and implement the requirements of this method statement.

Project Technical Details

Name of Principle Contractor(s)	**Workspace**
Address Details:	**HQ – Northspring** **Suite 1C** **70 Spring Gardens** **Manchester** **M2 2BQ**
Contact:	**Tom Roach**
Telephone No:	**07818 030747**
Name of Sub Contractor:	**Trinity Renovations**
Address Details:	**Camsley Grange Farm** **Camsley Lane** **Lymm** **WA13 9BY**
Supervisor Responsible on Site:	**Jacob**
Mobile:	**07577 740**

TRINITY RENOVATIONS

METHOD STATEMENT

Route to Hospital

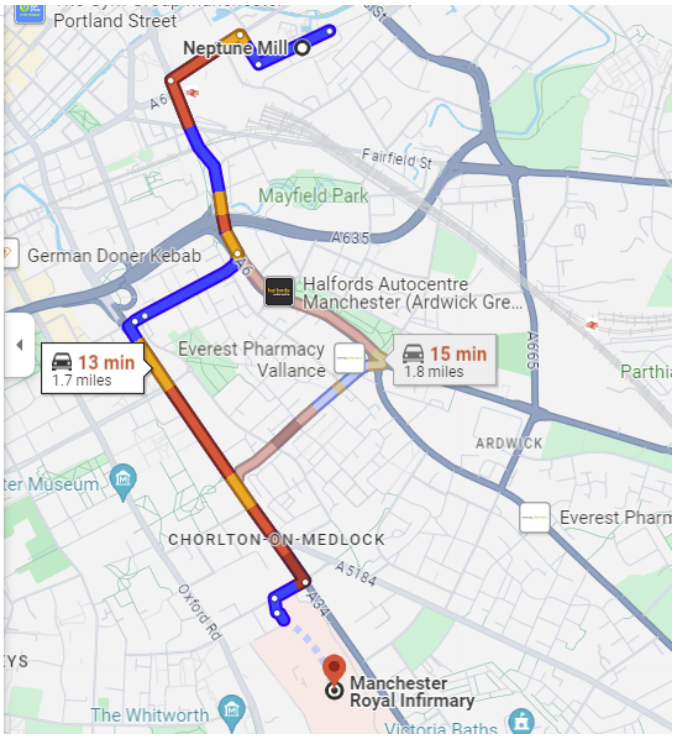
Site Address

Neptune Mill, 64 Chapeltown St, Manchester M1 2WQ

Neptune Mill
64 Chapeltown St, Manchester M1 2WQ

- Take Chapeltown St to Store St
  1 min (0.2 mi)
- Take A6 to Grosvenor St
  3 min (0.5 mi)
- Follow Grosvenor St to Upper Brook St/A34
  1 min (0.2 mi)
- Turn left onto Upper Brook St/A34
  2 min (0.6 mi)
- Continue on Grafton St to your destination
  1 min (0.1 mi)

Manchester Royal Infirmary
Oxford Rd, Manchester M13 9WL



Risk Assessment

Risk Assessment Ref.	TRINITY/RAMS/ /EXTERNAL

1. Contract Location:
Neptune Mill, 64 Chapeltown St, Manchester M1 2WQ
Manchester
M2 1HN

2. Issue date: 31 st January 2024

General Activities / Scope of Work: Repair, restoration and cleaning as specified by the client/main contractor.

What are the hazards:	Who might be harmed and how?	Precautions already in place	Risk Rating			What further action is necessary?	Residual Risk Rating		
			Probability	Severity	Risk		Probability	Severity	Risk
Falling from height	Serious or even fatal injury could occur if an operator falls from height. Others working below also at risk. .	Sufficient scaffolding to be available, all in good condition. Only authorised personnel will erect, modify or dismantle scaffolding including platform trellis, with guardrail, used for stairwells. Persons erecting scaffolding must be adequately trained. Debris guards, debris netting and All scaffolding will be inspected on handover to or from other contractors. After alteration or adverse weather conditions, management must inspect scaffolds. All Structures where a person or materials can fall must be protected with suitable and sufficient edge protection and must be inspected every seven (7) days and the results entered into the scaffold register.	5	5	25	Scaffolds shall be checked regularly to ensure their correct use and that unauthorised adaptations have not been made.	1	5	5

What are the hazards:	Who might be harmed and how?	Precautions already in place	Risk Rating			What further action is necessary?	Residual Risk Rating		
			Probability	Severity	Risk		Probability	Severity	Risk
Manual handling	Operators risk injury, particularly to the back, from lifting and handling heavy or awkward objects, e.g., mortar bags, and from repetitive strain problems from rendering.	Dry lime mix supplied in bags weighing less than 25 kg. Operatives know and follow safe system of work.	5	4	20	Remind operatives of safe system of work at site induction.	1	4	4
Workplace transport	Operatives risk serious or even fatal injuries from moving vehicles on site – particularly when reversing.	Safe route to workplace and to welfare facilities, agreed with site manager based on site health and safety plan. Staff know that they must never move vehicles on a site unless authorised by site manager. Staff wear high-visibility tabards while on site.	5	5	25	Include in site induction before beginning work on day one.	1	5	5
Hazardous substances Wet mortar mix lifted Dust	Operatives and nearby tradesmen at risk from mortar which may irritate eyes or sensitive skin, or cause short-term irritation of respiratory system.	Operatives know the risks of wet mortar mix and know to avoid skin contact, excessive dust build-up and contact with eyes. Work area suitable to prevent excessive mortar build-up. Water supply nearby to wash off skin. Operatives keep work area clean. Gloves and barrier creams to be available. Dust extraction to be used when raking out and wetting down used as a means of dust control.	3	3	9	At site induction, remind operatives of risks of dry mortar, and to wear gloves, eye protection and dust masks when raking out emptying sacks and preparing the mix.	1	3	3

What are the hazards:	Who might be harmed and how?	Precautions already in place	Risk Rating			What further action is necessary?	Residual Risk Rating		
			Probability	Severity	Risk		Probability	Severity	Risk
Electricity	Operatives and others risk potentially fatal injuries if they receive a shock from faulty electrical equipment and/or installation.	Site manager will arrange for permanent electric supply to be turned off while working close to electrical equipment/supply. Site manager to supply 110 v temporary supplies. Staff know to check all cables, leads etc of all powered tools/ equipment before use, and to report all faults to their supervisor. All power tools on site will be PAT tested, the operator will thoroughly check his/her machine before each use. Staff using power tools are competent and experienced in using and overseeing the use of grinders, drills etc. Correct PPE relevant to the tools being used will be worn at all times.	4	5	20	During site induction on day one, manager to reinforce rules on electrical safety.	1	5	5
Slips and trips	All operatives, and tradesmen nearby, may suffer sprains, bruising or fractures if they trip over objects, such as work debris, or slip on spillages.	All operatives wear safety boots – 'no boots, no job' policy. Good housekeeping, e.g. debris such as cement bags put in rubbish bags, brush available to use to keep work area clear. All trailing cables in work area hung up or otherwise kept out of harm's way. Safe route to job agreed with site manager based on site health and safety plan.	5	3	15	Manager to check on-site housekeeping during visits. Include in site induction before beginning work on day one.	1	3	3
Welfare	Good welfare facilities reduce risk of dermatitis, help good hygiene etc.	Portable site welfare facilities are provided including toilet and hand washing facilities. A dust free environment for changing is provided.	3	4	12	Tell staff about facilities at site induction on day one.	1	4	4

PROBABILITY = Likely (5) - Probable (4) - Possible (3) - Remote (2) - Improbable (1)
SEVERITY = Catastrophic (5) - Major (4) - Reportable (3) - Serious (2) - Minor (1) RISK = PROBABILITY x SEVERITY
* Residual risk is the level of risk that remains after suitable and sufficient control measures are introduced.

Persons	Probability		Severity	5	4	3	2	1		

at Risk												
						L	Pr	Po	R	Im		**1-6 Acceptable**
P – Public	Likely (L)	5		5	C	**25**	**20**	**15**	**10**	**5**		
E – Employee	Probable (Pr)	4		4	Ma	**20**	**16**	**12**	**8**	**4**		
C – Contractor	Possible (Po)	3		3	R	**15**	**12**	**9**	**6**	**3**		**8-25 Not Acceptable**
V – Visitor	Remote (R)	2		2	S	**10**	**8**	**6**	**4**	**2**		
	Improbable (I)	1		1	Mi	**5**	**4**	**3**	**2**	**1**		

Risk Assessment and Method Statement

Control Measures to Reduce Risks

6.0 Tools/Equipment/ Resources Required:
Trade hand tools
Labour
Labourers, Plant Ops.

Labour resources may fluctuate during the project. Confirmation of resources will be determined by work load and programme.

7.0 PPE Requirements:

- ❑ Head Protection as per site rules (Mandatory)
- ❑ Protective Clothing - trousers and minimum of tee-shirts to be worn (Shorts must not be worn)
- ❑ Hand/Arm Protection – Gloves (Mandatory)
- ❑ Eye protection as per site rules (Mandatory) – Med/high impact goggles cutting block, drilling etc.
- ❑ Ear protection where levels exceed 85dba above 90dba (Mandatory)
- ❑ Safety Boots with steel mid sole at all times (Mandatory)
- ❑ Hi Visibility Clothing as per site rules (Mandatory) – Must not be cut down

8.0 Access to the Place of Work

Prior to commencement of work the site manager, supervisors and operatives and all other visitors will attend the site induction carried out by Morris Spottiswood

1. All employees, contractors and visitors to the site will use the designated parking areas.
2. All employees, contractors and visitors will attend the site induction carried out by Principal Contractor.
3. All employees, contractors and visitors will register their presence within the daily site register.
4. All employees, contractors and visitors will use the designated pedestrian and vehicle route when accessing and egressing the working areas.
5. All persons will comply with site rules in the wearing of personal protective equipment.

9.0 Access Equipment To Be Used

1. All site rules and conditions must be strictly adhered to and any person failing to do so will be subject to Trinity Renovations disciplinary action and may be removed from site**.**
2. The company Site Manager / Foreman will ensure that all working areas and means of access / egress are clear and free from obstruction; on discovery of any obstruction caused by other trades he will ensure the area is made safe immediately.

10.0 Details of Work Sequence

1. Preliminary Assessment and Mortar Analysis:
2. Mortal Sample 1.5 Nosterfeld – 1.5 Leighton Buzzard – NHL 3.5 Lime pre bagged.
3. Removal of Old Mortar:
    a. Suitability for Mechanical Raking: Carefully evaluate the masonry's condition and the old mortar's hardness to ascertain if mechanical raking is suitable. Mechanical methods may not be appropriate for soft bricks or delicate stones.
    b. Tool Selection: Opt for a mechanical raking tool that is suited to the joint width and the mortar's hardness. Preferably, use low-powered tools with adjustable depth settings to minimise the risk of damaging the masonry.
    c. Test Patch: Conduct a test on a small, less conspicuous area to evaluate the mechanical raking's impact on the masonry, ensuring it does not cause undue harm.
4. Mechanical Raking Out:
    a. Depth Adjustment: Configure the tool to remove mortar to at least twice the joint width, but only as deep as necessary to reach sound mortar, typically around 20-25mm o1 1.5 X mortar bed height.
    b. Careful Operation: Employ the tool gently and steadily to avoid abrupt impacts that could dislodge or crack the masonry units.
    c. Hand Finishing: After mechanical raking, refine the joints with hand tools to eliminate any residual loose mortar and prepare the joints for repointing.
    d. Dust Management: Implement dust extraction or suppression techniques to reduce airborne dust, which poses health and environmental risks.
5. Pre-Wetting and Mortar Application:
    a. Proceed with the steps of dampening the masonry before applying the lime mortar as previously outlined, ensuring the mortar is thoroughly packed into the joints and properly finished.
6. Curing:
    a. Adhere to the specified curing process, maintaining the new mortar damp to facilitate slow carbonation and strength development.
7. Final Assessment, Documentation, and Maintenance:
    a. Conclude with a thorough inspection of the work, comprehensive documentation of the procedures and

materials utilised, and the establishment of a maintenance regimen.

8. Additional Points for Mechanical Raking Out:
    a. Operator Training: Ensure that individuals operating the mechanical raking tools are properly trained and aware of the delicacy required when working on historic structures.
    b. Regulatory Compliance: Follow any local regulations or heritage guidelines concerning the use of mechanical tools on historic edifices, consulting with conservation officers or heritage organisations as necessary.
    c. Conservation Principles: Bear in mind that SPAB's philosophy advocates for minimal intervention. Mechanical raking should be employed only when it is demonstrably beneficial and unlikely to compromise the building's historical fabric.

Risk Assessment and Method Statement

Removing loose Material

1. All of the stonework, including stringcourses, cornices, dentals, window surrounds including corbels, headers and pediments, balcony balustrades, entrance architraves and columns will be thoroughly checked for structural integrity. Any failed, broken or loose masonry will be removed and the remaining sections will be cut back to a sound and square basis.
2. Operatives will undertake the removal of loose material works using a 4 inch angle grinder, a 9 inch angle grinder, electric drill, chisels and hand tools. All electrical tools will be 110v powered from power supplied by the Main contractor. All leads will be secured within the working zone.
3. Dust suppression system (water) and Dust extractors required Operatives to be face fit tested with masks when raking out. Hand tools required only

Securing/Repairing Existing Stonework.

1. Masonry that is loose or cracked, but remains in place, will be secured using a combination of stainless steel restraining fixings, or in more serious cases badly damaged sections will be completely cut out and replaced with a like for like repair.
2. Hollow sections will be pointed and grouted using a suitable mortar to achieve a sound connection to the substrate. Missing areas of masonry will be replaced on a like for like basis, matching the existing original as closely as possible.
3. Areas that require consolidation will be thoroughly prepared, the base will need to be cut back to a sound surface and dried out as well as possible. A new stone indent will then be prepared to match the existing and will be attached and well-fixed to the remains of the existing substrate with stainless steel dowels.
4. A great deal of the failures within the stonework have been caused by expanding/rusting mild steel fixings. In cases where the iron cramp is exposed and can be removed, it will be replaced by a stainless steel pins. In cases where the existing steel cramp can not be removed, it will be treated with a suitable rust treatment in situ

11.0 Plant and Equipment to be Used Mechanical and Electrical

1. Operatives will undertake the removal of loose material works using a 4 inch angle grinder, a 9 inch angle grinder and electric drills.
2. All electrical tools will be 110v powered from power supplied by Sessions House.
3. All leads will be secured within the working zone.
4. All power tools on site will be PAT tested once every 3 months and visually checked daily for faults.
5. Staff using power tools are competent and experienced in using and overseeing grinders/drills etc.
6. Correct PPE relevant to the tools being used will be worn at all times.

12.0 Materials Handling and Storage

1. All materials will be below the recommended guidance for manual handling lifting weight of 25kg.
2. Where the movement requires short distances operatives will use barrows or where this risk is minimal passage of materials between numbers of operatives.
3. Liaison between the Principal Contractor must be maintained to ensure storage is adequate and secure.
4. Only the minimum quantity required will be held on site.

13.0 Power Sources and Isolations required include details of any Permit to Works (Hot work, Electric Isolations etc.

1. Site manager will arrange for permanent electric supply to be turned off while working close to electrical equipment/supply.
2. Site manager to supply 110 v temporary supplies from Sessions House.

14.0 Training Requirements

- ❑ CSCS training and accreditation

Risk Assessment and Method Statement

15.0 Hazardous Substances

1. All /mortars have a corrosive nature and this must be protected against by wearing suitable hand protection (Barrier Cream) and suitable gloves.
2. Any skin contact should be washed off with warm soapy water.
3. Any splashes that enter the eyes must be treated by flushing with bottled sterile water and first aid treatment sort immediately. Do not irritate by rubbing.
4. Reference should be made to the COSHH Assessment manual based on site with the Trinity Renovation ssite manager for full details of safety requirements.
5. Fuel: Diesel will be stored on site to supply the Doff and TORC System.

16.0 Supervision and Coordination of Activities

1. The Site Supervisor / Foreman will manage the site activities on a daily basis and their responsibility is to control the working area and interface the company activities with all contractors.
2. Site Emergency procedures must be strictly adhered with and all site rules will apply.
3. The Site Supervisor / Foreman will have overall responsibility for the safe coordination of the company scope of works.
4. Where required, he will attend weekly safety coordination meetings held by the Principal Contractor and will liaise with the all other contractors to ensure all work can be carried out in a safe manner.
5. He will highlight any unsafe conditions or actions and will take the appropriate actions to make the conditions safe.

17.0 Environmental Considerations

Site environmental considerations issued by Trinity Renovations must be adhered to at all times as this is a sensitive area the site rules and conditions must be maintained at all times.

1. Under no circumstances must any waste materials, fuels or any other contaminate be allowed to enter the drainage system. Clean out of mortar tubs will only be permitted in accordance with Trinity Renovations procedures for controlling spillage and disposal waste.
2. Tubs will be cleaned out at the end of each shift by the competent operator and disposed of into rubble bags. All waste will be segregated prior disposal.
3. Trinity Renovations will supply spill kits for use by our operatives.
4. All insulation and package materials must be kept from entering drainage systems.
5. These include for general waste, timber, waste plastics and cardboard etc. and special waste.
6. Noise will be kept to a minimum whilst on site.
7. Foul and abuse language will not be tolerated and operatives found using such language or gestures will be removed from site immediately.
8. **Transistor radios will not be permitted on site.**
9. **Mobile phones must not be used within specific site areas including on traffic routes, when on scaffolds or when operating plant or equipment.**

18.0 Protection of the Public

Site traffic must be kept to a minimum and local traffic around the perimeter of the site must be treated with care. Road safety is paramount.

19.0 Waste Disposal Arrangements

1. Any debris will be collected (at weekly intervals as a minimum) and will not be allowed to accumulate.
2. Waste will be disposed into site skips

20.0 Review of Method Statement

The site manager responsible for the works will ensure that the work area has been inspected and is free from risk of

Risk Assessment and Method Statement

injury or that suitable and sufficient measures have been taken to comply with current health and safety legislation prior to any work being undertaken.

All operatives will attend induction training and receive the method statement explanation and issued with task specific instruction.

Method statements and all the above-mentioned assessments will be closely monitored for compliance and where a safer alternative to the system of work can be improved, the method statement will be updated accordingly and the agreed system adopted.

The site manager will ensure all operatives involved within the package works understand the method statement and risk assessment.

Method Statements and risk assessments to be updated to reflect any changes in working practices or methods. No works will proceed until Trinity Renovations approval has been confirmed. Written confirmation of approval will be required.

Any amendments required to be incorporated & subsequently approved prior to work commencing. Approval will be required in writing.

The company will encourage any new initiatives to a safer system of work by consultation with the work force, Supervisors and Managers for continuous improvement.

21.0 Communication of Risk Assessment and Method Statement

1. All operatives will be instructed of the risk assessment and method statement for their scope of works as part of the Tool box Talk procedures prior to commencing work.
2. They must ensure they fully understand the work involved, the hazards and the level of risk they may be exposed
3. Following instruction they each must sign the register attached
4. Each operative must work to the method statement, any deviation must be authorised by the site manager and in agreement from the Principal Contractor.
5. Any operative not working to the specific method statement will be subject to disciplinary action.

22.0 Emergency Contacts	**Name**	**Contact Number**
TRINITY Director	Kieran Croughan	07725050586

23.0 Revision of Method Statement Details
Section 1.0
Section 2.0
Section 3.0

Trinity Renovations			
Health and Safety Site Specific Method Statement	Kieran Croughan	**Ref No:**	Neptune Mill

Risk Assessment & Method Statement Register		
Date	**Names**	**Signature(s):**