



Method Statement – Ceiling Repairs and Skim Finish

1. Scope of Works

The works comprise:

- Removal of **redundant brackets, fixings and associated debris**
- **Hammer testing** of existing ceiling plaster to identify defective areas
- Localised **break-out and repair of loose/hollow plaster**
- Preparation and **skim coating to achieve a uniform finish**

No structural alterations are included.

2. Description of Existing

- Existing plastered ceiling (likely lath & plaster or plasterboard depending on area)
- Localised defects anticipated:
 - Hollow/drummy plaster
 - Cracking and minor delamination
 - Redundant fixings/brackets from previous installations

3. Sequence of Works

3.1 Preliminaries

- Isolate/confirm location of:
 - Electrical services (lighting, cabling)
 - Mechanical services (if present)
- Protect:
 - Floors, fixtures, and fittings
 - Adjacent walls and joinery
- Provide safe access:
 - Mobile tower scaffold or podium steps (no overreaching)

3.2 Removal of Redundant Brackets

- Carefully remove all redundant:
 - Brackets
 - Fixings

- Screws/rawl plugs
- Make good holes:
 - Rake out loose material
 - Fill with suitable backing plaster or bonding coat

3.3 Hammer Testing

- Undertake systematic **tap testing** across entire ceiling:
 - Identify hollow/drummy areas
 - Mark defective zones for removal
- Testing to be:
 - Light and controlled to avoid unnecessary damage

3.4 Break-Out of Defective Plaster

- Carefully remove defective plaster back to:
 - Sound, well-bonded substrate
- Avoid damage to:
 - Laths (if present)
 - Ceiling structure
- Clean edges to provide firm key

3.5 Localised Repairs

- Apply bonding coat plaster to:
 - Reinstate levels in areas of break-out
- Reinforce where required using:
 - Scrim tape over cracks/joints
- Allow adequate curing time prior to finishing

3.6 Surface Preparation

- Lightly sand high spots
- Remove dust and debris
- Apply **PVA bonding agent** (or equivalent) to:
 - Control suction
 - Ensure adhesion of skim coat

3.7 Skim Coat Application

- Apply **2-coat plaster skim finish**:
 - First coat: level and close surface
 - Second coat: achieve smooth, uniform finish
- Finish to:
 - Even, trowelled surface suitable for decoration

3.8 Drying

- Allow natural drying:
 - No forced drying unless agreed
- Ensure adequate ventilation

4. Quality Control

- Finished surface to be:
 - Smooth and free from trowel marks
 - Free from cracking, hollows or delamination
- Tolerances:
 - In accordance with BS EN 13914 / good plastering practice
- All works to be inspected prior to decoration

5. Protection

- Maintain protection to:

- Floors and adjacent finishes
- Prevent contamination from:
 - Dust and wet plaster

6. Health & Safety

- Works in accordance with:
 - COSHH (plaster materials, PVA)
 - Working at Height Regulations
- PPE:
 - Hard hat (if required)
 - Gloves
 - Eye protection
 - Dust masks during removal/sanding
- Ensure:
 - Safe access equipment
 - Good housekeeping to avoid slip hazards

7. Environmental Considerations

- Segregate and dispose of waste plaster appropriately
- Minimise dust generation
- Use low-VOC materials where possible

8. Limitations

- This method excludes:
 - Structural ceiling repairs
 - Replacement of lath systems or plasterboard unless identified post strip-out
 - Asbestos-containing materials (separate survey required if suspected)

