

Method Statement

Company Name TRNKEY Developments LTD
128 City Road, London EC1V 2NX
Location Anchors Away, Greenbrow Road,
Manchester M23 2XQ

Project Title Anchors Away Site
Contract No. 003/MAN/AA

Brief background and description of works

Anchors away has been previously used as a soft play centre for the local community. The building is going to be converted into three individual retail units. Works that will follow are: Structural pillars will be removed, a new roof will be erected and an extension at the rear of the site.
The site is in close proximity of care home and primary school.

This method statement has been developed and must be read in conjunction with the following risk assessments.

Risk assessment reference number	Title
Excavations	Please see attached CDM document.
Brick Dust	Please see attached CDM document.
Working at heights	Please see attached CDM document.

Work commences on	30 th May 2023
Areas to be worked in	Whole building within Anchors Away
Duration of work (actual or estimated)	Sixteen weeks
Number of workers (actual or estimated)	Fifteen
Hours of working	8am till 5pm, Monday to Friday (No weekends or bank holidays).

Personnel (include details of all personnel involved in the task and any specific training, skills or qualifications required)		
Name	Position	Competence Level
Anthony Ball	Site Foreman	Very Competent
Declan Morrey	Supervisor	Very Competent
Danny Higgins	Assistant Supervisor	Very Competent

Emergency arrangement details

			
Fire/evacuation	First aid	Pollution/spill	Other
Fire assembly point will be allotted on site, fire extinguishers on entry	One qualified first aider will be on site and a first aid box will	This is not applicable	

into site and entry into main building.	be held in welfare cabin.		
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PPE requirements

						Other
(EN 397) YES	(BS EN 345-1)YES	YES	(BS EN 388) YES task specific	(EN 166) YES task specific	(EN 352-1) YES task specific	

Construction Dust

Will the work create dust or fumes?	Yes
Identify specific control measures to avoid or minimise dust or fume	Water suppression, eye protection and respiratory masks.
Identify respiratory protective equipment (RPE) that will be required if dust or fumes cannot be avoided	Face masks and boiler suits to prevent spread of dust and inhalation.

Hazardous Materials

Are hazardous materials to be used?		No		Are COSHH/DSEAR safety data sheets available?		Not applicable	
Attach or identify specific controls required from COSHH/DSEAR risk assessment							
Permit required (tick below)							
Permit to work (general) YES	Permit to enter (confined spaces)		Hot-work permit		Out-of-hours work permit		Permit to dig YES
Details of person issuing permit(s)			Danyal Khan				
Description of safe method of work							
Two main areas of focus will be on removal of roof and excavation of footings for extension. Removal of roof (working at height) Permit to work will be issued and only competent staff that are trained at working at heights. Scaffolding platforms will be provided and set up by trained staff. They will be checked with toolbox talks before performing activity. Excavation of footings A trained Digger driver will be performing this act and the are will be guarded with rails, appropriate 3 stage PPE will be worn.							
Tools, plant and equipment to be used							
Type				Details of inspections/test certificates			
Digger 1.5 Ton				Visual Inspections and certificates from Hire company			
Digger 13 Ton				Visual Inspections and certificates from Hire company			

Wacker Plate Medium	Visual Inspections and certificates from Hire company
SDS Hammer Drill	Visual Inspections and certificates from Hire company

Briefing Register

A copy of this briefing register must be attached to the method statement, together with other relevant information.

Supervisor in charge of the work

I confirm that I have read and understand the requirements of this method statement and associated risk assessments, and have communicated them to operatives under my control and to others who may be affected by its requirements.

Name	Danyal Khan	Position	Principal Contractor	Signature		Date	18/5/2023
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Site Plan for setup of welfare

