FREELEY

THE GOLD STANDARD IN DEMOLITION

Risk Assessments & Method Statements

Demolition of Marillac House
24 Laindon Road, Longsight, Manchester

Rev. 0 (30/09/2026)







NFDC ISO 9001 ISOQAR ISO 14001 ISOQAR ISO 45001 ISOQAR SafeContractor APPROVED Achilles UVDB VERIFIED Constructionline Gold Member SSIP

Cert No. 19307

I confirm that I have read the method statements, risk assessments and COSHH assessments and that I understand them and will comply with them.

Name (please print)	Signature	Date

Contract Works Risk Assessment

Hazard/Risk	Who is potentially at risk?	Risk prior to control measures	Control Measures	Risk after control measures
Risk assessment is given as a combination of severity of harm and likelihood of it occurring (see notes on final page) ***Severity of Harm: 1= HIGH 2=MEDIUM 3=LOW Likelihood of harm occurring A=HIGH B=MEDIUM C=LOW D=NEGLIGIBLE***				
Unauthorised access – trespassers (including children) struck by plant or falling materials, falls through openings or into excavations, contact with hazardous materials in the vacant building; arson	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	1A	Existing fencing removed and the site fully enclosed with 2m Heras fencing (debris netting to road and boundary elevations) with lockable gates at the Laindon Road entrance; warning signs and contact board displayed. Gates closed when not in use, locked when unattended and padlocked out of hours. Vacant building kept secured against entry until demolition. Fence line and building inspected by the Site Supervisor at the start and end of each shift; plant immobilised, tools locked away and fuel bowser locked off overnight. Excavations backfilled or fenced off at the end of each shift. Additional measures (patrols/CCTV) agreed with the Client if trespass occurs. All personnel instructed to challenge anyone on site who is not inducted.	1C
Interface with residents and the public – obstruction of the access to Cedar House and Cypress House and of emergency routes; pedestrians on Laindon Road footway struck by wagons crossing; nuisance and complaints	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	1B	Access roads and paths to Cedar House and Cypress House kept outside the site fence, never obstructed and available as emergency routes at all times. Wagons drive forward on and off site under banksman control; banksman controls the footway crossing and gives priority to pedestrians and residents' vehicles; no waiting or parking on residential streets. Letter drop before start; Site Supervisor the named contact, complaints logged and closed out the same day; deliveries timed to avoid school-run peaks. Debris netting on boundary fences; no slewing over boundaries or footway. Professional conduct, no radios, smoking only in the designated area (Site Rules).	1D

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Safe access and egress for site personnel – slips, trips and falls on site and within the building (debris, uneven ground, wet or icy surfaces, poor lighting)	Site personnel	1A	Marked pedestrian route from the gate to the welfare unit, segregated from the loading area. Access routes and staircases kept clear of debris and materials; building cleared of loose material daily during the soft strip. Battery LED lighting in corridors and loft spaces where daylight is poor. Walkways gritted in icy weather. Existing final exit doors kept unlocked and clear while anyone is inside the building. Good housekeeping checked on the weekly site inspection.	1C
Cuts and abrasions – handling masonry, glass, sheet metal, timber with nails	Site personnel	1A	Cut-resistant gloves (cut level 5), safety glasses, safety boots and hard hats worn at all times. Care when handling masonry, glass and sheet metal; glazing removed intact where practicable (RA057). Nails knocked flat or removed from timber before handling. First aid kit and qualified first aider on site.	2C
Damage to eyes – flying debris and dust during breaking, cutting and loading	Site personnel	1A	Safety glasses worn at all times outside the welfare unit; goggles or impact-resistant face shield worn for any task with a risk of eye or face injury (disc cutting, breaking). Eye wash station in the site office.	2C
Exposure to UV / weather – sunburn, cold, wind and rain	Site personnel	2B	Safety helmets and long-sleeved clothing; sunblock in the welfare unit for use when needed; drinking water available. Warm, waterproof clothing in winter; welfare unit heated with drying room. Forecast reviewed daily and works stood down in extreme conditions (RA016).	3C

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Falls from height / through openings during the soft strip – staircases, first floor windows, lift shaft, fragile ceilings and loft floors, roof coverings	Site personnel	1A	Soft strip carried out from the existing floors using the existing staircases; existing balustrades, windows and edge protection retained until mechanical demolition. Lift shaft barriered off at every landing and openings guarded or covered with robust fixed covers. Ceilings, loft floors and roof coverings treated as fragile – loft spaces entered only after inspection, via boarded walkways, with a second person at the access. No roof access by Freeley; the cement undercloaking is removed by ARD from a scaffold/tower to their own RAMS, which include their rescue arrangements. Ladders for access only; podium steps or mobile towers (PASMA trained) for any short-duration work at height. No lone working; operatives trained in working at height awareness (RA003).	1C
Falling objects – materials falling from the structure during soft strip and mechanical demolition; objects dropped from height	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	1A	Nothing thrown from windows or openings; arisings carried or wheeled out. Top-down mechanical demolition using the smallest practicable drop, working away from the occupied boundaries and pulling arisings into the site. Demolition exclusion zone delineated by Heras fencing and signs, sized to BS 6187/NFDC guidance, out of bounds to all but the machine operator and banksman; excavators fitted with cab guards. Debris netting to boundary and road elevations; no slewing over the footway or boundaries. Hard hats and hi-vis worn by everyone on site.	2C

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Premature or uncontrolled structural collapse and temporary instability – free-standing masonry walls and gables, the lift shaft standing above the surrounding structure, wind loading on partly demolished sections, unexpected construction	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	1A	Demolition follows the sequence in the Method Statement: garage once surveyed, then Marillac House from the wing furthest from Cedar House/Cypress House working back to the compound, bay by bay, roof first then first floor then ground floor walls, pulled inwards. Walls reduced progressively and never left free-standing above the height the excavator can reach; nothing undermined; lift shaft reduced with the surrounding structure; no unstable element left at the end of a shift and a daily end-of-shift inspection by the Site Supervisor. Nobody enters the building once mechanical demolition has started. If unsuspected construction or any sign of instability is found, work stops and the Site Supervisor and Contract Manager review the method; a structural engineer is appointed where the review identifies a need (CPP 2.21). Demolition stopped in high winds. All changes briefed to site personnel (RA026).	1C
Damage to / instability of adjoining and retained structures – Cedar House, Cypress House, boundary walls and fences, retained trees	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	1B	Photographic condition survey of the boundaries, retained trees and the adjoining elevations before and after the works. Cedar House and Cypress House understood to be structurally independent – confirmed at the pre-demolition inspection. Demolition works away from the occupied boundaries; arisings pulled inwards and never stockpiled against boundary walls or fences; no plant slews over the boundaries. Retained trees protected to BS 5837 with root protection areas fenced off. Condition of the adjoining elevations checked daily; any movement or damage reported to the Contract Administrator immediately and works in that area stopped pending review.	1D

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Exposure to asbestos – identified ACMs (textured coating rooms 103–106, cement undercloaking to apex roofs), unsurveyed garage, presumed asbestos in electrical installations, unidentified ACMs	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	1B	Identified ACMs removed by ARD Industrial Services (non-licensed work, to their own RAMS, under Freeley's control) before the soft strip of those areas; work areas segregated and signed; independent analytical work and ARD's confirmation of completion held on site before Freeley operatives enter. No work to the garage until the Client's re-attendance survey is received and any ACMs removed. Electrical installations treated as containing asbestos unless inspected. All operatives asbestos awareness trained and vigilant for suspect materials: work stops, the area is secured, and the material is sampled – and removed by ARD if confirmed – before work resumes; Contract Administrator informed. Emergency procedure in the Fire and Emergency Plan (RA053).	1D
Exposure to silica and demolition dust – breaking, cutting, mechanical demolition and loading of masonry and concrete	Site personnel	1A	Dust suppressed at source with water (mist cannon and hoses) throughout demolition, breaking out and loading; excavator cabs closed with filtered air conditioning. Operatives using hand breakers or disc cutters or working within the dust plume wear P3 half masks/FFP3 with current face fit, clean shaven; eye protection to BS EN 166. No dry sweeping or compressed air – wet methods or M-class vacuum. Operatives regularly exposed enrolled in the company health surveillance programme. See COSHH assessment – demolition dust / RCS (RA025, RA069).	3C

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Contact with other hazardous substances in the building – lead paint, flashings and pipework; pigeon guano in lofts and garage; legionella in water systems; sharps, needles and drug paraphernalia; chemicals and paints left in the vacant building; fluorescent tubes and lead-acid batteries	Site personnel	2B	Pre-start inspection of the building, garage and grounds. Lead removed cold and intact, no hot cutting; gloves and FFP3 where lead paint dust may be generated; hygiene (COSHH – lead). Guano dampened and removed by operatives in disposable overalls, waterproof gloves and FFP3 where more than a light covering (COSHH – bird droppings). Water systems drained before removal to prevent stagnant water spray. Sharps not handled by hand – sharps box and litter pickers; area barriered until removed (RA045). Chemicals, paints and aerosols removed at the start of the soft strip and disposed of appropriately. Fluorescent tubes and batteries segregated as hazardous waste (RA038). Welfare and hygiene facilities briefed at induction; gloves for refuelling.	3C
Contact with live, unidentified or inadequately isolated services and buried utilities – electricity and telecoms to Marillac House pending disconnection, live supplies to Cedar House and Cypress House and in Laindon Road, drains	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	1A	Gas and water confirmed disconnected by the Client (16/09/2026). Written confirmation of the electricity and telecoms disconnections, with isolation points, obtained from the Client/Contract Administrator and held on site before structural demolition; all services treated as LIVE until then and a live-services board maintained. Utilities mapping survey (Powers UK) and CCTV drainage survey (Lanes) held on site; live supplies to Cedar House and Cypress House crossing the site located, marked and protected. Services within the building removed working back from an open end only, no blind cutting. Permit to dig, CAT & Genny scan and hand digging/vacuum excavation adjacent to known services (HSG47). Any strike: stop, isolate, exclusion zone, service provider and Contract Manager informed (Fire and Emergency Plan) (RA022, RA031, RA042).	1C

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Fire and explosion – combustible arisings, diesel and oils, electrical equipment, arson to the vacant building	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	1A	Site-specific Fire Risk Assessment and Fire and Emergency Plan EP-MARILLAC-001 in place, briefed at induction and displayed. Fire points with air horns and extinguishers at the building entrance during the soft strip, at the welfare unit and fuel bowser, and an extinguisher on each excavator. Combustible arisings segregated into skips and removed regularly; nothing stored in the building; diesel in a locked double-bunded bowser at least 3m from the boundary; no burning; no hot works without permit; smoking only in the designated area; cordless/110V equipment, no unattended charging. Escape routes through the existing corridors and final exits kept clear during the soft strip; no lone working. Site secured out of hours. Muster point outside the main gate on Laindon Road (RA032).	1C
Dust nuisance to residents of Cedar House and Cypress House and neighbours	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	1A	Water suppression at source throughout demolition, breaking out and loading; stockpiles and haul routes damped down in dry weather; smallest practicable drop; all loads sheeted; wheels checked and cleaned as required and Laindon Road swept as required. Best Practicable Means applied. Dust monitored visually by the Site Supervisor throughout, taking account of wind direction towards the occupied buildings; work generating dust stops in high winds or where dust cannot be controlled. Complaints actioned immediately.	2C
Noise – exposure of site personnel	Site personnel	3A	Noise levels in the general work area expected to be below 85 dB(A) except during breaking out and close to loading. Hearing protection available where levels may exceed 80 dB(A) and worn where levels exceed 85 dB(A), where personnel request it or the Site Supervisor requires it. Plant cabs closed. Health surveillance includes audiometry (RA033).	3C

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Noise and vibration – nuisance to residents of Cedar House and Cypress House and neighbours; vibration effects on adjoining structures	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	2A	Pulveriser, shears and selector grab used in preference to impact breakers; breaker use limited to slabs and foundations where necessary and kept away from the occupied boundaries where practicable. Agreed working hours (08:00–17:00 Mon–Fri) complied with; no noisy work outside them. Modern, effectively silenced, well-maintained plant; no idling; no horns; no radios; smallest practicable drop when loading. Periodic noise readings taken by the Site Supervisor with a handheld sound level meter at the boundary nearest Cedar House and Cypress House and recorded in the site diary; advance notice of the noisiest operations given to the Contract Administrator. Ground-borne vibration from demolition of a low-rise masonry building by excavator is expected to be low; adjoining elevations checked daily against the condition survey. BS 5228 best practicable means applied.	2C

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Struck by mobile plant or vehicles – excavators, wagons, reversing vehicles, pedestrian interfaces within the site and on Laindon Road; loading operations	Site personnel, residents of Cedar House and Cypress House, neighbours and the general public	1A	Traffic management arrangements in the Method Statement, briefed at induction and issued in writing to hauliers and sub-contractors. Wagons forward on/forward off under banksman control; reversing only under a banksman; loading within the fenced site away from the pedestrian route and welfare; site speed limit 10 mph (5 mph near pedestrians). Excavator working radius and the demolition exclusion zone out of bounds; personnel make eye contact and obtain the operator's acknowledgement before approaching any machine; banksman positioned outside the working radius. Plant fitted with reversing alarms, beacons and mirrors; daily checks recorded; CPCS/NPORS/NDTG operators. Hi-vis worn at all times. No lifting operations are planned; the welfare unit is delivered and set down by the hire company's vehicle-mounted crane (RA008, RA010, RA051).	1C
Manual handling – soft strip materials, fittings, doors, radiators, fence materials	Site personnel	2A	Heavy or awkward items handled by two operatives; trolleys, sack barrows and a tracked barrow used to move materials; items broken down to manageable sizes where practicable. Routes kept clear and adequately lit. Cut-resistant gloves and safety boots worn. All operatives manual handling trained (RA002).	3C
Hand tools, disc cutters and hand breakers – cuts, entanglement, hand-arm vibration, flying debris	Site personnel	2B	Tools inspected before use; guards in place; 110V or cordless only; correct blades fitted by trained operatives (RA017, RA018, RA019). HAV trigger times recorded daily and rotated between operatives; low-vibration tools selected; operatives enrolled in health surveillance (RA020). Eye and hearing protection and FFP3 for cutting/breaking masonry.	3C

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Hot works and fire from work equipment	Site personnel	1B	No hot works planned – cold cutting/shearing of services, plant and the lift installation. Any hot works only under a permit issued by the Site Supervisor with fire watch, extinguisher at the point of work and a check one hour after completion (RA024).	1D
Excavations – collapse of excavation sides, falls into excavations, plant overturning at the edge, underground obstructions, flooding	Site personnel	1A	No personnel enter excavations. Slabs, foundations, lift pit and redundant drainage removed by machine from ground level with sides battered back; excavations backfilled promptly or fenced off with Heras fencing set back from the edge and stop blocks used to keep plant away from the edge. Permit to dig and CAT & Genny scan before excavation. Excavations inspected by the Site Supervisor at the start of each shift and after adverse weather; water pumped out via silt control to an agreed location (RA023).	1D
Contaminated ground and unexpected buried materials – tanks, made ground, contamination	Site personnel	2B	Contaminated ground is not anticipated and its removal is excluded from the scope. If discoloured or odorous ground, buried tanks or unexpected materials are encountered, work stops in that area, the area is isolated and the Contract Administrator informed before work resumes. Gloves and good hygiene for all groundworks.	3C
Leptospirosis / Weil's disease – rats in the vacant building, drains and grounds	Site personnel	2B	Hands and face washed before eating, drinking or smoking. Gloves worn; cuts and grazes covered with waterproof dressings and checked regularly. Rats not touched with unprotected hands; any infestation reported and pest control arranged through the Client. Personnel report any flu-like illness to their doctor and mention their work.	2C

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Legionella from water systems in the vacant building	Site personnel	2B	Water supply disconnected by the Client. Tanks, cylinders and pipework drained before removal to prevent stagnant water spray; showers and outlets not operated.	3C
Adverse weather, poor visibility, lone working, fatigue and emergency response	Site personnel	2B	Forecast reviewed daily; demolition and loading stopped in high winds; no partly demolished structure left where it could be affected by wind overnight; walkways gritted and surface water cleared in icy/wet conditions; work stood down in extreme conditions (RA016). Working hours limited to 08:00–17:00 with breaks in the welfare unit; operatives to stop and report if fatigued. Adequate lighting for the shorter winter days – no demolition in poor visibility. No lone working; personnel tell the Site Supervisor when they leave and return. Fire and Emergency Plan in place, first aider on site, muster point and roll call arrangements briefed (RA013, RA040, RA043).	2C
Visitors and sub-contractors on site – unfamiliar with site hazards	Site personnel	2B	All visitors report to the site office, sign in, receive the visitor induction, wear hard hat and hi-vis and are accompanied at all times. Sub-contractors (ARD, Connaught, Lanes, Powers UK) provide RAMS reviewed by the Contract Manager before they start and are inducted; their operatives' names notified in advance and competence checked (RA058).	3C

ENVIRONMENTAL RISKS

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Control of waste – segregation, storage, loading, transport and lawful disposal, including hazardous waste	Prevention of pollution and compliance with waste legislation	2A	Waste segregated by the excavator with selector grab and by hand into metals, timber, plasterboard, plastics/uPVC, inert and general waste skips as described in the Method Statement. Hazardous wastes (asbestos by ARD, fluorescent tubes, batteries, refrigerants, oils, chemicals) segregated, stored securely and consigned with hazardous waste consignment notes. All loads sheeted and secured; waste transfer notes for every load; waste carriers' registrations and receiving facilities' permits held on site. Skips removed regularly; general waste skips covered. Site Waste Management Plan maintained.	2C
Fuel and fuelled plant – spillage of diesel, hydraulic oil or grease; contamination of ground and drains	Ground beneath the site, surface water drains on Laindon Road and the public sewer	1B	Double-bunded, locked diesel bowser sited on hardstanding at least 3m from the boundary and away from drains, inspected weekly. Refuelling only by a nominated operative over a drip tray/plant nappy with an automatic cut-off nozzle; drip trays under stationary plant; daily plant checks for leaks. 90-litre spill kits at the refuelling point and with the working plant; all personnel briefed on spill procedure; spills contained, cleared and reported in accordance with the Fire and Emergency Plan; contaminated absorbents disposed of as hazardous waste. Oils and greases kept in the bunded COSHH store (RA015).	1D
Existing potential pollutants within the building and site – lift hydraulic oil, refrigerants, chemicals, asbestos	Ground beneath the site and drains	1B	Pre-construction information and the pre-start inspection reviewed by the Contract Manager. Lift hydraulic oil drained and removed by a licensed carrier before demolition of the shaft; refrigerants recovered by an F-Gas registered contractor; chemicals and paints removed at the start of the soft strip; asbestos removed by ARD. Contaminated ground not anticipated – any encountered isolated and reported (see above).	1D

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Dust, silt and debris entering drains and watercourses; mud on the highway	Compliance with environmental legislation; prevention of nuisance	1B	Dust controls as above. Retained gullies and manholes protected with covers/plates; redundant drains capped as exposed; stockpiles and skips positioned away from drains. Any water from excavations pumped via silt control to an agreed location. Wagons kept on hardstanding, wheels checked and cleaned as required (jet wash at exit), Laindon Road inspected daily and swept as required. No watercourse on or adjacent to the site.	1D
Ecology – retained trees, nesting birds, bats in loft spaces	Compliance with environmental legislation; prevention of damage to local ecology	1B	Retained trees protected in accordance with BS 5837 – root protection areas fenced off, no plant, spoil, materials or vehicles within them, no roots over 25mm severed. Building and garage checked for active nests and loft spaces inspected for evidence of bats before soft strip and demolition; if any protected species are found, work in that area stops and the Contract Administrator is notified so the Client can obtain ecological advice before work resumes.	1D
Noise, vibration and dust nuisance to neighbours (environmental)	Residents of Cedar House and Cypress House and neighbours; compliance with Control of Pollution Act / Section 80 conditions	2A	Controls as set out above and in the Method Statement: working hours, plant selection, water suppression, periodic noise readings at the boundary recorded in the site diary, advance notice of noisy operations, Site Supervisor as named contact, complaints closed out the same day. Any conditions attached to the Section 81 counter-notice complied with.	2C

SITE RISK ASSESSMENT (CONTRACT WORKS)
DEMOLITION OF MARILLAC HOUSE
24 LAINDON ROAD, LONGSIGHT, MANCHESTER

FREELEY
THE GOLD STANDARD IN DEMOLITION

1 ELEMENT OF WORK

Could refer to all works under contract or to separate elements, which require separate risk assessments.

2 SEVERITY OF HARM

High – Fatality, major injury or illness causing long-term disability
Medium – Injury or illness causing short-term disability
Low – Other injury or illness

3 LIKELIHOOD OF HARM

High – Certain or near certain to occur
Medium – Reasonably likely to occur
Low – Unlikely to occur
Negligible – Very seldom or never occurs

6 Control measures to include a reference to the development of method statements where necessary.

4 RISKS

Special consideration to be given to:

a) Pre-stressed structures
b) Storage tanks and pipework
c) Access methods
d) Fragile roofs
e) Use of cutting equipment and compressed oil tools
f) Demolition by ball and chain
g) Sequence of demolition including removal of structural elements
h) Handling of materials arising from demolition
i) Handling of sharp objects, especially contaminated needles
j) Presence of basements
k) Presence of rats, especially of Weil's disease
l) Progressive dismantling of scaffold

5 Risks to be assessed for JFL staff and operatives, other contractors on site, other users of the site and the general public.

Standard Risk Assessments

STANDARD RISK ASSESSMENTS – INDEX

The following Freeley standard risk assessments apply to the works and are to be read in conjunction with the site-specific Contract Works Risk Assessment, the Demolition Method Statement, the Fire Risk Assessment and the COSHH assessments. All are current (issued June/July 2026, next review January 2027). Copies follow this index.

GENERAL SITE

RA001 – Access to Demolition Work Area
RA008 – Plant and Machinery on Site
RA009 – Changing of Hydraulic Attachments
RA010 – Vehicle Movement on Site
RA011 – Loading and Unloading Plant and Equipment onto Transport
RA012 – Managing Slips - Trips and Falls
RA013 – Suitable Lighting Conditions on Site
RA014 – Installation of Heras Fence and Pedestrian Barriers on Site
RA015 – Refuelling of Plant and Equipment
RA016 – Working in Varying Weather Conditions
RA021 – Use of Jet Wash
RA032 – Site Fire Safety Risk Management
RA040 – Site First Aid Requirements
RA043 – Management of Site Emergencies
RA051 – Controlling Waste Lorry Movements
RA055 – Wearing Personal Protective Equipment (PPE)
RA058 – Visitors on Site
RA066 – Security of the Site
RA069 – Wearing Respiratory Protective Equipment (RPE)

SOFT STRIP

RA002 – Manual Handling
RA003 – Preventing Falls From Height
RA017 – Use of Disc Cutters and Changing Blades
RA018 – Working with Hand Tools
RA020 – Hand-Arm Vibration Syndrome (HAVS)
RA022 – Preventing Risk of Electrocution
RA038 – Removal and Disposal of Fluorescent Tubes
RA042 – Removal of Services on Site (Working Back from Open Ends Only)
RA045 – Safe Handling of Hypodermic Needles
RA048 – Loading of Materials into Skips
RA057 – Removal of Glazing

DEMOLITION AND GROUNDWORKS

RA019 – Use of Hand Breakers
RA023 – Excavation Works on Site
RA025 – Controlling Dust on Site
RA026 – Mechanical Demolition of Structures Up to 15m in Height
RA031 – Locating Underground Live Services
RA033 – Control of Noise Levels on Site
RA053 – Inadvertent Exposure to Asbestos Fibres

CROSS-REFERENCE TO THE PRINCIPAL DESIGNER'S CPP REVIEW (PC 015, 29/09/2026 – TABLE 1)

Method statements

- Site establishment, welfare, hoarding, security, signage and emergency arrangements – Method Statement – Site Set-up, Security and Signage; Emergency Arrangements. CPP 2.10, 2.11, 2.14, Appendix A
- Traffic management, deliveries, plant movements and maintained access to Cedar House and Cypress House – Method Statement – Traffic Management; Resident and Neighbour Interface. CPP 2.10, 3.6
- Verification of service isolations and protection of retained services – Method Statement – Paperwork / Authorisations (para 11); Site Set-up (para 27); Slabs, Foundations and Redundant Drainage. CPP 3.5
- Protection of retained trees, boundaries, roads, footpaths and adjoining or occupied buildings – Method Statement – Reviews / Inspections; Mechanical Demolition (protection paras); Completion. CPP 2.19, 3.11
- Dust, noise, vibration, debris and pollution control, including monitoring and wheel washing – Method Statement – Dust Suppression; Noise & Vibration; Environmental Protection; Traffic Management. CPP 2.22, 3.18
- Waste segregation, storage, loading, transport and lawful disposal, including hazardous waste – Method Statement – Removal of Arisings; Recycling / Waste. CPP 2.18, 2.22

Risk assessments

- Premature structural collapse, temporary instability and falling materials – Contract Works RA – falling objects; premature or uncontrolled collapse; adjoining structures. RA026
- Exposure to asbestos, silica and other hazardous substances, with COSHH assessments – Contract Works RA – asbestos; silica and demolition dust; other hazardous substances. COSHH – demolition dust/RCS, lead, bird droppings. RA025, RA053, RA069
- Live, unidentified or inadequately isolated services and buried utilities – Contract Works RA – live services. RA022, RA031, RA042
- Work at height, fragile surfaces, falling objects and access or egress – Contract Works RA – falls from height / openings; falling objects; safe access. RA003, RA012, RA013
- Mobile plant, lifting operations, reversing vehicles and pedestrian / building interfaces – Contract Works RA – struck by mobile plant or vehicles; residents and the public. RA008, RA010, RA011, RA051
- Excavations, underground obstructions, ground collapse and contaminated ground – Contract Works RA – excavations; contaminated ground. RA023, RA031
- Manual handling, sharp materials, hand tools, hot works and fire – Contract Works RA – manual handling; cuts; hand tools/disc cutters/breakers; hot works; fire and explosion. Fire Risk Assessment. RA002, RA017, RA018, RA019, RA032
- Noise, vibration, dust, flying debris and effects on neighbours and occupied buildings – Contract Works RA – noise (personnel); noise and vibration (neighbours); dust nuisance; eyes. RA025, RA033
- Unauthorised access, interface with residents and the public, maintaining emergency routes – Contract Works RA – unauthorised access; residents and the public; visitors. RA058, RA066
- Environmental harm – spills, run-off, drainage contamination and waste handling – Contract Works RA – Environmental Risks section. RA015, RA051
- Adverse weather, poor visibility, lone working, fatigue and emergency response – Contract Works RA – adverse weather / lone working / fatigue / emergency response. Fire and Emergency Plan EP-MARILLAC-001. RA013, RA016, RA040, RA043

Risk Assessment
RA 001 – Access to Demolition Work Area

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027
Activity					
Control of Access to Demolition Work Areas and Exclusion Zones					
Document Details	RA-001 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Unauthorised or uninducted person enters an active demolition area	E, C, P, V, CL	Collapse, falling/ejected debris, moving plant or unstable structure causes fatal crushing or multiple casualties.	**5**	**5**	**25**	C01-C04, C06-C08	Continuous	**1**	**5**	**5**
Colour zone, sign, barrier or site rule is misunderstood or bypassed	E, C, P, V, CL	A person crosses into a hazardous area and is struck, trapped, exposed or killed.	**5**	**5**	**25**	C02-C06	Induction and continuous	**1**	**5**	**5**
Exclusion zone does not match the current demolition phase	E, C, P, V, CL	Debris, collapse or plant movement extends beyond the controlled boundary and strikes people in an apparently safe area.	**5**	**5**	**25**	C01, C03-C07, C08	Before each phase and after change	**1**	**5**	**5**
Amber controlled-access area entered without permission or plant isolation	E, C, P, V, CL	Operative is struck by plant/load, trapped or exposed to an uncontrolled demolition hazard.	**5**	**5**	**25**	C02, C04, C06-C08	Every controlled entry	**1**	**5**	**5**
Pedestrian and vehicle/plant routes conflict at a gate or crossing	E, C, P, V, CL	Operative, visitor or public is run over or crushed during access/egress.	**5**	**5**	**25**	C01-C02, C04-C06	Every movement	**1**	**5**	**5**
Visitor/public gains access or person is unaccounted for during emergency	E, C, P, V, CL	Unfamiliar person enters danger, evacuation is delayed or responders search an unsafe area.	**4**	**5**	**20**	C02-C07, C08	Every visit and emergency	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Access control for employees, contractors, visitors and others at a demolition site, including the site boundary, internal pedestrian routes, active demolition/exclusion zones and welfare areas. The demolition plan must define collapse, debris, plant, lifting and hazardous-work zones for every phase. All operatives must complete a suitable site-specific induction before starting work or entering operational areas.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Induction and authorisation: Every operative completes a recorded, site-specific induction before work or unescorted entry. It covers the demolition method, current zone plan, Red/Amber/Green rules, exclusion boundaries, pedestrian/traffic routes, alarms, muster, first aid, PPE, permits, stop-work and defect reporting. Verify understanding by questions, plan walk-through and teach-back; provide translated/pictorial information where needed. Issue controlled ID/access and re-induct after significant change.

C03 - RED – NO ACCESS: Red identifies active demolition, collapse, debris, drop, slew, unstable-structure or other prohibited zones. No routine access is permitted while the Red status applies. Use robust locked/guarded barriers or hoarding with RED – NO ACCESS wording and hazard pictograms. Plant/materials must remain within the engineered zone. Only the Demolition Supervisor may arrange reclassification after the hazard is stopped, isolated and the area is confirmed safe; emergency entry follows the incident plan under competent command.

C04 - AMBER – CONTROLLED ACCESS: Amber identifies an area where entry is restricted and managed. Entry requires express permission from the Site Manager/Demolition Supervisor, confirmation of competence and relevant RAMS/permit briefing, and signing/recording in and out where specified. Provide escort, banksman, communication, time limits and plant/energy isolation as the task requires. Permission ends on alarm, control failure, phase change or instruction; the person withdraws by the agreed route.

Precautions and Controls
C05 - GREEN – SAFE / WELFARE AREA: Green identifies approved pedestrian routes, welfare, offices, first-aid and muster/safe areas separated from active demolition and vehicle hazards. Green means suitable for normal authorised access under site rules; it does not mean hazard-free. Keep routes lit, clear, firm and protected from dust, noise, falling objects and plant. Do not store materials or park plant where they narrow, contaminate or compromise Green areas or emergency access.
C06 - Boundaries, signs and access points: Show the live colour-zone plan at induction points, entrances and relevant workfaces. Use colour together with plain wording, standard symbols/pictograms and physical form so nobody relies on colour perception alone. Red zones require substantial barriers/hoarding; tape or cones alone are not sufficient where foreseeable entry/collapse risk exists. Control gates/keys, visitor escorts, deliveries and crossings; maintain perimeter security and prevent shortcuts.
C07 - Set, inspect and change zones: The competent demolition method establishes zone dimensions from the technique, structure, plant envelope, debris travel and public interface. The Demolition Supervisor inspects boundaries before each shift/phase and after structural change, impact, weather, barrier movement or near miss. Stop demolition if a zone is missing, damaged, breached or too small. Communicate changes before moving barriers; update boards/maps, access permissions and emergency routes, then account for all persons before restart.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Health and Safety at Work etc. Act 1974; Construction (Design and Management) Regulations 2015, including principal-contractor/contractor duties to prevent unauthorised access and provide site induction; Management of Health and Safety at Work Regulations 1999; Health and Safety (Safety Signs and Signals) Regulations 1996; PUWER 1998; Work at Height Regulations 2005 where applicable; current HSE demolition, site rules and induction, public-protection and site-traffic guidance; project demolition plan.
Role key: PC = Principal Contractor; SM = Site Manager; DS = competent Demolition Supervisor; SS = Site Supervisor; GC = Gate/Access Controller; BK = trained Banksman; OP = inducted Authorised Operative; ES = competent Visitor Escort; EM = Emergency Marshal. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity
Operation, Movement, Inspection and Maintenance of Site Plant and Machinery

Document Details	RA-008 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Untrained, unauthorised or unfit operator	E, C, P, V, CL	Loss of control, incorrect use or unsafe decisions cause collision, overturn, crushing or fatality.	**4**	**5**	**20**	C01-C02, C13 SM / SS / AU	Before authorisation; each shift	**1**	**5**	**5**
Pedestrian struck/crushed in blind spot, slew or reversing zone	E, C, P, V, CL	Person is run over, trapped or struck by moving plant or attachment.	**5**	**5**	**25**	C03-C05, C12 SM / SS / AU / BK	Continuous	**1**	**5**	**5**
Overturn or collapse from poor ground, slope, edge or overloading	E, C, P, V, CL	Plant rolls or falls into excavation/void, crushing operator or others and causing fatality.	**4**	**5**	**20**	C01, C04, C06-C07 SM / SS / AU / CP	Before work/relocation; continuous	**1**	**5**	**5**
Contact with overhead or underground services	E, C, P, V, CL	Electrocution, explosion, flooding, fire or secondary collapse/fall occurs.	**3**	**5**	**15**	C01, C04, C08 SM / SS / AU	Before work; after plan change	**1**	**5**	**5**
Crush, entanglement or trapping at moving parts/attachments	E, C	Person is caught in slew radius, linkage, conveyor, guards or attachment and suffers amputation/fatal injury.	**4**	**5**	**20**	C03-C05, C09 SS / AU / MT	Continuous; before intervention	**1**	**5**	**5**
Falling objects, debris or inadequate cab protection	E, C, P, V, CL	Operator/person is struck by load, material or demolition debris, causing major/fatal injury.	**4**	**5**	**20**	C01, C06, C10 SM / SS / AU	Each task/load	**1**	**5**	**5**
Mechanical, brake, steering, hydraulic or safety-device failure	E, C, P, V, CL	Unexpected movement or component failure causes collision, load drop, fire or loss of control.	**4**	**5**	**20**	C02, C07, C09 SS / AU / MT	Pre-use; planned maintenance	**1**	**5**	**5**
Maintenance without isolation or release of stored energy	E, C	Unexpected start/movement, unsupported component or pressure release causes crushing, injection, burns or fatality.	**4**	**5**	**20**	C09, C11 SS / MT / AU	Every intervention	**1**	**5**	**5**
Noise, vibration, dust, exhaust, fuel/battery fire or spill	E, C, P, V, CL	Hearing/hand-arm injury, respiratory harm, burns, fire, asphyxiation or environmental contamination.	**4**	**4**	**16**	C01, C10-C12 SM / SS / AU / MT	Each task; continuous	**1**	**4**	**4**
Unauthorised use, poor parking or insecure attachment after hours	E, C, P, V, CL	Plant rolls, is vandalised/stolen or is started by an unauthorised person, injuring site/public.	**3**	**5**	**15**	C05, C12-C13 SM / SS / AU	At breaks and end of shift	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Powered mobile and fixed plant/machinery used on a controlled construction/demolition site, including excavators, loaders, dumpers, telehandlers, crushers/screens and ancillary machinery. Each item requires task-specific RAMS, manufacturer instructions, suitable conformity/inspection/maintenance evidence, traffic and service plans, attachment/load information and environmental controls. Lifting operations, quick-hitch changes and transport loading also require their dedicated assessments.

C01 - Select and plan: Select plant suitable for task, capacity, reach, attachments, materials, terrain, environment and protective structures. Plan work zones, sequence, ground bearing, excavations, edges, overhead/underground services, dust/noise and emergency arrangements. Use remote/mechanical methods to keep people away from danger and obtain engineering/temporary-works advice for critical ground or structures.

Precautions and Controls
C02 - Competence and authorisation: Only trained, competent, medically fit and specifically authorised operators use plant; verify licence/certification where required and provide model/attachment familiarisation. Supervisors understand operating limits and exclusion zones. Trainees work under direct supervision. Prohibit phones, headphones, drugs/alcohol and fatigue-impaired operation.
C03 - Segregation and exclusion: Create hard-barrier exclusion around operating, slew, crush, discharge and loading zones. Separate pedestrians with distinct routes/crossings and prevent entry through controlled gates/signage. No one approaches until the operator stops, lowers the attachment, neutralises/isolate controls and acknowledges them. Never stand beneath raised equipment or between plant and a fixed object.
C04 - Traffic, visibility and banksman: Follow the traffic plan, speed limits, one-way routes and reversing hierarchy. Maintain mirrors, cameras, alarms, lights and windows. Use a trained banksman only where other controls cannot remove risk; provide a protected visible position and agreed signals. Operator stops immediately if sight/communication is lost.
C05 - Safe operation and parking: Use seat belt/restraint and keep doors/guards closed; operate smoothly within manufacturer limits and with attachments low during travel. Do not carry passengers unless designed. Park on firm level ground away from edges, lower attachment, neutralise, apply brake, isolate and remove key. Chock where required and prevent unauthorised access.
C06 - Ground, stability and protection: Inspect route/workface for bearing capacity, slopes, voids, basements, trenches and overhead hazards. Maintain engineered stand-off from edges and use mats/working platforms where designed. Keep loads within charts/capacity and low/central. Fit and maintain required ROPS, FOPS and cab protection for rollover/falling-object risks; never operate with safety-critical protection missing.
C07 - Pre-use checks and defects: Operator checks tyres/tracks, wheels, brakes, steering, fluids/leaks, hoses, pins, guards, windows, seat belt, alarms, lights, controls, fire extinguisher and attachment/hitch before each shift. Test safety devices in a safe area. Record and report defects; isolate/tag out safety-critical faults and do not bypass guards, alarms, interlocks or limiters.
C08 - Services: Use current utility plans, scanning/marking and permits before excavation or positioning near services. Prove locations with safe digging practices and maintain controlled clearances. Isolate where practicable; use barriers/goalposts for overhead lines. Stop immediately for unknown service, marker, arcing, leak or contact and follow the emergency plan.
C09 - Isolation and maintenance: Maintenance is by competent authorised persons following manufacturer procedures. Park securely, lower/block raised components with designed supports, isolate energy sources, lock off, release hydraulic/pneumatic pressure and verify zero energy. Prevent restart and movement; never rely on hydraulics alone. Replace guards and complete functional checks before controlled handback.
C10 - Attachments, loads and falling material: Use compatible approved attachments with correct pins/locks and capacity; verify security before work. Do not exceed rated load or lift over people. Control debris and falling objects with cab protection, exclusion zones and safe positioning. Use the dedicated quick-hitch assessment for attachment changes and a lift plan/LOLER controls where the plant performs lifting.
C11 - Fuels, batteries and hazardous energy: Refuel/charge in designated ventilated areas with ignition control, correct connectors and spill/fire equipment. Stop engine, prevent smoking and manage hot surfaces. Handle batteries and fuels under COSHH/fire procedures. Never investigate hydraulic leaks by hand; treat injection injury as a medical emergency. Contain/report spills.
C12 - Health, environment and housekeeping: Control dust/exhaust at source; provide ventilation and avoid diesel operation in enclosed areas unless assessed and controlled. Manage noise/vibration exposure, breaks and PPE. Maintain lighting, clean windows/cameras, clear routes and safe weather conditions. Secure materials and stop when wind, visibility or ground conditions make operation unsafe.
C13 - Security, supervision and review: The supervisor checks authorisation, plant status, work area and controls at shift start and after relocation/change. Store keys securely, isolate immobilised plant and secure site access. Stop after collision, overload, alarm, defect, service strike or near miss; quarantine and obtain competent inspection. Review formally by January 2027 or sooner after change/incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: PUWER 1998; LOLER 1998 where lifting equipment/operations apply; CDM Regulations 2015; Control of Noise at Work Regulations 2005; Control of Vibration at Work Regulations 2005; COSHH 2002; current HSE plant/workplace-transport guidance and manufacturer instructions.
Role key: SM = Site Manager; SS = Site Supervisor; CP = competent Ground/Temporary-Works Person; AU = authorised Plant Operator; BK = trained Banksman; MT = competent Maintenance Technician. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity
Changing Hydraulic Excavator/Plant Attachments and Quick-Hitch Equipment

Document Details	RA-009 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Wrong, incompatible or overweight attachment/hitch	E, C, P, V, CL	Attachment, hitch or machine fails or becomes unstable, causing drop, overturn or fatal crushing.	**4**	**5**	**20**	C01-C03 SM / SS / AU / CP	Before every attachment change	**1**	**5**	**5**
Attachment not fully locked; secondary device/safety pin omitted	E, C, P, V, CL	Bucket/tool detaches during test or work and strikes/crushes a person.	**5**	**5**	**25**	C02-C06 SS / AU	Every change; before use	**1**	**5**	**5**
Person trapped between attachment, hitch, dipper arm or machine	E, C	Unexpected movement or alignment crushes/amputates hands/limbs or causes fatality.	**4**	**5**	**20**	C04-C05, C07 SS / AU / BK	Continuous during change	**1**	**5**	**5**
Unexpected movement or stored hydraulic/gravitational energy	E, C	Attachment, boom or coupler moves/drops during connection, disconnection or intervention.	**4**	**5**	**20**	C04, C07-C08 AU / MT	Every change/interventio n	**1**	**5**	**5**
High-pressure hydraulic leak or hose/coupler burst	E, C	Fluid injection, burns, eye injury, fire or sudden loss of attachment control occurs.	**4**	**4**	**16**	C03, C08-C09 AU / MT	Pre-use; during connection	**1**	**4**	**4**
Poor ground, machine instability or attachment roll/slide	E, C, P, V, CL	Machine overturns or detached tool moves unexpectedly and crushes people/equipment.	**4**	**5**	**20**	C01, C04, C10 SS / AU	Before change; after relocation	**1**	**5**	**5**
Damaged pins, bushes, locks, hoses, couplers or lifting points	E, C, P, V, CL	Component fails in service, dropping the attachment/load or releasing pressure.	**4**	**5**	**20**	C02-C03, C06, C09 AU / MT / IN	Every change; planned inspection	**1**	**5**	**5**
Manual handling, sharp edges or contaminated components	E, C	Strains, crush injuries, cuts or contact with oil/grease occurs while moving pins, hoses or tools.	**4**	**3**	**12**	C05, C09, C11 SS / AU / OP	Each change	**1**	**3**	**3**
Unsafe post-change test or person within danger zone	E, C, P, V, CL	Attachment detaches/swings during functional test and strikes people or property.	**4**	**5**	**20**	C05-C07, C12 SS / AU / BK	After every change	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Changing buckets, grabs, breakers, shears and other hydraulic/mechanical attachments on excavators or compatible site plant using pin systems or quick hitches. The manufacturer manual, machine/attachment compatibility and capacity data, competent operator, designated change area and current inspection/maintenance evidence are required. Any lifting accessory or lifting operation is additionally controlled under LOLER and a lift plan where applicable.

C01 - Plan and choose the change area: Schedule the change in a firm, level, well-lit, segregated area away from traffic, excavations, edges, overhead services and unstable structures. Provide enough space to align without people between components. Assess machine stability, attachment weight/centre of gravity, ground bearing, weather and any need for lifting/mechanical assistance.

C02 - Compatibility and instructions: Confirm the exact machine, hitch, attachment, pins, hydraulics, electrical connections and safe working capacity are compatible and approved. Follow the current manufacturer sequence and safety-critical warnings. Never improvise pins, spacers, hoses, couplers or locking devices; obtain competent approval for modifications.

Precautions and Controls
C03 - Competence and condition: Only trained, authorised and familiar operators change/test attachments; maintenance is by competent technicians. Before starting, inspect hitch body, hooks, pins, bushes, welds, locks, safety pin/secondary device, indicators, hoses, couplers and attachment for wear, damage, contamination and legible markings. Quarantine defects or overdue equipment.
C04 - Stabilise and isolate: Park square on level ground, clear the danger zone, apply brake and follow the manufacturer change position. Lower and support the attachment so it cannot roll, slide or fall. Neutralise controls, stop engine and isolate/release hydraulic pressure whenever hands-on connection or intervention is required. Never rely on hydraulics alone to support components.
C05 - Exclusion and communication: Only essential authorised persons enter the controlled area. No person stands between machine/attachment, beneath the dipper/attachment or within slew/crush zones. Use a trained banksman from a protected visible position only where needed; agree signals. Operator stops and isolates if anyone enters or sight/communication is lost.
C06 - Engage every locking device: Follow the complete coupling sequence and ensure the primary lock and every secondary retention device/safety pin are fully engaged, correctly oriented and retained. Confirm any cab indicator agrees with a direct visual check from a safe position; an indicator alone is not proof. Never operate a semi-automatic hitch without the required safety pin/retainer.
C07 - Controlled verification test: Clear all persons and use a designated test zone. Conduct the manufacturer-prescribed visual and functional security test at low height/speed, such as controlled crowd/curl or ground-pressure check, without creating overload or damage. Re-check locks/pin and hoses after the test. Do not begin work until the operator and supervisor are satisfied and records are completed.
C08 - Hydraulic pressure safety: Use the specified depressurisation procedure before disconnecting. Wear eye/hand protection and keep body away from possible jets. Clean couplers before connection, cap open lines and route hoses against crush/abrasion. Never search for leaks by hand; use a safe method. Treat suspected fluid-injection injury as an immediate medical emergency.
C09 - Tools, maintenance and contamination: Use correct tools and mechanical handling for heavy pins/hoses; keep hands out of pinch points and use handles/drifts as designed. Clean oil/grease spills promptly and use drip trays/spill kit. Replace damaged seals, hoses, pins and locking parts only with approved components. Guard sharp edges and wash after contact under COSHH controls.
C10 - Store attachments safely: Place detached attachments on stable level supports in a designated zone so they cannot roll, tip, collect water or obstruct routes. Lower jaws/blades, guard cutting edges and release stored pressure as instructed. Chock/secure and label defective or awaiting-inspection attachments. Do not stack unless designed and stable.
C11 - Manual handling and PPE: Avoid manual lifting of heavy components by using handling aids/team lifts under the manual-handling assessment. Wear safety footwear, suitable oil-resistant/cut-resistant gloves, eye protection and site PPE. Clothing must not snag on controls or linkages. PPE never permits hands or body to enter an uncontrolled crush zone.
C12 - Supervision, records and review: Record the attachment identity, change/check and any defect as site procedure requires. The supervisor verifies exclusion, locking and test before release to work. Stop after alarm, abnormal movement/noise, leak, impact, failed lock or near miss; lower safely, isolate and obtain competent inspection. Review formally by January 2027 or sooner after change/incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: PUWER 1998; LOLER 1998 where lifting equipment/operations apply; CDM Regulations 2015; COSHH 2002; current HSE quick-hitch guidance; machine, hitch and attachment manufacturer instructions.
Role key: SM = Site Manager; SS = Site Supervisor; AU = authorised Plant Operator; CP = competent Compatibility/Engineering Person; BK = trained Banksman; MT = competent Maintenance Technician; IN = competent Inspector; OP = Operative. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity	
Control of Vehicle and Mobile Plant Movement on Site	
Document Details	RA-010 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Pedestrian struck or crushed by forward-moving/reversing vehicle	E, C, P, V, CL	Person is run over or trapped in a blind spot, causing major injury or fatality.	**5**	**5**	**25**	C01-C05 SM / SS / DR / BK	Continuous	**1**	**5**	**5**
Collision between vehicles, plant, structures or public traffic	E, C, P, V, CL	Impact causes crush injury, rollover, load loss, structural damage or multiple casualties.	**4**	**5**	**20**	C02-C06, C11 SM / SS / DR	Continuous; each movement	**1**	**5**	**5**
Unsafe route: narrow, weak, uneven, obstructed or near edge/excavation	E, C, P, V, CL	Vehicle overturns, leaves route or collides due to route failure or inadequate clearance.	**4**	**5**	**20**	C01-C03, C07 SM / SS / DR / CP	Daily and after change/weather	**1**	**5**	**5**
Unplanned delivery or unfamiliar driver	E, C, P, V, CL	Driver misses controls/route, enters pedestrian area or manoeuvres without assistance, causing collision.	**4**	**5**	**20**	C01, C04-C05, C08 SM / SS / DR / BK	Every arrival/departure	**1**	**5**	**5**
Speeding, distraction, fatigue or unauthorised/incompetent driving	E, C, P, V, CL	Loss of control or delayed reaction causes collision, rollover or pedestrian strike.	**4**	**5**	**20**	C04, C06, C12 SM / SS / DR	Each shift; continuous	**1**	**5**	**5**
Blind spots, poor mirrors/cameras, dust, darkness or glare	E, C, P, V, CL	Driver cannot see people/obstructions and collides during travel or reversing.	**4**	**5**	**20**	C03, C05, C09 SS / DR / BK	Pre-use; continuous	**1**	**5**	**5**
Vehicle defect: brakes, steering, tyres, alarm, lights or restraint	E, C, P, V, CL	Mechanical failure causes uncontrolled movement, collision or rollover.	**4**	**5**	**20**	C06, C09-C10 SS / DR / MT	Pre-use; planned maintenance	**1**	**5**	**5**
Rollaway or unsafe parking/loading area	E, C, P, V, CL	Unattended vehicle moves or is struck during loading, crushing people or damaging plant.	**4**	**5**	**20**	C06, C10-C11 SS / DR / BK	Every park/load event	**1**	**5**	**5**
Overhead obstruction/service or insecure load	E, C, P, V, CL	Vehicle contacts structure/line or sheds load, causing electrocution, collapse or struck-by injury.	**3**	**5**	**15**	C01-C03, C11 SM / SS / DR	Before entry/movement	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Movement of delivery vehicles, cars, vans, dumpers and mobile plant within and at the boundary of a controlled construction/demolition site. A current traffic-management plan, suitable routes/ground, delivery booking system, driver/operator competence, vehicle inspections and public-highway interface controls are required. Loading/unloading and plant transport are additionally covered by RA011 and task-specific lifting plans.

C01 - Traffic plan and hierarchy: Design the site to eliminate or minimise vehicle-pedestrian interaction and reversing. Provide one-way systems, turning areas, separate entrances/exits, delivery/loading zones and safe waiting areas. Map widths, headroom, gradients, ground capacities, edges, excavations, overhead lines and emergency routes. Update the plan as demolition changes the site and brief all affected persons.

C02 - Physical segregation: Separate pedestrians and vehicles with robust barriers, kerbs/fencing and distinct routes. Provide controlled crossing points with good visibility, gates and signage; protect offices, welfare, scaffold, walkways and public boundaries. Do not rely on painted lines alone where foreseeable vehicle contact exists. Maintain escape space and prevent shortcuts through operating areas.

Precautions and Controls
C03 - Safe routes and visibility: Keep roads firm, level, drained, wide, clear and suitably lit; repair potholes and protect edges/services. Maintain sight lines at bends/junctions, convex mirrors where justified and signs/height restrictions. Control mud, dust, ice, glare and water. Inspect daily and after weather, excavation, route change or impact; close unsafe routes.
C04 - Drivers and induction: Only competent, authorised, fit drivers/operators use vehicles. Verify licence/plant competence where required and give a site-specific traffic induction covering routes, speeds, crossings, reversing, signals, parking, loads, phones, PPE and emergencies. Visiting drivers receive clear arrival instructions and remain in a safe waiting place when not involved.
C05 - Reversing and banksmen: Eliminate reversing where practicable. Mark and segregate unavoidable reversing zones and use suitable visibility aids. A trained authorised banksman is used only where other controls cannot adequately control the risk; they work from a protected visible position with agreed signals. Driver stops immediately if the banksman or any person disappears from view.
C06 - Driving rules: Enforce suitable speed limits, seat belts/restraints, one-way routes and priority rules. No phone use, headphones, horseplay, passengers unless designed, or driving while fatigued/impaired. Travel with loads/attachments stable and low; sound warnings only as a supplement. Match speed to visibility, ground, pedestrians and weather and stop when conditions are unsafe.
C07 - Ground, edges and temporary works: A competent person verifies routes, ramps, bridges, covers and stand-off from excavations/edges for the heaviest vehicle and dynamic loads. Fit barriers/stop blocks where needed. Do not drive over unknown slabs, basements, trenches or covers. Coordinate with temporary works and excavation plans and re-assess after demolition/ground deterioration.
C08 - Delivery management: Book deliveries, avoid peak pedestrian periods and confirm vehicle dimensions/load before arrival. Provide gate control, clear instructions and an allocated unload/turn/exit route. Prevent queuing on public roads and uncontrolled reversing across footways. Site staff coordinate with driver before doors, sheets, straps or loads are handled.
C09 - Vehicle condition and aids: Driver/operator completes pre-use checks of brakes, steering, tyres, restraint, mirrors/cameras, windows, lights, alarms, horn, hydraulics, leaks and load security. Keep windows/sensors clean. Defects affecting safe movement are isolated and reported; safety devices are not bypassed. Maintain vehicles under PUWER/manufacturer regime.
C10 - Parking and immobilisation: Park only in designated firm level areas away from routes, edges and ignition risks. Apply parking brake, select safe gear/neutral as specified, lower attachments, isolate and remove key. Use chocks/stabilisers where required for loading, gradients or trailers. Prevent rollaway/drive-away with a controlled key, restraint or traffic-light system where appropriate.
C11 - Loads, clearances and interfaces: Secure loads, doors, skips, sheets and attachments before movement; do not exceed capacity/height. Maintain clearances from structures and overhead lines using barriers/goalposts and service controls. Use exclusion during tipping/loading and never travel with raised body/boom. Coordinate cranes, plant, pedestrians and public traffic.
C12 - Supervision, emergency and review: The Site Supervisor monitors compliance, route condition, driver behaviour and delivery interfaces. Stop after collision, service strike, near miss, defect or unauthorised entry; protect scene, provide first aid and inspect affected routes/vehicles. Review the traffic plan immediately after layout changes and formally by January 2027 or sooner after incident/new information.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Health and Safety at Work etc. Act 1974; Workplace (Health, Safety and Welfare) Regulations 1992 where applicable; PUWER 1998; CDM Regulations 2015; current HSE workplace-transport and construction vehicle guidance; Highway/public-interface requirements.
Role key: SM = Site Manager; SS = Site Supervisor/Traffic Coordinator; DR = authorised Driver/Plant Operator; BK = trained Banksman; CP = competent Ground/Temporary-Works Person; MT = Maintenance Technician. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity	
Loading and Unloading Plant and Equipment onto/from Transport Vehicles	
Document Details	RA-011 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Transporter/trailer moves or rolls during loading	E, C, P, V, CL	Plant runs off moving trailer or crushes people; vehicle/trailer separates or overturns.	**4**	**5**	**20**	C01-C04 SS / DR / AU	Before and during operation	**1**	**5**	**5**
Ramp failure, slip, detachment or unsuitable angle/capacity	E, C, P, V, CL	Plant falls or overturns from ramps, causing fatal crush injury and major damage.	**4**	**5**	**20**	C02-C05 SS / DR / AU	Every set-up; before travel	**1**	**5**	**5**
Plant misaligned, overturns or runs off trailer edge	E, C, P, V, CL	Operator/banksman is crushed or ejected; plant falls from height.	**4**	**5**	**20**	C05-C08 AU / BK / SS	Every loading movement	**1**	**5**	**5**
Person trapped between plant, trailer, ramps or fixed object	E, C	Crush/amputation or fatal injury occurs during positioning, securing or ramp handling.	**5**	**5**	**25**	C03, C06-C08 SS / AU / BK	Continuous	**1**	**5**	**5**
Unbalanced/overweight load destabilises transporter	E, C, P, V, CL	Trailer/vehicle overturns or axle/structure fails during loading or road transport.	**4**	**5**	**20**	C01-C02, C05, C09 SM / SS / DR	Each plant/load	**1**	**5**	**5**
Fall from trailer, plant or load bed	E, C	Person slips/jumps/falls while accessing cab, bed or restraint points, causing fractures/head injury.	**4**	**4**	**16**	C04, C07, C10 SS / DR / AU	Each access	**1**	**4**	**4**
Load/restraint shifts or releases suddenly	E, C, P, V, CL	Attachment, chain, strap or machine moves and strikes/crushes person during securing/release or journey.	**4**	**5**	**20**	C08-C11 SS / DR / AU	During securing/release; journey checks	**1**	**5**	**5**
Winch, chain, binder or strap fails/recoils	E, C	Stored energy or failed equipment causes severe impact, cuts, entanglement or crush injury.	**4**	**4**	**16**	C06, C09-C11 DR / AU	Before and during use	**1**	**4**	**4**
Traffic/pedestrian interface, poor lighting or weather	E, C, P, V, CL	Third party enters danger zone or operator loses visibility/traction, causing collision or fall.	**4**	**5**	**20**	C01, C03-C04, C12 SM / SS / BK	Before and continuous	**1**	**5**	**5**
Overhead lines/structures or hydraulic/fuel spill	E, C, P, V, CL	Electrocution, collision, fire or slip/environmental harm occurs during loading or securing.	**3**	**5**	**15**	C01, C04, C12-C13 SM / SS / DR / AU	Before set-up; continuous	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Loading/unloading mobile plant, attachments and equipment onto/from suitable low loaders, trailers and transporters at site. A planned operation, verified weights/dimensions, compatible transporter/ramps/restraints, competent driver/operator/banksman, level segregated area and manufacturer/load-securing information are required. Complex lifts, recovery of disabled plant and public-highway loading require separate plans and authorisation.

C01 - Plan the operation: Confirm plant/attachment identity, weight, dimensions, centre of gravity, condition and loading points against transporter payload, axle limits, bed, ramps, winch and restraint capacity. Select a firm level location clear of traffic, public, edges, excavations, overhead lines and structures. Plan sequence, communication, exclusion, weather, lighting and emergencies before arrival.

Precautions and Controls
C02 - Transporter suitability and stability: Use a compatible maintained vehicle/trailer with adequate payload, deck width/length, headboard, anchor points, ramps and braking. Spread load to achieve safe axle/kingpin loads and predictable stability. Inspect bed, chassis, couplings, landing legs and suspension. Do not use damaged, overloaded or unsuitable equipment.
C03 - Immobilise and segregate: Position straight on firm level ground; apply tractor/trailer parking brakes, use stabilisers/landing legs and chocks as required, and isolate drive-away. Establish a hard exclusion zone with one controller. Keep non-essential persons and waiting drivers in a safe place. No one stands in front/behind plant, between vehicle and plant, or on the downhill side.
C04 - Competence and briefing: Only authorised competent plant operators, transport drivers and banksmen undertake the work. Agree one leader, route, signals, stop command, operator visibility and emergency action. Review unfamiliar plant, controls, articulations, tracks/tyres, braking and transport requirements. Stop if communication or line of sight is lost.
C05 - Ramps and alignment: Use rated matched ramps of correct width, length and gradient, locked/secured to the transporter and supported as designed. Clean mud, oil, ice and debris; verify ramp/ground contact and track/wheel compatibility. Align plant square and approach slowly in low gear with attachments positioned for stability. Do not turn sharply or brake suddenly on ramps.
C06 - Winching and disabled plant: Use winching where it reduces risk or plant cannot safely self-load, under a specific method. Verify winch, rope, fairlead and rated recovery/attachment points; keep people outside the line of pull and recoil zone. Do not use transport restraints as recovery gear or improvise tow points. Isolate before hands-on connection.
C07 - Controlled driving and access: Seat belt/restraint is worn and cab/doors are closed. Operator follows the banksman and manufacturer loading direction, maintaining slow continuous control. No passengers. Once positioned, lower attachments, neutralise, brake and isolate before anyone approaches. Use designed steps/handholds with three points of contact; never jump from bed/plant or climb on unsecured loads.
C08 - Attachment and crush control: Secure booms, blades, buckets, breakers and loose attachments in the specified transport position; remove/separately secure where required. Keep articulation/slew locks fitted and hydraulic pressure controlled. Maintain exclusion while lowering/folding. No hands/feet beneath components or between plant and restraints; use tools/handles and mechanical aids.
C09 - Load distribution and restraint plan: Position load close to the intended balance/bulkhead while maintaining axle limits. Use sufficient correctly rated chains, straps, binders, chocks and anchor points for forward, rearward and lateral forces; protect webbing from sharp edges. Apply independent restraints where needed and secure ramps, buckets, pins, doors and loose items. Do not rely solely on brakes/hydraulics.
C10 - Restraint inspection and release: Inspect restraints/anchors before use for rating, wear, distortion, corrosion and function. Tension from a stable safe position without makeshift extensions; keep clear of recoil/binder handles. Before unloading, assess whether the load shifted and release in a controlled sequence from the non-fall/non-crush side. Replace damaged equipment and record defects.
C11 - Final and journey checks: Driver completes a walk-around: plant isolated, brake applied, height/width/weight legal, attachments and ramps secured, restraints tensioned, lights/plates unobstructed and no leaks/loose items. Re-check after the initial settling distance and at suitable journey intervals or after harsh braking, weather or suspected movement, in a safe place.
C12 - Weather, lighting and interfaces: Provide adequate non-dazzling lighting and clear visibility. Stop in ice, lightning, severe rain, strong wind or conditions affecting ramp traction/stability. Coordinate site traffic and public-highway entry/exit; use barriers/traffic control as required. Maintain overhead clearances and prevent other vehicles/plant entering the zone.
C13 - Spill, emergency and review: Keep spill/fire equipment available; isolate ignition during refuelling and report hydraulic/fuel leaks. For roll-off, dropped load or equipment failure, stop, secure and segregate—do not improvise recovery; use a planned competent recovery. Report incidents/near misses and inspect transporter, ramps, restraints and plant before reuse. Review by January 2027 or sooner after change/incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: PUWER 1998; LOLER 1998 where lifting/winching equipment applies; CDM Regulations 2015; workplace-transport requirements and current HSE loading/unloading guidance; Department for Transport load-securing requirements; manufacturer instructions.
Role key: SM = Site Manager; SS = Site Supervisor/Loading Controller; DR = Transport Driver; AU = authorised Plant Operator; BK = trained Banksman. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027
Activity					
Prevention and Management of Slips, Trips and Falls on Site					
Document Details	RA-012 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Debris, waste, tools or materials obstructing routes	E, C, P, V, CL	Person trips/falls, suffering sprain, fracture, head injury or collision with other hazards.	**4**	**3**	**12**	C01-C04 SM / SS / All	Continuous; end of each task	**1**	**3**	**3**
Trailing cables, hoses, leads or temporary services	E, C, P, V, CL	Person trips or pulls equipment/service, causing fall, electrical injury or spill.	**4**	**3**	**12**	C02, C04-C05 SS / All	Each installation; daily	**1**	**3**	**3**
Water, oil, mud, dust, ice or slippery surface	E, C, P, V, CL	Loss of traction causes fall; spill may also create chemical/fire/environmental harm.	**4**	**3**	**12**	C01, C06-C08 SM / SS / All	Continuous; after weather/spill	**1**	**3**	**3**
Uneven/damaged floor, hole, kerb, rubble or change in level	E, C, P, V, CL	Trip or fall causes fracture/head injury; person may fall into opening or vehicle route.	**4**	**4**	**16**	C01, C03, C07, C09 SM / SS / TW	Daily; after demolition change	**1**	**4**	**4**
Unsafe stairs, ramps, walkways or access transition	E, C, P, V, CL	Person falls to a lower level because of poor construction, missing handrail, steepness or contamination.	**4**	**4**	**16**	C03, C07, C09-C10 SM / SS / TW	Before use; daily	**1**	**4**	**4**
Poor lighting, glare, shadow or sudden loss of light	E, C, P, V, CL	Hazard/change of level is not seen, resulting in trip, fall or collision.	**4**	**3**	**12**	C05, C10 SM / SS / EL	Each shift; after relocation	**1**	**3**	**3**
Unsuitable footwear, rushing or carrying load that obscures view	E, C	Reduced grip/balance or inability to see route causes fall and manual-handling injury.	**4**	**3**	**12**	C08, C11 SS / All	Induction; continuous	**1**	**3**	**3**
Temporary warning/signage used without prompt correction	E, C, P, V, CL	People remain exposed to a known hazard or warning becomes displaced/ignored, causing fall.	**3**	**4**	**12**	C06-C07, C12 SM / SS	At discovery and until rectified	**1**	**4**	**4**
Fall at unprotected opening/edge following slip or trip	E, C, P, V, CL	A same-level slip/trip becomes a potentially fatal fall to a lower level.	**4**	**5**	**20**	C01, C03, C07, C09 SM / SS / TW	Continuous; after change	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Pedestrian access and work areas across internal/external construction and demolition site areas, including offices/welfare, stairs, ramps, temporary routes and active workfaces. This assessment covers same-level slips/trips and their potential to cause a fall to a lower level. It requires a site logistics/housekeeping plan, adequate lighting and drainage, protected openings/edges, responsible inspections and task-specific work-at-height controls where relevant.

C01 - Plan and maintain routes: Provide enough designated pedestrian routes of suitable width, surface, gradient, drainage and separation from vehicles/workfaces. Keep routes direct, clear and protected from edges/openings, overhead work and stored materials. Update routes as demolition changes the site, sign alternatives and close any route that cannot be kept safe.

C02 - Housekeeping ownership: Allocate waste areas, skips, storage and cleaning responsibilities in the construction phase plan and daily brief. Every trade cleans as it works and at task end; supervisors enforce standards. Do not store tools, packaging, offcuts, rubble or materials in walkways, stairs, access points, fire routes or behind doors.

Precautions and Controls
C03 - Waste and material control: Use bins, bags, skips, chutes and mechanical removal at suitable locations and empty them before overflow. Stack materials stable and within marked areas; restrain round/loose items. Provide dedicated cable/hosing routes and safe crossing points. Remove protruding nails, sharp objects and demolition debris promptly.
C04 - Cables and temporary services: Prefer cordless equipment where suitable. Route lighting/tool cables and hoses overhead or outside pedestrian routes; otherwise use secured low-profile ramps/covers designed for the traffic. Avoid loops and junctions at stairs, doors and corners. Inspect after equipment moves and remove redundant services immediately.
C05 - Lighting and visibility: Provide adequate, even, non-dazzling general and task lighting, plus emergency lighting where loss would create danger. Illuminate stairs, edges, obstructions, crossings and level changes. Prevent vehicles/materials blocking lamps and maintain colour recognition of safety signs. Use RA013 for design, electrical and inspection controls.
C06 - Spills and immediate response: Stop and protect the area, identify the substance/source and clean with suitable method/material; repair leaks. Use barriers and warning signs only as short-term protection while prompt correction occurs. Dispose of contaminated absorbent under COSHH/environmental procedures. Report recurring water/oil/mud and redesign drainage/process rather than repeatedly accepting it.
C07 - Surfaces and defects: Inspect floors/routes for holes, loose boards, damaged coverings, trailing edges, uneven transitions and unstable rubble. Repair or provide securely fixed, load-rated covers/ramps with visible edges. Barrier dangerous areas. Mats/covers must lie flat, resist movement and not create another trip. Protect and mark unavoidable changes of level.
C08 - Weather and traction: Control mud at entrances and wheel-wash interfaces; provide stone/temporary surfacing, drainage and cleaning. Grit ice, remove snow/water and close unsafe routes. Wear site footwear with suitable tread and maintain it. Adjust pace and load handling for weather; do not run. Stop access where traction cannot be made safe.
C09 - Stairs, ramps, edges and openings: Provide stable stairs/ramps with consistent treads, secure handrails, suitable landings and anti-slip surfaces. Fit guardrails/toe boards or secured load-rated covers to openings/edges. Keep access gates closed and do not use makeshift steps or jump between levels. Apply the work-at-height assessment wherever a fall to a lower level is possible.
C10 - Temporary changes: When soft strip/demolition creates a new obstruction, hole, cable route or access change, stop affected movement and install protection before reopening. Illuminate and sign the revised route and brief workers. Coordinate deliveries, waste removal and other trades so housekeeping controls are not undermined.
C11 - Behaviour and manual handling: Walk, use handrails and maintain a clear view of the route. Do not use phones while walking or carry loads that obscure vision; split loads or use aids. Keep hands free on stairs/ladders and use designated crossings. Report hazards immediately and do not step over barriers/cables or take shortcuts.
C12 - Inspection, incident and review: Supervisors inspect active work areas/routes at shift start, after breaks/weather/deliveries and as demolition progresses; record/correct significant defects. After a slip/trip/fall or near miss, provide first aid, preserve evidence, remove the cause and check similar areas before restart. Review formally by January 2027 or sooner after change/incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Health and Safety at Work etc. Act 1974; Workplace (Health, Safety and Welfare) Regulations 1992 where applicable; CDM Regulations 2015; Work at Height Regulations 2005 for falls to a lower level; current HSE construction slips/trips guidance.
Role key: SM = Site Manager; SS = Site Supervisor; TW = Temporary Works/Access Coordinator; EL = competent Electrician/Lighting Installer; All = all workers and authorised visitors. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity	
Suitable Lighting – Internal Soft Strip and External Machine Work Areas	
Document Details	RA-013 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Insufficient light in internal soft-strip areas	E, C, V, CL	Hidden debris, openings, services or asbestos warnings are missed, causing fall, cut, impact or exposure.	**4**	**4**	**16**	C01-C05 SM / SS / EL	Before entry; continuous	**1**	**4**	**4**
Insufficient light on external plant/machine routes/workfaces	E, C, P, V, CL	Operator/banksman cannot see people, edges or obstacles, causing collision, overturn or fatal crushing.	**4**	**5**	**20**	C01-C04, C06 SM / SS / EL / AU	Before operation; continuous	**1**	**5**	**5**
Glare, deep shadow, reflections or dazzling vehicle lights	E, C, P, V, CL	Temporary blindness or hidden hazards cause driving error, trip, unsafe cut or collision.	**4**	**4**	**16**	C02-C04, C06 EL / SS / AU	Each set-up and change	**1**	**4**	**4**
Flicker/stroboscopic effect makes moving machinery appear stationary	E, C	Worker misjudges rotation/movement and contacts dangerous machinery or plant.	**3**	**5**	**15**	C02, C04, C07 SM / EL / AU	Commissioning; after lamp change	**1**	**5**	**5**
Lighting failure or loss of electrical supply	E, C, P, V, CL	Sudden darkness causes collision, fall, panic or inability to evacuate safely.	**4**	**4**	**16**	C03, C08-C09 SM / SS / EL	Each shift; functional test	**1**	**4**	**4**
Temporary electrical lighting damaged, wet or incorrectly installed	E, C, P, V, CL	Electric shock, arc, fire or loss of lighting occurs from damaged cables/luminaires or unsuitable supply.	**4**	**5**	**20**	C03, C07-C10 SM / EL / SS	Pre-use; planned inspection	**1**	**5**	**5**
Trailing lighting cables, low lamps or unstable stands	E, C, P, V, CL	Trip, head strike, falling lamp or vehicle impact causes injury and electrical damage.	**4**	**3**	**12**	C05, C07, C10 EL / SS / All	Each installation; daily	**1**	**3**	**3**
Dust, smoke, dirt, vehicles or materials block/reduce lighting	E, C, P, V, CL	Illumination deteriorates unnoticed and hazards/signs become invisible.	**4**	**4**	**16**	C04-C06, C11 SS / EL / AU	Continuous; daily clean/check	**1**	**4**	**4**
Unsafe maintenance/repositioning of lights at height	E, C	Person falls, contacts electricity or is struck while changing/cleaning luminaires.	**3**	**5**	**15**	C07, C10-C12 SS / EL	Every maintenance task	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Temporary and fixed lighting for internal soft-strip/demolition areas and external plant, vehicle, loading and machine work zones, including access/escape routes. A competent lighting plan based on task, layout, colour/sign recognition, vehicle movement, emergency arrangements and HSE lighting guidance is required. Electrical installation, generators, hazardous atmospheres and work at height are controlled by their specialist RAMS.

C01 - Lighting assessment and plan: A competent person identifies required illumination for each task and route, considering detail, contrast, age/ability, dust, weather, vehicle size, shadows and emergency escape. Survey before work and measure where judgement is uncertain or conditions change. Provide general background light plus task lighting; never rely on head torches or plant headlights as the sole system.

C02 - Position and quality: Place enough luminaires to provide even coverage without deep shadow, glare or reflections. Angle/ shield lights so operators and banksmen are not dazzled directly or through mirrors/cameras. Position external lights between/around vehicle bays so tall plant cannot block them. Use appropriate colour rendering so safety signs, cables, extinguishers and markings remain recognisable.

Precautions and Controls
C03 - Internal soft-strip areas: Illuminate access, stairs, corridors, workfaces, openings, changes of level, live/unknown services and waste routes before entry. Reposition lighting as partitions/ceilings are removed and shadows change. Use robust guarded fittings and local task lights for detailed cutting/disconnection. Maintain emergency escape lighting and identify asbestos/other warnings without colour distortion.
C04 - External plant work areas: Illuminate full travel, slew, reversing, loading, tipping, exclusion and banksman zones, including edges, excavations and overhead obstructions. Avoid blind transitions between bright/dark areas. Coordinate with the traffic plan and plant cameras/lights. Provide backup or stop operation if lighting falls below the level needed for safe visibility.
C05 - Routes and obstructions: Mount luminaires/cables where they do not reduce headroom, obstruct fire routes or enter plant envelopes. Route cables at high level or outside walkways/roads; otherwise use secured rated ramps/guards. Protect stands from impact and stabilise against wind. Clearly illuminate temporary steps, barriers, crossings and route changes.
C06 - Dust, weather and deterioration: Select IP/environmentally suitable equipment for rain, dust, impact and temperature. Clean lenses and plant windows/cameras before output is materially reduced. Control dust/smoke at source and reassess visibility. Stop for fog, heavy rain/snow or airborne dust that lighting cannot overcome; prevent glare/backscatter from unsuitable positioning.
C07 - Electrical design and installation: A competent electrician selects safe voltage/supply, protection, earthing, RCDs, connectors and cable ratings for the site. Use robust guarded luminaires and weatherproof connections; do not overload circuits or daisy-chain unsuitable leads. Protect from water, heat, sharp edges, crushing and demolition. Isolate and verify dead before electrical maintenance.
C08 - Emergency and backup lighting: Provide emergency lighting where loss of normal lighting would expose people or impede escape, including enclosed soft-strip areas and critical plant shutdown routes. Arrange backup/automatic changeover where necessary. Test function and duration to the emergency plan, keep exits/signs visible and stop work safely after failure rather than continuing with improvised lighting.
C09 - Generators and supply failure: Position generators in secure ventilated areas away from occupied spaces, flammables and vehicle impact; control exhaust, fuel, noise, earthing and fire risk. Monitor fuel and load without unsafe refuelling. Protect distribution equipment and maintain an agreed controlled shutdown/evacuation response for trip, cable damage or generator failure.
C10 - Inspection and defect control: Users visually check lights, guards, plugs, leads, stands and covers each shift. A competent person completes installation and periodic inspection/testing under the electrical plan. Isolate/tag damaged, flickering, hot, wet or exposed equipment immediately; do not tape-repair damaged cables. After relocation/impact/weather, inspect and confirm illumination before restart.
C11 - Monitoring as work changes: The supervisor checks visibility from worker, driver and banksman positions at shift start, after dusk, dust generation, demolition changes, vehicle repositioning and lamp failure. Workers report glare, shadow or insufficient light and stop the affected task. Adjust the plan rather than compensating by rushing, removing guards or entering exclusion zones.
C12 - Safe maintenance and review: Plan lamp cleaning/replacement from ground or suitable protected access; isolate electricity and segregate vehicles/work below. Use RA003/RA004/RA005/RA006 controls for work at height. Maintain spares without incompatible substitutions. Review formally by January 2027 and sooner after failure, incident, layout/task change or new equipment.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: CDM Regulations 2015; Electricity at Work Regulations 1989; Workplace (Health, Safety and Welfare) Regulations 1992 where applicable; PUWER 1998; Work at Height Regulations 2005 for maintenance at height; current HSE site-lighting, workplace-transport lighting and HSG38 guidance.
Role key: SM = Site Manager; SS = Site Supervisor; EL = competent Electrician/Lighting Designer; AU = authorised Plant Operator; All = all workers and authorised visitors. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Installation, Alteration and Removal of Heras-Type Fencing and Pedestrian Barriers	
Document Details	RA-014 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	Evaluation of Risk			Precautions & Control Measures Implemented By	Frequence Check Rate	Residual Risk Evaluation		
			L	S	LxS			L	S	LxS
Manual handling of panels, feet, braces and barriers	E, C	Strains, crush injuries, trapped fingers/toes or loss of control of large awkward components.	4	3	12	C01-C04 SS / OP	Each delivery/installation	1	3	3
Fence/barrier collapses or blows over	E, C, P, V, CL	Panel strikes/crushes people, enters road/plant route or exposes public to site hazards.	4	5	20	C01-C03, C05-C07 SM / SS / TW	After installation; after wind/change	1	5	5
Vehicle/plant strikes installers or installed barrier	E, C, P, V, CL	Installer is crushed or barrier/panel becomes a projectile and route segregation fails.	4	5	20	C01, C04, C08 SM / SS / BK / OP	During installation; continuous	1	5	5
Underground/overhead service contact during anchoring or positioning	E, C, P, V, CL	Electrocution, gas/water strike, fire or explosion occurs from pins, tools or panels.	3	5	15	C01-C02, C09 SM / SS / TW / OP	Before anchoring/positioning	1	5	5
Cuts, pinch points and impact from couplers/panel edges	E, C	Hands/limbs are cut, trapped or struck during coupling, bracing, lifting or dismantling.	4	3	12	C03-C04, C10 SS / OP	Continuous	1	3	3
Uneven/sloping ground, trip hazards or unstable feet	E, C, P, V, CL	Installer/pedestrian trips or panel becomes unstable and falls.	4	3	12	C02-C03, C05, C11 SS / OP	Before use; daily	1	3	3
Gaps, weak gates or unauthorised public access	E, C, P, V, CL	Public/visitors enter demolition/plant hazards or climb/force unstable fencing.	4	5	20	C05-C07, C12 SM / SS / SG	Continuous; end of shift	1	5	5
Wrong barrier used for crowd/vehicle restraint or edge protection	E, C, P, V, CL	Light pedestrian barrier fails under vehicle/crowd/fall load, causing crushing or fall into hazard.	4	5	20	C01, C06-C08 SM / SS / TW	At design and after layout change	1	5	5
Fence obstructs emergency routes, sight lines or pedestrian access	E, C, P, V, CL	Congestion, collision, delayed evacuation or unsafe diversion into traffic/work areas occurs.	4	4	16	C01, C06, C08, C11 SM / SS	Before opening route; daily	1	4	4
Unsafe storage/dismantling; stacked panels fall	E, C, P, V, CL	Panels/feet topple or roll, causing crush injury and obstructing routes.	4	4	16	C03-C05, C13 SS / OP	Each storage/removal task	1	4	4

Precautions and Controls

Scope and assumptions: Delivery, manual/mechanical handling, installation, alteration, inspection and removal of temporary mesh fencing (Heras-type) and lightweight pedestrian barriers on controlled construction/demolition sites. A site logistics/security layout, manufacturer system information, ground/service check and wind/stability assessment are required. These systems are not vehicle restraint, fall edge protection or crowd-pressure barriers unless specifically designed and verified for that duty.

C01 - Plan layout and duty: Define whether the system provides perimeter security, internal exclusion, pedestrian guidance or temporary screening. Map gates, emergency access, crossings, plant routes, public interface, sight lines, ground, services and wind exposure. Select a complete system with appropriate height, anti-climb/security, feet, couplers, braces and gates for foreseeable loads and duration; obtain temporary-works design where required.

Precautions and Controls
C02 - Ground and service survey: Inspect surface level, bearing, slopes, voids, drainage, excavations and trip risks. Check current underground/overhead service information before pins, anchors or mechanical handling. Do not drive stakes into unverified ground. Level or prepare the base and maintain clearance from edges/services; use the designed anchoring/ballast method only.
C03 - Components and condition: Use compatible manufacturer-approved panels, feet, couplers, braces, gates, anchors and anti-tamper devices. Inspect for bends, cracks, sharp wires, corrosion, damaged welds and missing parts. Do not mix incompatible systems or improvise ballast/ties. Quarantine defects and keep components organised so they cannot roll/topple.
C04 - Manual/mechanical handling: Plan delivery close to installation and use mechanical aids for bulk movement. Team-lift awkward panels and heavy feet after a TILE assessment; nominate a leader, maintain grip and keep fingers/toes clear. Do not lift panels in high wind. Wear suitable gloves, safety footwear and site PPE; control straps/bundles before release and avoid standing in the fall direction.
C05 - Safe installation sequence: Establish an exclusion zone and assemble from a stable protected position. Seat feet fully on prepared ground, keep panels vertical under control, fit/tighten couplers and braces as the sequence progresses, and install gates correctly. Do not leave unsupported runs or unattended loose panels. Maintain housekeeping and cover/relocate any unavoidable pedestrian trip points.
C06 - Stability and wind: Assess run length, corners, exposure, soil/surface, openings, topography and design wind actions. Install specified braces, ballast/anchors and returns; independent competent design may be required in exposed locations. Do not attach banners, debris netting, sheeting or signs that increase wind load without design approval. Stop installation in unsafe winds and inspect after gusts/storms.
C07 - Security and anti-climb: Close all gaps, protect under/over access points and orient panels/couplers to deter climbing/tampering. Fit secure controlled gates and anti-tamper couplers where needed. Lock out of hours while maintaining authorised/emergency access. Inspect perimeter at shift end and after vandalism/delivery; repair breaches immediately and provide additional security/lighting for higher-risk sites.
C08 - Traffic and pedestrian interface: Coordinate installation with the traffic plan; segregate installers and public using temporary protected controls. Use a trained banksman where vehicle movements cannot be eliminated. Maintain suitable walkway width, crossings, visibility and escape space. Lightweight pedestrian barriers guide people but are not crash barriers; use engineered vehicle restraint or crowd barriers where those loads are foreseeable.
C09 - Service and tool controls: Use only suitable maintained tools and follow permits for drilling/anchoring. Isolate services where practicable and maintain overhead clearances when handling panels. Stop for unexpected resistance, markers, arcing or leak. Protect leads from routes, control noise/vibration/dust and use eye/hearing/RPE as task assessment requires.
C10 - Pinch, cuts and PPE: Keep hands away from panel/foot interfaces and coupler jaws; use correct spanners/tools and do not hold components in alignment within pinch points. Remove/guard protruding wire and burrs. Wear cut-resistant gloves suitable for grip, safety footwear, hi-vis and eye protection during striking/drilling; PPE does not replace control of falling panels.
C11 - Routes, gates and emergency access: Keep fencing/barriers out of fire routes, stairs, door swings, hydrants and emergency vehicle access. Provide stable self-evident pedestrian routes without dead ends or sharp protrusions, adequately lit and signed. Gates open safely without entering traffic and cannot swing in wind. Review layout whenever demolition, deliveries or welfare arrangements change.
C12 - Public protection: Use suitable height/mesh and secure joints to prevent access to demolition, excavations, plant and stored materials. Provide warning signs and protected viewing/sight lines without inviting climbing. Check interfaces with neighbouring property and public footways. If the fence forms the site boundary, maintain it continuously and provide controlled access/guarding during temporary removal.
C13 - Inspection, storage and removal: A competent person checks alignment, feet, couplers, braces, ballast/anchors, gates, damage, gaps and route condition after installation, daily as appropriate and after wind, impact, alteration or vandalism. Dismantle in reverse controlled sequence, retaining support. Stack panels/feet flat or in rated stillages on level ground and restrain for transport. Review by January 2027 or sooner after change/incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: CDM Regulations 2015; PUWER 1998 for work equipment/tools; Manual Handling Operations Regulations 1992; temporary-works principles and current HSE public-protection/site-traffic guidance; manufacturer installation, stability and wind-loading instructions.
Role key: SM = Site Manager; SS = Site Supervisor; TW = competent Temporary-Works/Design Person; BK = trained Banksman; OP = Operative/Installer; SG = Site Security/Gate Controller. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

Risk Assessment
RA 015 – Refuelling of Plant and Equipment

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Refuelling Mobile Plant, Generators and Site Equipment	
Document Details	RA-015 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Fuel vapour, ignition source or hot engine	E, C, P, V, CL	Fire or explosion causes burns, smoke inhalation, fatalities and property damage.	**5**	**5**	**25**	C01-C04, C08	Every refuelling	**1**	**5**	**5**
Fuel spill, overfill or hose/nozzle failure	E, C, P, V, CL	Slip, fire, soil/drain/water pollution and skin exposure occur.	**4**	**5**	**20**	C02-C05, C08	Every refuelling	**1**	**5**	**5**
Vehicle or plant movement at fuelling point	E, C, P, V, CL	Person is struck or crushed and dispensing equipment is damaged.	**4**	**5**	**20**	C01-C03, C06	Every approach/departure	**1**	**5**	**5**
Contact with diesel/petrol or contaminated clothing	E, C, P, V, CL	Dermatitis, eye injury, inhalation effects or ingestion occurs.	**4**	**3**	**12**	C02, C04-C05	During handling	**1**	**3**	**3**
Incorrect container, decanting or insecure storage	E, C, P, V, CL	Leak, vapour release, fire, manual-handling injury or unauthorised access results.	**4**	**5**	**20**	C02-C04, C07	Delivery/storage/refuelling	**1**	**5**	**5**
Fuel introduced into wrong tank or plant left running	E, C, P, V, CL	Equipment damage, uncontrolled release or ignition occurs.	**4**	**4**	**16**	C02-C04	Every refuelling	**1**	**4**	**4**

Precautions and Controls

Scope and assumptions: Transfer of diesel or petrol from approved tanks/bowsers/containers to site plant and equipment in a designated area. A COSHH/DSEAR assessment, spill response plan, SDS, suitable storage and trained persons are required. Excludes bulk-tank installation or fuel-system repair unless separately assessed.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Designated fuelling area: Use a firm, level, ventilated and protected location away from drains, excavations, hot work, smoking, occupied buildings and ignition sources. Segregate traffic and pedestrians, provide lighting, signage, suitable extinguishers and spill equipment, and protect tanks/bowsers from impact.

C03 - Approved system and checks: Use compatible, labelled, closed fuel tanks, bowsers, containers, pumps, hoses and auto-shutoff nozzles. Inspect for leaks, damage, security, earthing/bonding where required and correct fuel. Do not improvise funnels or siphon by mouth; quarantine defective equipment.

C04 - Safe refuelling sequence: Park level, lower attachments, apply brake, stop engine and allow hot surfaces to cool. Prohibit smoking/flames and phone use. Confirm tank identity/capacity, maintain attendance and control the nozzle; do not wedge triggers. Avoid overfill, replace caps and clean minor drips before restart.

C05 - Exposure and hygiene: Follow SDS/COSHH controls. Wear fuel-resistant gloves, eye protection and site PPE; avoid skin contact and remove contaminated clothing promptly. Wash before eating or smoking. Never use fuel for cleaning. Provide eyewash and obtain medical advice for significant exposure or ingestion.

Precautions and Controls
C06 - Spill and fire response: Stop the source if safe, isolate ignition, raise alarm and protect people. Use drain covers, absorbents and bunding without washing fuel to ground/drain. Report and dispose of waste correctly. For fire, withdraw, call emergency services and use an extinguisher only if trained, escape is secure and the fire is small.
C07 - Storage and transport: Keep minimum necessary quantities in compliant labelled containers within locked, ventilated, bunded storage, separated from oxygen/oxidisers and ignition. Secure fuel during transport and control keys. Inspect bunds and stocks; handle containers mechanically or under the manual-handling assessment.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Health and Safety at Work etc. Act 1974; DSEAR 2002; COSHH 2002; Environmental Protection Act 1990 and applicable pollution-control requirements; PUWER 1998; current HSE petroleum, flammable-liquid and spill-control guidance; supplier SDS and manufacturer instructions.
Role key: SM = Site Manager; SS = Site Supervisor; CP = Competent Person; OP = trained/authorised Operative; BK = trained Banksman; MT = competent Maintenance Technician; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity	
Construction and Demolition Work in Heat, Cold, Wind, Rain, Ice, Snow, Fog and Lightning	
Document Details	RA-016 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
High wind or sudden gusts	E, C, P, V, CL	Falling material, plant instability, loss of balance or structural collapse causes fatal injury.	**5**	**5**	**25**	C01-C03, C08	Forecast and continuous	**1**	**5**	**5**
Lightning or electrical storm	E, C, P, V, CL	Direct/indirect strike, fire or secondary fall causes fatal injury.	**4**	**5**	**20**	C02-C03, C08	Forecast and continuous	**1**	**5**	**5**
Extreme heat, sun or high humidity	E, C, P, V, CL	Heat illness, dehydration, sunburn, impaired judgement or collapse occurs.	**4**	**4**	**16**	C02, C04, C08	Each shift	**1**	**4**	**4**
Cold, wind chill, rain or wet clothing	E, C, P, V, CL	Hypothermia, reduced dexterity/judgement, illness or equipment misuse occurs.	**4**	**4**	**16**	C02, C05-C06	Each shift	**1**	**4**	**4**
Ice, snow, mud, flooding or saturated ground	E, C, P, V, CL	Slip, vehicle loss of control, overturn, excavation failure or access loss occurs.	**4**	**5**	**20**	C01-C03, C06-C07	Before and after weather	**1**	**5**	**5**
Fog, heavy rain, glare or darkness	E, C, P, V, CL	Operators cannot see people, edges or signals, causing collision or fall.	**4**	**5**	**20**	C02-C03, C07	Continuous	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Outdoor and partially enclosed site work exposed to changing weather. Daily planning must consider forecasts, local wind funnelling, heat/cold stress, ground/roof condition, visibility and each item of plant's limits. Separate work-at-height, lifting, excavation and plant assessments continue to apply.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Forecasts and trigger limits: Check reliable local forecasts and actual conditions before and throughout the shift. Record task/equipment stop limits, including manufacturer wind limits and any more restrictive lift/work-at-height plan values. Use an anemometer or other monitoring where required; stop early enough to secure the site safely.

C03 - Wind and lightning: Remove/secure loose materials, fencing, sheeting and debris; suspend lifting, work at height and plant activity when limits or safe control are threatened. On lightning warning, stop exposed/high-level work, lower equipment if safe, leave roofs/scaffolds/cranes and shelter in the designated safe location until the authorised all-clear.

C04 - Heat and sun: Plan heavier work for cooler periods; provide shade, cool drinking water, acclimatisation, breathable suitable clothing, sunscreen and more frequent breaks. Use a buddy system and monitor vulnerable/new workers. Stop and provide first aid for confusion, collapse, severe headache or other heat-illness signs; call emergency services for suspected heatstroke.

C05 - Cold and wet: Provide warm waterproof layered clothing, gloves compatible with the task, heated/dry welfare, hot drinks and scheduled warm-up/drying breaks. Rotate work and monitor shivering, confusion, numbness and loss of coordination. Replace wet clothing and obtain first aid; do not use unsafe improvised heaters.

Precautions and Controls
C06 - Ground and access: Inspect roofs, scaffolds, routes, excavations, working platforms, drainage and temporary works after rain, freeze, thaw, snow or high wind. Grit/clear routes, pump water under an approved plan and close unsafe areas. A competent person re-approves affected ground, structures and access before restart.
C07 - Visibility and communications: Provide adequate non-dazzling lighting, clean windows/cameras and maintain visible signals. Slow or stop plant/vehicles when banksman visibility or traction is impaired. Use reliable communications and weather alarms; do not continue merely because PPE is available. Brief changes and controlled restart conditions.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Health and Safety at Work etc. Act 1974; Management of Health and Safety at Work Regulations 1999; CDM Regulations 2015; Workplace (Health, Safety and Welfare) Regulations 1992 where applicable; Work at Height Regulations 2005; PUWER 1998; current HSE outdoor temperature and severe-weather guidance; equipment manufacturer limits.
Role key: SM = Site Manager; SS = Site Supervisor; CP = Competent Person; OP = trained/authorised Operative; BK = trained Banksman; MT = competent Maintenance Technician; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027
Activity					
Use of Pressure Washers / Jet Wash Equipment					
Document Details	RA-021 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	Evaluation of Risk			Precautions & Control Measures Implemented By	Frequence Check Rate	Residual Risk Evaluation		
			L	S	LxS			L	S	LxS
High-pressure injection or laceration	E, C, P, V, CL	Jet penetrates skin/eye causing deep tissue damage, infection or amputation.	**5**	**5**	**25**	C01-C04, C08	Continuous	**1**	**5**	**5**
Electrical equipment, damaged lead or water ingress	E, C, P, V, CL	Electric shock, arc or fire causes fatal injury.	**5**	**5**	**25**	C01-C03, C05	Pre-use and continuous	**1**	**5**	**5**
Hose whip, coupling failure or loss of control	E, C, P, V, CL	Operator/others are struck, fall or are injected by the jet.	**4**	**5**	**20**	C02-C04	Pressurisation/use	**1**	**5**	**5**
Aerosol, contaminated material or detergent	E, C, P, V, CL	Respiratory/skin/eye exposure, infection or chemical burn occurs.	**4**	**4**	**16**	C01-C02, C04, C06	During washing	**1**	**4**	**4**
Wet/slippery surface and poor visibility	E, C, P, V, CL	Slip, trip, collision or vehicle movement injury occurs.	**4**	**4**	**16**	C03-C04, C07	During/after washing	**1**	**4**	**4**
Polluted runoff to drain, soil or water	E, C, P, V, CL	Environmental harm and legal breach occur.	**4**	**4**	**16**	C01, C06-C07	Every wash	**1**	**4**	**4**

Precautions and Controls

Scope and assumptions: Pressure cleaning of plant, equipment and hard surfaces using cold/hot water and approved detergents. Requires a suitable pressure washer, controlled wash area, electrical/water assessment, drainage/effluent controls and trained users. Excludes asbestos-containing surfaces and live electrical equipment.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Equipment and pressure: Select the lowest effective pressure/nozzle and compatible hoses/couplings. Inspect gun, trigger/deadman device, lance, guards, hose, fittings, thermal relief and supply before use. Do not wire triggers open, use damaged hoses or exceed ratings. Isolate, shut water and fully depressurise before adjustment/clearing.

C03 - Wash area and exclusion: Use a firm, drained, well-lit, ventilated area segregated from plant movement, people and fragile surfaces. Barrier the jet/rebound zone and keep the hose routed against trips/crushing. Secure the item, lower plant attachments, isolate machinery and prevent unexpected movement. Never point the jet at any person.

C04 - Safe operation: Use two-handed control, stable stance and correct distance/angle; never test with a hand or place a body part in a leak. Do not use while on ladders or unstable access. Stop if control/visibility is lost. Treat any suspected injection injury as an immediate hospital emergency even if the wound looks small.

C05 - Electrical safety: Prefer suitable reduced-voltage/battery equipment where practicable. Use weatherproof connectors, appropriate RCD/site distribution and protected cable routes; keep connections out of water. Do not wash live electrical installations, sockets, batteries or damaged plant. Isolate and prove dead where required.

Precautions and Controls
C06 - Contamination and COSHH: Identify residues, biological contamination, lead/asbestos or hazardous coatings before washing. Do not pressure-wash asbestos. Follow detergent SDS/COSHH, control aerosols with pressure/angle/ventilation, and wear face/eye, waterproof and respiratory protection as assessed. Provide hygiene and decontamination.
C07 - Runoff and housekeeping: Agree collection/disposal before start; use bunds, drain covers, wet vacuum or settlement/filtration and never discharge contaminated effluent without authority. Clean silt promptly, keep walkways dry or closed and post warning signs only while active correction occurs. Protect from frost and store equipment depressurised.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: PUWER 1998; Electricity at Work Regulations 1989; COSHH 2002; CDM Regulations 2015; Environmental Protection Act 1990 and applicable water/pollution requirements; Pressure Systems Safety Regulations 2000 where applicable; supplier SDS and manufacturer instructions.
Role key: SM = Site Manager; SS = Site Supervisor; CP = Competent Person; OP = trained/authorised Operative; BK = trained Banksman; MT = competent Maintenance Technician; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Prevention, Detection and Management of Fire on a Construction / Demolition Site	
Document Details	RA-032 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Ignition from hot work, temporary electrics, heaters or smoking	E, C, P, V, CL	Fire and smoke spread, causing burns, asphyxiation and multiple fatalities.	**5**	**5**	**25**	C01-C05, C08	Continuous	**1**	**5**	**5**
Fuel, gas cylinders, waste or combustible loading	E, C, P, V, CL	Rapid fire growth, explosion or toxic smoke overwhelms escape routes.	**5**	**5**	**25**	C01-C04, C06	Daily / after deliveries	**1**	**5**	**5**
Alarm not heard or fire discovered late	E, C, P, V, CL	People fail to evacuate before routes become untenable.	**5**	**5**	**25**	C02-C05	Each shift / test	**1**	**5**	**5**
Blocked, changed or insufficient escape route	E, C, P, V, CL	Workers/visitors become trapped or fall during evacuation.	**5**	**5**	**25**	C01-C05	Daily / after layout change	**1**	**5**	**5**
Unauthorised re-entry or untrained firefighting	E, C, P, V, CL	People are overcome by smoke, explosion or structural collapse.	**5**	**5**	**25**	C03-C05, C08	Emergency	**1**	**5**	**5**
Fire affects neighbours, public, structure or emergency access	E, C, P, V, CL	Off-site casualties, collapse and delayed response occur.	**5**	**5**	**25**	C01-C03, C05-C07	Planning and emergency	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Site-wide fire safety for temporary works, demolition, welfare, storage and changing escape routes. A suitable and sufficient fire-risk assessment, fire plan, responsible persons, alarm, escape, emergency-service access and coordination with any occupied premises are required and kept current as work progresses.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Fire-risk assessment and plan: A competent person identifies people at risk, ignition/fuel/oxygen sources, temporary construction and changing compartmentation. Eliminate risk in design/sequence and coordinate with client/occupiers. The fire plan defines responsibilities, alarm, evacuation, muster, firefighting policy, emergency contacts, hydrants and review triggers.

C03 - Prevention and storage: Control hot work by permit/fire watch; inspect temporary electrics and heaters; enforce designated smoking. Keep minimum fuels/flammables and cylinders in secure ventilated separated stores, control charging and refuelling, and remove combustible waste frequently. Maintain fire separation and protect temporary membranes/insulation.

C04 - Alarm and detection: Provide a suitable alarm/detection system audible/visible throughout all work areas, including high-noise, enclosed and remote locations. Site-specific call points and means to summon fire services remain accessible. Test at defined intervals and after changes; establish a backup/stop-work response for failure.

C05 - Escape and evacuation: Maintain enough protected, signed, illuminated escape routes and exits of adequate width/distance, with doors/gates easily opened and no dead ends. Update as demolition/soft strip progresses. Induct everyone, assist vulnerable persons and account for workers/visitors at a safe muster point; conduct and record realistic drills.

Precautions and Controls
C06 - Firefighting and emergency services: Place appropriate maintained extinguishers by risk and escape routes; only trained persons tackle a small fire with secure escape. Priority is alarm, evacuation and 999. Keep fire-service access, addresses, keys, water supplies and liaison information clear. No re-entry until authorised by emergency command.
C07 - Inspection, security and interface: Fire coordinator conducts recorded checks of routes, alarms, extinguishers, storage, waste and compartmentation. Secure the site against arson and unauthorised entry. Coordinate alarms/evacuation with adjacent occupied buildings and notify them of high-risk work. After fire or alarm, preserve evidence and review before restart.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
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Legal and guidance basis: Regulatory Reform (Fire Safety) Order 2005 where applicable; CDM Regulations 2015; DSEAR 2002; Electricity at Work Regulations 1989; HSE HSG168 Fire safety in construction and fire-safety guidance; project fire-risk assessment and emergency plan.
Role key: PM = Project Manager; SM = Site Manager; FC = competent Fire Coordinator; FW = Fire Warden/Fire Watch; AP = authorised Permit Issuer; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027
Activity					
Provision and Management of First Aid on Site					
Document Details	RA-040 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Insufficient competent first-aid cover	E, C, P, V, CL	Treatment is delayed, worsening serious injury or causing fatality.	**5**	**5**	**25**	C01-C04, C08	Every shift / location	**1**	**5**	**5**
Kit, eyewash, trauma or burn supplies missing	E, C, P, V, CL	Injury cannot be stabilised or contamination continues.	**4**	**5**	**20**	C02-C04	Inspection / emergency	**1**	**5**	**5**
Emergency services cannot find/access casualty	E, C, P, V, CL	Definitive treatment and rescue are delayed.	**5**	**5**	**25**	C01-C05	Emergency	**1**	**5**	**5**
First aider exposed to electricity, collapse, chemical or confined space	E, C, P, V, CL	Rescuer becomes a second casualty.	**5**	**5**	**25**	C03-C06	Emergency	**1**	**5**	**5**
Workers do not know arrangements	E, C, P, V, CL	Alarm, response or reporting fails.	**4**	**5**	**20**	C02-C05	Induction / change	**1**	**5**	**5**
Poor records, replenishment or confidentiality	E, C, P, V, CL	Provision deteriorates and legal/medical information is mishandled.	**4**	**3**	**12**	C02-C04, C07	After use / periodic	**1**	**3**	**3**

Precautions and Controls

Scope and assumptions: First-aid arrangements for all shifts, work areas and foreseeable construction/demolition injuries. A documented first-aid needs assessment determines trained personnel, equipment, facilities and communications according to workforce, hazards, layout, remoteness, hours, vulnerable persons and emergency-service response.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Needs assessment: Competent person considers workforce number/distribution, work hazards, lone/remote work, shifts, young/vulnerable workers, travel time and previous incidents. Specify first aiders versus appointed persons, training level, holiday/absence cover, kits, eyewash, burns/trauma items, AED and first-aid room/vehicle kits as justified.

C03 - People and information: Provide enough currently certified first aiders for every shift and work zone; appointed persons do not give treatment beyond training. Display names/locations/contacts and kit/room/AED points, brief at induction/toolbox talks and update for layout/shift change. Ensure communication works in basements, roofs and remote areas.

C04 - Equipment and facilities: Place accessible, signed, protected and suitably stocked kits near risk without locking them away. Provide clean water/eyewash and specialist items based on COSHH/task assessments. Inspect, date-check, replenish and seal after use; maintain hygiene, privacy, lighting and access to any first-aid room.

C05 - Emergency response: Raise alarm, make area safe without delaying lifesaving care, call 999 with exact address/What3Words or grid reference, gate contact and hazards, and send a marshal to meet responders. Keep emergency routes clear. Apply CPR/AED, bleeding/burn/eye care only within training and use PPE against blood/body fluids.

Precautions and Controls
C06 - Do not create rescuers: Do not enter live electrical, confined-space, water, fire, collapse, chemical or plant danger zones without the relevant isolation/rescue controls. Coordinate trained specialist rescue and emergency services. Move a casualty only for immediate danger or as trained; preserve scene and information on substances/energy involved.
C07 - Records and review: Record treatment and incident details securely, respecting medical confidentiality, and complete statutory reporting where applicable. First aider reports used stock and exposure. Review provision after workforce/task/shift changes and every significant incident; provide support for serious events and retain records for required periods.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
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Legal and guidance basis: Health and Safety (First-Aid) Regulations 1981; Health and Safety at Work etc. Act 1974; Management of Health and Safety at Work Regulations 1999; RIDDOR 2013; data-protection requirements; HSE first-aid needs-assessment and construction-site FAQ guidance.
Role key: PM = Project Manager; SM = Site Manager; SS = Site Supervisor; FA = trained First Aider; AP = Appointed Person; EM = Emergency Marshal; OH = Occupational-Health Provider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Planning, Coordination and Response to Site Emergencies	
Document Details	RA-043 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
No scenario-specific plan or unclear command	E, C, P, V, CL	Response is delayed/conflicting and casualties escalate.	**5**	**5**	**25**	C01-C04, C08	Planning and emergency	**1**	**5**	**5**
Alarm/communications failure	E, C, P, V, CL	People remain in danger or emergency services receive wrong information.	**5**	**5**	**25**	C02-C05	Tests and emergency	**1**	**5**	**5**
Evacuation route/muster compromised	E, C, P, V, CL	People are trapped, unaccounted for or enter another hazard.	**5**	**5**	**25**	C02-C05	Daily / emergency	**1**	**5**	**5**
Untrained spontaneous rescue	E, C, P, V, CL	Responders become additional casualties.	**5**	**5**	**25**	C03-C06	Emergency	**1**	**5**	**5**
Emergency services delayed by access/information	E, C, P, V, CL	Treatment, firefighting or specialist rescue is delayed.	**5**	**5**	**25**	C02-C06	Emergency	**1**	**5**	**5**
Premature restart/re-entry	E, C, P, V, CL	People re-enter unstable, live or contaminated area.	**5**	**5**	**25**	C03-C07, C08	Recovery	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Site-wide emergency management for fire, collapse, serious injury, service strike, electrocution, spill, confined-space/water rescue, severe weather, security and off-site impact. Plans must be proportionate, recorded, communicated, coordinated with neighbours/emergency services and rehearsed.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Scenario plans and command: Competent management identifies credible emergencies and prepares specific actions, trigger points, incident controller/deputies, isolation authority, evacuation versus shelter, rescue boundaries and external notifications. Interface with client/occupiers, utilities, neighbours and public authorities; keep plans at gate, office and remote work areas.

C03 - Alarm, contacts and information: Provide reliable audible/visual alarms and radios/phones covering basements, roofs and noisy zones, with backup. Display/test 999, utility, environmental and client contacts, exact address/coordinates, gate instructions and site hazards. Maintain current drawings, SDS, asbestos/service plans and workforce/visitor register for responders.

C04 - Evacuation and accountability: Maintain signed, lit, unobstructed routes, alternative exits and emergency access as demolition changes. Assign marshals, help vulnerable/non-English-speaking persons and stop plant safely if time permits. Muster in a safe upwind location, account for all persons without delaying emergency calls and report missing persons—do not self-deploy to search.

C05 - Competence, equipment and drills: Train incident controllers, marshals, first aiders and specialist rescue teams; provide inspected spill, fire, first-aid, retrieval and communication equipment identified by risk. Conduct realistic drills for priority scenarios and shifts, record lessons and correct gaps. Specialist rescue is ready before confined-space/water/high-risk work begins.

Precautions and Controls
C06 - Emergency-services interface: Keep access width, ground, hydrants, turning and gates clear. Send a marshal to meet responders and brief them on casualties, services, structures, hazardous materials, isolations and exclusion zones. Site staff follow emergency-service command while retaining relevant technical advice; preserve a clear casualty route.
C07 - Recovery and investigation: Incident controller secures the scene, isolates energy, controls environmental spread and prevents re-entry. Only competent authorities/engineers confirm structural, electrical, atmospheric or process safety. Provide welfare/support, report under RIDDOR/environmental rules where applicable, preserve evidence and authorise restart through revised RAMS and briefing.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Management of Health and Safety at Work Regulations 1999; CDM Regulations 2015; Regulatory Reform (Fire Safety) Order 2005 where applicable; RIDDOR 2013; COSHH 2002; DSEAR 2002; Confined Spaces Regulations 1997; HSE workplace emergency-procedure guidance and site emergency plan.
Role key: PM = Project Manager; IC = Incident Controller; SM = Site Manager; SS = Site Supervisor; EM = Emergency/Fire Marshal; FA = First Aider; RT = trained Rescue Team; AP = authorised Isolation Person. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

Risk Assessment
RA 051 – Controlling Waste Lorry Movements

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Arrival, Manoeuvring, Loading and Departure of Waste Collection Lorries	
Document Details	RA-051 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
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2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Pedestrian struck during reversing/manoeuvring	E, C, P, V, CL	Fatal run-over or crushing occurs in vehicle blind spot.	**5**	**5**	**25**	C01-C05, C08	Every movement	**1**	**5**	**5**
Collision with plant, gate, scaffold, structure or public traffic	E, C, P, V, CL	Multiple casualties, collapse or property damage occurs.	**5**	**5**	**25**	C01-C05	Every arrival/departure	**1**	**5**	**5**
Weak/uneven ground, edge or overhead obstruction	E, C, P, V, CL	Lorry overturns, becomes trapped or contacts power line.	**5**	**5**	**25**	C01-C04, C06	Each route/load point	**1**	**5**	**5**
Skip/body/compactor moves during loading/exchange	E, C, P, V, CL	Worker is trapped, struck or crushed.	**5**	**5**	**25**	C02-C05, C07	Loading/exchange	**1**	**5**	**5**
Insecure, overloaded or contaminated load	E, C, P, V, CL	Waste falls on road, vehicle becomes unstable or hazardous exposure occurs.	**5**	**5**	**25**	C03-C07	Before departure	**1**	**5**	**5**
Mud/debris carried to highway or queue blocks road	E, C, P, V, CL	Public collision, slip or traffic incident occurs.	**4**	**5**	**20**	C01-C03, C06-C07	Every departure / busy period	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Control of skip, roll-on/roll-off, tipper, grab and other waste lorries at the gate, loading point and public-highway interface. Requires booked deliveries, suitable routes/ground, vehicle-pedestrian segregation, trained gate/banksman control, safe loading/sheering and clean lawful departure.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Logistics and booking: Pre-book vehicle type/time, waste/load, driver instructions and collection method. Design one-way routes, turning/waiting and load zones to minimise reversing and prevent public-road queuing. Confirm width, headroom, ground capacity, gradients, edges, services and emergency access for largest lorry; update as site changes.

C03 - Segregation and gate control: Use robust barriers and separate pedestrian gates/routes/crossings. Gate controller stops pedestrians and verifies site readiness before admission. Keep public footway/road protected under authorised traffic controls. Visiting drivers receive clear induction and remain in the cab or designated refuge unless instructed.

C04 - Banksman and manoeuvring: Eliminate reversing where practicable. A trained authorised banksman controls unavoidable manoeuvres from a protected visible position using agreed signals; no one stands behind, beside wheels or between vehicle and fixed object. Driver stops if the banksman/person disappears or communication fails; enforce speed and seat belt rules.

C05 - Loading/exchange zone: Set vehicle on firm level ground, brake and isolate as method requires, with exclusion around lifting arms, tailgate, skip, body and compactor. Coordinate plant loading so no cab/person is in drop/slew zone. Do not work under raised bodies or suspended skips; use designed props/lock-off for maintenance only.

Precautions and Controls
C06 - Load and waste checks: Verify waste matches documentation and carrier acceptance; isolate asbestos, batteries, tubes, cylinders, liquids and hot/suspect waste. Load evenly within axle/gross limits, close doors/tailgates and sheet/net from safe access. Remove projecting/loose material; driver completes walk-around and carrier documentation before movement.
C07 - Departure and highway: Clean wheels/undercarriage/load area using designed wash/road-sweeping controls without sending slurry to drains. Check tyres, lights, mirrors, sheet, doors and number plates. Gate controller confirms pedestrian/public route clear and guides exit under traffic plan. Report spill/collision and stop departure until vehicle/load is safe.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: CDM Regulations 2015; Workplace (Health, Safety and Welfare) Regulations 1992 where applicable; Road Traffic Act 1988 and load-security requirements; PUWER 1998; LOLER 1998 for lifting equipment; Environmental Protection Act 1990 Duty of Care; HSE workplace transport guidance.
Role key: SM = Site Manager; SS = Site Supervisor; GC = Gate Controller; BK = trained Banksman; DR = Waste-Lorry Driver; OP = authorised Plant Operator; WC = Waste Coordinator. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

Risk Assessment
RA 055 – Wearing Personal Protective Equipment (PPE)

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Selection, Provision, Use and Maintenance of Personal Protective Equipment	
Document Details	RA-055 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	Evaluation of Risk			Precautions & Control Measures Implemented By	Frequence Check Rate	Residual Risk Evaluation		
			L	S	LxS			L	S	LxS
PPE used instead of elimination/engineering control	E, C, P, V, CL	Failure/misuse leaves worker exposed to serious hazard.	**4**	**5**	**20**	C01-C03, C08	Every assessment	**1**	**5**	**5**
Wrong rating/type for hazard	E, C, P, V, CL	Impact, chemical, noise, respiratory or fall protection is ineffective.	**5**	**5**	**25**	C02-C04	Selection and use	**1**	**5**	**5**
Poor fit or incompatible items	E, C, P, V, CL	Seal, vision, hearing, movement or protection is compromised.	**4**	**5**	**20**	C02-C05	Every wearer/task	**1**	**5**	**5**
Damaged, dirty, expired or modified PPE	E, C, P, V, CL	Protection fails during exposure.	**4**	**5**	**20**	C03-C06	Pre-use / maintenance	**1**	**5**	**5**
PPE creates entanglement, heat, communication or visibility risk	E, C, P, V, CL	Worker is caught, overheated or struck by plant.	**4**	**5**	**20**	C02-C05	Continuous	**1**	**5**	**5**
Incorrect removal/storage transfers contamination	E, C, P, V, CL	Hazard reaches skin, welfare, vehicles or home.	**4**	**4**	**16**	C04-C07	Exit / cleaning	**1**	**4**	**4**

Precautions and Controls

Scope and assumptions: Site PPE management for head, eye/face, hearing, respiratory, hand, foot, body and fall protection. PPE is selected from task risk/COSHH assessments after higher-order controls and provided without charge. It must fit the wearer, be compatible, maintained and not introduce additional risk.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Hierarchy and specification: Eliminate/substitute and use collective/engineering controls first. Competent assessment identifies hazard, exposure, duration, environment and standards/marking; specify protection level without harmful overprotection. Consult users and accommodate prescription lenses, hearing aids, facial hair, disability, religion and gender with equally protective options.

C03 - Fit and compatibility: Provide correct sizes/models and individual fit adjustment. Check combined hard hat, eye/face, hearing, RPE, clothing, gloves and harness do not interfere with seals, fields of view, alarms or movement. Tight-fitting RPE requires face-fit testing on the exact make/model/size and clean-shaven sealing area; harness requires separate competence/inspection.

C04 - Training and use: Explain hazard, limitations, donning, fitting checks, cleaning, storage, replacement and emergency actions; verify by practical demonstration. Supervisors enforce designated PPE zones and correct use but investigate repeated non-use as a control/fit issue. PPE must not be modified, shared where hygiene/fit matters or worn loose near machinery.

C05 - Inspection and replacement: User checks before/after use for cracks, cuts, contamination, damaged straps/seals, filters, lenses, sole/tread and expiry. Competent formal inspections occur where required, especially fall-arrest equipment. Quarantine defects immediately and replace after impact, contamination, expiry or manufacturer trigger even if damage is not visible.

Precautions and Controls
C06 - Cleaning and storage: Provide suitable cleaning/disinfection, drying and secure clean storage away from sunlight, chemicals and deformation. Separate clean and contaminated PPE; disposable items are removed in trained sequence and discarded to correct waste stream. Do not take contaminated workwear home; maintain issue, inspection and filter-change records.
C07 - Health and emergency: Monitor heat stress, skin problems, breathing difficulty, hearing/communication and medical suitability; provide breaks and occupational-health input where needed. Stop if required PPE fails/unavailable. Emergency plans address rescue while wearing PPE/RPE and safe removal after contamination; never enter oxygen-deficient atmospheres with filtering RPE.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Personal Protective Equipment at Work Regulations 1992 as amended and PPE at Work Regulations 2022 duties; COSHH 2002; Control of Noise at Work Regulations 2005; Work at Height Regulations 2005; HSE L25 Personal protective equipment at work; product standards and manufacturer instructions.
Role key: SM = Site Manager; SS = Site Supervisor; PA = competent PPE/RPE Assessor; OP = PPE User; FT = competent Face-Fit Tester; IN = competent Harness Inspector; OH = Occupational-Health Provider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027
Activity					
Management, Induction, Escort and Control of Site Visitors					
Document Details	RA-058 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Visitor enters plant, demolition or exclusion zone	E, C, P, V, CL	Struck-by, crushing, collapse or fatal injury occurs.	**5**	**5**	**25**	C01-C05, C08	Continuous	**1**	**5**	**5**
Visitor unaware of alarm, route or site rules	E, C, P, V, CL	Unsafe behaviour or delayed evacuation occurs.	**4**	**5**	**20**	C02-C05	Every visit	**1**	**5**	**5**
Unsuitable footwear/PPE, mobility or health needs	E, C, P, V, CL	Slip, falling-object or access injury occurs.	**4**	**4**	**16**	C01-C04, C06	Before entry	**1**	**4**	**4**
Visitor separated from escort or not accounted for	E, C, P, V, CL	Person becomes exposed or missing during emergency.	**5**	**5**	**25**	C03-C05, C08	Continuous / emergency	**1**	**5**	**5**
Photography, phone use or distraction	E, C, P, V, CL	Visitor steps into hazard or discloses sensitive information.	**4**	**4**	**16**	C02-C05, C07	Continuous	**1**	**4**	**4**
Unplanned visit during high-risk activity	E, C, P, V, CL	Visit disrupts controls and exposes visitor/workers.	**5**	**5**	**25**	C01-C04, C07	Booking / arrival	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Management of clients, designers, inspectors, delivery personnel and other non-workers visiting an active construction/demolition site. Visits are planned, authorised and limited to safe routes/areas. Visitors are not assumed competent for site hazards and remain escorted unless formally authorised otherwise.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Booking and approval: Pre-arrange purpose, attendees, competence, accessibility, language, health/PPE needs and areas required. Site Manager checks planned route against demolition, lifting, asbestos, traffic and other high-risk work and reschedules or stops affected work where necessary. No unauthorised walk-in access beyond reception/gate.

C03 - Arrival and induction: Verify identity/authorisation, sign in and provide proportionate induction covering hazards, boundaries, traffic, PPE, no-touch/no-climb rules, alarms, muster, first aid, welfare, photography and stop-work. Confirm understanding and issue visible visitor identification. Delivery drivers receive task-specific traffic instructions.

C04 - Escort and route: Assign a competent named escort with no conflicting safety-critical duty and suitable group size. Use designated segregated, lit and inspected routes; the escort leads, maintains visual control and stops at crossings/exclusion boundaries. Visitors do not operate equipment, enter scaffolds/roofs/excavations or disturb materials unless separately authorised/competent.

C05 - PPE and accessibility: Provide clean correctly fitting site PPE selected for route and hazards and explain use/limitations. PPE does not make an active danger zone safe. Adapt route/transport for mobility, sensory or health needs and avoid exposing vulnerable persons to dust/noise/contamination. Decline access if safe accommodation is not possible.

Precautions and Controls
C06 - Behaviour and emergency: Visitors follow escort, keep hands free, do not use phones while walking and only photograph with permission from a safe stopped position. On alarm, escort takes group by nearest safe route to muster and reports/account for them; no re-entry until authorised. Lost visitor triggers immediate stop/search under emergency plan, not entry into unstable areas.
C07 - Completion and records: Escort signs visitors out, retrieves passes/PPE, records issues and prevents lone departure through plant routes. Maintain current visitor register for emergency services and data/security requirements. Investigate rule breaches/near misses and review route/induction. Repeat induction after material site change or expiry.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Health and Safety at Work etc. Act 1974; Occupiers' Liability Acts; CDM Regulations 2015; Management of Health and Safety at Work Regulations 1999; PPE at Work Regulations; Regulatory Reform (Fire Safety) Order 2005 where applicable; HSE public/visitor protection and site-traffic guidance.
Role key: SM = Site Manager; GC = Gate Controller; ES = competent Escort; VI = Visitor; SS = Site Supervisor; EM = Emergency Marshal; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity	
Site Perimeter, Access Control and Out-of-Hours Security	
Document Details	RA-066 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk** L	S	LxS	**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation** L	S	LxS
Unauthorised person or child enters the site	E, C, P, V, CL	They fall from height, enter an excavation, contact plant/services or unstable demolition work and suffer fatal injury.	**5**	**5**	**25**	C01-C04, C06-C08	Continuous, including out of hours	**1**	**5**	**5**
Hoarding or Heras fence collapses, blows over or has gaps	E, C, P, V, CL	Public/workers are struck and the failed perimeter gives access to site hazards.	**5**	**5**	**25**	C01-C03, C06-C08	Installation and continuous	**1**	**5**	**5**
Gate, scaffold, ladder or adjoining property provides an access route	E, C, P, V, CL	Trespassers bypass the perimeter and reach work at height, plant or hazardous areas.	**5**	**5**	**25**	C02-C04, C06	Each shift and closure	**1**	**5**	**5**
Site is left in an unsafe state after work	E, C, P, V, CL	A trespasser, guard or emergency responder is injured by plant, open edges/excavations, unstable materials, fire or live energy.	**5**	**5**	**25**	C01, C03-C05, C07-C08	Every end-of-shift handover	**1**	**5**	**5**
Guard or alarm responder confronts intruders or enters a danger zone	E, C, P, V, CL	Assault, crushing, fall, exposure or delayed emergency assistance causes serious/fatal injury.	**5**	**5**	**25**	C04-C07	Every patrol, alarm or incident	**1**	**5**	**5**
Camera, lighting, power, communications or monitoring fails	E, C, P, V, CL	Intrusion, fire, vandalism or perimeter damage remains undetected and risk escalates.	**4**	**5**	**20**	C04-C07, C08	Continuous / functional tests	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Security of active and closed construction/demolition sites. The perimeter will be formed by either 2.4 m timber hoarding or a complete Heras-type fencing system, selected for the location and constructed strictly to the designated Temporary Works Design. Out-of-hours guarding and/or motion-detection camera provision is selected from a recorded assessment of site hazards, neighbourhood, trespass history, vulnerable groups, closure period and emergency response.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Perimeter design and construction: Use either 2.4 m timber hoarding or a complete compatible Heras fencing system exactly as specified by the designated Temporary Works Design. The design addresses ground, underground services, wind, public loading, foundations/feet, posts, couplers, braces, ballast/anchors, returns and gates. Competent installers follow the approved sequence; the TWC/TWS verifies construction before use. No banners, sheeting, signs, openings, substitutions or altered ballast/bracing without design approval.

C03 - Continuous secure boundary: Maintain a continuous anti-climb perimeter without squeeze-under/through gaps, sharp projections or climb-aids from skips, cabins, materials, trees or structures. Fit compatible anti-tamper couplers and secure returns/changes in boundary. Lock gates when unattended and control keys/access devices. Secure scaffold and work-platform access by removing ladders or fitting effective locked guards; check neighbouring walls, roofs and shared premises for alternative entry routes.

C04 - End-of-shift safe-state check: The Site Supervisor completes and records a closing inspection before the last authorised person leaves. Stop, lower, isolate and immobilise plant; remove keys and secure fuel/batteries. Guard or cover excavations, openings and edges; stabilise stacks, structures, skips and loose materials; remove access ladders; lock hazardous substances, tools and stores; isolate temporary services as planned; remove ignition sources/waste; maintain emergency routes, fire controls, safe lighting and welfare security. Defects are corrected or guarded before handover.

Precautions and Controls
C05 - Out-of-hours security assessment: The Site Manager records the security level needed for weekdays, nights, weekends, holidays and shutdowns, considering demolition hazards, site size/layout, boundary exposure, neighbourhood, schools/housing, crime/trespass history, valuable plant/materials, lighting, police response and previous breaches. Select physical security first, then proportionate manned guarding, patrols, key holding and/or motion-detection camera/alarm monitoring. Review after each phase, breach, complaint or local change.
C06 - Guards and camera systems: Use competent security contractors and verify the correct current SIA licences for contracted guarding, CCTV monitoring and key-holding activities where legally required. Provide guards with induction, safe patrol routes, welfare, lighting, lone-worker check-in, communications and clear non-confrontation/escalation instructions; they do not enter Red/unstable areas. Motion cameras cover credible approaches without blind spots, have tested detection, monitored alarms, backup power/communications and an agreed responder. Operate overt surveillance with signage, lawful purpose, access control, retention and privacy arrangements under UK data-protection requirements.
C07 - Inspection, alarm and incident response: Inspect fencing/hoarding, gates, locks, scaffold access, lighting, cameras and alarm communications at opening/closure, after wind/impact and at risk-based intervals. Repair breaches immediately and provide guard/temporary secure barrier until restored. Alarm responders observe from safety, call police/fire services as appropriate and do not pursue or enter hazardous areas. Maintain emergency contacts, site plans and hazards for responders. After intrusion, arson, theft, damage or alarm failure, preserve evidence, reassess the whole perimeter and authorise re-entry/restart only after site hazards are checked.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Health and Safety at Work etc. Act 1974; Construction (Design and Management) Regulations 2015, including duties to prevent unauthorised access; Occupiers' Liability Acts 1957 and 1984; Regulatory Reform (Fire Safety) Order 2005 where applicable; BS 5975-1:2024 temporary-works management principles; Private Security Industry Act 2001 and current SIA licensing requirements where applicable; Data Protection Act 2018 and UK GDPR for surveillance; current HSE public-protection, site-security and scaffold-access guidance; approved Temporary Works Design.
Role key: PC = Principal Contractor; SM = Site Manager; SS = Site Supervisor; TWC = Temporary Works Coordinator; TWS = Temporary Works Supervisor; SG = appropriately licensed Security Guard; MO = authorised Monitoring Operator; KR = Key Holder/Alarm Responder; GC = Gate Controller; EM = Emergency Marshal. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	July 2026	***Review Date***	January 2027

Activity	
Selection, Face-Fit, Wearing, Inspection, Cleaning and Storage of RPE	
Document Details	RA-069 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	Evaluation of Risk			Precautions & Control Measures Implemented By	Frequence Check Rate	Residual Risk Evaluation		
			L	S	LxS			L	S	LxS
Incorrect RPE type, protection factor or filter is selected	E, C, P, V, CL	The wearer inhales hazardous dust, fibre, mist, fume, gas or vapour, causing poisoning, respiratory disease, cancer or fatal injury.	5	5	25	C01-C03, C08-C09, C14-C15	Selection and every task	1	5	5
Filtering RPE is used in an oxygen-deficient, immediately dangerous or unknown atmosphere	E, C, P, V, CL	The respirator supplies no oxygen and the wearer is overcome, asphyxiated or killed.	5	5	25	C01-C03, C12, C14-C15	Before entry and continuous	1	5	5
Wearer has not passed a face-fit test for the exact mask issued	E, C, P, V, CL	Contaminated air leaks around the face seal despite the mask appearing to be worn, resulting in serious exposure.	5	5	25	C03-C07, C14-C15	Before issue and use	1	5	5
Beard, stubble, hair, jewellery or other obstruction crosses the face seal	E, C, P, V, CL	The tight-fitting mask cannot seal and hazardous material bypasses the filter.	5	5	25	C04-C07, C12, C14-C15	Every shift and use	1	5	5
RPE is donned incorrectly or no user seal check is completed	E, C, P, V, CL	Twisted straps, poor nose-clip adjustment, displaced seal or open valve allows contaminant leakage.	5	5	25	C04, C06-C08, C12, C14-C15	Every donning	1	5	5
RPE is damaged, contaminated, incomplete or defective before use	E, C, P, V, CL	Torn material, damaged seal/strap/valve/visor, loose filter or failed powered unit reduces protection without warning.	4	5	20	C06-C11, C14-C15	Before every use	1	5	5
Filter is wrong, expired, saturated, blocked, damaged or used beyond its change schedule	E, C, P, V, CL	Breathing resistance increases or contaminant breaks through the filter, causing exposure, distress or collapse.	5	5	25	C02-C03, C07-C11, C14-C15	Before and during every use	1	5	5
Powered RPE has inadequate airflow, battery charge or alarm function	E, C, P, V, CL	Protection falls below the required level and contaminated air enters the hood or facepiece.	4	5	20	C03, C06-C11, C14-C15	Pre-use and continuous	1	5	5
Other PPE, spectacles or work activity interferes with the seal or RPE	E, C, P, V, CL	Helmet straps, eyewear, hearing protection, face shields or movement displaces the mask, causing leakage or reduced vision/hearing.	4	5	20	C03-C07, C12, C14-C15	Selection and every task	1	5	5
RPE is not cleaned, decontaminated, maintained or stored correctly	E, C, P, V, CL	The facepiece deteriorates, the inside becomes contaminated or infection/carry-home exposure occurs.	4	4	16	C07, C10-C11, C13-C15	After every use and scheduled	1	4	4
Mask is removed, adjusted or reused in the contaminated area	E, C, P, V, CL	The wearer directly inhales contaminant or transfers hazardous material to skin, clothing, welfare or other people.	5	5	25	C01-C03, C06-C07, C10, C13-C15	During use and removal	1	5	5
Wearer becomes distressed, fatigued, overheated or medically unable to tolerate RPE	E, C, P, V, CL	Breathing difficulty, panic, heat illness, impaired communication/vision or loss of concentration causes injury or uncontrolled exposure.	4	4	16	C02-C03, C07, C12-C15	Before use and continuous	1	4	4
RPE is relied upon instead of controlling exposure at source	E, C, P, V, CL	Workers and others receive excessive exposure when the mask leaks, is removed or cannot provide the required protection.	5	5	25	C01-C03, C12, C14-C15	Planning and continuous	1	5	5

Precautions and Controls
Scope and assumptions: Use of respiratory protective equipment during construction and demolition work where a task-specific COSHH assessment identifies residual exposure after elimination, suppression, extraction, enclosure and segregation controls. This includes disposable filtering facepieces, reusable half/full-face respirators and powered loose-fitting hoods or helmets. Tight-fitting RPE may be worn only by a clean-shaven, trained user who has passed a face-fit test for the exact make, model, type and size issued. Breathing apparatus, emergency escape sets, confined-space entry, oxygen-deficient/unknown atmospheres and licensed asbestos work require separate specialist assessment, equipment and procedures.
C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.
C02 - COSHH assessment and hierarchy: Identify the hazardous substance, form, concentration, exposure limit, task duration, work rate, environment and people exposed. Eliminate or substitute the substance/process where practicable, then control exposure by enclosure, remote/mechanical methods, wet suppression, local exhaust/on-tool extraction, ventilation, segregation and reduced time. Specify RPE only for remaining risk, short non-routine work, maintenance, emergency arrangements or while higher-order controls are being established. RPE does not protect people nearby; maintain collective controls and exposure monitoring.
C03 - Adequate and suitable selection: A competent COSHH/RPE assessor selects equipment matched to the contaminant, required assigned protection factor, concentration, oxygen level, wearer, task, work rate, duration, temperature, visibility, communication and other PPE. Use correctly conformity-marked RPE from a reputable supplier. Particle filters do not protect against gases/vapours or oxygen deficiency; gas/vapour filters do not supply oxygen. Do not enter an unknown, oxygen-deficient or immediately dangerous atmosphere using filtering RPE. Use powered loose-fitting RPE where it is a more suitable control for long duration, high work rate or a person unable to use a tight-fitting mask.
C04 - Face-fit testing: Every user of tight-fitting RPE must pass a suitable qualitative or quantitative face-fit test, carried out by a competent fit tester, for the exact make, model, type and size issued. Record the wearer, test method, mask details, result, date and tester. If more than one tight-fitting facepiece is used, test each one. Do not substitute another brand, model, type or size. Repeat fit testing when the facepiece changes, the wearer has significant weight, dental or facial change/surgery, the seal becomes doubtful or the RPE programme requires renewal. A fit test does not replace the pre-use seal check.
C05 - Clean-shaven sealing area: The site rule is that anyone allocated tight-fitting RPE must be clean-shaven wherever the facepiece seals to the skin; beard, stubble, sideburns, hair, jewellery, headwear or clothing must not cross or distort the seal. The supervisor checks compliance before exposure. A person who cannot achieve a clear sealing area must not wear or enter the hazard zone in tight-fitting RPE. Where justified by the COSHH assessment, provide a suitable loose-fitting powered hood/helmet that does not rely on a face seal, with its own training and checks.
C06 - Issue, identity and availability: Issue each wearer the exact face-fitted mask or an individually controlled hygienic facepiece and keep the fit-test record available for verification. Label reusable RPE/storage without damaging it. Provide the correct filters, spares, batteries, chargers, cleaning materials and clean storage before work starts. Ear-loop masks, surgical masks, comfort/nuisance dust masks and unapproved makeshift face coverings are not accepted as tight-fitting workplace RPE. Prevent unauthorised sharing or substitution.
C07 - Training, donning and use: Train wearers on the hazard, limitations, filter type/change schedule, donning, strap sequence, nose-clip adjustment, valves, powered-unit airflow/alarm, user seal check, safe removal, cleaning, storage, defects and emergency action. The wearer follows the manufacturer's method and completes a positive/negative pressure or other specified seal check every time the RPE is put on. Enter the work area only after the check passes. Do not loosen, adjust, lift or remove RPE in the contaminated zone; withdraw to the designated clean area first.
C08 - Pre-use inspection: The wearer thoroughly inspects RPE before every use. Check facepiece/body, sealing surface, straps/harness, nose clip, valves and covers, visor, filter seats/gaskets, cartridges, hoses, hood, battery, airflow indicator, warning devices and accessories as applicable. Confirm filters are correct, secure, in date and within the change schedule; complete the manufacturer's powered-air flow/alarm test. Do not use damaged, dirty, wet, deformed, incomplete, expired or failed equipment. Quarantine, label and report defects immediately.
C09 - Filter and battery management: Implement the manufacturer/COSHH change schedule before breakthrough, not by smell or taste. Mark replaceable filters with opening/installation and planned replacement dates where appropriate. Replace particle filters when required by the device/manufacturer and immediately if damaged, wet, visibly contaminated or breathing resistance rises. Replace gas/vapour cartridges to the planned schedule and after abnormal exposure. Never use expired filters or mix incompatible pairs. Charge/test powered-unit batteries before issue, provide sufficient capacity for the task and withdraw immediately on low-flow/battery alarm.
C10 - Cleaning and decontamination: Clean and disinfect reusable RPE after use, between wearers where sharing is specifically permitted, and at the manufacturer's intervals using only approved products and methods. Remove filters/electrical parts where instructed; do not immerse or use solvents, compressed air, abrasives or heat unless permitted. Clean from a controlled area without contaminating the inside, inspect during reassembly, allow to dry fully and conduct required function checks. For asbestos, lead, biological or other significant contamination, follow the specific decontamination and waste procedure rather than routine cleaning.
C11 - Maintenance, examination and records: Maintain all RPE strictly to the manufacturer's schedule, replacement periods and shelf lives. A competent person thoroughly examines reusable non-disposable RPE at least monthly, more frequently where conditions or instructions require, and after defect, repair or exceptional use; only approved compatible parts are fitted. Keep records of selection, issue, fit testing, examinations, maintenance, repair, filter/battery changes and testing as required by COSHH and the company system. The wearer may perform only the simple maintenance for which they have been trained; competent persons complete repairs and performance testing.
C12 - Compatibility, wearer and task: Check the complete PPE ensemble in the working posture: safety glasses, goggles, face shield, helmet/chinstrap, hearing protection, hood and clothing must not cross the seal, obstruct filters, restrict airflow or impair vision/communication. Consider prescription spectacles and full-face mask inserts. Confirm the wearer is medically able to use the selected RPE and understands the need to report breathing difficulty, asthma, skin reaction, anxiety or other relevant condition confidentially. Plan breaks in a clean area and use powered RPE or other method where duration, heat or work rate makes negative-pressure RPE unsuitable.

Precautions and Controls
C13 - Removal, storage and disposal: Leave the contaminated area by the controlled route and remove RPE only in the designated clean/decontamination area using the trained sequence; avoid touching the filter/front and wash hands/face. Store clean dry reusable RPE in its closed container/cabinet, protected from dust, contamination, crushing, deformation, sunlight, UV, extremes of temperature, moisture, oil, solvents and unauthorised access, exactly as the manufacturer specifies. Do not hang masks in the work area or leave them in plant cabs. Dispose of single-use masks, filters and contaminated cleaning materials through the assessed waste route; do not reuse disposable RPE.
C14 - Supervision, monitoring and emergency action: The supervisor verifies the COSHH assessment, fit-test match, clean-shaven condition, RPE issue, filter status and user seal check before exposure, and observes correct use. Stop work and withdraw immediately for detected leakage, smell/taste, irritation, dizziness, breathing difficulty, rising resistance, fogging, damaged RPE, low airflow/battery alarm, failed extraction/suppression or changing contaminant conditions. Move the casualty to safe air without entering a dangerous atmosphere, provide first aid and call emergency services as needed. Do not attempt rescue with filtering RPE. Investigate exposure/defect, review controls and re-brief before restart.
C15 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Health and Safety at Work etc. Act 1974; Control of Substances Hazardous to Health Regulations 2002 (as amended) and ACOP L5; Personal Protective Equipment at Work Regulations 1992 (as amended); Construction (Design and Management) Regulations 2015; Control of Asbestos Regulations 2012 where applicable; Control of Lead at Work Regulations 2002 where applicable; HSE HSG53 Respiratory protective equipment at work; HSE INDG479 (rev2) Guidance on RPE fit testing; current HSE RPE, construction-dust and filter guidance; COSHH assessment, safety data sheet and manufacturer instructions.
Role key: SM = Site Manager; SS = Site Supervisor; CA = competent COSHH/RPE Assessor; FT = competent Face-Fit Tester; RW = trained RPE Wearer; RP = competent RPE Maintenance Person; OH = Occupational-Health Provider; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Manual Handling Operations on Site	
Document Details	RA-001 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Heavy, bulky, unstable or unmarked loads	E, C, P, V, CL	Overexertion or loss of grip; sprains/strains, serious back injury or crush injury from a dropped or shifting load.	**4**	**4**	**16**	C01-C06, C11, C16 SM / SS / OP	Each task and load; after change	**2**	**4**	**8**
Awkward posture, restricted access, floor-level or above-shoulder handling	E, C	Sudden or cumulative back, neck, shoulder and upper-limb injury caused by reaching, twisting, stooping or jerking.	**4**	**3**	**12**	C01-C03, C05-C07, C15-C16 SM / SS / OP	Before task; continuous	**2**	**3**	**6**
Repetitive lifting, long carries, high work rate or fatigue	E, C	Cumulative musculoskeletal disorder, reduced grip/control, exhaustion and errors leading to injury or a dropped load.	**4**	**3**	**12**	C01-C04, C06-C07, C15-C16 SM / SS / OP	Each shift and task	**2**	**3**	**6**
Obstructed, uneven, slippery or poorly lit route; stairs, edges or adverse weather	E, C, P, V, CL	Slip, trip or fall while carrying; impact, fracture, strain or injury to others from a dropped load.	**4**	**4**	**16**	C01, C05-C06, C09-C11, C16 SM / SS / OP	Start of shift/task; after change	**2**	**4**	**8**
Sharp, rough, hot, contaminated or protruding materials and demolition waste	E, C	Cuts, punctures, burns, hand/foot injury or exposure to harmful dust, substances or unidentified contamination.	**4**	**3**	**12**	C01, C05-C06, C11-C12, C17-C18 SM / SS / OP	Each load; continuous	**2**	**3**	**6**
Team lifting without a clear leader, agreed route or coordinated movement	E, C	Uneven loading or sudden movement causing strains, trapped/crushed hands or feet, collision or dropped loads.	**3**	**4**	**12**	C02-C03, C05-C06, C08, C11, C16 SS / OP	Before every team lift	**2**	**4**	**8**
Trolleys, pallet trucks, hoists or other handling aids	E, C, P, V, CL	Entrapment, struck-by injury, runaway or overturned load, equipment failure, or overexertion while pushing/pulling.	**3**	**4**	**12**	C02, C04, C09, C13-C14, C16 SM / SS / AU	Pre-use; formal checks per manufacturer	**2**	**4**	**8**
Loading/unloading, stacking or storage near vehicles, plant, excavations or open edges	E, C, P, V, CL	Falling or shifting materials, vehicle interface, crush/impact injury or a fall while positioning or retrieving loads.	**4**	**4**	**16**	C01, C04-C05, C09, C13-C14, C16, C18 SM / SS / AU	Before each operation; continuous	**2**	**4**	**8**
Individual capability not matched to task (health condition, pregnancy, young/new worker or restriction)	E, C	Exacerbation of an existing condition, sudden injury or loss of load caused by unsuitable task allocation or lack of competence.	**3**	**4**	**12**	C01-C03, C15-C17 SM / SS / OP	Induction; before task; ongoing	**1**	**4**	**4**

Precautions and Controls

Scope and assumptions: Routine lifting, lowering, carrying, pushing and pulling of tools, bagged materials, components, equipment and segregated demolition waste within controlled site work areas. This assessment is generic and must be supplemented by a task/location-specific TILE check. It excludes lifting operations requiring a lift plan, suspect asbestos or other unidentified hazardous material, rescue, confined-space work and work at height unless separately assessed under the applicable RAMS.

C01 - Avoid, plan and assess: Avoid manual handling so far as reasonably practicable. Before work, the supervisor assesses Task, Individual, Load and Environment (TILE), selects the safest method, and re-assesses after any change. There is no universal safe weight limit; no person is required to handle a load beyond their assessed capability.

Precautions and Controls
C02 - Suitable people: The supervisor allocates enough physically capable, competent people and considers declared health restrictions, pregnancy, disability, young/new workers and fatigue. Occupational-health or management advice is obtained where needed, without requiring workers to disclose medical details publicly.
C03 - Information and training: Provide site induction and task-specific instruction on the load, route, controls, safe technique, mechanical aids and stop-work expectations. Brief this assessment before work and refresh training following unsafe practice, change, incident or near miss.
C04 - Mechanise first: Use a suitable hoist, telehandler, forklift, trolley, pallet truck, chute or other aid where reasonably practicable. Reduce carrying distance and frequency by planning delivery and storage close to the point of use. Only trained and authorised people operate powered equipment.
C05 - Check and prepare the load: Establish weight, size, centre of gravity, contents, stability, temperature and suitable grip before moving it. Split, drain, secure, package or label loads where possible. Use handles, suitable containers or lifting accessories; do not lift an unknown or unstable load. A trial movement is permitted only when the assessment shows it is safe.
C06 - Safe handling method: Use a stable stance and secure grip; keep the load close; lift/lower smoothly using legs and hips; avoid twisting, jerking, reaching and sudden changes of direction; turn with the feet. Do not handle from the floor or above shoulder height where the task can be redesigned. Never try to catch a falling load.
C07 - Ergonomic positioning: Arrange work between approximately knee and shoulder height using benches, stands or adjustable equipment. Provide adequate access and set-down space. Reposition the body or workpiece rather than reaching across obstructions or sustaining a bent/twisted posture.
C08 - Team lifts: Nominate one leader. Agree the route, commands, grip, pace and set-down point before lifting; use enough people of compatible capability and lift/lower together. Maintain clear sight or communication and stop immediately if anyone loses grip, balance or control.
C09 - Route, segregation and interfaces: Pre-clear and inspect the route; provide adequate width, lighting and secure footing; protect edges/openings and control stairs. Segregate others with barriers/exclusion zones and coordinate with the traffic-management plan. Do not manually handle in an uncontrolled vehicle or plant movement area; use a banksman/spotter where required.
C10 - Environmental conditions: Remove or control water, mud, ice, debris and trailing items. Stop and re-plan for high winds, poor visibility, excessive heat/cold or any condition that affects grip, stability or communication. Maintain suitable lighting and weather-appropriate footwear/clothing.
C11 - PPE: Wear site PPE and task-specific gloves selected for grip and cut/heat/chemical resistance, safety footwear with toe/midsole protection, and hi-vis/helmet/eye or respiratory protection as identified by other assessments. PPE is the last line of defence and does not make an unsafe lift acceptable.
C12 - Sharp or contaminated material: Use tools and rigid containers rather than hands for sharp debris; remove, bend over or guard protrusions where safe. Do not handle suspect asbestos, chemicals, biological contamination or unidentified dusty material: stop, isolate the area and escalate under the asbestos/COSHH and waste procedures.
C13 - Handling aids and accessories: Select equipment with adequate safe working load and suitable wheels/attachments for the ground and load. Carry out pre-use checks; follow the manufacturer and inspection schedule; tag out defects; never overload, ride on or improvise equipment. Push rather than pull where the route and equipment allow safe control.
C14 - Set-down, stacking and storage: Use a stable, level base; agree the set-down before movement; keep hands/feet clear and use spacers or handles when needed. Chock, restrain and stack within site limits so loads cannot roll, slide, topple or obstruct access. Nobody may stand beneath a suspended load or within the drop zone.
C15 - Repetition and fatigue: Set a sustainable pace, rotate tasks, vary posture and provide recovery breaks. Reduce lift frequency, load size and carrying distance. Workers stop and report pain, numbness, dizziness, unusual fatigue or declining control; the supervisor re-allocates or redesigns the task.
C16 - Supervision and communication: The Site Manager/Supervisor confirms controls before work, observes practice and corrects deviations. Maintain clear communication with other trades, delivery drivers and plant operators. Stop work if conditions differ from the assessment or any control is unavailable, and review the method before restarting.
C17 - Incident and emergency arrangements: For pain, injury, a dropped load or near miss: stop work, secure and segregate the area without further unsafe handling, provide first aid and call emergency services where required, then report under site procedures. Do not attempt unplanned recovery; review the assessment and controls before resuming.
C18 - Coordination with other RAMS: Comply with the construction phase plan and relevant task RAMS, lifting plan, traffic plan, work-at-height, excavation, COSHH, asbestos and waste controls. Any conflict is referred to the Site Manager. A competent person must assess non-routine or complex handling separately.
Monitoring and review: Residual scores assume all listed controls are implemented. Initial scores of 16 are unacceptable: the task must not start until controls reduce the risk. The supervisor checks controls at the start of each task/shift and after change. Formally review by January 2027, and sooner after an incident/near miss, material change, new equipment/load, new guidance or evidence that controls are ineffective.

Precautions and Controls
Role key: SM = Site Manager; SS = Site Supervisor; OP = Operative; AU = trained/authorised equipment user. Everyone has authority to stop work and escalate an unsafe manual-handling operation.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027
Activity					
Preventing Falls From Height – Existing Roofs, Formation of open edges during demolition work.					
Document Details	RA-003 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Work at height not avoided, planned, sequenced or supervised	E, C	A person falls from a roof, edge, opening or temporary work area, causing multiple major injuries or fatality.	**4**	**5**	**20**	C01-C02, C04, C14, C18-C19 PM / SM / SS	Before task/shift and after change	**1**	**5**	**5**
Open roof/floor edge, void or opening created during demolition	E, C, P, V, CL	Worker or other person falls through or from an unprotected edge/opening; potentially fatal impact at the level below.	**5**	**5**	**25**	C03-C05, C10, C14-C15 SM / SS / TW / OP	Continuous; before and after each stage	**1**	**5**	**5**
Fragile roof sheet, rooflight or unknown load-bearing capacity	E, C	Person or equipment breaks through the surface and falls; severe crush, head/spinal injury or fatality.	**4**	**5**	**20**	C01, C03, C05-C06, C09, C13 SM / SS / CP / OP	Before access; continuous	**1**	**5**	**5**
Unsafe access or egress: ladders, hatches, stairs, scaffold access or transitions	E, C	Slip or loss of balance while climbing, stepping across a gap or transferring to the work area; serious or fatal fall.	**4**	**5**	**20**	C01-C02, C07-C08, C14-C15 SM / SS / AU / OP	Before use and each shift	**1**	**5**	**5**
Incomplete, unsuitable or unstable scaffold, tower, MEWP or working platform	E, C, P, V, CL	Fall, overturn, collapse, ejection, trapping or crushing caused by equipment failure, poor ground or unauthorised alteration.	**4**	**5**	**20**	C02, C05, C07-C08, C10, C15 SM / SS / CP / AU	Pre-use; statutory/formal inspections	**1**	**5**	**5**
Incorrect fall restraint/arrest system, anchor, clearance or use	E, C	Unarrested or pendulum fall, impact with structure/ground, equipment failure or suspension trauma after arrest.	**4**	**5**	**20**	C01-C02, C09, C13, C15 SM / SS / CP / OP / RT	Pre-use and before each work position	**1**	**5**	**5**
Sloping/slippery roof, poor lighting, rain, ice, frost, heat or strong/gusting wind	E, C	Loss of footing or balance, uncontrolled movement of materials, exposure or reduced judgement leading to a fall.	**4**	**5**	**20**	C06, C12, C16-C17 SM / SS / OP	Before work; continuous monitoring	**1**	**5**	**5**
Tools, materials or demolition debris falling from height	E, C, P, V, CL	Persons below are struck, causing head/crush injury or fatality; falling items may also destabilise the person handling them.	**4**	**4**	**16**	C05, C08, C11, C14, C16-C17 SM / SS / OP	Each shift/task; continuous	**1**	**4**	**4**
Loss of structural stability or overloading as demolition progresses	E, C, P, V, CL	Unexpected collapse, movement or failure of roof/floor/supports causes a fall, burial, crushing or multiple fatalities.	**4**	**5**	**20**	C03-C04, C10, C14-C15, C19 PM / SM / TW / SS	Before each stage and after change	**1**	**5**	**5**
No effective rescue after a fall, arrest, collapse or MEWP failure	E, C	Delayed recovery worsens injury; suspension intolerance, inaccessible casualty or unsafe improvised rescue causes fatality/additional casualties.	**3**	**5**	**15**	C02, C09, C13, C15, C18 SM / SS / RT / AU	Before task; drills per rescue plan	**1**	**5**	**5**
Unauthorised access or removal of protection by other trades/public	E, C, P, V, CL	Person enters a roof/open-edge area or encounters a removed cover/guardrail and falls, including outside the active task period.	**4**	**5**	**20**	C05, C07, C11, C14-C15 PM / SM / SS	Before, during and after each shift	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Access to and work on existing building roofs, plus creation and management of roof edges, floor edges, voids and openings during demolition. This generic assessment must be supported by a site-specific survey, demolition plan/sequence, structural and fragility assessment, temporary-works design, access/edge-protection design, task RAMS, rescue plan and briefing. Rope access, work over/near water, live electrical interfaces and other specialist systems require separate assessment.

Precautions and Controls
C01 - Apply the work-at-height hierarchy: Avoid work at height wherever reasonably practicable by completing work from ground level, from beneath the roof, or by remote/mechanical means. Where it cannot be avoided, use suitable collective fall prevention first; only then minimise distance and consequences with collective fall mitigation. Personal systems are selected only where justified by the task-specific assessment.
C02 - Competence and supervision: A competent person plans the work and prepares/approves the method statement. Use trained, medically fit personnel with competence relevant to roof work, demolition, scaffolds/towers, MEWPs, fall protection, anchors and rescue. Trainees work only under direct competent supervision. The Site Supervisor maintains control of the workface and stop-work decisions.
C03 - Survey the roof and structure: Obtain drawings, asbestos information and client/site knowledge; inspect from a safe place. Treat every roof, rooflight and sheeted surface as fragile until a competent person confirms otherwise. Identify rooflights (including obscured ones), openings, weak/unsupported areas, slopes, services, access points, load limits and the effects of each demolition stage. Mark findings on the work plan.
C04 - Sequence demolition and protection: The demolition plan defines the sequence, exclusion zones and temporary works. Install edge protection, covers, working platforms or restraint from a protected position before an edge/opening is exposed wherever possible. When an edge is created, protection is installed simultaneously with the operation; no unprotected edge is left unattended. Provide a protected method for installing, altering and removing the controls.
C05 - Collective edge/opening protection: Provide robust guardrails, intermediate rails and suitable toe boards around roof/floor edges and openings. For construction work, the top guardrail is at least 950 mm and gaps do not exceed 470 mm. Covers are load-rated, secured against displacement, clearly marked and cannot create a trip hazard. Protection must resist foreseeable people, materials and demolition loads and may be altered only under authorisation.
C06 - Roof and fragile-surface controls: Use a platform beneath the roof where possible. If roof access is unavoidable, provide perimeter protection, suitable staging/crawling boards or guarded platforms that spread loads, and safety nets/decking close beneath where practicable. Protect rooflights with secured covers or guardrails. Never walk on roof sheets, purlins, ridges or a fragile surface. Sloping roofs require effective eaves/edge protection and suitably secured roof-access equipment.
C07 - Safe access and egress: Prefer a stair tower, designed scaffold access, fixed protected stair/hatch or suitable MEWP. Fit self-closing gates and protect transitions; keep emergency access clear. Ladders are a last resort for low-risk, short-duration work only where more protective equipment is not justified; they must be suitable, inspected, on firm level footing, secured against movement, and used with three points of contact. Do not climb with loads or climb over guardrails.
C08 - Scaffolds, towers and MEWPs: Use the correct equipment for reach, loading, ground, slope, obstructions, traffic and rescue. Erection/alteration follows a recognised configuration/manufacturer or design by calculation, with handover by a competent person. Fit guardrails/toe boards, outriggers and gates as designed; stabilise and segregate the base. Operators complete pre-use checks and do not overreach, climb out, move occupied towers or exceed safe working loads.
C09 - Personal fall protection: Where justified, use work restraint that prevents reaching the fall hazard in preference to fall arrest. A competent person specifies full-body harness, compatible connectors/lanyard or lifeline, rated anchor and installation. Account for fall clearance, swing fall, sharp edges, pendulum paths and rescue. Users maintain continuous protection only as designed, complete pre-use checks, and quarantine damaged, contaminated, deployed or out-of-date equipment.
C10 - Structural stability and loading: Follow the engineered demolition sequence and temporary-works procedure. Provide designed propping/bracing and confirm stability before removing structural elements or supports. Control plant, people, stored materials and debris loads; keep them within verified roof/floor/platform capacities and away from edges/weak areas. Stop for unexpected movement, cracking, deflection or changed conditions and obtain competent approval before restarting.
C11 - Falling objects and exclusion: Establish and maintain a hard-barrier exclusion/drop zone below and around the work; coordinate with the traffic and public-protection plan. Use toe boards, brick guards/debris netting, secured containers and tool tethering where suitable. Mechanically lift/lower materials through a controlled route; never throw items. Secure loose sheeting and debris, and prevent simultaneous work above/below unless specifically protected and authorised.
C12 - Weather, lighting and housekeeping: Check the forecast and actual roof/workface conditions. Do not access a roof in rain, ice, frost, strong or gusting wind, lightning, poor visibility or any slippery/unsafe condition; the Site Manager sets task/equipment-specific stop limits. Provide adequate lighting, clear non-slip routes, heat/cold controls and good housekeeping. Secure loose materials before breaks and adverse weather.
C13 - Rescue and emergency plan: Before work, provide a site- and system-specific rescue plan, trained rescuers, compatible rescue equipment, communications, first aid and a clear casualty route. Include recovery from roofs, nets, fall-arrest systems and emergency lowering/recovery for MEWPs. Rehearse and verify the plan at suitable intervals; do not rely solely on the emergency services or an improvised rescue. Protect rescuers from the same fall and structural hazards.
C14 - Permit, interfaces and security: Use the site work-at-height/roof-access permit where required and brief all affected trades. Restrict access with locked hatches/gates, fixed barriers and warning signs; maintain protection during breaks and outside working hours. Nobody removes or modifies an edge, cover, scaffold, net, anchor or temporary work without authorisation, an alternative control in place and immediate reinstatement/inspection.
C15 - Inspection and handover: A competent person inspects access, platforms, edge protection, covers, nets, anchors and personal equipment before use and after alteration, impact, deployment, adverse weather or other event that may affect safety. Construction scaffolds are inspected before first use, at least every 7 days and after relevant events. Record inspections/handovers as required and clearly isolate defective or incomplete equipment/areas.
C16 - Materials and movement at height: Plan deliveries and removal so people do not carry bulky/heavy items while accessing or working near edges. Use lifting equipment, hoists, chutes, tool belts or controlled lines; keep hands free for access. Position materials on stable platforms within load limits, prevent rolling/sliding, maintain clear routes and use the separate manual-handling/lifting assessments.
C17 - PPE: Wear suitable safety footwear and site PPE. Select helmet retention (such as a suitable chinstrap), gloves, eye/hearing/RPE and protective clothing for the task and compatibility with fall equipment. PPE must not create snag, entanglement or restricted-movement hazards and is not a substitute for collective fall prevention.

Precautions and Controls
C18 - Monitoring, incident response and review: The Site Manager/Supervisor checks the workface and controls at the start of each shift/task and continuously as demolition changes it. Stop work, protect the area, enact rescue/first aid and report any fall, dropped object, damaged protection, near miss or unsafe change. Reassess and brief revised controls before restart. Review formally by January 2027 or sooner after change, incident, new guidance or evidence of ineffectiveness.
C19 - Coordination and legal basis: Comply with the Work at Height Regulations 2005, Construction (Design and Management) Regulations 2015, the construction phase plan, demolition/temporary-works procedures and relevant lifting, asbestos, COSHH, electrical, fire and public-protection RAMS. The Site Manager resolves conflicts; a competent designer/engineer assesses non-routine, complex or structurally sensitive work.
Risk status: Initial scores of 16-25 are unacceptable and the activity must not start until the controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified; absence or failure of any critical control requires immediate stop-work and re-assessment. This assessment does not authorise work on its own.
Role key: PM = Project Manager; SM = Site Manager; SS = Site Supervisor; TW = Temporary Works Coordinator/competent engineer; CP = relevant Competent Person; AU = authorised access-equipment user; OP = Operative; RT = trained Rescue Team. Everyone has authority to stop unsafe work at height.

Risk Assessment
RA 017 – Use of Disc Cutters and Changing Blades

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027
Activity					
Use of Hand-Held Cut-Off Saws / Disc Cutters and Mounting or Changing Abrasive Wheels					
Document Details	RA-017 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	Evaluation of Risk			Precautions & Control Measures Implemented By	Frequence Check Rate	Residual Risk Evaluation		
			L	S	LxS			L	S	LxS
Wheel bursts, wrong disc or excessive speed	E, C, P, V, CL	Fragments cause fatal penetrating injury, eye injury or amputation.	5	5	25	C01-C04, C08	Selection, mounting and use	1	5	5
Kickback, pull-in or loss of control	E, C, P, V, CL	Operator is cut, struck or thrown; nearby people are hit.	5	5	25	C02-C05	Each cut	1	5	5
Silica, metal or coating dust/fume	E, C, P, V, CL	Serious lung disease, poisoning or eye/skin irritation occurs.	4	5	20	C01-C02, C05-C06	Each cut	1	5	5
Noise and vibration	E, C, P, V, CL	Permanent hearing damage or HAVS develops.	4	4	16	C01-C02, C06-C07	Daily exposure	1	4	4
Sparks, hot material or fuel	E, C, P, V, CL	Fire, explosion or burns occur.	4	5	20	C01-C02, C05-C06	Each cut	1	5	5
Hidden live service or unstable workpiece	E, C, P, V, CL	Electrocution, gas release, collapse, trapping or projectile injury occurs.	5	5	25	C01-C02, C05	Before and during cut	1	5	5

Precautions and Controls

Scope and assumptions: Cutting masonry, concrete or metal using petrol, electric, battery or hydraulic disc cutters, including blade selection/change. Only trained, authorised users and competent wheel mounters may work. Material-specific COSHH, dust, noise, HAVS, fire and service controls are required.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Competence and selection: Use the correct cutter and wheel type, diameter, bore, specification and maximum speed for the material and machine. Read markings and manufacturer instructions; never use an unidentified, expired where date-coded, damaged, wet-stored or incompatible wheel. Confirm guards, flanges, spindle and direction are correct.

C03 - Pre-use inspection: Check controls, guard, spindle, handles, mounts, blade, water feed/extraction, cables/hoses, fuel system and safety devices. Ring-test only wheels for which that test is appropriate. Record defects and isolate the machine. Keep the guard fitted and correctly positioned; never exceed rated speed or modify the tool.

C04 - Blade change: Stop, isolate all energy and allow the wheel to stop/cool. Secure the machine, use the supplied tools and follow the mounting sequence; clean flanges and avoid over-tightening. Competent person verifies seating, guard and free rotation. Run up in a segregated safe position at no load before cutting.

C05 - Cutting method: Survey services and stabilise/support the workpiece so the cut cannot close or release stored load. Establish an exclusion/spark zone. Use two hands and balanced stance, cut in the permitted part/direction, avoid twisting, side loading and forcing, and let the wheel stop naturally. Do not cut above shoulder height unless specifically designed/assessed.

Precautions and Controls
C06 - Dust, fume and fire: Eliminate cutting or use lower-dust methods where possible. Use effective water suppression or suitable on-tool M/H-class extraction and, for silica cut-off work, suitable face-fit-tested RPE as specified by COSHH. Identify coatings. Remove combustibles, provide hot-work controls/extinguisher and manage slurry/sparks.
C07 - Health and PPE: Assess and control noise/HAV exposure by low-emission tools, maintenance, exposure limits, breaks and health surveillance where indicated. Wear eye/face protection, hearing protection, safety footwear and task-suitable gloves/clothing; RPE is supplementary. Petrol tools require safe refuelling and must not run in poorly ventilated spaces.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: PUWER 1998; COSHH 2002; Control of Noise at Work Regulations 2005; Control of Vibration at Work Regulations 2005; DSEAR 2002 where relevant; HSE HSG17 Safety in the use of abrasive wheels; HSE cut-off saw/construction dust guidance; manufacturer instructions.
Role key: SM = Site Manager; SS = Site Supervisor; CP = Competent Person; OP = trained/authorised Operative; BK = trained Banksman; MT = competent Maintenance Technician; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity	
Selection and Use of Non-Powered and Portable Hand Tools	
Document Details	RA-018 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Damaged, makeshift or wrong tool	E, C, P, V, CL	Tool slips/breaks, causing cuts, punctures, eye injury or impact.	**4**	**4**	**16**	C01-C03, C08	Pre-use and use	**1**	**4**	**4**
Sharp edge, point or blade	E, C, P, V, CL	Laceration, amputation or puncture wound occurs.	**4**	**4**	**16**	C02-C04, C07	Continuous	**1**	**4**	**4**
Flying chip, nail or fragment	E, C, P, V, CL	Eye/face injury or injury to nearby person occurs.	**4**	**4**	**16**	C03-C05	Striking/cutting tasks	**1**	**4**	**4**
Poor posture, force or repetition	E, C, P, V, CL	Musculoskeletal strain or repetitive injury develops.	**4**	**3**	**12**	C01-C02, C06	Each task	**1**	**3**	**3**
Dropped tool or work at height	E, C, P, V, CL	Person below is struck or user loses balance.	**4**	**5**	**20**	C01-C02, C05	At height	**1**	**5**	**5**
Hidden service or unstable material	E, C, P, V, CL	Electrocution, leak, collapse or sudden release causes serious injury.	**4**	**5**	**20**	C01-C02, C04	Before intrusive work	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Routine construction/demolition hand-tool use including hammers, chisels, spanners, screwdrivers, pry bars and saws. Powered abrasive tools and breakers are covered separately. Tools must be suitable, maintained and used by instructed workers in a controlled work area.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Selection and competence: Choose the right type, size, insulation rating and condition for the task/material. Instruct users in safe grip, force, body position and limitations. Use non-sparking or insulated tools only where specified and verified; they do not replace isolation or DSEAR controls.

C03 - Inspection and maintenance: Check heads, handles, shafts, jaws, blades, guards and insulation before use. Keep cutting edges sharp and handles secure; dress mushroomed chisels only by competent method. Do not tape-repair, weld or improvise. Tag/quarantine defects and store maintained tools dry and protected.

C04 - Safe work method: Secure the work in a vice/clamp or stable position, keep the non-working hand out of the line of fire and cut/strike away from the body. Use a tool belt or container, not pockets, for sharp tools. Do not extend spanners with pipes or use screwdrivers as chisels.

C05 - Work area and others: Survey services before penetration, provide stable access and adequate lighting, clear trip hazards and establish an exclusion zone for flying/dropped objects. Do not leave tools on edges, stairs or machinery. Use screens and control simultaneous work.

Precautions and Controls
C06 - Ergonomics and handling: Arrange work at a suitable height, use mechanical/powered alternatives where they reduce force without adding greater risk, and select low-force ergonomic handles. Rotate repetitive tasks, take recovery breaks and report pain/numbness early. Apply manual-handling controls to heavy tools/materials.
C07 - PPE and hygiene: Wear eye protection for striking/cutting, task-suitable gloves, safety footwear and site PPE. Add face/hearing/RPE protection where the task assessment requires. Gloves must not create entanglement risk. Clean tools contaminated with hazardous substances under COSHH procedures and wash hands.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Health and Safety at Work etc. Act 1974; PUWER 1998; Management of Health and Safety at Work Regulations 1999; COSHH 2002 where relevant; Manual Handling Operations Regulations 1992; PPE at Work Regulations; manufacturer/tool supplier instructions.
Role key: SM = Site Manager; SS = Site Supervisor; CP = Competent Person; OP = trained/authorised Operative; BK = trained Banksman; MT = competent Maintenance Technician; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity	
Management of Hand-Arm Vibration Exposure from Work Equipment	
Document Details	RA-020 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Regular exposure above action/limit values	E, C, P, V, CL	Permanent nerve, blood-vessel, muscle and joint damage or carpal tunnel syndrome develops.	**5**	**4**	**20**	C01-C05, C08	Daily/weekly exposure	**1**	**4**	**4**
Inaccurate vibration data or trigger-time records	E, C, P, V, CL	Risk is underestimated and workers receive uncontrolled cumulative exposure.	**4**	**5**	**20**	C01-C03, C08	Planning and each shift	**1**	**5**	**5**
High-vibration, blunt or poorly maintained tool	E, C, P, V, CL	Exposure and required force increase, accelerating injury.	**4**	**4**	**16**	C02-C04	Pre-use and maintenance	**1**	**4**	**4**
Multiple tools/exposures not combined	E, C, P, V, CL	Daily A(8) exposure exceeds the limit despite each task appearing short.	**4**	**4**	**16**	C01-C03, C05	Each shift	**1**	**4**	**4**
Early symptoms not reported or acted upon	E, C, P, V, CL	Preventable symptoms progress to permanent disability.	**4**	**4**	**16**	C02, C05-C07	Induction and surveillance	**1**	**4**	**4**
Cold/wet conditions, excessive grip or poor posture	E, C, P, V, CL	Vascular symptoms and force/exposure worsen; loss of control may occur.	**4**	**3**	**12**	C03-C06	Continuous	**1**	**3**	**3**

Precautions and Controls

Scope and assumptions: Company/site-wide management of exposure to vibrating hand-held, hand-fed or hand-guided equipment. This assessment supplements each tool assessment and requires a competent exposure assessment using representative data, daily exposure calculations, health surveillance and prompt action on symptoms.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Assess exposure: Identify every vibration source and exposed person, including combined tools. Use reliable in-use/manufacturer data with correction where necessary and realistic trigger time to calculate daily A(8). Record assumptions. The exposure action value is 2.5 m/s^2 A(8); the exposure limit value is 5.0 m/s^2 A(8) and must not be exceeded.

C03 - Eliminate and select: Design out vibration work, use mechanised/remote, hydraulic splitting or lower-energy methods where reasonably practicable. Select efficient low-vibration tools for actual performance, not marketing claims alone. Purchase/hire with vibration data, suitable capacity and anti-vibration features.

C04 - Engineering and maintenance: Keep tools, consumables and anti-vibration mounts maintained; use sharp/correct bits and avoid excessive force. Match tool to material and support workpieces. Replace worn tools and investigate unusually high vibration. Anti-vibration gloves do not provide dependable protection and are not a substitute for exposure reduction.

C05 - Time and work organisation: Set and enforce tool-specific trigger-time limits based on the assessment, including all same-day exposure. Plan rotation and vibration-free recovery work without simply spreading excessive exposure among more people. Use breaks, warm/dry welfare and correct technique. Stop when the allocated exposure is reached.

Precautions and Controls
C06 - Information and symptoms: Train workers and supervisors on sources, action/limit values, trigger time, correct tool use and early symptoms such as tingling, numbness, blanching, reduced grip or night pain. Encourage immediate confidential reporting without penalty and refer affected workers promptly for competent occupational-health advice.
C07 - Health surveillance and records: Provide suitable tiered health surveillance for workers regularly exposed above the action value or otherwise at risk, under competent occupational-health direction. Act on results by reviewing controls, restricting/redeploying when advised and preserving confidential health records. Review exposure after tool/process change.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Control of Vibration at Work Regulations 2005; Health and Safety at Work etc. Act 1974; Management of Health and Safety at Work Regulations 1999; PUWER 1998; HSE L140/hand-arm vibration employer guidance and exposure calculator.
Role key: SM = Site Manager; SS = Site Supervisor; CP = competent Vibration Assessor; OP = trained Tool User; OH = competent Occupational-Health Provider; MT = competent Maintenance Technician. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity	
Control of Electrical Risk from Temporary Supplies, Equipment and Existing Installations	
Document Details	RA-022 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
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2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Contact with live conductor or exposed part	E, C, P, V, CL	Fatal electric shock, burns or secondary fall occurs.	**5**	**5**	**25**	C01-C05, C08	Continuous	**1**	**5**	**5**
Damaged cable, plug, tool or temporary board	E, C, P, V, CL	Shock, arc, fire or loss of supply causes serious injury.	**5**	**5**	**25**	C02-C04, C06	Pre-use and inspection	**1**	**5**	**5**
Incorrect isolation or unexpected re-energisation	E, C, P, V, CL	Worker contacts a circuit believed dead and is electrocuted.	**5**	**5**	**25**	C01-C03, C05	Every intrusive task	**1**	**5**	**5**
Wet conditions or conductive/confined location	E, C, P, V, CL	Reduced body resistance increases shock and arc risk.	**5**	**5**	**25**	C01-C04, C06	Before and during work	**1**	**5**	**5**
Underground/overhead service contact	E, C, P, V, CL	Arc, explosion, fire or electrocution affects workers and public.	**5**	**5**	**25**	C01-C03, C07	Excavation/plant work	**1**	**5**	**5**
Electrical fire or injured person rescue	E, C, P, V, CL	Rescuer is shocked or fire/smoke causes multiple casualties.	**5**	**5**	**25**	C03-C05, C08	Emergency	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Site electrical risk management for temporary distribution, portable tools, existing services and demolition interfaces. Electrical installation, isolation, testing and repair are restricted to competent authorised persons. A current service survey, electrical plan and permit/lock-off arrangements are required.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Competence and electrical plan: A competent electrician designs, installs, modifies and tests the system. Identify existing/temporary supplies, voltage, earthing, protection, environmental rating, inspection intervals and emergency isolation. Use battery or reduced-voltage equipment where reasonably practicable and suitable for the task.

C03 - Distribution and protection: Use robust locked distribution equipment with suitable overcurrent, RCD and earthing arrangements; do not rely on an RCD as the sole control. Protect cables from water, sharp edges, heat, vehicles and demolition. Keep connectors off the ground and use equipment with an appropriate IP rating.

C04 - Inspection and defects: Users visually check tools, plugs, leads, guards and enclosures before use. Competent persons inspect/test at risk-based intervals and after damage/relocation. Do not use taped joints, exposed cores, damaged insulation or improvised adaptors. Isolate, label and quarantine defects; repairs require competent electrical verification.

C05 - Safe isolation: Identify every energy source, notify affected persons, shut down, isolate and lock off with personal locks, release stored energy and prove dead using a suitable tester proven before and after use. Secure against reconnection and retain control of keys. Live work is prohibited unless legally justified and specially planned by competent persons.

Precautions and Controls
C06 - Safe use and environment: Keep electrical work/equipment dry and provide insulated or non-conductive access where specified. Do not overload, daisy-chain or defeat guards/interlocks. Disconnect by the plug, not lead. Stop outdoor use in unsafe weather. Keep panels closed, labelled and accessible only to authorised people.
C07 - Services and emergency: Review plans, scan/locate/mark and use permits before penetration/excavation; maintain engineered overhead-line exclusion. Treat unknown services as live. For shock, do not touch the casualty until supply is isolated; raise alarm, call emergency services, provide CPR/AED by trained persons and preserve the scene.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Electricity at Work Regulations 1989; Health and Safety at Work etc. Act 1974; CDM Regulations 2015; PUWER 1998; BS 7671 where applicable; HSE HSG85 Electricity at work and HSG141 electrical safety on construction sites; HSG47 for underground services.
Role key: SM = Site Manager; SS = Site Supervisor; AP = authorised/competent Electrical Person; OP = instructed User; CP = competent Service Locator; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

Risk Assessment
RA 038 – Removal and Disposal of Fluorescent Tubes

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027
Activity					
Isolation, Removal, Storage and Disposal of Fluorescent Lamps					
Document Details	RA-038 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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4 Probable	4	8	12	16	20
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2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Live fitting or incorrect isolation	E, C, P, V, CL	Electric shock, arc or fall causes fatal/serious injury.	**5**	**5**	**25**	C01-C03, C08	Every fitting	**1**	**5**	**5**
Tube breaks during removal	E, C, P, V, CL	Glass cuts and mercury/phosphor contamination/exposure occur.	**4**	**4**	**16**	C02-C05	Each tube	**1**	**4**	**4**
Unsafe ladder/platform or overreaching	E, C, P, V, CL	Person falls while handling long fragile tube.	**4**	**5**	**20**	C01-C03, C06	Each removal	**1**	**5**	**5**
Tubes dropped, stacked or transported unprotected	E, C, P, V, CL	Breakage injures people and spreads hazardous material.	**4**	**4**	**16**	C03-C05, C07	Handling/storage	**1**	**4**	**4**
Broken lamp cleaned by vacuum/dry sweeping	E, C, P, V, CL	Mercury/dust is dispersed and others are exposed.	**4**	**4**	**16**	C04-C05, C08	Breakage response	**1**	**4**	**4**
Incorrect disposal with general waste	E, C, P, V, CL	Compactor exposure, pollution and legal breach occur.	**4**	**4**	**16**	C05-C07	Waste transfer	**1**	**4**	**4**

Precautions and Controls

Scope and assumptions: Removal of intact fluorescent tubes and management of accidental breakage during soft strip. Electrical isolation, suitable access, careful handling, mercury/glass controls and a compliant hazardous-WEEE route are required. Damaged fittings or inaccessible lamps require task-specific planning.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Isolation and preparation: Identify the correct circuit, switch off, lock off and prove dead where electrical access is required. Allow lamps to cool. Clear/barricade below, protect vents/food areas and place a rigid lamp container close by. Confirm asbestos or other ceiling hazards before disturbing fittings.

C03 - Access and removal: Use a podium/tower/MEWP or other protected access selected under the work-at-height assessment; do not overreach or climb furniture. Work with two people for long lamps where needed. Support both ends, rotate/release only as designed and never force, bend or deliberately break a tube.

C04 - PPE and handling: Wear cut-resistant gloves, eye protection and site PPE; add disposable coveralls/RPE only where breakage assessment requires. Carry tubes horizontally under control, one manageable quantity at a time, keeping escape routes clear. Wash hands after handling and do not eat/drink in the work area.

C05 - Breakage response: Stop work, keep people away and ventilate the area to outside where safe; avoid spreading fragments. Do not use a standard vacuum, brush vigorously or handle glass bare-handed. Following the lamp/SDS procedure, collect large pieces with stiff card/tongs and fine material with suitable damp method into a sealed labelled container.

Precautions and Controls
C06 - Storage: Place intact lamps immediately in purpose-made rigid lidded coffins/stillages that support the full length; do not overfill. Store dry, secure and protected from plant, heat and impact, separate from broken lamps. Label the waste and inspect containers; isolate any damaged package.
C07 - Waste route and records: Classify fluorescent lamps as hazardous WEEE and use an authorised carrier/recycling facility with correct consignment/transfer documentation. Never place in skips, crushers or compactors. Brief waste handlers on mercury/glass risk and spill response; clean/decontaminate the area and record breakages.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Electricity at Work Regulations 1989; COSHH 2002; Work at Height Regulations 2005; Waste Electrical and Electronic Equipment Regulations; Hazardous Waste Regulations/applicable devolved requirements; Environmental Protection Act 1990; lamp manufacturer/SDS and waste-contractor instructions.
Role key: SM = Site Manager; SS = Site Supervisor; CP = Competent Person; OP = trained/authorised Operative; BK = trained Banksman; MT = competent Maintenance Technician; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Removal of Redundant Services by Working Back from Positively Identified Open Ends	
Document Details	RA-042 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Wrong service identified or route changes/crosses	E, C, P, V, CL	Live service is cut, causing electrocution, explosion, release or flooding.	**5**	**5**	**25**	C01-C05, C08	Every cut/disconnection	**1**	**5**	**5**
Residual pressure, contents or stored energy	E, C, P, V, CL	High-pressure/chemical/steam release burns, injects or poisons workers.	**5**	**5**	**25**	C01-C04, C06	Before and during removal	**1**	**5**	**5**
Re-energisation or shared supply	E, C, P, V, CL	Service becomes live after work starts, causing fatal injury.	**5**	**5**	**25**	C02-C04	Continuous	**1**	**5**	**5**
Open end lost, concealed or inaccessible	E, C, P, V, CL	Worker guesses identity and cuts an unproven service.	**5**	**5**	**25**	C03-C05, C08	Every progression point	**1**	**5**	**5**
Falling pipe/cable or structural support removed	E, C, P, V, CL	Person is struck/crushed or building element destabilised.	**5**	**5**	**25**	C01-C03, C05-C07	Each section	**1**	**5**	**5**
Asbestos, lead, contaminated lagging or contents	E, C, P, V, CL	Hazardous exposure and site contamination occur.	**5**	**5**	**25**	C01-C02, C05-C07	Before disturbance	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Removal of electrical, gas, water, drainage, steam, compressed-air and process services only after owner confirmation, isolation and positive identification. Work starts at a visible proven open end and progresses continuously back along the same service; no blind cutting into apparently redundant pipe/cable is permitted.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Survey and ownership: Obtain service drawings, owner/utility confirmation and physical survey; identify shared feeds, loops, cross-connections, stored energy, contents, supports and hazardous insulation/coatings. Label retained and redundant systems distinctly. Unknowns are live; intrusive surveys/sampling precede disturbance.

C03 - Isolation and verification: Authorised persons shut down, disconnect, lock/tag and secure every energy/source, drain/vent/purge and prove dead/zero pressure using suitable instruments at the work point. Blank/cap sources and prevent reconnection. Isolation certificate/permit lists exact service and boundaries; workers retain personal lock control.

C04 - Open-end method: Competent supervisor and operative jointly identify a physically open, visible, proven end. Mark it and follow that continuous service back, removing manageable sections in sequence. Expose junctions before passing them. If the route enters a wall/floor, branches, crosses another service or identification is lost, stop and re-prove; never jump ahead.

C05 - Cutting and support: Support each pipe, duct, tray or cable before cutting and assess effects of brackets/penetrations on structure/fire compartmentation. Use cold tools where possible and control sparks/dust. Establish exclusion below, lower sections mechanically and cap/secure open ends. Do not use services as handholds or access.

Precautions and Controls
C06 - Hazardous materials: Review asbestos survey and sample lagging, gaskets, rope, coatings and residues. Remove ACMs under licensed/non-licensed plan before service work; control lead, oils, refrigerants, sewage and chemicals under COSHH/environmental methods. Stop, isolate area and notify management on suspect material or unexpected odour/liquid.
C07 - Completion and handback: Trace the removed service to its agreed termination, fit permanent labelled caps/blanks, fire-stop penetrations and update as-built/isolation records. Inspect retained services for damage and test where required. The authorised person closes permits and confirms safe handback; no temporary open live end remains accessible.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Electricity at Work Regulations 1989; Pressure Systems Safety Regulations 2000 where applicable; COSHH 2002; DSEAR 2002; Control of Asbestos Regulations 2012; CDM Regulations 2015; PUWER 1998; HSE safe-isolation/service guidance and system-owner instructions.
Role key: SM = Site Manager; SS = Site Supervisor; AP = authorised Isolation Person; SE = competent Service Engineer; OP = trained Operative; AH = competent Asbestos/Hazardous-Materials Person; TW = Temporary Works Person. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

Risk Assessment
RA 045 – Safe Handling of Hypodermic Needles

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027
Activity					
Discovery, Collection and Disposal of Discarded Hypodermic Needles / Sharps					
Document Details	RA-045 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	Evaluation of Risk L	S	LxS	Precautions & Control Measures Implemented By	Frequence Check Rate	Residual Risk Evaluation L	S	LxS
Needlestick or cut from contaminated sharp	E, C, P, V, CL	Exposure to blood-borne viruses and psychological harm occurs.	**5**	**5**	**25**	C01-C05, C08	Discovery/collection	**1**	**5**	**5**
Needle hidden in rubble, bag, vegetation or welfare waste	E, C, P, V, CL	Worker is punctured during hand sorting, handling or compaction.	**5**	**5**	**25**	C01-C04, C06	Continuous in affected areas	**1**	**5**	**5**
Needle picked up, recapped, bent or passed by hand	E, C, P, V, CL	Loss of control causes puncture to handler or coworker.	**5**	**5**	**25**	C02-C05	Every collection	**1**	**5**	**5**
Sharps container unsuitable or overfilled	E, C, P, V, CL	Needle protrudes/spills during storage or transport.	**4**	**5**	**20**	C03-C05, C07	Each deposit/transfer	**1**	**5**	**5**
Public/unauthorised person reaches sharp	E, C, P, V, CL	Puncture, deliberate misuse or exposure occurs.	**4**	**5**	**20**	C02-C04, C07	Until removed	**1**	**5**	**5**
Exposure not washed/reported promptly	E, C, P, V, CL	Post-exposure treatment is delayed and anxiety/infection risk increases.	**5**	**5**	**25**	C05-C08	After incident	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Management of unexpectedly discovered sharps on site. Ordinary operatives do not handle needles. Only specifically trained, authorised persons using purpose-made tools and container may collect accessible sharps where the local procedure permits; embedded, large-scale or suspicious contamination requires a specialist contractor.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Discovery: Stop work, keep hands away, do not kick/move the item and establish a guarded barrier without losing sight. Inform the Site Manager and record location. Search/clear surrounding area only under the sharps plan; consider specialist survey for derelict, drug-use or repeated-find locations before general clearance.

C03 - Authorised collection: Only trained authorised collectors work in good light with no distraction, using puncture-resistant gloves, eye protection, safety footwear and long-handled forceps/tongs. Position an approved sharps container on stable ground beside the item. Pick up one sharp at a time by the non-pointed end, keeping point away from body.

C04 - Prohibited actions: Never handle directly, recap, bend, snap, separate needle/syringe, carry in a pocket, pass hand-to-hand or push down container contents. Do not use ordinary bags/bottles or compressed air/sweeping. If inaccessible, embedded, moving or unsafe, maintain exclusion and use a specialist contractor.

C05 - Container and storage: Use a compliant UN-approved sharps container with temporary/permanent closure and fill line, assembled correctly and labelled. Place the sharp directly inside without touching the aperture; close after each use and permanently seal before fill line. Store upright, locked and away from food/public/heat pending authorised clinical-waste collection.

Precautions and Controls
C06 - Needlestick response: Encourage the wound to bleed gently, wash with soap and running water without scrubbing/sucking, cover with waterproof dressing and irrigate eyes/mouth with water if exposed. Report immediately and obtain urgent same-day emergency/occupational-health assessment for blood-borne-virus post-exposure management; retain source information without handling.
C07 - Waste and prevention: Use an authorised hazardous/clinical-waste carrier and documentation; never place sharps in general skips. Brief workers not to hand-sort suspect waste and use mechanical methods where possible. Improve security, lighting, housekeeping and welfare-bin controls after finds; investigate trends while maintaining confidentiality.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Health and Safety at Work etc. Act 1974; COSHH 2002; Hazardous Waste Regulations/applicable devolved requirements; Environmental Protection Act 1990; PPE at Work Regulations; NHS/UKHSA post-exposure clinical guidance as applied by occupational health; local clinical-waste procedure.
Role key: SM = Site Manager; SS = Site Supervisor; SC = trained Sharps Collector; OP = Operative (do not handle); FA = First Aider; OH = Occupational-Health Provider; WC = authorised Waste Contractor. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Manual and Mechanical Loading of Waste and Materials into Skips	
Document Details	RA-048 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Person struck by excavator/load or falling material	E, C, P, V, CL	Crushing, head injury or fatality occurs in the loading zone.	**5**	**5**	**25**	C01-C05, C08	Continuous loading	**1**	**5**	**5**
Person climbs into/on skip or falls from access	E, C, P, V, CL	Fall onto sharp waste causes major injury.	**4**	**5**	**20**	C02-C04, C06	Manual loading / sheeting	**1**	**5**	**5**
Sharp, unstable or projecting waste	E, C, P, V, CL	Cuts, punctures or falling material injures workers/public.	**4**	**4**	**16**	C02-C05, C07	Each load	**1**	**4**	**4**
Skip overloaded or weight uneven/unknown	E, C, P, V, CL	Skip, vehicle or lifting gear fails/overturns during collection.	**5**	**5**	**25**	C02-C04, C07	Each fill/collection	**1**	**5**	**5**
Wrong waste: asbestos, battery, cylinder, liquid or hot material	E, C, P, V, CL	Fire, explosion, exposure or environmental breach occurs.	**5**	**5**	**25**	C01-C03, C05-C07	Every deposit	**1**	**5**	**5**
Delivery/exchange vehicle movement	E, C, P, V, CL	Worker/public is struck or skip damages ground/structure/service.	**5**	**5**	**25**	C01-C04, C08	Each exchange	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Loading, filling and exchanging site skips with demolition/construction waste. Requires suitable skip location, segregation from people/vehicles, controlled manual or plant loading, waste classification, stable load and safe sheeting/collection. Hot, liquid, pressurised or hazardous items are excluded unless the waste route accepts them.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Skip selection and location: Select correct type/capacity for waste and collection system. Position on firm level load-bearing ground with vehicle access, overhead/underground clearance, edge stand-off and drainage, away from fire routes, public and occupied areas. Barrier the loading/exchange zone and maintain lighting/signage.

C03 - Waste control: Brief permitted and prohibited waste and label skips. Segregate asbestos, batteries, fluorescent lamps, gas cylinders, liquids, oils, chemicals, hot waste and pressurised/sealed containers into approved specialist routes. Inspect suspicious containers/materials before deposit; stop and quarantine misclassified waste.

C04 - Mechanical loading: Use compatible authorised plant and trained operator, segregated from pedestrians. Keep bucket/load low, approach squarely and release material gently into centre; do not strike skip, overload sides or allow debris rebound. A banksman remains outside the slew/drop zone. Stop if any person enters or visibility is lost.

C05 - Manual loading: Use a ground-level door or suitable designed loading platform where available; do not climb sides, stand inside or throw heavy/sharp items overhead. Assess manual handling, break materials to manageable sizes using safe methods and use team/mechanical aids. Keep hands/feet clear and deposit under control, not toward others.

Precautions and Controls
C06 - Load condition: Distribute weight evenly below the fill line, keep sides/doors intact and secure, and prevent protruding or loose items. Do not compact using an excavator unless skip/system is designed and assessed. Inspect for fire, movement and excessive weight; close doors and use safe ground-level or protected method to sheet/net.
C07 - Exchange and records: Book collections and clear people/plant before lorry enters. A trained banksman guides from a protected visible position under the traffic plan. Verify lifting points, doors, sheet and load are secure and within carrier limits. Prevent access during lift; clean debris and complete waste-transfer/consignment documentation.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: CDM Regulations 2015; PUWER 1998; LOLER 1998 for skip lifting equipment/accessories; Manual Handling Operations Regulations 1992; Environmental Protection Act 1990 and Duty of Care; hazardous-waste requirements; workplace-transport guidance; skip and carrier instructions.
Role key: SM = Site Manager; SS = Site Supervisor; CP = Competent Person; OP = trained/authorised Operative; BK = trained Banksman; MT = competent Maintenance Technician; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

Risk Assessment
RA 057 – Removal of Glazing

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Controlled Removal of Windows, Glass Panels and Glazed Assemblies	
Document Details	RA-057 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Glass breaks or releases unexpectedly	E, C, P, V, CL	Severe laceration, amputation, eye injury or fatal falling glass occurs.	**5**	**5**	**25**	C01-C05, C08	Each pane	**1**	**5**	**5**
Large/heavy pane manually handled	E, C, P, V, CL	Crush injury, strain or loss of control causes breakage/fall.	**5**	**5**	**25**	C02-C05	Each removal	**1**	**5**	**5**
Fall from height/open edge after pane removal	E, C, P, V, CL	Worker or public suffers fatal fall.	**5**	**5**	**25**	C01-C04, C06	At height / after removal	**1**	**5**	**5**
People below/opposite side of glazing	E, C, P, V, CL	Falling shards/pane strike unprotected persons.	**5**	**5**	**25**	C02-C04	Continuous	**1**	**5**	**5**
Unstable frame, façade or stored structural load	E, C, P, V, CL	Frame/wall collapses or trapped glass releases.	**5**	**5**	**25**	C01-C03, C06	Before/during removal	**1**	**5**	**5**
Lead/asbestos sealant, sharp waste or transport	E, C, P, V, CL	Hazardous exposure, cuts or breakage during disposal occurs.	**4**	**5**	**20**	C01-C03, C05-C07	Removal/clean-up	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Removal of intact or damaged glazing during soft strip/demolition. A survey determines glass type, size, weight, fixing, residual stress, height, access, frame stability and hazardous sealants/putties. Prefer intact removal by competent glaziers using mechanical handling and protected exclusion.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Survey and method: Competent person identifies toughened, laminated, wired, annealed, double-glazed or specialist glass, dimensions/weight, fixing sequence, frame/façade support and access. Sample suspect putty/sealant/coating for asbestos/lead. Specify intact removal, suction equipment, lifting frame and team; deliberate breakage requires a separate engineered method.

C03 - Exclusion and protection: Secure both sides and below with hard barriers sized for falling/projecting glass; protect public and close adjacent routes/rooms. Use suitable screens and clear escape. Remove loose fragments remotely where possible. No simultaneous work or people beneath; appoint a supervisor to control entry.

C04 - Access and edge: Provide scaffold/MEWP/podium with collective protection and enough platform space/capacity for glaziers and pane; do not work from ladders while handling glass. Install temporary guard/cover before creating an opening and maintain weather/security protection. Use harness only under separate planned restraint/rescue arrangements.

C05 - Release and handling: Tape/film only as supplementary fragment retention. Support pane with rated maintained suction lifters/frames before removing beads/fixings in the planned sequence. Keep hands clear, use glass-handling gloves/arm protection, eye/face protection and safety footwear. Never catch falling glass or carry a pane above shoulder level.

Precautions and Controls
C06 - Storage and waste: Place intact panes on stable purpose-made A-frames/stillages, restrained and signed; do not lean against walls. Put broken glass directly into rigid designated containers without hand compression, separate from general waste. Use tools/tongs and controlled vacuum for fragments; inspect route and floor before reopening.
C07 - Weather, frame and handback: Stop exterior work in wind, rain, ice or temperature affecting suction/control, applying manufacturer wind limits. Support or remove unstable frames under structural/temporary-works plan and make all sharp edges/openings safe. Inspect adjoining glazing after vibration and record pane/waste removal and any hazardous-material controls.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: CDM Regulations 2015; Work at Height Regulations 2005; PUWER 1998; LOLER 1998 for lifting equipment/accessories; Manual Handling Operations Regulations 1992; COSHH 2002; Control of Asbestos/Lead Regulations where relevant; glazing/lifting manufacturer instructions.
Role key: SM = Site Manager; SS = Site Supervisor; GL = competent Glazier; TW = Temporary Works/Structural Person; OP = trained Operative; AP = competent Lifting Person; AH = Asbestos/Lead Competent Person. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

Risk Assessment
RA 019 – Use of Hand Breakers

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027
Activity					
Use of Electric, Hydraulic or Pneumatic Hand-Held Breakers					
Document Details	RA-019 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
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2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Hidden electricity, gas, water or other service	E, C, P, V, CL	Electrocution, fire, explosion, flooding or release causes fatal injury.	**5**	**5**	**25**	C01-C03, C08	Before and during breaking	**1**	**5**	**5**
Uncontrolled collapse or ejected debris	E, C, P, V, CL	Worker or others are struck, trapped or buried.	**5**	**5**	**25**	C01-C04	Each work area	**1**	**5**	**5**
Noise and hand-arm vibration	E, C, P, V, CL	Permanent hearing loss or HAVS develops.	**5**	**4**	**20**	C02, C05-C06	Daily exposure	**1**	**4**	**4**
Silica/other hazardous dust	E, C, P, V, CL	Serious respiratory disease or eye irritation occurs.	**4**	**5**	**20**	C01-C02, C05	During breaking/clean-up	**1**	**5**	**5**
Tool slip, bit ejection or hose/cable failure	E, C, P, V, CL	Crush, puncture, injection, electric or whipping-hose injury occurs.	**4**	**5**	**20**	C02-C04, C06	Pre-use and continuous	**1**	**5**	**5**
Manual handling, posture and fatigue	E, C, P, V, CL	Back/limb strain or loss of control causes injury.	**4**	**4**	**16**	C02, C05-C07	Each task	**1**	**4**	**4**

Precautions and Controls

Scope and assumptions: Breaking concrete, masonry and similar materials with hand breakers. Requires service survey/permit, stable workface, correct breaker/tool, dust/noise/HAV exposure controls and trained operators. Excavator-mounted breakers and structural demolition require separate RAMS.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Services and structure: Review current surveys, scan/mark and use a permit-to-break. Isolate services where practicable and prove locations with safe techniques. Confirm the slab/wall is not load-bearing or destabilised and plan the sequence/supports. Stop on unexpected void, cable, pipe, change in material or movement.

C03 - Equipment and tool checks: Select the lowest-vibration suitable breaker and correct steel. Inspect handles, retainers, bit, guards, cables/plugs, hoses/couplings, compressor/hydraulic supply and anti-vibration features. Secure whip checks where specified. Isolate defects; never use mushroomed/damaged steels or bypass controls.

C04 - Workface and operation: Barrier the area and protect against flying/falling material. Work from stable footing with both hands, keep body clear of the bit and do not use excessive force or lever the tool. Maintain safe edges/escape route and prevent work above/below. Stop, isolate and release pressure before clearing jams or changing steel.

C05 - Dust and debris: Use remote/mechanical or lower-dust methods where possible. Apply effective wet suppression or suitable extraction close to the point of breaking; use face-fit-tested RPE specified by COSHH. Prevent dry sweeping with an M/H-class vacuum or wet clean. Control slurry and segregate others.

Precautions and Controls
C06 - Noise/HAV exposure: Use reliable vibration/noise data and trigger times to calculate total daily exposure from all tools. Keep below the HAV exposure limit and reduce below action values using tool choice, maintenance, rotation and breaks. Mark hearing zones, provide suitable protection and health surveillance; act immediately on tingling/numbness.
C07 - Handling and utilities: Use mechanical handling/team lift for heavy breakers and bits; arrange the work height/sequence to minimise stooping. Route hoses/cables away from traffic and trips. For pneumatic units control compressor pressure and condensate; for electric tools use the site electrical system and RCD/voltage arrangements.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: PUWER 1998; Electricity at Work Regulations 1989; Control of Vibration at Work Regulations 2005; Control of Noise at Work Regulations 2005; COSHH 2002; CDM Regulations 2015; HSE construction vibration, noise, dust and underground-service guidance; manufacturer instructions.
Role key: SM = Site Manager; SS = Site Supervisor; CP = Competent Person; OP = trained/authorised Operative; BK = trained Banksman; MT = competent Maintenance Technician; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Excavation, Trenching, Pits and Groundworks	
Document Details	RA-023 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	Evaluation of Risk			Precautions & Control Measures Implemented By	Frequence Check Rate	Residual Risk Evaluation		
			L	S	LxS			L	S	LxS
Excavation collapse or unsupported face	E, C, P, V, CL	Workers are buried/crushed or adjoining structures fail, causing fatalities.	5	5	25	C01-C04, C08	Before entry and continuous	1	5	5
Underground live service strike	E, C, P, V, CL	Electrocution, explosion, gas release, flooding or service failure occurs.	5	5	25	C01-C03, C05	Before and during digging	1	5	5
Fall of person, plant, spoil or material into excavation	E, C, P, V, CL	Fatal fall, crushing or destabilisation of the excavation occurs.	5	5	25	C01-C04, C06	Continuous	1	5	5
Unsafe access, water, poor atmosphere or confined-space condition	E, C, P, V, CL	Fall, drowning, asphyxiation, poisoning or inability to escape occurs.	5	5	25	C03-C04, C07-C08	Before entry and continuous	1	5	5
Plant slewing/reversing near people or edge	E, C, P, V, CL	Worker is struck/crushed or machine overturns into excavation.	5	5	25	C01-C03, C06	Continuous plant operation	1	5	5
Adjacent structure, road or buried feature destabilised	E, C, P, V, CL	Collapse, ground movement or multiple casualty event occurs.	5	5	25	C01-C04	Planning and after change	1	5	5

Precautions and Controls

Scope and assumptions: Mechanical and hand excavation on a construction/demolition site. A permit-to-dig, service survey, ground/temporary-works assessment, support/batter design, spoil/plant plan, access and inspection regime are required. Confined-space conditions, contaminated ground and lifting are separately assessed where present.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Design and support: A competent person assesses soil, depth, surcharge, groundwater, vibration, weather and nearby structures/services. Eliminate entry where possible. Provide a designed batter, bench, trench box, shoring or other support installed/removed in a safe sequence; never work ahead of support or beneath an unsupported face.

C03 - Permit and services: Use current plans, visual survey, calibrated locating equipment and markings under a permit-to-dig. Isolate/divert where practicable and prove exact locations with safe hand digging/vacuum methods. Support exposed services. Stop for unknown obstruction, marker, cable, pipe, arcing, smell or leak and follow the strike plan.

C04 - Edge and surcharge control: Keep spoil, materials, plant and vehicles beyond the competent person's stand-off; account for dynamic loads. Provide stop blocks, barriers and traffic segregation. Prevent water entering, erosion and loose material falling. Inspect nearby foundations and temporary works; do not undermine without engineered sequence.

C05 - Access and inspection: Provide secured ladders, stairs or ramps of adequate number and position; keep escape routes clear. A competent person inspects before each shift, after events that may affect stability and as legally required, recording results. No entry after rain, impact, vibration, ground movement or support damage until re-approved.

Precautions and Controls
C06 - Plant and exclusion: Separate people from excavation plant and slew/reversing zones. Use a trained banksman from a protected visible position where needed; stop if contact is lost. Operators use seat belts and maintain edge stand-off. No person works beneath raised buckets/loads or between machine and fixed object.
C07 - Water, atmosphere and emergency: Control water by designed drainage/pumping without undermining faces. Assess for contaminated ground, gas, oxygen deficiency and confined-space classification; test/ventilate and use permit/rescue controls where required. Provide a collapse/service-strike rescue plan that avoids unplanned entry and does not rely solely on emergency services.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: CDM Regulations 2015; Work at Height Regulations 2005; PUWER 1998; LOLER 1998 where lifting applies; Confined Spaces Regulations 1997 where applicable; Electricity at Work Regulations 1989; HSE excavation guidance and HSG47 Avoiding danger from underground services.
Role key: SM = Site Manager; SS = Site Supervisor; CP = Competent Person; OP = trained/authorised Operative; BK = trained Banksman; MT = competent Maintenance Technician; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity	
Prevention and Control of Construction and Demolition Dust	
Document Details	RA-025 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Respirable crystalline silica and fine mineral dust	E, C, P, V, CL	Silicosis, COPD, lung cancer or other irreversible disease develops.	**5**	**5**	**25**	C01-C06, C08	Daily exposure	**1**	**5**	**5**
Unknown hazardous dust including lead/asbestos	E, C, P, V, CL	Poisoning, cancer or widespread contamination occurs.	**5**	**5**	**25**	C01-C03, C05	Before disturbance	**1**	**5**	**5**
Ineffective water/extraction or dry sweeping	E, C, P, V, CL	High airborne exposure affects operators and others.	**5**	**5**	**25**	C02-C05	Continuous	**1**	**5**	**5**
Dust migration beyond exclusion/site boundary	E, C, P, V, CL	Workers, public and neighbours are exposed; visibility is reduced.	**4**	**5**	**20**	C01-C04, C07	Continuous	**1**	**5**	**5**
RPE unsuitable, leaking or not worn correctly	E, C, P, V, CL	Residual dust is inhaled despite apparent protection.	**4**	**5**	**20**	C03-C06	Every use	**1**	**5**	**5**
Dust obscures plant routes or deposits on surfaces	E, C, P, V, CL	Collision, slip, fire or secondary exposure during clean-up occurs.	**4**	**4**	**16**	C02-C04, C07	Continuous	**1**	**4**	**4**

Precautions and Controls

Scope and assumptions: Site-wide control of inhalable/respirable dust from demolition, cutting, breaking, crushing, sweeping and vehicle movement, including respirable crystalline silica (RCS), wood and other hazardous dust. Material-specific COSHH assessment, exposure control and health surveillance are required.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Identify and eliminate: Review surveys, samples, SDS and material history before disturbance; presume suspect material hazardous until resolved. Avoid or design out dusty work, use prefabrication, dismantle rather than break and select lower-energy/remote methods. Asbestos, lead and contaminated dust require their specialist assessments.

C03 - Engineering controls: Use effective water suppression at source or correctly selected on-tool/local extraction with M- or H-class vacuum as required. Provide adequate flow, nozzle position and dust capture; enclose/chute processes and maintain negative pressure where designed. Wetting must not create electrical, stability, slurry or pollution risk.

C04 - Work area and people: Segregate and sign dusty zones, minimise people and position workers upwind. Seal openings and control ventilation to prevent spread; protect occupied/public areas and coordinate vehicle speeds/road damping. Monitor visible dust and boundary conditions; stop if the plume escapes or visibility/control is lost.

C05 - RPE and PPE: Use RPE only as part of the control package, selected by COSHH for contaminant/concentration with suitable APF. Tight-fitting masks require face-fit testing, clean-shaven sealing area and compatibility with other PPE. Train, inspect, clean/store and replace filters/masks; use powered alternatives for facial-hair/fit issues.

Precautions and Controls
C06 - Cleaning and waste: Do not dry sweep or use compressed air. Clean with wet methods or suitable M/H-class vacuum while controls/RPE remain in place. Collect slurry and dust without re-aerosolising, bag/label and dispose according to classification. Decontaminate tools/clothing and provide clean/dirty separation and washing.
C07 - Monitoring and health: Supervisors verify suppression/extraction before and during work and maintain equipment. Use competent air monitoring where assessment/control effectiveness is uncertain or required. Provide appropriate health surveillance for RCS or other exposures and act on symptoms/results. Keep COSHH, training, maintenance and exposure records.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: COSHH 2002; CDM Regulations 2015; Control of Asbestos Regulations 2012 and Control of Lead at Work Regulations 2002 where relevant; Environmental Protection Act 1990; HSE construction dust, cut-off saw and COSHH Essentials guidance; Workplace Exposure Limits EH40.
Role key: SM = Site Manager; SS = Site Supervisor; CP = Competent Person; OP = trained/authorised Operative; BK = trained Banksman; MT = competent Maintenance Technician; FA = First Aider. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Mechanical Demolition of Structures Not Exceeding 15 Metres	
Document Details	RA-026 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	Evaluation of Risk			Precautions & Control Measures Implemented By	Frequence Check Rate	Residual Risk Evaluation		
			L	S	LxS			L	S	LxS
Unplanned structural collapse or wrong sequence	E, C, P, V, CL	Structure/debris crushes workers, plant, public or adjoining property; multiple fatalities result.	5	5	25	C01-C04, C08	Continuous	1	5	5
Plant too small, overloaded or on unsuitable ground	E, C, P, V, CL	Excavator overturns, cab is struck or operator loses control.	5	5	25	C01-C03, C05	Each phase/position	1	5	5
Debris projects beyond exclusion zone	E, C, P, V, CL	People/vehicles/property are struck by falling or ejected material.	5	5	25	C02-C05	Continuous	1	5	5
Live/unknown services or hazardous materials	E, C, P, V, CL	Electrocution, explosion, pollution or asbestos/lead exposure occurs.	5	5	25	C01-C03, C06	Before and during work	1	5	5
People enter plant/collapse zone	E, C, P, V, CL	Fatal crushing, trapping or collision occurs.	5	5	25	C02-C05, C07	Continuous	1	5	5
Dust, noise, fire or changing weather	E, C, P, V, CL	Occupational illness, poor visibility, fire or loss of stability/control occurs.	4	5	20	C01-C02, C06-C07	Continuous	1	5	5

Precautions and Controls

Scope and assumptions: Top-down or controlled mechanical demolition by excavator and suitable attachments for structures up to 15m. A structural/demolition engineering survey, written demolition plan, temporary-works design, service isolation, plant/ground verification and managed exclusion zone are mandatory. Height alone does not determine method suitability.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Engineering survey and plan: Competent demolition/structural engineers establish construction, condition, load paths, basements, adjoining structures, stored energy and a stable top-down sequence. Identify temporary support and hold points. The written plan specifies plant, attachments, reach, drop zones, debris removal and emergency actions; brief operators and supervisors.

C03 - Exclusion and public protection: Calculate and physically secure collapse, debris, slew and plant zones for every phase, including rebound/projectiles. Close affected roads/footways under authorised arrangements and protect adjoining property. Access is controlled by a dedicated supervisor; no person enters until plant stops, attachment is grounded and permission is given.

C04 - Plant, reach and protection: Select excavator/attachment with adequate safe reach so the operator never undermines or works beneath the structure. Verify weight, centre of gravity, quick hitch, guards, FOPS/cab protection and capacity. Complete checks and maintain windows/cameras. Use seat belt and doors/guards closed; do not overreach or side-load attachments.

C05 - Ground and operating method: Engineer a firm, level working platform accounting for basements, slabs, voids, debris and dynamic loads. Maintain stand-off from edges and inspect as levels change. Reduce material in small controlled sections into designated drop zones; never pull uncontrolled large sections toward plant. Keep debris height from obscuring/overloading the base.

Precautions and Controls
C06 - Services and hazardous materials: Complete intrusive/refurbishment-demolition asbestos survey and remove/isolate hazardous materials/services before structural demolition so far as practicable. Prove electrical/gas/water/process isolation and cap open ends. Stop on unknown pipe/cable, odour, tank, suspect ACM, unexpected void or structural response.
C07 - Environment and emergency: Use remote water mist/extraction and monitoring for dust; control noise and prevent runoff. Assess wind, visibility and fire risk and stop when limits are threatened. Provide a collapse/service-strike/fire rescue plan without unplanned entry. Inspect adjoining structure/temporary works and obtain engineer approval at hold points and after abnormal movement.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: CDM Regulations 2015; BS 6187 principles; PUWER 1998; LOLER 1998 where lifting applies; Work at Height Regulations 2005; COSHH 2002; Control of Asbestos Regulations 2012; HSE demolition and structural-stability guidance; demolition engineer and manufacturer instructions.
Role key: PM = Project Manager; SM = Site Manager; DS = competent Demolition Supervisor; DE = Demolition/Structural Engineer; TW = Temporary Works Coordinator; AU = authorised Excavator Operator; BK = trained Banksman. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027
Activity					
Planning, Detection, Marking and Proving of Underground Live Services					
Document Details	RA-031 Rev C01				
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**				

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Live cable not detected or wrongly marked	E, C, P, V, CL	Electrocution, arc flash, burns, fire or supply failure occurs.	**5**	**5**	**25**	C01-C05, C08	Before and during ground disturbance	**1**	**5**	**5**
Gas/fuel/process pipe not located	E, C, P, V, CL	Leak, fire, explosion, poisoning or environmental release causes fatalities.	**5**	**5**	**25**	C01-C05, C08	Before and during disturbance	**1**	**5**	**5**
Plans incomplete, inaccurate or out of date	E, C, P, V, CL	False confidence leads to a service strike.	**5**	**5**	**25**	C01-C04	Every permit/work area	**1**	**5**	**5**
Locator wrong mode, uncalibrated or used by untrained person	E, C, P, V, CL	Service is missed, depth/route misinterpreted or signal confused.	**4**	**5**	**20**	C02-C04	Each survey	**1**	**5**	**5**
Mechanical excavation used before service is proved	E, C, P, V, CL	Bucket/tool contacts live service causing multiple casualties.	**5**	**5**	**25**	C01-C05	Every excavation	**1**	**5**	**5**
Damaged service or warning sign ignored	E, C, P, V, CL	Delayed fire, shock, leak or collapse harms workers/public.	**5**	**5**	**25**	C03-C06, C08	Continuous	**1**	**5**	**5**

Precautions and Controls

Scope and assumptions: Locating electricity, gas, water, communications and other buried services before excavation, breaking or drilling. Requires current plans, visual survey, trained locator, calibrated locating equipment, permit-to-dig and safe proving method. All unidentified services are treated as live.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Information and survey: Obtain latest utility-owner and client plans, but never rely on plans alone. Walk the area for covers, meters, substations, street furniture, patched surfaces and building entries; review site history and privately owned services. Coordinate isolations and mark uncertainty/high-risk crossings on the permit.

C03 - Competent locating: A trained competent locator uses maintained, calibrated cable-avoidance tools and signal generator in all appropriate modes, following manufacturer instructions. Sweep in a grid from different directions and trace beyond the dig area. Mark routes clearly and record results; depth indication is approximate and does not prove exact position.

C04 - Permit and marking: The permit-to-dig defines limits, drawings, marked services, exclusion/hand-dig zones, plant and expiry. Brief operator and banksman at the ground. Preserve marks using durable paint/stakes that do not damage services; rescan as excavation progresses and whenever markings, surface or scope changes.

C05 - Prove by safe excavation: Use vacuum excavation or careful hand digging with insulated/non-powered tools as appropriate to expose and positively identify services before mechanical approach. Dig alongside, not directly over, and support exposed services. Do not use picks, pins or mechanical breaker within the defined tolerance zone unless specifically authorised.

Precautions and Controls
C06 - Controls near live services: Isolate/de-energise where reasonably practicable and obtain utility-owner requirements. Maintain specified clearances and use a banksman/exclusion. Treat concrete-encased, abandoned or unidentified lines as live until formally proven. Do not move, use as access or suspend from a service without owner/engineer approval.
C07 - Strike response: On contact, damage, arcing, gas smell/hiss or unexpected service: stop, keep everyone away, do not touch plant, raise alarm and call the network owner/emergency services. For electrical contact the operator normally remains in the cab unless fire forces exit, then jumps clear without simultaneous contact and shuffles away. No restart until formal clearance.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
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Legal and guidance basis: Electricity at Work Regulations 1989; CDM Regulations 2015; New Roads and Street Works Act requirements where applicable; PUWER 1998; HSE HSG47 Avoiding danger from underground services; utility-owner instructions and permit-to-dig procedure.
Role key: SM = Site Manager; SS = Site Supervisor/Permit Issuer; SL = competent Service Locator; AU = authorised Plant Operator; BK = trained Banksman; AP = utility/authorised Isolation Person. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	**Date of Assessment**	June 2026	**Review Date**	January 2027

Activity
Assessment and Control of Occupational and Environmental Site Noise

Document Details	RA-033 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
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1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	**Evaluation of Risk**			**Precautions & Control Measures Implemented By**	**Frequence Check Rate**	**Residual Risk Evaluation**		
			L	**S**	**LxS**			**L**	**S**	**LxS**
Daily/weekly exposure at or above action values	E, C, P, V, CL	Permanent noise-induced hearing loss or tinnitus develops.	**5**	**4**	**20**	C01-C06, C08	Each shift / exposure review	**1**	**4**	**4**
High peak or impact noise	E, C, P, V, CL	Immediate permanent hearing damage or startle-related accident occurs.	**5**	**4**	**20**	C01-C05	Each noisy event	**1**	**4**	**4**
Noise masks alarms, speech or plant warning	E, C, P, V, CL	Collision, crush or failed emergency response causes serious injury.	**4**	**5**	**20**	C02-C05	Continuous	**1**	**5**	**5**
Wrong, poorly fitted or excessive hearing protection	E, C, P, V, CL	Hearing remains unprotected or overprotection hides hazards.	**4**	**4**	**16**	C04-C06	Every use	**1**	**4**	**4**
No health surveillance or early symptoms ignored	E, C, P, V, CL	Hearing damage progresses without intervention.	**4**	**4**	**16**	C03, C06-C07	Programme / reports	**1**	**4**	**4**
Off-site/community noise	E, C, P, V, CL	Nuisance, sleep/communication impact, complaints or enforcement occurs.	**4**	**3**	**12**	C01-C04, C07	Daily / sensitive periods	**1**	**3**	**3**

Precautions and Controls

Scope and assumptions: Site-wide management of noise from plant, breakers, cutting, crushing and demolition. A competent exposure assessment must consider daily/weekly and peak noise, all sources, people at particular risk, neighbouring receptors and communication/safety effects. Hearing protection is not the primary control.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Assess and plan: Use reliable task measurements/supplier data and durations to estimate representative personal exposure, including all tools and peaks. Compare with lower 80 dB(A), upper 85 dB(A) and limit 87 dB(A) daily/weekly values, and relevant peak values. Identify hearing-critical communication and boundary constraints; repeat after change.

C03 - Eliminate and reduce at source: Use quieter methods, remote/mechanised work, prefabrication and low-noise plant; specify noise emission at purchase/hire. Maintain blades, bits, silencers, covers, isolators and bearings. Reduce drop heights, avoid metal-on-metal impact and operate at the lowest effective power. Enclose or damp sources where safe.

C04 - Distance, barriers and time: Separate noisy work from people with acoustic enclosures/screens, exclusion zones and distance; orient sources away from receptors. Schedule and coordinate high-noise activities, limit exposure time and use quiet recovery periods. Rotation must reduce each person's total exposure and not simply spread excessive risk.

C05 - Communication and zones: Mark hearing-protection zones at/above the upper action value and restrict access. Select alternative visual/radio signals so alarms and banksman instructions remain effective; test under operating noise. Stop if safety communication is lost. Consider workers with existing hearing impairment or hearing aids.

Precautions and Controls
C06 - Hearing protection: Provide suitable compatible protection at required values, mandatory in designated zones, with enough attenuation but no harmful overprotection. Train fitting/use, keep clean and inspect/replace. Individual protection supplements engineering controls and does not permit exposure above the limit value.
C07 - Health surveillance and neighbours: Provide audiometric health surveillance for workers regularly exposed above the upper action value or otherwise at risk and act on results. Keep assessment/training records. Monitor boundary noise where required, maintain agreed hours and communicate with neighbours/client; investigate complaints and abnormal equipment noise.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Control of Noise at Work Regulations 2005; Health and Safety at Work etc. Act 1974; CDM Regulations 2015; Environmental Protection Act 1990 and local consent requirements where applicable; HSE L108/noise employer and construction-noise guidance.
Role key: SM = Site Manager; SS = Site Supervisor; NA = competent Noise Assessor; OP = trained Operative; OH = competent Occupational-Health Provider; MT = competent Maintenance Technician. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

FREELEY
THE GOLD STANDARD IN DEMOLITION

Assessors Name	James Fincham	***Date of Assessment***	June 2026	***Review Date***	January 2027

Activity	
Emergency Response to Unexpected Disturbance or Suspected Release of Asbestos	
Document Details	RA-053 Rev C01
People at Risk	Employees – **E** Contractors – **C** Public – **P** Visitors – **V** Client – **CL**

0-5 Low risk 6-10 Moderate risk 11-15 High risk 16-25 Unacceptable	Minor injury, insignificant property or equipment damage 1	Non-reportable injury, minor loss of process or slight property damage 2	Reportable injury, moderate loss of process, limited property damage 3	Major injury, single fatality, critical process loss, critical property damage 4	Multiple fatalities, catastrophic business loss 5
5 Near certain	5	10	15	20	25
4 Probable	4	8	12	16	20
3 Possible	3	6	9	12	15
2 Unlikely	2	4	6	8	10
1 Remote	1	2	3	4	5

Hazard	Who Might be Harmed **E, C, P, V, CL**	How will they be Harmed? **Risk**	Evaluation of Risk			Precautions & Control Measures Implemented By	Frequence Check Rate	Residual Risk Evaluation		
			L	S	LxS			L	S	LxS
Work continues after suspect ACM is disturbed	E, C, P, V, CL	Further fibres are released and inhaled by multiple people.	5	5	25	C01-C04, C08	At discovery	1	5	5
People walk through/carry contamination	E, C, P, V, CL	Fibres spread to welfare, vehicles, homes and occupied areas.	5	5	25	C02-C05	Immediate response	1	5	5
Untrained cleanup, brushing or ordinary vacuuming	E, C, P, V, CL	Contamination is aerosolised and enlarged.	5	5	25	C03-C06	Incident response	1	5	5
Ventilation spreads fibres	E, C, P, V, CL	Ducts and adjacent rooms become contaminated.	5	5	25	C02-C04	Immediate response	1	5	5
Exposure not recorded/reported	E, C, P, V, CL	Affected persons miss advice and future health records are incomplete.	4	5	20	C04-C07	After incident	1	5	5
Premature re-entry without competent clearance	E, C, P, V, CL	Workers are re-exposed to residual fibres.	5	5	25	C03-C07, C08	Recovery	1	5	5

Precautions and Controls

Scope and assumptions: Immediate response when suspect ACM is discovered/damaged or asbestos controls fail. The priority is to stop exposure and spread without further disturbance. A competent asbestos person assesses the incident, arranges cleaning/air testing as needed, records potential exposure and gives formal re-entry clearance.

C01 - Plan and authorise: Complete task- and site-specific RAMS before work. Apply the hierarchy of controls, coordinate with the construction phase plan and other trades, confirm competent supervision, suitable equipment, access, exclusion zones, welfare and emergency arrangements. Brief the assessment and stop if the task, people, environment or controls differ from those assessed.

C02 - Immediate stop: Stop tools/plant without further disturbing material, warn others and keep still/withdraw by the shortest route that minimises spread. Do not touch, sweep, pick up or investigate. Inform the Site Manager and asbestos competent person immediately. If safe from outside, isolate the area and any ventilation likely to spread fibres.

C03 - Cordon and people: Prevent entry with robust barriers/signage and record who may have been present, where, duration and activity. Keep contaminated persons away from clean areas and avoid shaking clothing. Follow competent instructions for controlled decontamination; where clothing is significantly contaminated, do not wear it home and contain as asbestos waste.

C04 - Competent assessment: A competent asbestos professional reviews survey/material sample, extent, method, visible debris, ventilation and people affected and determines licensed contractor/analyst, enclosure, air monitoring and notification requirements. Unknown material is presumed asbestos until analysis. The original team does not clean unless trained/authorised under a suitable plan.

C05 - Controlled cleanup: Licensed or otherwise appropriately competent contractor cleans using controlled wet methods, Class H vacuum, correct RPE/PPE and waste procedure. Do not dry brush, use compressed air or standard vacuum. Protect ducts/adjacent areas and undertake reassurance/background or clearance air testing where the assessment indicates.

Precautions and Controls
C06 - Exposure response: Affected workers report to management, receive factual information and competent occupational-health/GP advice; urgent medical treatment is not normally required solely for a brief exposure, but symptoms or other injury are treated. Record names, date, duration, material/type, circumstances and estimated exposure in health/personnel records and report legally where applicable.
C07 - Clearance and learning: No one re-enters or restarts until the asbestos competent person formally confirms area cleanliness and controls, supported by independent analyst evidence where needed. Update survey/register, drawings, permits, RAMS and labels; communicate to all contractors/client, investigate why information/control failed and re-brief before authorised restart.
C08 - Supervision, defects and review: The Site Supervisor verifies critical controls before start and monitors the work. Stop, isolate and report any defect, unexpected condition, alarm, loss of control, incident or near miss; provide first aid/emergency response and obtain competent inspection or advice before restart. Record required checks. Review formally by January 2027 and sooner after change, new information or incident.
Assessment status: Initial scores of 16-25 are unacceptable and the activity must not start until controls reduce the risk. Residual scores assume every referenced control is fully implemented and verified. Any unavailable, failed or changed critical control requires immediate stop-work, re-assessment and re-briefing. This generic assessment does not authorise work on its own.
Legal and guidance basis: Control of Asbestos Regulations 2012; CDM Regulations 2015; RIDDOR 2013 where applicable; COSHH 2002; Hazardous Waste requirements; HSE Asbestos Essentials EM1 and HSE guidance on accidental asbestos disturbance; site asbestos emergency plan.
Role key: SM = Site Manager/Incident Controller; AS = competent Asbestos Manager/Contractor; AN = independent competent Analyst; OP = affected Operative (stop/withdraw); OH = Occupational-Health Provider; WC = authorised Asbestos Waste Contractor. E = employees; C = contractors; P = public; V = visitors; CL = client. Everyone has authority to stop unsafe work and report defects, incidents and near misses.

Fire Risk Assessment

Fire Risk Assessment	
Demolition of Marillac House, Longsight	

Fire Risk Assessment – Record of Significant Findings			
Contract	**Demolition of Marillac House, 24 Laindon Road, Longsight, Manchester M14 5DW (Be One Homes)**		
Construction stage:	Throughout site set-up, asbestos removal (ARD), internal soft strip, mechanical demolition, removal of arisings, slab/foundation/drainage removal, soil cover and knee rail fence.		
Assessment by	M Freeley	**Reviewed by**	S Freeley
Date of assessment	30/09/2026		
Nature of assessment	Review of the planned programme and method of works, the pre-construction information (incl. demolition survey P-297184) and the site management arrangements in the Construction Phase Plan Rev. 1 against the current assessment of fire risk.		
Summary of Findings	**Low risk of fire occurring** Key controls relate to: Control of combustible arisings from the soft strip, control of fuel, prohibition of burning and of unpermitted hot works, and prevention of trespass and arson out of hours in a vacant building in a residential area. **Medium risk to people from a fire starting** Key controls relate to: Minimising the quantity of combustible arisings held on site and keeping them away from Cedar House, Cypress House and the boundaries; during the soft strip – use of the existing corridors, staircases and final exit doors as escape routes, no lone working, fire points with air horns at the building entrance; alarm, muster point and roll call arrangements in the Fire and Emergency Plan; liaison with residents should smoke affect the adjoining buildings.		
Supporting documents	Fire and Emergency Plan EP-MARILLAC-001 Rev. 0; Construction Phase Plan CPP-MARILLAC-001 Rev. 1 (incl. Appendix A Site Rules); Demolition Method Statement and Contract Works Risk Assessment (RAMS Rev. 0); Freeley standard RA032 Site Fire Safety Risk Management; ARD Industrial Services RAMS.		
Recommended Review Date of this risk assessment	On commencement of mechanical demolition (November 2026) and on completion, or earlier on any change to the scope, method or site arrangements.		

Fire Hazards			
Sources of ignition	**Potentially present**	**Likelihood**	**Comments**

Smokers' materials	Yes	Low	Smoking and vaping only in the designated area by the welfare unit – never in the building, plant cabs or on the footway outside the site. Rule briefed at induction, in the Site Rules and displayed on site. Site Supervisor checks regularly for evidence of smoking in the building.
Naked flames from equipment	Yes	Very low	Only in the eventuality of plant or equipment catching fire. No hot works planned; any hot works only under a Freeley hot work permit with fire watch and extinguisher at the point of work.
Sparks from planned burning	No		No burning allowed on site.
Room heaters	Yes	Very low	Thermostatic electric heater within the welfare unit only (winter working), PAT tested; no heaters in the building.
Hot processes	No		No hot work anticipated – redundant M&E, pipework and the lift installation are removed by cold cutting/shearing. Any hot work only under permit (see above).
Presence of vehicles and fuelled plant	Yes	Very low	Excavators and wagons operate in the open air only. Daily plant checks; plant parked in the compound overnight, isolated and locked. No fuelled equipment used or stored inside the building.
Cooking equipment	Yes	Very low	Microwave and kettle with current PAT test in the welfare unit only.
Heat sources – e.g. gas and electrical systems	No		Gas and water to Marillac House are disconnected (client, confirmed 16/09/2026); electricity and telecoms disconnections are confirmed in writing by the client before demolition starts and all services are treated as live until then. Live supplies to Cedar House and Cypress House are outside the site and are not worked on.
Faulty/misused electrical equipment	Yes	Low	Electrical equipment is cordless or 110V; inspected before use and PAT tested. No charging of batteries left unattended or overnight; no charging inside the building.
Light fittings	Yes	Negligible	Battery powered LED lights used in corridors and loft spaces during the soft strip where daylight is poor.
Hot surfaces and obstruction for equipment ventilation	No		
Arson	Possible	Low/medium	Vacant building in a residential area with a history of being empty. Existing fencing removed and replaced with Heras fencing and debris netting with locked gates; the building is kept secured against entry until demolition; combustible arisings removed regularly; no fuel or gas left in the building. No

			specific arson history known; if trespass or vandalism occurs, additional measures (patrols/CCTV) are agreed with the client.

Sources of fuel	**Present**	**Amount/risk**	**Comments**
Demolition arisings – timber	Yes	Medium/high	Moderate amount from the soft strip (doors, frames, skirtings, fitted furniture, partitions) and from the timber roof structure during demolition. Timber arisings segregated and loaded into skips/wagons on the hardstanding at the Laindon Road frontage, away from Cedar House, Cypress House and the boundary fences, and removed regularly so that no significant stockpile is left on site overnight. This is a risk mainly in association with arson.
Flammable liquids	Yes	Low	Diesel for plant (combustible liquid) in a locked, double-bunded bowser within the compound, at least 3m from the site boundary and away from drains and combustible materials. Hydraulic oils and greases in the bunded COSHH store. No fuel stored or used within the building. Lift hydraulic oil (if any) is drained and removed from site by a licensed carrier before demolition of the shaft.
Solvents	Unlikely	Low	Not introduced by the works. Any cleaning products or paints left in the vacant building are removed at the start of the soft strip and disposed of appropriately.
Flammable chemicals			
Flammable gases and aerosols			
Flammable plastics			
Cardboard etc	Yes		
Loose unfixed timber, saw dust etc	Yes	Low/medium	Good housekeeping with strict control of combustible waste; loose material cleared from the building daily during the soft strip.

Sources of oxygen for a fire	Normal atmosphere only	No oxidising materials or bottled oxygen

People at Risk	
During work hours Site personnel: Soft strip/demolition personnel (approx. 6–8 No) and ARD asbestos	**Outside of work hours** Trespassers Residents of Cedar House and Cypress House (smoke nuisance / spread of

operatives (first two weeks) Personnel in the welfare unit Visitors – client, Contract Administrator, Principal Designer Residents of Cedar House and Cypress House and neighbours (smoke nuisance only) Trespassers	fire from arisings if allowed to accumulate)
Evaluate, remove, reduce and protect from risk	
Risk of a fire occurring	**Assessed Risk Level = Low.** **NB The only identified significant risk relates to the possibility of arson to the vacant building or to stored arisings, which is an out-of-hours risk.**
Measures to remove and reduce the hazards that may cause a fire	**Prevention of trespass and arson** Existing fencing removed and the site fully enclosed with Heras fencing and debris netting, gates locked when unattended and padlocked out of hours, warning notices displayed. The vacant building is kept secured (doors/openings closed off) until demolition starts. Fence line and building checked by the Site Supervisor at the end of each shift. Plant immobilised and fuel bowser locked off overnight. **Reduction of the time combustible arisings are on site** Timber, plastics and general soft strip arisings segregated and loaded into skips/wagons and removed regularly so that no significant stockpile remains overnight. Skips and stockpiles located on the hardstanding at the Laindon Road frontage, away from Cedar House, Cypress House and the boundary fences. **Rules on smoking** Smoking/vaping only in the designated area by the welfare unit. Site Rules briefed at induction and displayed on site. Site Supervisor and Contract Manager audit compliance. **Controls on the presence of other flammable/combustible materials** Diesel only in the locked double-bunded bowser in the compound; oils and greases in the bunded COSHH store; nothing stored within the building. Any flammable materials left in the vacant building removed at the start of the soft strip. **Control of any hot processes** No planned hot working – cold cutting of services and plant. Any hot work only under a Freeley permit with fire watch, extinguisher at the point of work and a check one hour after completion.

	Electrical equipment Cordless or 110V equipment only, PAT tested. Welfare unit supplied with electrical test certificate; no unattended charging.
Risk to people from a fire starting	**During work hours = Medium for site personnel and visitors** **= Low for residents of Cedar House / Cypress House and neighbours (smoke nuisance only)** **Outside of site hours = Medium for trespassers** **= Low for residents and neighbours**
Measures to remove and reduce the risks to people from a fire	**Location and security of compound and building** Compound, welfare unit, fuel bowser and skips located on the Laindon Road frontage clear of Cedar House and Cypress House so that a fire in the compound or in stored arisings cannot spread to the occupied buildings. Resident access routes to both buildings are kept clear at all times as emergency routes. **Fire detection and alarm** No fire detection required within the vacant building being demolished. Fire points with air horns provided at the building entrance during the soft strip and at the welfare unit; the alarm is the air horn sounded continuously. No lone working in the building. All personnel and visitors sign in and out; the signing-in sheet is the roll call at the muster point. Personnel tell the Site Supervisor if they leave during the shift. **Training and awareness** All personnel briefed on the Fire and Emergency Plan (alarm, escape routes, muster point outside the main gate on Laindon Road, fire points) at induction; the plan is displayed in the welfare unit. Site Supervisor ensures personnel know how to use extinguishers, which are used only in accordance with the plan. **Escape routes** During the soft strip, personnel use the existing ground and first floor corridors, staircases and final exit doors, which are kept unlocked, clear and lit (battery LED where needed) whenever anyone is inside; as exits become redundant the remaining routes are confirmed at the daily briefing. Loft spaces are entered only via boarded walkways with a second person at the access. Nobody enters the building once mechanical demolition has started. **Fire and emergency procedures**

	Set out in the Fire and Emergency Plan EP-MARILLAC-001: raise the alarm, leave by the nearest route to the muster point outside the main gate on Laindon Road, Site Supervisor takes the roll call and calls 999, Contract Manager informs the client/Contract Administrator. If smoke could affect Cedar House or Cypress House the residents are alerted and the fire service asked to advise on their evacuation. **Fire fighting arrangements** Water/foam extinguishers at the fire points at the building entrance and welfare unit, CO2 at the welfare unit and fuel bowser, and an extinguisher on each excavator. Extinguishers used only by trained personnel, for minor fires with no potential to spread and where the escape route cannot be blocked. Extinguishers checked weekly by the Site Supervisor and recorded.
Monitoring and review	Compliance with the plan is included in the weekly site safety checklist completed by the Site Supervisor and the safety monitoring carried out by the Contract Manager. Any corrective actions are agreed with the Site Supervisor and approved by the Contract Manager, who ensures that they are closed out. The risk assessment and the Fire and Emergency Plan are reviewed on commencement of mechanical demolition, on any adverse audit finding, incident or near miss, and on any change to the scope, method or site arrangements. Amended risk assessment and plan approved by the Contract Manager, re-issued to site and to the Principal Designer, and briefed to all site personnel by the Site Supervisor.

COSHH Assessments

COSHH Assessment

HYDRAULIC OIL

Product Description	Hydraulic oil for use in plant equipment pressure systems.	
Persons at Risk	All site staff	**Risk Rating -** Low Hydraulic oil pumped into 360° excavator sump. Staff expected to come into contact with drips only.
	Trespassing children	**Risk Rating -** Low Refer to site specific security assessment
Hazard Identification **Risk Phrases**	None None	

Routes of Exposure **High/Medium/Low Risk**	Absorbed through skin	Medium
	Absorbed through retina	Low
	Inhaled	Low
	Injected	Low - Medium
	Ingested	Low – Medium (children)
Existing Controls **Adequate/Not Adequate**	User	Adequate (In normal circumstances)
	Third Party	Adequate (In normal circumstances)

Air Sampling	None required
Lung Function Tests	None required
Health Surveillance	No specific surveillance required in present circumstances. See below.

Special Actions or Additional Controls

- Staff must use supplied eye and hand PPE as instructed within Company risk assessments

  Refer to Company risk assessment regarding PPE
- Containers must be sealed after use and stored in a secure cabin at the end of the working shift
- All staff require general information regarding occupational hygiene and how to identify and report signs of skin damage and dermatitis
- Suitable drip trays should be used when filling hydraulic systems
- Refer to the Company safety guidance sheet

Date of Assessment: DECEMBER 2025 Next Review Date: DECEMBER 2026

COSHH Assessment

SAFETY INFORMATION - HYDRAULIC OIL

LOCATION	All sites for use in plant equipment pressure systems
HAZARD INFORMATION	Hydraulic oil is not classified as hazardous. Good occupational hygiene practices must be observed and personal protective equipment must be worn.
PPE	HAND PROTECTION -- Nitrile or PVC compound gloves must be worn when skin exposure is likely.
	EYE PROTECTION -- Not necessary in normal conditions but chemical protective goggles must be worn where there is a risk of eye splashes.
HEALTH INFORMATION	In normal work conditions hydraulic oil should not be damaging to your health. Protect yourself by not eating or drinking when using oil, by putting gloves on clean hands, having all cuts treated and by reporting any skin conditions.
SPILLAGES	Report major spillages to the Site Foreman immediately. Spillages must be cleaned up by the use of sand or similar to soak up liquid.
FIRE FIGHTING	Hydraulic oil has a high auto-ignition temperature and is not likely to ignite in normal circumstances. Fight fires with Foam, CO_2 or Dry Powder.
FIRST AID	INHALATION – Unlikely to cause health problems. In severe cases, keep the patient warm and at rest. Move them to fresh air.
	EYE CONTACT -- Wash eye with water for at least 15 minutes keeping the eyelids apart. Seek medical attention.
	SKIN CONTACT -- Remove contaminated clothing. Wash skin thoroughly with soap and water or suitable skin cleaner. DO NOT use solvent or thinners.
	INGESTION -- If large amounts swallowed DO NOT INDUCE VOMITING. Seek immediate medical attention.
OTHER INFORMATION	There are no other particular safety factors to be considered.

COSHH Assessment

DIESEL FUEL

Product Description	Fuel for use in construction plant equipment.	
Persons at Risk	All site staff	**Risk Rating -** Medium Diesel fuel usually poured into fuel tanks. Staff expected to deal with minor spillages or drips.
	Trespassing children	**Risk Rating -** Medium Refer to site specific security assessment
Hazard Identification **Risk Phrases**	**DANGER**  H226 Flammable liquid and vapor H304 May be fatal if swallowed and enters airways H315 Causes skin irritation H332 Harmful if inhaled H351 Suspected of causing cancer H373 May cause damage to organs through prolonged or repeated exposure H411 Toxic to aquatic life with long lasting effects	

Routes of Exposure High/Medium/Low Risk		
	Absorbed through skin	High
	Absorbed through retina	Low
	Inhaled	Low
	Injected	Low
	Ingested	Low – Medium (children)

Existing Controls **Adequate/Not Adequate**	User	Adequate (In normal circumstances)
	Third Party	Adequate (In normal circumstances)

Air Sampling	None required in present circumstances
Lung Function Tests	None required in present circumstances
Health Surveillance	No specific surveillance required in present circumstances. See below.

Special Actions or Additional Controls

- Staff must use supplied eye and hand PPE as instructed within Company risk assessments
- Containers must be sealed after use and stored in a secure cabin at the end of the working shift
- Product must not be poured or washed down foul or surface water drains
- Suitable drip trays should be used when filling fuel tanks
- All staff require general information regarding occupational hygiene and how to identify and report signs of skin damage, dermatitis or symptoms of ill-health
- Dry powder fire extinguisher required on site
- Refer to the Company safety guidance sheet

Date of Assessment: DECEMBER 2025 Next Review Date: DECEMBER 2026

COSHH Assessment

SAFETY INFORMATION - DIESEL FUEL

LOCATION	Fuel for use with all plant vehicles.
HAZARD INFORMATION	Diesel is classified as an IRRITANT and as being FLAMMABLE. With all substances, good occupational hygiene practices must be observed and personal protective equipment must be worn.
PPE	HAND PROTECTION -- Nitrile or PVC compound gloves must be worn at all times that skin contact is possible.
	EYE PROTECTION -- Chemical protective goggles must be worn where there is a risk of eye splashes. Care must be taken when filling fuel tanks.
HEALTH INFORMATION	Prolonged contact with Diesel may cause severe long term health effects and requires that extreme caution be taken when using the substance. Protect yourself by not eating or drinking in the working area, by putting gloves on clean hands, having all cuts treated and by reporting any skin conditions such as skin dryness or cracking.
SPILLAGES	Report any spillages to the Site Foreman immediately. Spillages must be cleaned up by the use of sand or similar to soak up liquid. Care must be taken to prevent Diesel entering drains or watercourses.
FIRE FIGHTING	Diesel has a high auto-ignition temp. and is not likely to ignite in normal use. Substance will burn readily when ignition temperature has been reached. Where there is a risk of substance drums being exposed to heat during a fire, the area should be evacuated and the fire emergency services contacted. Fight fires with Foam, CO_2 or Dry Powder.
FIRST AID	INHALATION -- In severe cases, move the patient to fresh air and seek medical attention if drowsiness persists.
	EYE CONTACT -- Remove contact lenses. Wash eye with water for at least 15 minutes, cover with sterile pad and seek urgent medical attention.
	SKIN CONTACT -- Remove contaminated clothing. Wash skin thoroughly with soap and water and seek medical attention if irritation persists.
	INGESTION -- If large amounts swallowed DO NOT INDUCE VOMITING. Seek immediate medical attention.
OTHER INFORMATION	There are no other particular safety factors to be considered.

COSHH Assessment

PETROL

Product Description	Vehicle, plant equipment and hand-held equipment fuel.	
Persons at Risk	All site staff	**Risk Rating -** Medium Petrol poured into fuel tanks or equipment Staff expected to deal with minor spillages, drips and may encounter spillages within storage cabins
	Trespassing children	**Risk Rating -** High Refer to site specific security assessment
Hazard Identification **Risk Phrases**	**DANGER**  H224 Extremely flammable liquid and vapor H304 May be fatal if swallowed and enters airways H315 Causes skin irritation H336 May cause drowsiness or dizziness H340 May cause genetic defects H350 May cause cancer H361 Suspected of damaging the unborn child H411 Toxic to aquatic life with long lasting effects	

Routes of Exposure **High/Medium/Low Risk**	Absorbed through skin	Medium
	Absorbed through retina	Low
	Inhaled	Low
	Injected	Low
	Ingested	Low – Medium (children)

Existing Controls **Adequate/Not Adequate**	User	Adequate (In normal circumstances)
	Third Party	Adequate (In normal circumstances)

Air Sampling	None required
Lung Function Tests	None required
Health Surveillance	No specific surveillance required in present circumstances. See below.

Special Actions or Additional Controls

- Staff must use supplied eye and hand PPE as instructed within Company risk assessments
- Storage of petrol on site to be minimised
- Containers must be sealed after use and stored in a secure cabin at the end of the working shift
- Product must not be poured or washed down foul or surface water drains
- Staff require information regarding occupational hygiene
- Dry powder fire extinguisher required on site
- Refer to the Company safety guidance sheet

Date of Assessment: DECEMBER 2025 Next Review Date: DECEMBER 2026

COSHH Assessment

SAFETY INFORMATION - PETROL

LOCATION	All construction sites for fuelling STIHL saws, mixers or vehicles etc.
HAZARD INFORMATION	Petrol is classified as **EXTREMELY FLAMMABLE, TOXIC & DANGEROUS FOR THE ENVIRONMENT** With all substances, good occupational hygiene practices must be observed and personal protective equipment must be worn.
PPE	HAND PROTECTION -- Nitrile or PVC compound gloves must be worn at all times that skin contact is possible.
	EYE PROTECTION -- Chemical protective goggles must be worn where there is a risk of eye splashes. Care must be taken when filling fuel tanks.
HEALTH INFORMATION	Prolonged contact with petrol may cause severe long term health effects and requires that extreme caution be taken when using the substance. Protect yourself by not eating or drinking in the working area, by putting gloves on clean hands, having all cuts treated and by reporting any skin conditions such as skin dryness or cracking.
SPILLAGES	Report major spillages to the Site Foreman immediately. Spillages must be cleaned up by the use of sand or similar to soak up liquid.
FIRE FIGHTING	Extremely Flammable. Releases flammable vapours which can settle at ground level. Be aware of static discharges which can cause explosion or ignition. Fight fires with Foam, CO2 or Dry Powder.
STORAGE	Minimise the amount of petrol stored on site. Store in a secure well-ventilated area away from sources of heat and separately from oxidising agents.
FIRST AID	INHALATION -- In severe cases, move the patient to fresh air and seek medical attention if drowsiness persists.
	EYE CONTACT -- Remove contact lenses. Wash eye with water for at least 15 minutes, cover with sterile pad and seek urgent medical attention.
	SKIN CONTACT -- Remove contaminated clothing immediately. Wash skin thoroughly with soap and water and seek medical attention if irritation persists.
	INGESTION -- If large amounts swallowed DO NOT INDUCE VOMITING. Seek immediate medical attention.

COSHH Assessment

ADBLUE

Product Description	Fuel additive - Additive for reduction of NOx emission from diesel engine exhausts. From dispenser or container	
Persons at Risk	Staff carrying out maintenance/refuelling in the yard	
	Trespassers (Children)	
Hazard Identification **Risk Phrases**	None	
Routes of Exposure **High/Medium/Low Risk**	Absorbed through skin	Low
	Absorbed through retina	Low
	Inhaled	Medium
	Injected	Low
	Ingested	Low
Existing Controls **Adequate/Not Adequate**	User	Adequate (See below)
	Third Party	Adequate (See below)
Air Sampling	None required	
Lung Function Tests	None required	
Health Surveillance	None required	
Information & Training	See below	

Special Actions or Additional Controls

- Dispense in designated area only.
- Wear required PPE -safety goggles (if risk of splashing) and gloves.
- All spills must be dealt with promptly using spill kit and reported immediately.

Date of Assessment: DECEMBER 2025 Next Review Date: DECEMBER 2026

COSHH Assessment

SAFETY INFORMATION - ADBLUE

LOCATION	Adblue dispenser in the yard.
HAZARD INFORMATION	No specific hazards
PPE	HAND PROTECTION - Suitable gloves (pvc/Nitrile) should be worn during dispensing
	EYE PROTECTION -- Safety goggles to be worn if there is a risk of splashing.
HEALTH INFORMATION	In normal circumstances, the use of Adblue should not pose a hazard to health.
ACCIDENTAL RELEASE	Use spill kit to contain any spillage and report all spillages to the Contracts Director immediately.
FIRE FIGHTING	Use foam, carbon dioxide, dry powder or water fog to extinguish
FIRST AID	INHALATION -- In severe cases, move the patient to fresh air and seek medical attention if drowsiness persists.
	EYE CONTACT –.
	SKIN CONTACT – After a cold burn, flush eye with water to normalise temperature, cover with sterile pad and seek urgent medical attention. Do not use ointments or creams.

COSHH Assessment

DEMOLITION DUST / RESPIRABLE CRYSTALLINE SILICA

<table>
<tr><td>Product Description</td><td colspan="2">Dust generated during the soft strip, mechanical demolition of the brick building and garage, breaking out of the concrete floor slab and foundations, and the loading and movement of arisings. Contains respirable crystalline silica (RCS) from concrete, mortar, brick and blockwork together with general inhalable/nuisance dust.</td></tr>
<tr><td rowspan="2">Persons at Risk</td><td>All site staff</td><td>Risk Rating - Medium
Operators using breaker, pulveriser and shear attachments, operatives using hand breakers or disc cutters, banksmen and operatives working in the vicinity of the demolition.
Exposure is by inhalation of airborne dust; long term exposure to RCS causes silicosis, COPD and lung cancer.</td></tr>
<tr><td>Residents of Cedar House and Cypress House, neighbours and visitors</td><td>Risk Rating - Low
Nuisance/irritant dust by drift only. Controlled by suppression at source, the exclusion zone and visual monitoring by the Site Supervisor with regard to wind direction towards the occupied buildings.</td></tr>
<tr><td>Hazard Identification
Risk Phrases</td><td colspan="2">Respirable crystalline silica – Carcinogen Category 1A, STOT RE 1. WEL (EH40): RCS 0.1 mg/m³ 8-hour TWA; general dust 10 mg/m³ inhalable / 4 mg/m³ respirable.
H350 May cause cancer by inhalation. H372 Causes damage to lungs through prolonged or repeated exposure by inhalation.</td></tr>
<tr><td>Routes of Exposure
High/Medium/Low Risk</td><td colspan="2"><table>
<tr><td>Absorbed through skin</td><td>Low</td></tr>
<tr><td>Absorbed through retina</td><td>Medium (irritant)</td></tr>
<tr><td>Inhaled</td><td>High (without controls) – Low/Medium with water suppression and RPE</td></tr>
<tr><td>Injected</td><td>Low</td></tr>
<tr><td>Ingested</td><td>Low</td></tr>
</table></td></tr>
<tr><td>Existing Controls
Adequate/Not Adequate</td><td colspan="2">User Adequate (with water suppression, closed cabs and RPE as below)
Third Party Adequate (exclusion zone, suppression at source, monitoring)</td></tr>
<tr><td>Air Sampling
Lung Function Tests
Health Surveillance</td><td colspan="2">None required where the controls below are in place. Dust monitored visually by the Site Supervisor throughout the works.
Included within company health surveillance for operatives regularly exposed to RCS.
Operatives regularly exposed to RCS are enrolled in the company health surveillance programme (respiratory questionnaire and lung function testing).</td></tr>
</table>

Special Actions or Additional Controls

- Suppress dust at source with water at all times during mechanical demolition, breaking out and loading of arisings – 10,000 litre water tank, pump and dust suppression unit / hand held hoses. Damp down stockpiles and haul routes in dry weather. Sheet all loads.
- Excavator cabs to be kept closed with filtered air conditioning in operation during dusty work.
- Operatives using hand breakers or disc cutters, or working within the dust plume, to wear P3 half masks (or FFP3) with a current face fit certificate, and be clean shaven. Eye protection to BS EN 166 to be worn.
- No dry sweeping or use of compressed air to clear dust – wet methods or M/H class vacuum only.
- Work generating dust to stop in high winds or where dust cannot be controlled, and the Site Supervisor to take account of wind direction towards Cedar House, Cypress House and the surrounding housing.
- Good hygiene – wash before eating, drinking or smoking; overalls not to be taken into welfare in a dusty condition.
- Refer to Company risk assessments RA025 (Controlling Dust on Site) and RA069 (Wearing RPE) and the Contract Works Risk Assessment.

Date of Assessment: SEPTEMBER 2026 Next Review Date: SEPTEMBER 2027

COSHH Assessment

SAFETY INFORMATION - DEMOLITION DUST / RESPIRABLE CRYSTALLINE SILICA

LOCATION	All demolition sites – soft strip, mechanical demolition, breaking out and loading of arisings.
HAZARD INFORMATION	Concrete, mortar, brick, block and stone contain crystalline silica. When these are broken, cut, crushed or moved, fine respirable dust is released which is too small to see and can penetrate deep into the lungs. Repeated exposure over time causes silicosis (irreversible scarring of the lungs), chronic obstructive pulmonary disease and lung cancer. Dust also irritates the eyes, nose and throat and can aggravate asthma.
PPE	RESPIRATORY PROTECTION -- P3 half mask or FFP3 disposable respirator, face fit tested to the wearer. Wearers must be clean shaven. Filters replaced when breathing resistance increases. EYE PROTECTION -- Safety glasses or goggles to BS EN 166 during breaking and cutting. HAND / BODY PROTECTION -- Gloves and overalls; remove dusty overalls before entering welfare.
HEALTH INFORMATION	Ill health from silica dust develops over years and there may be no early symptoms. Report any persistent cough, breathlessness or chest tightness to the Site Supervisor and your GP, and tell them that you work with silica dust. Do not eat, drink or smoke in dusty areas and wash hands and face before doing so.
SPILLAGES	Not applicable. Accumulations of dust to be damped down and removed by wet methods or M/H class vacuum – never dry swept or blown down.
FIRE FIGHTING	Not flammable.
FIRST AID	INHALATION -- Move to fresh air. If coughing or breathing difficulty persists, seek medical attention. EYE CONTACT -- Irrigate with clean water for at least 15 minutes keeping the eyelids apart. Seek medical attention if irritation persists. SKIN CONTACT -- Wash with soap and water. INGESTION -- Rinse mouth with water. Seek medical attention if any ill effects.
OTHER INFORMATION	Control of Substances Hazardous to Health Regulations 2002; HSE construction dust guidance (CIS36) and EH40 Workplace Exposure Limits.

COSHH Assessment
LEAD (PAINT, FLASHINGS AND PIPEWORK)

<table>
<tr><td>Product Description</td><td colspan="2">Lead-based paint on older painted surfaces and steelwork, lead flashings, lead pipework and solder that may be encountered during the soft strip and demolition of the building.</td></tr>
<tr><td rowspan="2">Persons at Risk</td><td>All site staff</td><td>Risk Rating - Medium
Operatives handling lead flashings and pipework or removing/breaking painted elements during soft strip and demolition.
Exposure is by inhalation of lead dust or fume and by ingestion from contaminated hands. Hot cutting or burning of lead or lead-painted material generates lead fume and is not permitted.</td></tr>
<tr><td>Trespassers</td><td>Risk Rating - Low
Refer to site specific security assessment</td></tr>
<tr><td>Hazard Identification
Risk Phrases</td><td colspan="2">Lead and lead compounds – Reproductive toxicant Category 1A, STOT RE 2, harmful if swallowed or inhaled. Control of Lead at Work Regulations 2002: occupational exposure limit 0.15 mg/m³ 8-hour TWA (lead in air).
H360 May damage fertility or the unborn child. H373 May cause damage to organs through prolonged or repeated exposure. H302/H332 Harmful if swallowed or inhaled. H410 Very toxic to aquatic life.</td></tr>
<tr><td>Routes of Exposure
High/Medium/Low Risk</td><td colspan="2"><table>
<tr><td>Absorbed through skin</td><td>Low</td></tr>
<tr><td>Absorbed through retina</td><td>Low</td></tr>
<tr><td>Inhaled</td><td>Medium (dust) – High if lead is heated or burnt</td></tr>
<tr><td>Injected</td><td>Low</td></tr>
<tr><td>Ingested</td><td>Medium (hand to mouth)</td></tr>
</table></td></tr>
<tr><td>Existing Controls
Adequate/Not Adequate</td><td colspan="2">User Adequate (In normal circumstances – cold removal only)
Third Party Adequate (In normal circumstances)</td></tr>
<tr><td>Air Sampling
Lung Function Tests
Health Surveillance</td><td colspan="2">Not required for cold handling of intact lead materials. Required if lead paint is to be abraded, blasted or burnt (not planned).
None required
Not required for the planned work, which is not liable to be significant under CLAW 2002. If lead work becomes significant (e.g. dry abrasion of lead paint), medical surveillance and blood lead monitoring will be arranged before it starts.</td></tr>
<tr><td colspan="3">Special Actions or Additional Controls</td></tr>
<tr><td colspan="3">▪ No hot cutting, burning or grinding of lead or lead-painted material. Lead flashings, pipework and painted elements to be removed cold and intact wherever possible.
▪ Gloves and overalls to be worn when handling lead materials; FFP3 respirator with face fit where lead paint dust may be generated.
▪ No eating, drinking or smoking in the work area. Wash hands and face thoroughly before eating, drinking or smoking and at the end of the shift.
▪ Lead materials to be segregated and stored in a dedicated skip/container for recycling; lead-contaminated waste to be disposed of as hazardous waste with consignment notes.
▪ Women who are pregnant or breastfeeding, and young persons, are not to carry out work involving lead.
▪ Refer to Company risk assessment RA050 (Dealing with Lead on Site) and the Contract Works Risk Assessment.</td></tr>
<tr><td colspan="3">Date of Assessment: SEPTEMBER 2026 Next Review Date: SEPTEMBER 2027</td></tr>
</table>

COSHH Assessment

SAFETY INFORMATION - LEAD (PAINT, FLASHINGS AND PIPEWORK)

LOCATION	Soft strip and demolition of older buildings where lead flashings, pipework, solder and lead-based paint may be present.
HAZARD INFORMATION	Lead is a cumulative poison. It enters the body mainly by breathing in lead dust or fume, or by swallowing it from contaminated hands, food or cigarettes. Handling intact lead sheet or pipe at normal temperatures presents a low risk provided good hygiene is followed; heating, burning or abrading lead greatly increases the risk.
PPE	HAND PROTECTION -- Nitrile or leather rigger gloves when handling lead materials. RESPIRATORY PROTECTION -- FFP3 respirator (face fit tested) where dust from lead-painted surfaces may be generated. BODY PROTECTION -- Overalls; disposable overalls where work is dusty. Remove before entering welfare.
HEALTH INFORMATION	Early symptoms of lead poisoning include headaches, tiredness, irritability, constipation, stomach pains and loss of appetite. Report any such symptoms to the Site Supervisor and your GP, telling them you have been working with lead. Good personal hygiene is the single most important control.
SPILLAGES	Collect lead dust and debris using wet methods or vacuum – do not dry sweep. Place in sealed containers for disposal as hazardous waste.
FIRE FIGHTING	Lead is not flammable. Fires involving lead-painted materials give off toxic fume – do not approach without breathing apparatus; call the fire service.
FIRST AID	INHALATION -- Move to fresh air. Seek medical attention. EYE CONTACT -- Irrigate with clean water for at least 15 minutes. Seek medical attention. SKIN CONTACT -- Wash thoroughly with soap and water. INGESTION -- Rinse mouth. DO NOT induce vomiting. Seek immediate medical attention.
OTHER INFORMATION	Control of Lead at Work Regulations 2002 (ACOP L132); Hazardous Waste Regulations 2005.

COSHH Assessment
BIRD DROPPINGS (BIOLOGICAL HAZARD)

<table>
<tr><td>Product Description</td><td colspan="2">Accumulated pigeon and other bird droppings, nesting material, feathers and carcasses within the vacant building – in particular on ledges, in roof voids, plant rooms, lift motor rooms and around broken windows.</td></tr>
<tr><td rowspan="2">Persons at Risk</td><td>All site staff</td><td>Risk Rating - Medium
Operatives inspecting, soft stripping or clearing areas contaminated with droppings.
Exposure by inhalation of dust from dried droppings, hand-to-mouth contact and through cuts and grazes.</td></tr>
<tr><td>Residents of Cedar House and Cypress House, neighbours and visitors</td><td>Risk Rating - Low
No exposure outside the building. Contaminated waste double bagged and removed from site.</td></tr>
<tr><td>Hazard Identification
Risk Phrases</td><td colspan="2">Biological agents present in bird droppings and nesting material: psittacosis (Chlamydia psittaci), histoplasmosis and cryptococcosis (fungal spores), salmonella and E. coli, together with bird mites and allergic alveolitis (pigeon fancier's lung) from dust and feathers.
Not classified (biological hazard). Treated as a hazardous substance under COSHH.</td></tr>
<tr><td>Routes of Exposure
High/Medium/Low Risk</td><td colspan="2"><table>
<tr><td>Absorbed through skin</td><td>Medium (through cuts, grazes and broken skin)</td></tr>
<tr><td>Absorbed through retina</td><td>Low</td></tr>
<tr><td>Inhaled</td><td>High (dust from dry droppings) – Low when damped down and RPE worn</td></tr>
<tr><td>Injected</td><td>Low</td></tr>
<tr><td>Ingested</td><td>Medium (hand to mouth)</td></tr>
</table></td></tr>
<tr><td>Existing Controls
Adequate/Not Adequate</td><td colspan="2">User Adequate (with the controls below)
Third Party Adequate (In normal circumstances)</td></tr>
<tr><td>Air Sampling
Lung Function Tests
Health Surveillance</td><td colspan="2">None required
None required
No specific surveillance required. Operatives to report any flu-like illness, fever, breathlessness or skin infection to their GP, telling them they have been in contact with bird droppings.</td></tr>
<tr><td colspan="3">Special Actions or Additional Controls</td></tr>
<tr><td colspan="3">▪ Site Supervisor to inspect the building before soft strip and identify any areas with significant accumulations of droppings; these to be dealt with before other work starts in that area.
▪ Damp down droppings with water (with a suitable disinfectant where heavily contaminated) before removal – no dry brushing, scraping or use of compressed air.
▪ Operatives to wear disposable Type 5/6 coveralls, nitrile gloves, goggles and an FFP3 respirator (face fit tested) while removing droppings.
▪ Droppings, nesting material and carcasses to be double bagged and removed from site with the general/controlled waste; do not leave bagged material in the building.
▪ Cover all cuts and grazes with waterproof dressings before starting. Wash hands and face before eating, drinking or smoking and at the end of the task. Remove and dispose of coveralls before entering welfare.
▪ Check for active nests before disturbance; if an active nest is found, stop, leave it undisturbed and notify the Site Supervisor and the Contract Administrator.
▪ Refer to the Contract Works Risk Assessment (contact with bird droppings).</td></tr>
<tr><td colspan="3">Date of Assessment: SEPTEMBER 2026 Next Review Date: SEPTEMBER 2027</td></tr>
</table>

COSHH Assessment

SAFETY INFORMATION - BIRD DROPPINGS (BIOLOGICAL HAZARD)

LOCATION	Vacant buildings prior to and during soft strip – roof voids, plant rooms, lift motor rooms, ledges and areas open to the weather.
HAZARD INFORMATION	Dried bird droppings contain bacteria and fungal spores which become airborne when disturbed. Inhaling the dust can cause psittacosis (a flu-like illness which can develop into pneumonia), histoplasmosis and cryptococcosis, and repeated exposure to feather and dropping dust can cause allergic lung disease. Salmonella and E. coli can be picked up by hand-to-mouth contact.
PPE	RESPIRATORY PROTECTION -- FFP3 disposable respirator, face fit tested, clean shaven. HAND PROTECTION -- Nitrile gloves (double gloved where heavily contaminated). BODY PROTECTION -- Disposable Type 5/6 coveralls with hood; disposed of as waste after use. EYE PROTECTION -- Goggles.
HEALTH INFORMATION	Symptoms of infection can appear 1–3 weeks after exposure and include fever, headache, muscle aches, dry cough and breathlessness. If you develop these symptoms see your GP promptly and tell them that you have been working with bird droppings. Anyone with a weakened immune system should not carry out this work.
SPILLAGES	Damp down and collect with a shovel; double bag and seal. Wash the area down. Do not dry sweep.
FIRE FIGHTING	Not applicable. Dry nesting material is combustible and must be removed from the building promptly.
FIRST AID	INHALATION -- Move to fresh air. Seek medical attention if breathing difficulty or flu-like symptoms develop. EYE CONTACT -- Irrigate with clean water for at least 15 minutes. Seek medical attention. SKIN CONTACT -- Wash thoroughly with soap and water. Clean and cover any cuts. Seek medical attention if a wound becomes red, swollen or painful. INGESTION -- Rinse mouth. Seek medical attention.
OTHER INFORMATION	Control of Substances Hazardous to Health Regulations 2002 (biological agents); HSE guidance on working with bird droppings.

Demolition Method Statement

PROJECT / SCOPE

1. This method statement covers the complete demolition of Marillac House, 24 Laindon Road, Longsight, Manchester, M14 5DW, together with its detached garage, for Be One Homes (Client). Marillac House is a vacant 1990s assisted living complex of traditional brick construction – two storeys with loft spaces, pitched timber roofs with concrete tile coverings, a lift and plant room and an internal courtyard. Pennington Choices Ltd are the Employer's Agent / Contract Administrator and the Principal Designer under CDM 2015; Freeley are the Principal Contractor. The works are let under a JCT Minor Works Building Contract 2024 and are not notifiable to the HSE (fewer than 20 workers at any one time and fewer than 500 person-days).

2. The works comprise: a pre-commencement CCTV drainage survey (Lanes Group) and utilities mapping survey (Powers UK); site set-up, including removal and disposal of the existing fencing and the erection of Heras fencing, welfare and signage; a photographic condition survey of the boundaries and adjoining buildings; removal of the asbestos containing materials identified in demolition survey P-297184 by ARD Industrial Services Ltd; a full internal soft strip of fixtures, fittings, finishes and redundant M&E, including the lift installation and plant room; mechanical demolition of the building and garage to ground level; excavation and removal of floor slabs, foundations and redundant drainage; removal of all arisings from site; importing clean soil to provide a 100mm cover layer across the former building footprint; installation of a timber knee rail fence to the same perimeter (Connaught Security Services Ltd); and leaving the site clean, level and tidy.

3. Cedar House and Cypress House adjoin the site and remain occupied throughout. Their pedestrian and vehicle access is kept outside the site fence and fully operational for residents for the duration of the works. Housing on Laindon Road, Curzon Avenue, Ayton Grove and Holbeck Grove backs onto the site boundaries. The works will be carried out so as to cause the minimum of nuisance to residents and neighbours, with particular regard to dust, noise, vehicle movements and working hours.

4. The following are excluded from Freeley's scope: disconnection of gas, water, electricity and telecommunications (by the Client – see Paperwork / Authorisations below); removal of any hazardous materials or contaminated ground not identified in the demolition survey; and any diversion of live services serving Cedar House, Cypress House or third parties.

5. Working hours will be 08:00 to 17:00 Monday to Friday. Saturday working (08:00 to 13:00) will only be undertaken by prior agreement with the Contract Administrator. No Sunday or bank holiday working. No noisy work, deliveries or collections outside these hours.

6. Programme (Freeley Programme of Works Rev. 0, 23/09/2026): start on site Monday 12 October 2026, subject to the Client confirming the electricity disconnection; asbestos removal and soft strip from 13 October; structural demolition from 5 November 2026 (after expiry of the Section 80 notice period on 4 November 2026, or earlier on receipt of the Section 81 counter-notice); completion Wednesday 9 December 2026. Dates are reviewed weekly with the Contract Administrator.

REVIEWS / INSPECTIONS

7. Before any work starts the Contract Manager and Site Supervisor will inspect the building, garage and grounds to check for hazards such as sharps and drug paraphernalia, pigeon guano, unguarded openings, the lift shaft, fragile ceilings and roof coverings, stored materials, signs of unauthorised occupation, and evidence of nesting birds or bats in the loft spaces and garage. Hazards will be made safe or barriered off as located and, where necessary, the risk assessments and this method statement revised and re-briefed.

8. A photographic condition (dilapidation) survey of the site boundaries, retained trees, the Laindon Road footway and access, the access roads and paths serving Cedar House and Cypress House, and the elevations of Cedar House and Cypress House facing the site will be carried out at site set-up before any works start, and a copy issued to the Contract Administrator. The survey is repeated on completion.

9. A pre-start meeting will be held with the Contract Administrator and the Client before mobilisation to confirm the programme, site logistics, the position of the welfare unit and compound, signage and Be One Homes branding, the resident letter drop, emergency arrangements and the interface with Cedar House and Cypress House.

10. Retained trees will be protected in accordance with BS 5837: root protection areas fenced off with Heras fencing and no plant, spoil, materials or vehicles within them. Although the works fall outside the main bird nesting season, the building and garage will be checked for active nests before soft strip and demolition and the loft spaces inspected for evidence of bats; if any protected species are found, work in that area stops and the Contract Administrator is notified so that the Client can obtain ecological advice before work resumes.

PAPERWORK / AUTHORISATIONS

11. Disconnection of services is by the Client. Gas and water were confirmed disconnected at the meeting of 16 September 2026; confirmation of the electricity and telecommunications disconnections is awaited. Written confirmation of all disconnections, with the location of the isolation points, will be obtained from the Client / Contract Administrator and held on site before any structural demolition starts. Until then all services are treated as LIVE and a live-services board is maintained in the site office. Live supplies to Cedar House and Cypress House and services within Laindon Road remain live throughout and are located and protected (see Site Set-up).

12. The asbestos demolition survey (Pennington Choices ref. P-297184v1, 26 June 2026) identifies chrysotile textured coating to the plasterboard ceilings of ground floor rooms 103–106 and chrysotile cement undercloaking to all apex roof sections. Both are removed by ARD Industrial Services Ltd as non-licensed work before the soft strip of those areas. The garage (room 114) was not accessed during the survey: Pennington Choices are arranging a re-attendance survey on behalf of the Client and no work to the garage takes place until it is received and any ACMs identified have been removed by ARD.

13. A Section 80 Notice of Intended Demolition under the Building Act 1984 was served on Manchester City Council by Freeley on 23 September 2026, with copies to the statutory undertakers and adjoining owners/occupiers. Structural demolition will not start before expiry of the six-week notice period (4 November 2026) unless the Section 81 counter-notice is received earlier, and any conditions attached to the counter-notice will be complied with. Site set-up, asbestos removal and the soft strip proceed in the meantime.

14. All personnel, including sub-contractors and regular wagon drivers, receive Freeley's documented site induction before starting work, covering the Construction Phase Plan, this RAMS, the Site Rules (CPP Appendix A), the Fire and Emergency Plan, the site layout plan and the arrangements for residents. Induction records and the RAMS briefing record are held on site.

15. All Freeley personnel hold current competence cards appropriate to their role and these are checked and recorded at induction: the Site Supervisor holds a CCDO Gold (Demolition Supervisor) card, plant operators hold CPCS/NPORS or NDTG Demolition Plant cards for the plant they operate, and operatives hold CCDO or CSCS cards, together with asbestos awareness, manual handling and face fit certificates as required by the risk assessments. Copies are held on site for inspection.

16. Sub-contractors (ARD Industrial Services – asbestos removal; Connaught Security Services – knee rail fence; Lanes Group – CCTV drainage survey; Powers UK – utilities mapping) are appointed from the Freeley approved list in accordance with the company Integrated Management System. Their RAMS, COSHH assessments and competence records are reviewed by the Contract Manager before they start and they work under Freeley's control as Principal Contractor.

17. A permit-to-work system is operated by the Site Supervisor for excavation (permit to dig), hot works (none planned) and any work at height not already covered by this RAMS.

18. A letter drop to the residents of Cedar House and Cypress House and to neighbours on Laindon Road, Curzon Avenue, Ayton Grove and Holbeck Grove is made during the week before start on site, introducing the project, the working hours and the Site Supervisor's and 24-hour contact numbers.

SITE SET-UP, SECURITY AND SIGNAGE

19. The existing fencing around the property is removed and disposed of at site set-up (agreed with the Client, 16/09/2026). The site is fully enclosed with 2m Heras fencing, clipped and braced, with debris netting to the Laindon Road and boundary elevations, and lockable double gates at the existing Laindon Road entrance. The fence line is set so that the access roads and paths to Cedar House and Cypress House remain outside the site and fully operational.

20. Safety and security signage is displayed on the gates and fencing, including the site contact board with the Site Supervisor's name and a 24-hour emergency contact number, mandatory PPE signs, and the project / stakeholder branding boards supplied by Be One Homes.

21. A self-contained welfare unit (canteen/rest area, toilet, drying room and site office) is positioned within the fenced compound on the existing car park hardstanding at the Laindon Road frontage, clear of the demolition exclusion zone and the retained trees. It is serviced weekly and cleaned daily. A first aid kit, eye wash, accident book, RAMS, Site Rules, Fire and Emergency Plan, site layout plan, insurance certificates and H&S policy are held/displayed in the site office.

22. A site layout plan showing the gates, pedestrian route, parking, welfare unit, COSHH store and fuel bowser, skip and stockpile locations, fire points, muster point, retained trees and the demolition exclusion zone is issued with this RAMS, displayed in the site office and updated by the Site Supervisor as the works progress.

23. Pedestrians enter through the site gate and follow the marked pedestrian route to the welfare unit, kept separate from the wagon loading area. Parking for Freeley personnel is within the site boundary; no site vehicles park on Laindon Road or the surrounding residential streets.

24. Security: gates are closed when not in use, locked when unattended and padlocked outside working hours; the vacant building is kept secured against unauthorised entry until demolition; plant is immobilised and the fuel bowser locked off overnight; the fence line and building are inspected by the Site Supervisor at the start and end of each shift and any defect rectified immediately. Keys are held by the Site Supervisor. Should trespass or vandalism become an issue, additional measures (patrols or CCTV) will be agreed with the Client.

25. Identification of staff: everyone on site signs in and out daily at the site office; competence cards and photo ID are checked at induction; Freeley personnel wear company hi-vis clothing and helmets, sub-contractors their own company hi-vis, and visitors are issued with a plain hi-vis vest and accompanied at all times. Anyone not on the register or not wearing the required PPE is challenged and escorted to the site office.

26. A water tank, pump and dust suppression unit (mist cannon) with hand held hoses is kept on site for dust suppression throughout the works, filled from a metered standpipe or tankered from Freeley's yard.

27. Retained services are located from the utilities mapping survey (Powers UK) and CCTV drainage survey (Lanes Group), which are held on site and used to prepare the live-services board and to mark up the site layout plan. Any live supplies serving Cedar House and Cypress House that cross the site are marked and protected; retained gullies, manholes and inspection chambers within or adjacent to the working area are protected with steel road plates or drain covers. Redundant drains within the footprint are capped as they are exposed and their positions recorded for the Health and Safety File.

28. COSHH materials are kept in a bunded, locked COSHH store in the compound. Diesel is stored in a double-bunded, locked bowser at least 3m from the site boundary and away from drains, with a spill kit alongside; refuelling is carried out over a drip tray/plant nappy by a nominated operative. Drip trays are placed under stationary fuelled plant.

RESIDENT AND NEIGHBOUR INTERFACE

29. Access to Cedar House and Cypress House is maintained and fully operational at all times: it is kept outside the site fence, is never obstructed by wagons, plant or materials, and remains available as an emergency route. Deliveries and collections are timed to avoid the school-run peaks and the busiest periods for the residents.

30. The Site Supervisor is the named contact for residents and neighbours and is available to meet them on site. Every enquiry or complaint is logged and closed out the same day and reported to the Contract Manager, and any concern about dust, noise or vehicle movements is actioned immediately. Progress and any issues are reported weekly to the Contract Administrator and Be One Homes.

31. Dust and noise are controlled to the highest practicable standard given the proximity of the occupied buildings (see Dust Suppression and Noise & Vibration below). Where the Site Supervisor's observations or a complaint indicate that dust or noise is not adequately controlled, the operation generating it stops until additional controls are in place.

32. No radios are used on site. Smoking and vaping are confined to the designated area by the welfare unit. All personnel conduct themselves professionally at all times having regard to the residents and the public, in accordance with the Site Rules.

TRAFFIC MANAGEMENT

33. Vehicular access to the site is from Laindon Road via the existing site entrance, approached from Stockport Road (A6). Wagons are routed to avoid Curzon Avenue, Ayton Grove and Holbeck Grove and do not wait, queue or park on the residential streets; drivers are advised by the Site Supervisor when access is available so that no vehicle waits on the public highway.

34. Wagons drive forward onto site and forward off site under the control of a competent banksman, who also controls the crossing of the public footway and gives priority to pedestrians and to residents' vehicles using the access to Cedar House and Cypress House. Reversing is kept to a minimum and only takes place under banksman control. Turning and loading take place within the fenced site on the Laindon Road frontage, away from the welfare unit and pedestrian route; the arrangements are updated as the building comes down and space is released.

35. All deliveries and collections are booked in with the Site Supervisor. Removal of arisings is programmed to give a steady rate of vehicle movements, balancing the need to keep the working area clear with the need to minimise movements on Laindon Road.

36. The site speed limit is 10 mph, reducing to 5 mph when approaching pedestrians. The site gates are closed when not in use and opened and closed by a nominated operative.

37. Wagons travel within the site on the existing hardstanding wherever possible. Wheels are checked and cleaned as required (jet wash at the site exit) before leaving site, all loads are fully sheeted, and Laindon Road and the footway are inspected daily and swept as required.

38. Hauliers' vehicles are fitted with reversing alarms, side under-run guards and close-proximity mirrors, and drivers hold a current Driver CPC. Traffic management arrangements are briefed at induction and issued in writing to hauliers and sub-contractors.

ASBESTOS

39. ARD Industrial Services Ltd remove the textured coating to the ceilings of rooms 103–106 and the cement undercloaking to the apex roof sections during the first two weeks on site as non-licensed work, to their own RAMS and under Freeley's control as Principal Contractor. The undercloaking is removed from a scaffold or mobile tower erected, inspected and dismantled by ARD; ARD are responsible for their own access equipment and rescue arrangements. Work areas are segregated and signed and Freeley operatives are excluded from them; ARD provide their own hygiene facilities. Independent analytical work and ARD's confirmation of completion are held on site before the soft strip of those areas begins. Asbestos waste is double bagged/wrapped and consigned to a licensed facility by ARD with consignment notes retained.

40. No work to the garage takes place until the Client's re-attendance survey is received; any ACMs identified are removed by ARD under the same controls before the garage is soft stripped or demolished.

41. All Freeley operatives are asbestos awareness trained and, as part of the induction, are instructed to be vigilant for suspect materials. Electrical installations are presumed to contain asbestos components (e.g. flash guards, fuse boards) unless inspected and are removed as suspect. If any suspect material is encountered during the soft strip or demolition, work in that area stops immediately, the area is secured, the Site Supervisor notifies the Contract Manager and the material is sampled and analysed – and removed by ARD if confirmed – before works resume. The Contract Administrator is informed of any such find.

INTERNAL SOFT STRIP

42. After the asbestos removal is confirmed complete in each area, operatives carry out a soft strip of the building working from the loft spaces and first floor downwards: loose items, furniture, fixtures and fittings, doors and frames, kitchens and sanitaryware, non-structural partitions, suspended and plasterboard ceilings, floor coverings and redundant M&E installations (boilers, radiators, pipework, cabling, containment, ductwork, lighting and controls) back to the structural shell. Heavy or awkward items are handled by two operatives using trolleys, sack barrows and a tracked barrow; nothing is thrown from windows or openings.

43. Access to the first floor is via the existing internal staircases, which are kept clear and adequately lit (battery powered LED lighting where daylight is poor). Existing balustrades, windows and edge protection are retained until mechanical demolition and any openings created are guarded or covered with robust fixed covers. Roof coverings, ceilings and loft floors

are treated as fragile: loft spaces are entered only after inspection, via boarded walkways, with a second operative at the access; no roof access is planned by Freeley.

44. Redundant services are removed only after written confirmation of isolation has been received, working back from an open (dead) end. No blind cutting of cables or pipes. Cold cutting methods are used; no hot works are carried out without a permit from the Site Supervisor. Water tanks, cylinders and pipework are drained before removal to prevent stagnant water spray (legionella) and flooding.

45. The lift installation: the lift car is left secured at the lowest level, the shaft is barriered off at each landing and no operative enters or works above the shaft. Any hydraulic oil is drained and removed from site by a licensed carrier, and the lift motor room plant is broken down with the structure during mechanical demolition. Any air-conditioning or refrigeration units are degassed by an F-Gas registered contractor before removal.

46. Pigeon guano in the loft spaces or garage is assessed at the pre-start inspection; where more than a light covering is present it is dampened and removed by operatives wearing disposable overalls, waterproof gloves and FFP3 respirators in accordance with the COSHH assessment, and bagged for disposal. Sharps found at the inspection or during the strip are not handled by hand – a sharps box and litter pickers are held on site.

47. Arisings are carried or wheeled to the designated loading area within the exclusion zone at the Laindon Road frontage and machine loaded (excavator with selector grab) or hand loaded into skips or wagons, segregated as described under Recycling / Waste. Skips are removed regularly to avoid any build-up of combustible material on site.

48. No lone working is permitted within the building. Fire points with air horns and extinguishers are located at the entrance to the building and escape routes through the existing corridors and final exit doors are maintained and kept clear throughout the soft strip.

MECHANICAL DEMOLITION

49. Structural demolition does not start until the following hold points have been signed off by the Contract Manager: (a) ARD's confirmation that all ACMs identified in survey P-297184 have been removed (for the garage, the re-attendance survey received and any ACMs removed); (b) written confirmation of all service disconnections from the Client / Contract Administrator and a completed live-services board; (c) soft strip complete and the building inspected by the Site Supervisor and Contract Manager; (d) expiry of the Section 80 notice period or receipt of the Section 81 counter-notice; and (e) the exclusion zone, debris netting and protection to Cedar House, Cypress House and the retained trees in place.

50. The building and garage are demolished in a planned and carefully controlled way using 360° excavators (nominally 20–30 tonne, fitted with cab guards) fitted with shears, selector grab and pulveriser attachments, working from ground level, in accordance with BS 6187:2011 and NFDC guidance, by CCDO trained operators. The plant and attachments are selected to minimise dust, noise and vibration; no hand demolition at height is planned and any requirement identified will be covered by a specific RAMS.

51. The demolition exclusion zone is delineated by the Heras fencing and signage and sized in accordance with BS 6187 and NFDC guidance so that no person is within it while demolition takes place. It is out of bounds to everyone other than the machine operator and the banksman/supervisor, who is positioned outside the fall area. Nobody enters the building once mechanical demolition has started.

52. Sequence: the garage is demolished once its survey is received and any ACMs removed, otherwise Marillac House is taken first. Marillac House is demolished starting with the wing

furthest from the occupied boundaries with Cedar House and Cypress House and working back towards the site compound, bay by bay: roof coverings and roof timbers first, pulled inwards onto the floor below; then the first floor walls and first floor; then the ground floor walls, pulled inwards onto the ground floor slab. Arisings are pulled into the site and away from the boundaries. The lift shaft and plant room are reduced progressively with the surrounding structure so that the shaft is never left standing above the level the excavator can safely reach.

53. Walls are reduced progressively and are never left free-standing above a height the excavator can reach; no element is undermined and no part of the structure is left in an unstable condition at the end of a shift. Roof and floor loads are carried by the timber roof and floor structures onto the load-bearing masonry walls; each element is removed top-down so that nothing relies on support that has already been removed. The Site Supervisor inspects the structure at the end of each working day.

54. The Site Supervisor monitors the structural condition of the building throughout. If the demolition reveals previously unsuspected construction (for example precast concrete floors, long-span elements or a lift shaft of unexpected construction) or there is any indication that the method could result in instability, work stops and the Site Supervisor and Contract Manager review and amend the method; a structural engineer is appointed and the sequence approved before that element is demolished where the review identifies a need.

55. Water is applied at the point of demolition at all times by the mist cannon and/or hand held hoses, and the smallest practicable 'drop' is used to limit dust, noise and vibration (see Dust Suppression).

56. Protection of Cedar House, Cypress House and neighbours: demolition works away from the occupied boundaries; no plant slews over the boundaries or the public footway; debris netting is fitted to the boundary and road elevations of the fence; arisings are pulled inwards and are not stockpiled against boundary fences or walls; the condition of the adjoining elevations and boundaries is checked daily against the condition survey and any damage or movement reported to the Contract Administrator immediately.

57. Retained trees and boundaries are protected by the root protection area fencing and the direction of demolition. No plant, spoil or materials are placed within root protection areas and no roots over 25mm diameter are severed.

REMOVAL OF ARISINGS

58. As parts of the building are demolished, arisings are separated and sorted by the excavator with selector grab: metals, timber, plasterboard, plastics/uPVC, general waste and inert brick, block and concrete are segregated and loaded into skips or wagons for removal from site. Any hazardous materials encountered are set aside and dealt with as described under Recycling / Waste. No crushing plant is planned on this site; inert arisings are removed to a permitted recycling facility, with any on-site processing limited to sizing with the pulveriser to suit loading.

59. Loading takes place within the fenced site with water suppression, using the smallest practicable drop. Vehicle movements are as described under Traffic Management.

SLABS, FOUNDATIONS AND REDUNDANT DRAINAGE

60. Following demolition of the superstructure and clearance of arisings, the ground floor slab is broken out using an excavator-mounted pulveriser (breaker only where necessary), and the strip/trench foundations, the lift pit and redundant drainage runs and manholes within the building footprint are excavated and grubbed up. Excavations are backfilled and compacted with suitable material to leave a level formation ready for the soil cover.

61. All excavation is under a permit to dig issued by the Site Supervisor. Before excavation starts the working area is scanned with a CAT and Genny in conjunction with the utilities mapping survey, the CCTV drainage survey and the statutory undertakers' records, and any services found are marked and protected. Excavation adjacent to any known live service, including any supply to Cedar House or Cypress House, is by careful hand digging or vacuum excavation under the supervision of the Site Supervisor, in accordance with HSG47.

62. Live drains serving Cedar House, Cypress House or third parties are identified from the CCTV survey, protected and not disturbed. Redundant connections serving Marillac House are capped at the boundary or at a point agreed with the Contract Administrator, and the positions of capped drains and retained manholes are recorded for the Health and Safety File.

63. No personnel enter excavations. Excavation is carried out by machine from ground level with the sides battered back; excavations that cannot be immediately backfilled are fenced off with Heras fencing set back from the edge and stop blocks are used to keep plant away from the edge. Excavations are inspected by the Site Supervisor at the start of each shift and after adverse weather. Any water is pumped out via silt control to a location agreed with the Contract Administrator; no silty water is pumped into surface water drains.

64. Contaminated ground is not anticipated. If discoloured or odorous ground, buried tanks or other unexpected materials are encountered, work in that area stops, the area is isolated and the Contract Administrator is informed (removal of contaminated ground is excluded from the scope).

SOIL COVER AND KNEE RAIL FENCE

65. On completion of the slab, foundation and drainage removal the footprint is graded and clean imported soil (with the supplier's declaration/certification held on site) is delivered, spread by excavator and levelled to provide a 100mm cover layer across the former building footprint, tied in to the surrounding levels.

66. Connaught Security Services Ltd supply and install a timber knee rail fence to the perimeter of the former footprint to their standard detail (100 x 100mm treated timber posts concreted at 1.8m centres with a 100 x 100mm top rail), to their own RAMS. Post positions are CAT scanned before excavation and post-mix concrete is handled in accordance with Connaught's COSHH assessment.

67. The site is left clean, level and tidy, with the surrounding footways and access roads swept and any damage caused by the works made good and reported to the Contract Administrator.

RECYCLING / WASTE

68. Waste is managed under a Site Waste Management Plan for the works, setting out the arrangements to re-use, recycle and dispose of the materials arising, with the quantities recorded from the waste transfer notes.

69. Metals are placed in a metal skip and taken off site for recycling. Timber is segregated and recycled off site. Plasterboard is segregated from other waste and sent to a gypsum recycler. Inert brick, block and concrete is removed to a permitted recycling facility. Plastics/uPVC and general waste are removed in general waste skips to a waste transfer station where recyclable materials are recovered.

70. Hazardous wastes are segregated, stored securely and consigned separately with hazardous waste consignment notes: asbestos (by ARD), fluorescent tubes and lamps, lead-acid batteries,

refrigerant gases (degassed by an F-Gas registered contractor), oils and any chemicals or paints found in the building.

71. Waste transfer notes are obtained for every load removed from site. Copies of the waste carriers' registrations and the environmental permits of the receiving facilities are held on site and provided to the Contract Administrator on completion for the Health and Safety File. Nothing is burnt on site.

DUST SUPPRESSION

72. Dust is suppressed at source with water at all times during the mechanical demolition, breaking out, loading and movement of arisings, applied at the point of demolition by the mist cannon and/or hand held hoses fed from the site water tank and pump. Stockpiles and haul routes are damped down in dry weather and dusty areas of the building are dampened during the soft strip; there is no dry sweeping.

73. Best Practicable Means are used in controlling dust emissions in accordance with the IAQM/GLA guidance 'The control of dust and emissions from construction and demolition'. Demolition and loading are carried out using the smallest practicable drop, all wagon loads are fully sheeted, and wheels are checked and cleaned as required before vehicles leave site.

74. Dust is monitored visually by the Site Supervisor throughout the works, taking account of the wind direction relative to Cedar House, Cypress House and the surrounding housing. Where dust cannot be adequately controlled (for example in high winds or drought conditions) the operation stops until conditions improve or additional controls are in place. Operatives working within the dust plume wear FFP3/P3 respiratory protection in accordance with the COSHH assessment for demolition dust / respirable crystalline silica.

NOISE & VIBRATION

75. Works are carried out in accordance with BS 5228-1 and within the agreed working hours. Noise is managed by the selection of plant and method: pulveriser, shears and selector grab are used in preference to impact breakers, with breaker use limited to the breaking out of slabs and foundations where necessary; all plant is modern, effectively silenced, fully serviced and maintained; plant not in use is shut down and there is no unnecessary idling; the sounding of horns is forbidden other than in an emergency; and loading uses the smallest practicable drop.

76. Periodic noise readings are taken by the Site Supervisor with a handheld sound level meter at the site boundary nearest Cedar House and Cypress House and recorded in the site diary. Advance notice of the noisiest operations (structural demolition and breaking out of slabs and foundations) is given to the Contract Administrator so that residents can be informed. If a complaint is received, the operation is reviewed with the Contract Manager and additional controls agreed.

77. For the workforce, the Control of Noise at Work Regulations 2005 action values apply: hearing protection is available where levels may exceed 80 dB(A) and is worn where levels exceed 85 dB(A) (breaking out, working close to loading). HAV trigger times are recorded daily for all operatives using vibrating hand tools.

78. Ground-borne vibration from the demolition of a low-rise masonry building by excavator is expected to be low and no vibration monitoring is planned. Breaking out of slabs and foundations close to the boundaries with Cedar House and Cypress House is carried out with the pulveriser rather than the breaker wherever practicable, and the condition of the adjoining elevations is checked daily.

ENVIRONMENTAL PROTECTION

79. Pollution prevention: the diesel bowser is double bunded and locked, refuelling is carried out over a drip tray by a nominated operative, drip trays are placed under stationary plant, and 90-litre spill kits are kept at the refuelling point and with the working plant. Oils and greases are kept in the bunded COSHH store. Any spill is contained immediately with the spill kit, prevented from entering any drain, reported to the Site Supervisor and cleared up in accordance with the Fire and Emergency Plan; contaminated absorbents are disposed of as hazardous waste.

80. Retained gullies and manholes are protected and nothing is discharged to drains without agreement. Stockpiles and skips are positioned so that no material can be lost into the drainage system, and the surrounding roads and footways are kept clean. No materials are burnt on site and plant is switched off when not in use.

EMERGENCY ARRANGEMENTS

81. The site Fire and Emergency Plan (EP-MARILLAC-001) sets out the arrangements for fire, injury, uncontrolled collapse, spillage, asbestos release, service strikes and adverse weather. It is displayed in the welfare unit and briefed to all personnel at induction. The alarm is an air horn sounded continuously; the muster point is outside the main site gate on Laindon Road; the Site Supervisor holds the signing-in sheet for the roll call and calls the emergency services.

82. The Site Supervisor (Andrew Wernham) is a qualified first aider and mental health first aider. A first aid kit and eye wash are kept in the site office and a travelling kit in each excavator. The nearest A&E department is Manchester Royal Infirmary, Oxford Road, M13 9WL (approx. 1.2 miles via Anson Road and Upper Brook Street); the route map is displayed in the site office.

83. No MEWP or harness work is planned by Freeley. ARD's RAMS include the rescue arrangements for their scaffold/tower work and are briefed to the Site Supervisor before that work starts. In the event of a service strike, uncontrolled movement of the structure or any incident affecting Cedar House, Cypress House or the public, work stops, the area is made safe and cordoned, the emergency services are called where required and the Contract Manager informs the Client and Contract Administrator immediately.

84. Adverse weather: the Site Supervisor reviews the forecast daily. Demolition and loading stop in high winds where dust cannot be controlled or where partly demolished walls could be affected; walkways are gritted in icy conditions; and no partly demolished structure is left in a condition that could be affected by wind overnight.

COMPLETION

85. Site demobilisation: removal of Freeley's plant, welfare unit, Heras fencing and signage, and a final clean of the site, the Laindon Road footway and the access routes to Cedar House and Cypress House.

86. A photographic condition survey of the boundaries, retained trees, access roads, footpaths and the elevations of Cedar House and Cypress House is repeated on completion and issued to the Contract Administrator.

87. Provision of the information required for the Health and Safety File: records of service disconnections, positions of capped drains and retained manholes and services, confirmation of asbestos removal (ARD), waste transfer and hazardous waste consignment notes, the soil supplier's declaration, and red-line drawings of any variation from the contract information.

FREELEY

THE GOLD STANDARD IN DEMOLITION

[redacted]

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