



SAFE DEMOLITION
AND
DISMANTLING SERVICES LTD

Method Statement (Demolition Plan of Works)

Prepared for:

Sandycroft Project Ltd

Fresenius

Neath Port Talbot Council



Notifiable Non-Licensed, Non-Licensed Asbestos Removal, Soft-Strip and Partial Demolition of
Former Blackwood Wire Factory

Site Name and Address	Blackwood Wire Factory, Acacia Avenue, Port Talbot, S12 7DP
Revision Number	02
Completed By	Chelsie Hardy – Demolition Manager
Preparation Date	03/02/2025
Start Date	17/03/2025

Introduction

This method statement was prepared by Chelsie Hardy following multiple site visits and communications with Sandycroft Projects Ltd.

Certifications and Accreditations: CHAS, Constructionline Gold, SafeContractor, SQMAS, Acclaim SSIP and Insurance Documentation.

South Wales safety are appointed by Safe Demolition and Dismantling Services Ltd to provide health and safety advice and guidance in accordance with Regulation 7 of the Management of Health and Safety at Work Regulations 1999.

This document documents the general arrangements, including practical and technical, demolition methods and sequencing, all of which have been determined by Safe Demolition and Dismantling Services Ltd and Sandycroft Projects Ltd.

Site Information

The Blackwood Wire Factory based on Acacia Avenue in Port Talbot is to be soft-stripped, partially demolished and cleared of all asbestos in a plan to redevelop the site on behalf of Fresenius to enable a new Dialysis Unit on behalf of the NHS.

It is determined that the scope of works are as follows:

Site Set Up

Supply and position of welfare facilities, health and safety procedures, inductions, task briefings, control measures, use of debris netting.

Implement access/egress routes, designated waste area, transit routes, signage, erection of exclusions zones

Demolition Works

Notifiable Non-Licensed Asbestos Removal

Non-Licensed Asbestos Removal

Soft-strip of Lobbies, Offices and Warehouse Area

Demolition of Lobbies, Offices and Warehouse Area

Partial Demolition of Warehouse Area

Removal of slab

Crushing of materials on site

Handing over the project

All works to be undertaken in accordance with current legislation. The Health and Safety at Work etc. Act 1974, BS6187:2011 Code of Practice for Demolition and all relevant legislation and ACoPs.

Waste materials such as wood, glass, textiles etc. will be recycled where possible. All crushed concrete and brickwork to remain on site during the build phase.

Asbestos waste will be removed by a licensed waste disposal organisation.

Waste documentation will be provided to Sandycroft Projects Ltd.

On completion of the project, the demolition manager and director will meet with the Sandycroft Projects to ensure all works undertaken have been completed to a satisfactory standard and have met all points in the scope of work.

Existing Building

The existing building is a mixture of block/brick, single storey building that is made up of a lobby and office area at the front and warehouse the rear of the building. Both areas are accessible via connecting doors. The roofing structure of the building is Asbestos Cement Roofing Sheets which makes up a proportion of the boundary walls.

Decommissioning

All water systems to the building will be drained down the terminated prior to works commencing.

All live gas services in the building to be terminated, lines to be purged prior to removal and certificates to be provided.

All live electrical services to be terminated prior to works commencing and certificates to be provided.

Structural Considerations

A structural survey has been undertaken on behalf of Sandycroft Projects Ltd. In regard to the warehouse area of the building. It has been agreed that structural alterations will take place in the warehouse before demolition commences to reduce the risk of an uncontrolled collapse.

All demolition work will be overseen by a CCDO Demolition Manager and experienced CCDO Demolition Supervisor.

At the end of each working day, all reasonable measures will be taken to make any partially demolished area's are structurally safe. It will be ensured that there are no loose materials that may become dislodged. Daily shut down checklist are to be carried out by site management at the end of the working day.

Ensuring all access points are secured to prevent unauthorised access during the work day and when site is unattended.

Demolition as specified, in accordance with the sequence detailed within this document will ensure that the works are safely undertaken with no likelihood of any unforeseen collapse.

Normal demolition procedures will comply with BS6187:2011 and Health and Safety best practices will be adopted.

Site Management and Responsibilities

Demolition Site Supervisor –

Gavin Hopkins – 07943374797 , gavin@safedemolition.co.uk

Gareth Davis – 07704147336 , gdavis@safedemolition.co.uk

Site supervisor responsibilities are the day to day running of the demolition programme, ensuring compliance with current health and safety legislation, including supervision of personnel, plant,

vehicles and all demolition activities. All supervisors are CCDO trained with Non-Licensed Asbestos training and First Aid Training.

Demolition Contracts Manager – Chelsie Hardy, 07512563276, Chelsie@safedemolition.co.uk

Company Director – Gareth Davis, 07704147336, gdavis@safedemolition.co.uk

Site Security

Safe Demolition and Dismantling Services Ltd will ensure that the site areas are kept secure during the demolition project. Retained 2.4m palisade fencing to the boundary of the site. The site gates will be locked during work hours and will only be used when taking deliveries or for loading purposes.

Demolition warning, prohibition and safety information will be positioned around exclusion zones, on site barriers and any place where Safe Demolition and Dismantling Services Ltd see fit in order to keep the working area safe.

All plant and equipment will be isolated, secured and guarded at the end of each working day. Keys will be removed from equipment when left unattended. All plant, machinery and materials will be stored internally inside the building for the duration of the project.

All hand tools will be stored in lockable containers or removed from site at the end of each working day.

During normal working hours, the site supervisor/operatives will undertake regular monitoring of the demolition areas/boundaries to ensure that no authorised personnel are present within the demolition zones.

At the end of each working day the site supervisor will carry out a walk around with the working area to ensure areas are safe and secure.

Site Location and Environment

Blackwood Wire Factory is located on Acacia Avenue in Port Talbot. The site is located within an estate that consists of a mixture of residential and commercial dwellings. In the vicinity of the site is a busy retail park, a bus route and a housing estate.

It is likely that throughout the demolition process, pedestrians and vehicles will frequently be within the adjacent area and use the roads and footpaths nearby.

All routes will remain open adjacent to the site, therefore, a combination lock will be used on the site gates to stop the entry of unauthorised personnel. In exemption, the gates will only be used for deliveries and loading activities.

Additional care must be taken at all times when accessing and egressing the site. Safety of all members of the public must be maintained at all times. Designated routes to and from site and specific control measures will be implemented as per the site traffic management plan in appendices.

Hours of Work

Monday-Friday – 08:00 – 17:00

Saturday – 08:00 – 13:00 (to be confirmed)

Sunday – No work permitted

Site Access Egress and Traffic Management Plan

Safe Demolition and Dismantling Services Ltd drivers must adhere to the site traffic management plan.

The site is located on Acacia Avenue, Port Talbot, SA127DP.

The site will be accessed from A4241, turning left onto Southdown Rd and left onto Acacia Avenue. Maintaining access on Acacia Avenue is essential at all times. No deliveries or loading activities are to take place on the public highway as per conditions. All deliveries and loading activities to be confined to site only.

There will be parking on the land adjacent to the site for vehicles directly related with the demolition works. See appendices for TMP.

Additional care must be taken when accessing and egressing the site, particularly with heavy vehicles, ensuring public safety is always maintained.

Avoid if necessary idling vehicles, switch engine off if awaiting access or being loaded/unloaded. All unloading and loading of plant and materials must be carried out within the site boundary and securely stored inside the building or in storage containers.

Clear access for emergency vehicles etc. must be maintained at all times.

All vehicles move in a forward gear when leaving site. Vehicles are only allowed to reverse within the site when trained marshals are in attendance. No vehicles to reverse unless supervised.

Skip lorry or Low Loader drivers will contact the Safe Demolition and Dismantling Services Ltd site supervisor by mobile telephone at least 10 minutes prior to arrival on site, this will allow sufficient time to mobilise Trained Vehicle Marshals for the supervision of skip lorries or low loaders accessing and egressing the site.

- The roadway outside the site boundary will be regularly checked for any deposits of demolition related dust / dirt, if necessary, operatives will brush clean the affected area/s (taking appropriate road safety measures)- operatives will check all vehicle wheels for cleanliness prior to leaving the site/s. Vehicle wheels to be cleaned, if necessary, using jet wash equipment.

Toolbox talks and daily activity briefings to be given to provide further information in relation to emergency procedures / safe access and egress routes/ traffic etc.

Services

The Site Supervisor will ensure that all preliminary works are carried out before the commencement of work.

This includes checking for the temporary supply being supplied by Sandycroft Projects Ltd before work commences.

These include: - Service disconnections including existing mechanical and electrical, plant decommissioning etc.

Written communication to be obtained from client confirming the disconnection of services.

If required, further checks will be carried out by competent persons.

Where applicable the Demolition site supervisor to “brief” all operatives in relation to any services in the vicinity of the work area that may remain live. Protection measures will be arranged as deemed necessary.

Safe Demolition and Dismantling Services Ltd will refer to all statutory service plans as provided.

Ground to be C.A.T & Genny scanned before any excavation commences to ENSURE no uncharted services are present.

Safe Demolition and Dismantling Services Ltd Operatives will hold Certificate of competence and a permit to Dig will be issued.

Environmental

Surveys Considered:

- Ecology Report – Hawkeswood Ecology – 17 Heol Henrhyd, Coelbren. Powys. SA10 9PG
- Site Investigations Phase 1 – Rhonda Geotechnical – 56 Meyler St, Thomastown. CF39 8EA
- Arboricultural assessment – ArbTS – 5 Weavers Rd, Powys. SA9 1PQ
- Tree Survey – ArbTS - 5 Weavers Rd, Powys. SA9 1PQ
- Acoustic Survey – Acoustic Consultants Ltd – 194 West St, Bristol. BS3 3NB
- Landscape Design – DP Landscapes – Aberthin, Cowbridge, Cardiff. CF71 7EH
- Transport Assessment – Asbri Transport – Suite D, 220 High St, Swansea. SA1 8NW
- SAB Drainage Design – WaterCo – Eden Court, Lan Parcwr, Ruthin. LL15 1NJ
- Feed Back from the initial PAC application and comments from Stake Holders.

Environmental Goals and Monitoring/Review Arrangements

The company is committed to providing, so far as it is reasonably practicable, a sustainable development

and continually aims to improve the environmental effects of its activities. To achieve this we will;

- Establish sound environmental management by:
- Meeting or improving upon relevant legislative, regulatory & environmental codes of practice.
- Developing objectives that target environmental improvements and monitor performance by regular review.
- Considering any environmental issues in the decision-making process
- Developing a relationship with suppliers and contractors so that we will all recognise our environmental responsibilities
- Educating staff so that they carry out their activities in an environmentally responsible manner.
- Provide for the effective use of resources by:-
- Promoting waste minimalization by recycling or finding other uses of by-products whenever
- economically viable

- Promoting the efficient use of resources, energy and fuel throughout the company's operations.

Co-operate with:

- The communities in which we operate
- The government, regulatory bodies and other interested parties with the shared vision of being a
- good and trusted neighbour

Environmental Policy Statement

Safe Demolition and Dismantling Services Ltd undertake to meet all statutory requirements covering the Health, Safety & the Environment which includes the following:

1. Identify and evaluate the environmental consequences of the company's activities
2. Where possible, adopt options which are more beneficial to the environment
3. Where there is a need to use sub-contractors, only those that comply with our environmental policy and that of our clients will be engaged.
4. The company undertake to record any communications concerning environmental matters, the response and action taken.
5. Review & audit environmental performance at regular intervals and rectify any deficiencies
6. Liaise with local/or statutory authorities and the public where applicable

Commitment

The company is committed to providing, so far as it is reasonably practicable, a sustainable development and continually aims to improve the environmental effects of its activities.

Specific Wildlife

- A comprehensive bat survey has been included within pre-construction information and it has been noted that although there is no clear evidence of bat roosts being located within the building fabric, a precautionary check should be implemented.
- At the start of demolition works that include for the removal of the old ACM sheeting, SPL will have an experienced ecologist on site acting as an ecological clerk of works, to witness the removal of the lapped sheets specifically on the North East corner of the building closest to the flight path of the bats.
- Tool Box Talks will be given by the ecologist to inform and educate the demolition crew in what to look out for during their works, to avoid the disturbing of roosting bats.
- The ecological clerk of works will be retained for the period of the contract to provide support to Sandycroft and advise on all issues in relation to wildlife and horticulture.
- Should animals be found at demolition stage, or at any other point during the roof strip, the works will cease immediately and Natural Resources Wales (NRW) contacted to see

how best to proceed. In this instance an European Protected Species Derogation Licence may need to be obtained to allow the works to continue.

- To minimize the impact of the building works on other small mammal or reptile species that have the potential to go unnoticed during the original surveys.
- The existing overgrown vegetation will initially be cut back to a height of 100mm above ground, and then eventually reduced further to ground level so as to allow any wildlife the opportunity to escape.
- As a responsible contractor, with evidence of both birds and bats being active in the local vicinity of our works, it would be our intention, in conjunction with the appointed ecologist to provide temporary Bird Boxes and/or Bat Boxes as far away as possible from the impact of the building works, while constrained by the size of our site

Vermin and Sharps

Vermin and Sharps may be present in internal and external areas - operatives must remain vigilant at all times as there may be discarded sharps.

Safe Demolition and Dismantling Services Ltd operatives will carry out a needle sweep if deemed necessary.

Information will be provided to the workforce during the site induction in respect of the risk of contact with vermin or sharps. This will include details of the potential health risks

On site visit, the site seems to be in a good condition, no sharps have been seen, however upon commencement of the works a check will be made.

Ground Conditions

Should any suspected contaminated ground be uncovered work must cease and the area to be cordoned off.

Additional Information

All visitors / new operatives must report / sign in at the Safe Demolition and Dismantling Services Ltd Site office on arrival. Inductions will be carried out prior to personnel being allowed on site.

No smoking permitted on site - designated areas at meal breaks only.

All tools and equipment that are not in use must be kept securely locked.

Mobile phones must not be used on site during working hours by ANY person including plant operative's and vehicle drivers unless in the event of an emergency.

Site operatives are permitted to use Mobile phone in the designated safe zone in the respective break times. Visitors to site are permitted to use mobile phones in the designated safe zones only. (I.e., compound / welfare area)

No 240-volt tools permitted- 110-volt power tools. We will provide certifications for all other "hired" in plant and Safe Demolition and Dismantling Services Ltd owned equipment.

Standards of behaviour by all Safe Demolition and Dismantling Services Ltd personnel will be of the highest level at all times.

Respect must be shown to members of public outside the site, wolf whistling, abuse or foul language will not be tolerated- any individuals not adhering to these requirements will be removed from site and not permitted to return.

Safe Demolition and Dismantling Services Ltd are restricted to the working area as agreed with the client, (unless instructed otherwise) which must be clearly defined at all times, all temporary fences must be sturdy and in good order. Welfare facilities will be within the site area.

PPE must be worn when walking via designated site walkways to welfare.

Dress code is to be fully clothed (good condition) at all times with no offensive motifs or lettering.

Standards of housekeeping must be of the highest standard at all times (do not let waste accumulate in work areas).

Additional information will be given at the site Induction on day one, and furthermore in light of changes etc.

Welfare and Hygiene Arrangements

Welfare and Hygiene facilities will be provided by Safe Demolition and Dismantling Services Ltd for all employees, in accordance with CDM 2015 for all employees for the duration of the works. To include: - adequate shelter, toilets, drinking water and washing / drying facilities.

Operatives will be instructed to use the facilities in an appropriate manner and ensure they are kept clean, tidy, and hygienic condition at all times.

All waste materials must be placed into the bins provided.

High standard of personnel hygiene must be maintained - ensure hands are washed before consuming food or drink.

Personal Protective Equipment

The mandatory PPE requirements include hard hat, hi-vis, boots and gloves. This PPE must be worn by all personnel on site and making their way to the 'green zone'.

The following guidelines apply to PPE required during the project.

Head protection	Mandatory
Safety Footwear	Mandatory (Lace up boots with steel toe cap and steel midsole protection)
Gloves	Mandatory (must be sufficient for task)
Workwear	Mandatory – hi visibility clothing (sufficient for task)
RPE	Mandatory – suitable for task (FFP3 for silica dust)
Eye protection	Task specific – impact safety glasses
Hearing protection	Task specific

Emergency Procedures

In the event of a accident, dangerous occurrence or fire:

- 1. Immediately contact the emergency services on 999 and ask for the required service (Ambulance, Police or Fire)**
- 2. Give them the site address (Blackwood Wire Factory, Port Talbot, SA12 7DP)**
- 3. A+E Department – NEATH PORT TALBOT HOSPITAL, BAGLAN WAY, PORT TALBOT, SA127BX**
- 4. Notify Project Management Team:**
Director: Gareth Davis – 07704147336
Demolition Contracts Manager: Chelsie Hardy – 07512563276
Site Supervisor: Gavin Hopkins – 07943374797
- 5. Notify South Wales Safety Consultancy – 02920682763**

In the event of a serious accident or dangerous occurrence – follow the above steps, plus the addition step below:

- 1. Notify the HSE – 03000031747**

In the event of damage to public utilities:

- Gas – 0800111999**
- Water – 08000520130**
- Electricity – 08000520400**
- Telecom: 151**

Noise Control Measures

Assessment of the risk to health and safety created by exposure to noise at the workplace. Mandatory hearing protection zones to established prior to works commencing (as per noise risk assessment)

We will take all reasonably practicable measures to reduce noise.

Noise will be generated as follows:

Excavator– noise produced is usually in the region of 85-90dB (A), according to the work being undertaken.

Demolition of structures – mechanical breaking up of concrete will cause significant noise.

Loading Operations – loading arisings into skip bins.

PPE

Lower Action Level (LAV) - Noise up to 80dB(A) (workers daily exposure to noise)

Suitable hearing protection will be provided, and information provided to the workforce.

Upper Action Level (UAV) – 85dB(A) (workers daily exposure to noise)

Two types of hearing protection will be used when noise levels in excess of the UAV is expected:

Moldex Ear Plug - Expanding Foam insert - SNR Value 35

Invincible “J Muff” Blue - “Ear” Defenders with headband, which can be adjusted to be worn whilst the user is wearing head protection

(Safety Helmet) - SNR Value 24
Exposure Limit Value (ELV) 87dB(A)

Exposure levels must be determined, so that it can be established that the provided hearing protection provides suitable and sufficient protection.

Hearing Protection Zones

When noisy work activities are taking place, e.g. use of mechanical breakers, the site will be designated as a "*Hearing Protection Zone*" and controls will be implemented, e.g. minimising the number of workers exposed.

Noise levels will not be excessive, nor will they exceed recognised industry standards where possible.

Environmental effect of noise

Ongoing noise emission monitoring will be carried out.

Safe Demolition and Dismantling Services Ltd will adhere to the local authorities permitted working hours.

Safe Demolition and Dismantling Services Ltd will inform nearby neighbours of demolition work to commence.

Safe Demolition and Dismantling Services Ltd to liaise with the neighbouring premises informing occupants of potential increased noise levels e.g. during certain demolition activities.

Given the nature of the work, noise will be emitted.

To minimise noise, modern equipment will be used, fitted with standard noise reduction measures. Noisy work activities will be avoided where possible.

Noise levels will be regularly monitored to ensure our activities do not cause nuisance to surrounding residential properties, businesses etc.

Safe Demolition and Dismantling Services Ltd will respect their neighbours and address any noise issue immediately.

Dust Control Measures

Any dust produced during the demolition stage will be minimised where possible by the selection of controlled demolition methods, Safe Demolition and Dismantling Services Ltd operatives will continuously damp down / "wet" demolition areas.

Work must stop if adequate dust suppression is not available.

RPE to worn as necessary- depending on dust levels.

Ongoing dust monitoring will be carried out by the Demolition supervisor and demolition operatives.

The existing site water supply will be used with suitable hose connections to

ensure an adequate water supply is always provided.

Handheld hose pipe spray jets will be used and water spray will be fed directly onto demolition areas.

Spoil heaps will also be damped down whilst demolition is in progress.

Where necessary Demolition arisings will be damped down during loading into skips or tipper lorries.

All lorries leaving the site will be sheeted, wheels will be checked and cleaned as necessary before leaving site. Jet wash Wheel washing facilities will be used to clean lorry wheels (if necessary), although this is unlikely to be required as lorry will park on hardstanding for loading. However, portable jet-washing will be implemented if and when circumstances arrive.

The roadway outside the site boundary will be regularly checked for any deposits of dust / dirt, if necessary, operatives will brush clean the affected area/s.

Fumes

No excessive fumes will be produced - modern plant equipment will be used and will be maintained to a high standard.

Burning of materials on site is not permitted.

Mechanical and Manual Handling

Mechanical handling will be used in preference to manual handling (e.g. for loading and moving materials.

Manual wheelbarrows will be provided to assist with rubbish & debris removal where possible.

Manual handling will be necessary for the site set up & and handling of certain materials etc.

Manual lifting and handling will be kept to a minimum, but it will not be practicable to eliminate it entirely; a significant amount of bending, stretching, lifting and carrying will be necessary when setting up site, soft strip etc.

All employees receive periodic toolbox talks about manual handling.

Training

Site specific Safety Induction Training may be given by the Safe Demolition and Dismantling Services Ltd Site Supervisor for all demolition personnel, referring to all appropriate information.

A record of persons receiving induction will be maintained. All Safe Demolition and Dismantling Services Ltd operatives will be trained and hold competencies i.e. CCDO, CPCS, NTDG, NPORS, IPAF, PASMA, etc.

Daily activity briefing (DAB) will be given to all employees by the demolition site supervisor. Site Safety Induction – Visitors

Authorised visitors to site will, when necessary, receive a Safety Induction, with appropriate information being provided regarding emergencies, first aid, PPE requirements and access around site.

Non inducted visitors such as delivery drivers will be escorted on the site by the Safe Demolition and Dismantling Services Ltd Site Supervisor, or another responsible person.

All persons will be made aware of the contents of this Method Statement and Risk Assessments and instructed to work according to its requirements.

A record of persons receiving induction will be maintained.

Regular toolbox talks will be presented.

Operative Training

All Demolition Operatives will hold an “in date” CCDO demolition operatives’ card or CSCS labourer card.

All Plant Operatives will hold an “in date” CPCS or NPORS plant operatives’ card.

All Operatives will hold minimum Asbestos Awareness and Demolition Awareness certificates as a minimum.

Site Safety visits

Our company safety manual contains details of the responsibilities of all grades within our organisation. These are reproduced in the employee health and safety handbook and reiterated during company training sessions.

South Wales Safety Consultancy Limited (SWSC) will carry out periodic inspections of site conditions and report on their findings. They are also available to provide support and advice on health and safety related issues.

Health and Safety Goals

Our target is Zero Accidents and incidents which will apply to all employees, visitors, members of the public and the environment. This project will be managed and controlled in such a way as to minimise risks to employees, contractors, members of the public and any other person who may be affected by our works. We will also take all reasonable measures to minimise the effects our activities (and those of our contractors) will have on the environment).

Monitoring and Review

Our site supervisor will be responsible for monitoring all on-site activities on a full time, day to day basis. Site Management will conduct regular site inspections.

SWSC will make periodic site inspections and will provide written records of those inspections to the site supervisor. Sub-Contractors will provide adequate supervision of their works and will be requested to report on health and safety standards being achieved. Regular health and safety review meetings will be held throughout the contract. Particular attention will be paid to the changes that occur as the project progresses and the measures necessary to ensure that health and safety is properly managed.

Documentation

The following documents will be available with our supervisor.

- Company Safety Policy
- Method Statement and Risk/other Assessments
- Statutory Notices
- Copies of plant operator’s licences (CPCS)
- Proof of employee competences
- Certificates of inspection, thorough examination and testing of work and lifting equipment
- Records of statutory inspections for scaffolding and lifting appliances.

- Employer's Liability Insurance Certificate
- Copies of documentation provided by Sandycroft Projects

COSHH

Substances or materials requiring assessment under the Control of Substances Hazardous to Health Regulations 2002, which may be brought to site or encountered, will be controlled according to the COSHH Assessments included in this document.

We do not envisage any significant COSHH related measures will be required, other than those connected with our everyday activities.

We will ensure that the site office and vans carry absorbent materials to contain spillages. Plant oil / fuel absorbent pads and drip trays will be used.

Fuel and oils to be stored in bunded containers.

COSHH Assessments will be provided for the following:

- Diesel
- Diesel Fumes
- Petrol
- Petrol Fumes
- Dust
- Hydraulic Oil
- Plasterboard

Asbestos Containing Materials

The Refurbishment and Demolition Survey has been provided by Sandycroft Projects Ltd. Asbestos has been identified within the building. Safe Demolition and Dismantling Services Ltd has ranged a Licensed Asbestos Removal Contractor to remove the licensed asbestos containing materials. Safe Demolition and Dismantling Services Ltd will undertake the notifiable non-licensed and non-licensed asbestos removal of ACMs details within P-50279 undertaken by Westland Environmental Services Ltd. All identified ACMs will be removed and disposed of in accordance with Control of Asbestos Regulations 2012.

Asbestos Removal Plan of Works

An asbestos removal plan of works has been completed.

Scaffolding

Mobile tower scaffold and podiums will be provided by Safe Demolition and Dismantling Services Ltd for strip out works- erected by PASMA trained Operatives. Statutory inspections will be carried out by competent persons.

It is not foreseen that scaffolding will be used anywhere else on the project.

Waste Management

Safe Demolition and Dismantling Services Ltd aim to reuse or recycle 98% of demolition waste from every project.

All crushed materials be retained on site for use during the building phase of the project.

All waste consignment notes will be collated and included in the H&S file which will be handed over to the client on completion of the project.

A site waste management plan has been developed for this project.

Work at Height

Work at height will be minimised where possible.

Where work at height is unavoidable, specific control measures will be introduced to prevent the risk of a person falling.

Our initial risk assessment has identified that work at height will be required for the Asbestos Roof Sheet Removal.

Work Equipment and Subcontractors

Equipment used by Safe Demolition and Dismantling Services is either owned by the company or hired in from reputable equipment hire companies. All equipment used and hired will be supplied with inspection certificates and thorough examination certificates,

A variety of work equipment will be used during the project, including:

1 x Liugong 933E Excavator with pulveriser, bucket and hammer attachments

1 x 1.9 Takeuchi TB217R with bucket and hammer attachment

40yrd waste bins

Hand tools including, wrecking bars, bolt croppers, sledgehammers, shovels, brushes and wheelbarrows

Handheld power tools including, impact wrenches, hand-held breakers, reciprocating saws

Dust suppression equipment

Access equipment including scissor lift and podium tower

Welfare facilities, signage, debris netting

PPE and safety equipment

Subcontractors

Waste Contractor	Windsor Waste - 01708559966
Licensed Asbestos Removal	Envirosavers - 01633223555
Crushing and Screening	Shillibiers - 01656743755

Exclusion Zones and Safety Areas

Exclusion zones and safety areas will be determined before any work starts and assessed as the demolition progresses. The site will be fully enclosed by existing palisade fencing covered with debris netting. Heras safety fencing will be used where necessary (to segregate internal areas).

Pre-start checks and safety procedures

Before any works start on site the supervisor will conduct a walk round induction and complete all necessary paperwork within the supervisors site file. This is to ensure that all site operatives are fully aware of the element of works and the risks that are involved with the project.

The supervisor will also explain the method of works and ensure all parties to sign the declaration at the end of this document. We will notify neighbours of the works commencing where applicable.

Where working areas on site may be affected, the Demolition's supervisor will red spray any potentially hazardous material on site e.g. asbestos as highlighted within the asbestos survey, live power, needles, contaminated areas etc.

Safe Demolition and Dismantling Services will ensure the ground is CAT & Genny scanned to check for any uncharted underground services in the area of our works.

Method of Works

Set Up/ Before Starting The Task

2. Health & Safety Inductions / briefings, site set up, safety barriers, position
3. information, safety / warning/ prohibition signage to site hoarding and gates,
4. establish work areas and access / egress / materials transit routes, position skip
5. bins etc.
6. Check suitability of welfare arrangements
7. Check security and site boundaries
8. Visual Check of hand tools and power tools
9. Assess the work area – identify any unknown hazards with red spray and review RAMS where applicable
10. Check service disconnections

Method

11. Cordon off Asbestos Removal Sheet Area using heras fencing and appropriate asbestos signage
12. Carefully manoeuvre 26' scissor lift with trained operative into the removal area
13. Avoid or minimise breaking the AC.
14. If fasteners hold the sheets in place, dampen and remove them and place them in the asbestos waste bag.
15. If sheets are bolted in place, dampen and cut the bolts while avoiding contact with the AC.
16. Remove the bolts or fixings carefully and place them in the asbestos waste bag.

17. Unbolt, or use cutters to release gutters, drain pipes, ridge caps etc. Avoid contact with the AC.
18. Lower large pieces to the ground. Don't drop them or use rubble chutes. Stack sheets carefully.
19. Where there are several AC sheets and other large items, place them in a lockable skip.
20. Double-wrap large pieces in 1000-gauge polythene sheeting. Seal with duct tape.
21. Attach asbestos warning stickers.
22. Place small pieces in the asbestos waste bag.
23. Ensuring area is clean and tidy, free from slip, trips and falls and any asbestos debris.
24. Carefully continue method until all asbestos roof sheets have been removed.
25. Clean the equipment and the area with damp rags.
26. Check for debris in fasteners and bolt holes. Clean with damp rags.
27. Put debris, used rags, polythene sheeting and other waste in the asbestos waste bag and tape it closed.
28. Dispose of contaminated webbing and rope as 'asbestos'.
29. Put the asbestos waste bag in a clear polythene bag and tape is closed.
30. Disposal – see sheet em9.
31. Visually inspect the area to make sure that it has been cleaned properly.
32. Clean up visible contamination in occupied areas, e.g. houses and gardens nearby. In large contaminated areas e.g. following a fire, you may be unable to remove all the AC.
33. Dampen the AC debris with spray
34. Pick up large pieces of debris. Put them in the asbestos waste bag.
35. For debris on rough surfaces, keep it damp and scoop or scrape it into the asbestos waste bag.
36. Clean contaminated surfaces with damp rags, then put these in the asbestos waste bag.
37. If necessary, repair the AC – see sheet a13.
38. Put used rags and other waste in the asbestos waste bag and tape it closed.
39. Put the asbestos waste bag in clear polythene bags and tape it closed.
40. Disposal – see sheet em9.
41. Visually inspect the area to make sure that is has been cleaned properly.
42. Place the scraper in the joint between the tiles. Lift the tiles gently – try to avoid breakage.
43. For firmly-fixed tiles, tap the scraper with the hammer.
44. For a large tiled area, lift the tiles using a shovel. This speeds up the job and avoids kneeling close to the tiles.
45. Spray water under the tiles as they are lifted, to suppress dust and wet any asbestos paper that may be present. See also sheet a17.
46. Wet any asbestos paper tile backing as the tiles are lifted.
47. Gently scrape up adhering mastic. You can soften mastic with solvent, my warming with an infra-red lamp, or embrittle it with dry ice.
48. Place debris in the asbestos waste bag.
49. Where you have removed only a few tiles, use damp rags to clean the floor. Clean larger areas with the Class H Vacuum Cleaner (if available) and/or damp rags.
50. Clean the equipment with damp rags.
51. Put debris, used rags and other waste in the asbestos waste bag and tape it closed.
52. Disposal – see sheet em9.
53. Visually inspect the area to make sure that it has been cleaned properly.
54. Remove any items above the existing electrical switch room, fix timber to the existing structure using hand tools

55. Using damp proof course, seal and waterproof the electrical switch room to ensure the safety of electrical system for future use
56. Once ACMs have been removed, release the cordon and commence soft-strip
57. Starting with the floors to ceilings to walls using wrecking bars, cordless reciprocating saws, shovels, water suppression and brush.
58. Move all waste to designated waste skip area using wheelbarrows and segregate materials into correct waste bin
59. In conjunction with soft-strip of the office and lobby area, soft-strip to commence in the warehouse area.
60. Using a variety of hand tools, remove any partitions and office areas
61. Move all waste to designated waste skip area using wheelbarrows and segregate materials into correct waste bins
62. Set up and cordon off exclusion zones in office and lobby area and warehouse area using heras fencing and safety signage
63. Visual check of machinery and attachments before works commence, ensuring machinery is safe to use.
64. Ensuring a banksman and water suppression is in place.
65. Using a Liugong 933E & selector grab, strategically remove any roofing materials and structure to the office and lobby area.
66. Place all materials in segregated waste bins ensuring water suppression on materials that have been moved to minimise dust
67. Visual checks of the area to ensure the safety of the structure and readiness for next stage
68. Change machine attachment. Visual check of machine and attachment for leaks etc. ensuring correct connections. Mechanical check once new attachment has been fitted.
69. Ensure water suppression equipment is ready for use.
70. Demolish brick and block walls, using pulveriser attachment and water suppression to ensure dust is minimised
71. Change machine attachment. Visual check of machine and attachment for leaks etc. ensuring correct connections. Mechanical check once new attachment has been fitted.
72. All brick and block debris to be moved using a bucket attachment to designated hardcore area and retained for crushing at a later date
73. Change machine attachment. Visual check of machine and attachment for leaks etc. ensuring correct connections. Mechanical check once new attachment has been fitted.
74. Using hammer attachment create holes in slab ensuring water suppression is being used to minimise dust.
75. Change machine attachment. Visual check of machine and attachment for leaks etc. ensuring correct connections. Mechanical check once new attachment has been fitted.
76. Using toothed bucket move debris to designated hardcore area and retain for crushing at a later date ensuring water suppression is used to minimise dust
77. In conjunction, create an exclusion zone in the warehouse area using heras fencing and appropriate signage.
78. Using a 1.9T Takeuchi TB217R with hammer attachment using 1 banksman and water suppression to demolish dwarf surrounding walls, avoiding new steel work provided to avoid uncontrolled collapse.
79. Change machine attachment. Visual check of machine and attachment for leaks etc. ensuring correct connections. Mechanical check once new attachment has been fitted.

80. Use 1.9T Takeuchi TB217R and bucket attachment to load 1T Thwaites Dumper with demolished blockwork and transported to designated hardcore area to be crushed at a later date and dampened down during tipping operations to minimise dust.
81. Using a Liugong 933E, lifting chains, scissor lift, impact wrench and banksman, carefully chain the steel columns in place while being unbolted with Hilti SIW 4AT-22 ½” impact wrench.
82. Lower the columns with assistance from banksman and two-way communication radios
83. Using a Liugong 933E and banksman carefully move and set aside for possible reuse or recycling
84. Change machine attachment. Visual check of machine and attachment for leaks etc. ensuring correct connections. Mechanical check once new attachment has been fitted.
85. Using Liugong 933E and hammer attachment with banksman, peck slab ensuring water suppression is used to minimise dust
86. Change machine attachment. Visual check of machine and attachment for leaks etc. ensuring correct connections. Mechanical check once new attachment has been fitted.
87. Move waste material from slab to designated hardcore area, using water suppression directly onto hardcore pile to minimise dust.
88. Remove all waste bins and skips to ensure a clean site, remove exclusion zones ensuring the safety of the demolished areas.
89. Contractor to arrive with crushing and screening equipment
90. Set up crusher and screener, ensuring a suitable exclusion zone is in place using heras fencing and appropriate signage.
91. Trained CPC operator to crush the remaining material set aside earlier in the project to Type 1 USING Liugong 933E, water suppression, banksman and 2-way communication radio.

Completion of Works

92. Ensure the crushed material is left in a safe place that it does not cause obstruction or does not cause any health and safety issues.
93. Site supervisor to ensure that all work areas are clean, tidy free of any debris
94. Ensure all waste bins, plant, machinery, tools and welfare facilities have been removed from site
95. Site Supervisor, Demolition Contracts Manager and Director to walk around with Sandycroft representatives to ensure work that has been completed to a satisfactory standard.
96. Hand site back over to Sandycroft Projects Ltd

Alterations and Amendments

Revision No	Date	Amendments	Developed by
00	03/02/2025	First Issue – Client Approval – No Amendments	Chelsie Hardy
01	12/03/2025	Second Issue – Revised start date	Chelsie Hardy
02	13/03/2025	Third Issue – Council feedback to be implemented – specific information for wildlife	Chelsie Hardy

Separate addendums will be developed upon request of changes and must be read in conjunction with this Method Statement (plan of works) revision 01 and associated Risk Assessments.

Declaration

I declare that I have read and understood the contents of this Method Statement including its attachments and confirm that the arrangements, methods and sequences have been determined by Safw Demolition and Dismantling Services Ltd.

I will manage this project safely and in accordance with legal requirements and the methods of work described in this document and additional safety documents.

Site Supervisor Signature _____ **PRINT NAME** _____ **DATE** _____

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Operatives

I have read and understood the contents of this Method Statement including all attached risk assessments and COSHH assessment. I will ensure that I work safely in accordance with the procedures set out in this document and the associated SSOW for this project.

[illegible]

Document Preparation

Prepared by:

Chelsie Hardy

Demolition Contract Manager, Director

On behalf of Safe Demolition and Dismantling Services Ltd

Date: 13/03/2025

Checked by:

Gareth Davis

Company Director

On behalf of Safe Demolition and Dismantling Services Ltd

Date: 13/03/2025