Job Name: Suffolk & Grenville House
Document Number:

METHOD STATEMENT

Demolition of Suffolk House, Grenville House, Garages and Bungalows

Mayfield Road, Huntingdon, PE29 1LZ



Cawarden, Home Farm, Park Lane, Castle Donington, Derby, DE74 2GR

Project Particulars	
Completed by	Daniel Johnson (Demolition Engineer)
Approved by	Sam Crooks (Demolition Director)
Checked by	(Site Manager)
Date Prepared	8th October 2026
Start Date	tbc
Client	Places for People
Contact	T: M: E:

Document Review		
Rev 0	Original document	8th October 2026
Rev 1	Nesting birds procedures, ecology hold point and risk assessment RA44	4th November 2026

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1. PREAMBLE & GENERAL DESCRIPTION OF THE WORKS

Project Introduction



The works consist of the demolition of Suffolk House, Grenville House, associated garages and bungalows down to the underside of slab and foundation level with material crushed and removed from site.

Cawarden Key Contacts

	Mobile No	Email
The Site Manager is Also TWS		
Contracts Director is Sam Crooks	**07973 320720**	**s.crooks@cawarden.com**
Commercial Director is Oliver Crooks	**07975 586976**	**o.crooks@cawarden.com**
Demolition Director is Malc Lowes	**07768 991999**	**m.lowes@cawarden.com**

Operations Manager is Ryan Lowes Also TWC	**07379 941411**	**r.lowes@cawarden.com**

Scope of this Method Statement

The following tasks are covered within this safety method statement:

	Tasks to be carried out covered by this method statement
1	Work at PC
2	Asbestos removal
3	Internal strip out
4	Demolition
5	Slab and foundation removal
6	Site crushing
7	Ongoing waste removal

Prior to starting any work, all demolition personnel are to read/be briefed in this method statement with supporting risk and COSHH assessments and sign onto the method statement acknowledgement page once all requirements have been fully understood and accepted. Should a particular area not be understood or accepted, speak to the Site Manager/Supervisor.

Site Managers/Supervisors are permitted to make amendments to the method statement document, once authorisation has been obtained from a member of senior management and communicated/accepted by the Client prior to work being undertaken. Amendments are recorded to the rear of this method statement and must be countersigned by all Cawarden operatives partaking in the work.

Health & Safety Information, Instruction & Consultation

Induction: All personnel wanting access to site (including visitors) are to receive a site-specific safety induction where all site rules, procedures and stipulations will be discussed. As Principal Contractor the induction will be provided by **Cawarden**. Upon completion of the induction, all personnel must sign into the register confirming they understand and will follow all requirements. All visitors are to be escorted whilst on site.

Site Register: A site register will be maintained for all persons coming onto site at the **Cawarden** site office. All persons will be expected to sign in upon arrival & sign out when leaving the site.

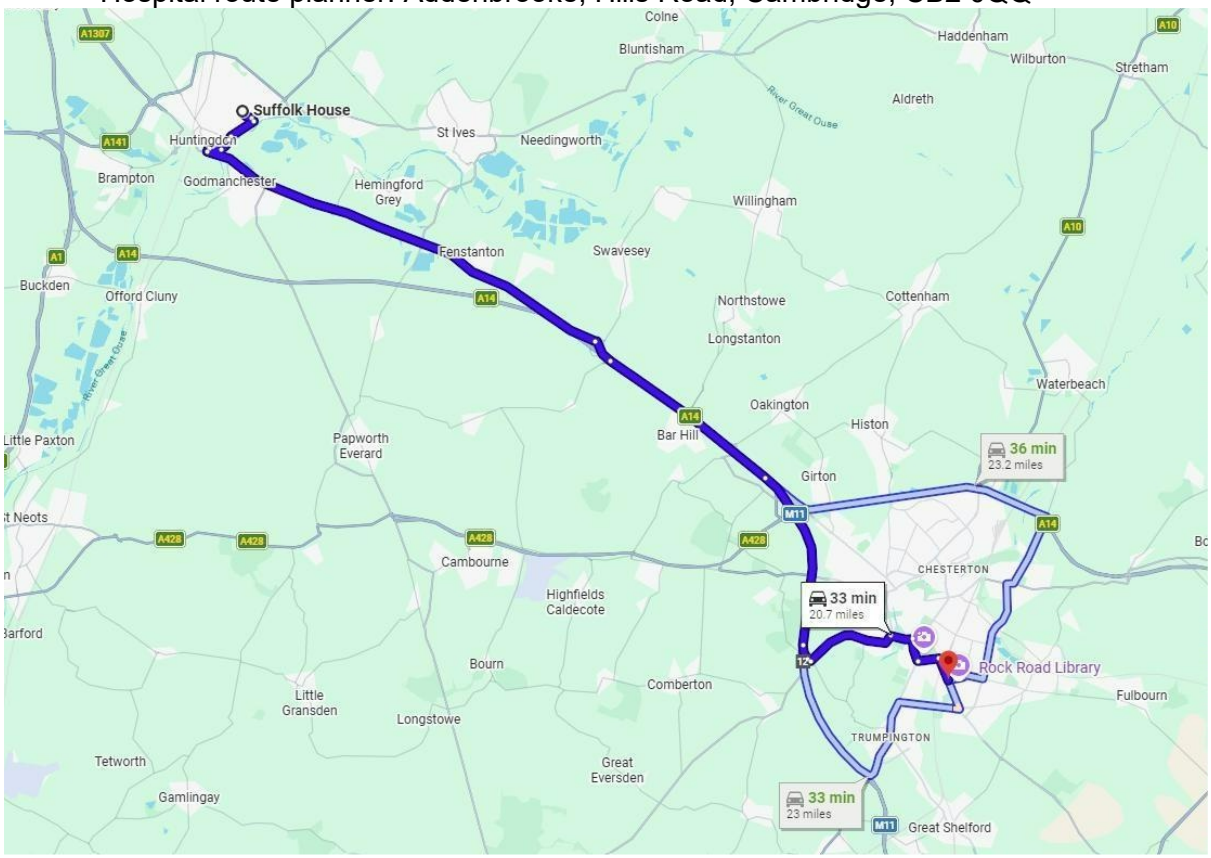
Permits: All work activities (including subcontractors) will be controlled by use of a permit to work system. The permit to work will be generated by **Cawarden** and issued to the team before starting the task. The permit will detail all requirements and stipulations for the safe operation of the task and must be 'signed off' at the end of the day or upon completion of the task. Daily Team Briefings: **Cawarden** will issue daily work briefings to the entire team where tasks, work locations, associated risks and controls will be discussed. All operatives involved will be asked to sign onto the daily work briefing task sheet.

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Toolbox Talk: Toolbox talks will be provided to the work team by **Cawarden**. They will be provided on at least a weekly basis and will cover a specific task/activity or issue relevant at the time.

First Aid at Work: See the following for First Aid at Work:

- **Cawarden** first aid facilities are at the welfare compound
- **Cawarden** first aid at work trained representatives to be confirmed at induction
- Notify the **Cawarden** site manager of all accidents, incidents and near misses
- All first aid events are to be entered into the site accident book & reporting procedures
- Notify Cawarden HSEQ Manager / Demolition Director of all accidents, incidents and near misses who will instigate an investigation
- Hospital route planner: Addenbrooke, Hills Road, Cambridge, CB2 0QQ



Arrival Pre-Demolition Report:

HOLD POINT

Cawarden's Site manager to ensure SF080- ARRIVAL PRE-DEMOLITION REPORT has been completed and signed by relevant parties

Signed	Print Name	Date

Access & Egress

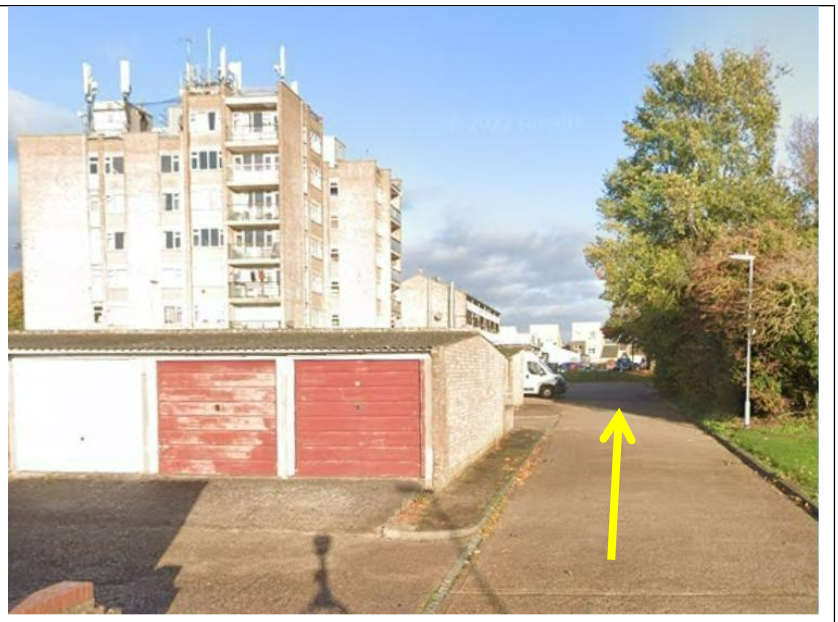


Vehicles

Primary access to the site is off Suffolk Close via Mayfield Road, the A141 and A1

The Cawarden site manager will coordinate all vehicle movements to and from site and instruct banksmen to guide site traffic as needed.

Pedestrian segregation will be maintained around the site through barriers and signs



Restrictions on Deliveries: No deliveries before 8am due to built up area. No deliveries during peak traffic times

Pedestrians

As Principal Contractor Cawarden will manage all traffic routes and pedestrian zones. The Cawarden site manager will set up additional fencing/barriers/sign to establish separate demolition work zones.

When working inside the buildings, always keep access/egress areas clear & free from debris material. Always ensure a clear pathway is maintained to & from the worksite and that fire emergency plans, escape routes and fire extinguishers are set up at each working area.

Ensure lighting levels are reviewed prior to commencement of work within the designated building/area and establish task and emergency lighting where it is needed. Establish fire points inside the building.

The following demolition exclusion zones will be established works covered by this method statement using Heras fencing panels and barriers:

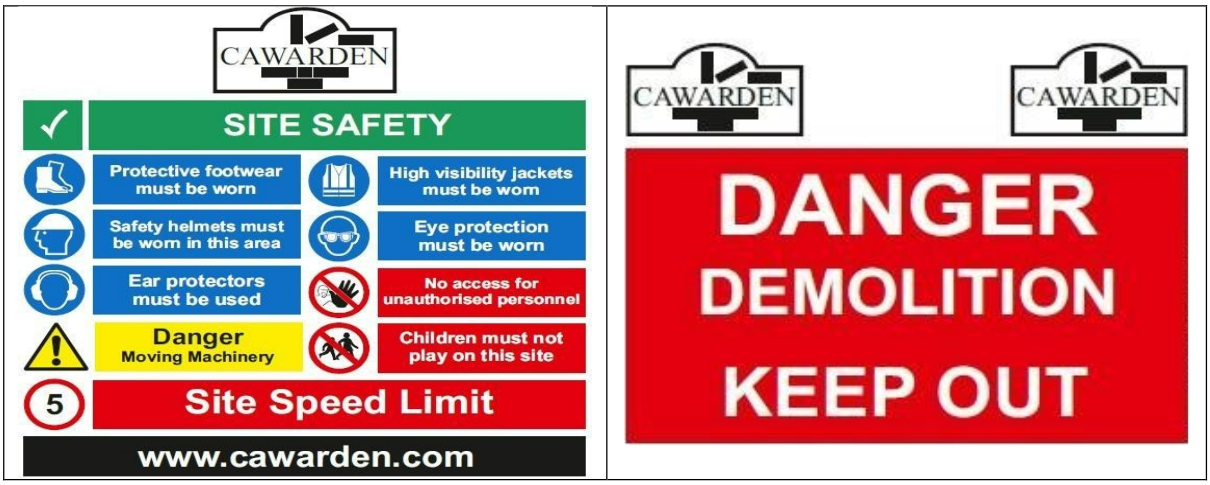
	Activity	Comments
Green Zone	Welfare area	No PPE. No restrictions
Amber Zone	Soft strip Asbestos removal Slab & foundation removal Crushing	Full PPE (in accordance with task RA), Heras fence/pedestrian barrier exclusion zones with controlled access points
Red Zone	Demolition Material load out (skips/lorries)	Fenced off. Strictly no access into the area during the work

Welfare

Cawarden will set up self-contained welfare units on the site. The welfare facilities will be always respected – keep individual stations clear, moving waste to bin and cleaning pots when used.

Public Protection

As Principal Contractor, site security and the main CDM boundary will be the responsibility of Cawarden. Heras fencing will be set up as is needed by Cawarden to maintain safe demolition exclusion zones. Attached to the Heras fencing shall be statutory signage stating ‘Cawarden Danger Demolition Keep Out’. There shall be signage on entry to site stipulating all mandatory PPE requirements and the site managers contact details.



Public Highways

All HGVs leaving the site will be under banksman assistance. Skip lorries will be loaded carefully to maximise space but to avoid chance of overspill on the public highway. The Cawarden site supervisor and skip lorry driver will inspect the skip prior to leaving the site.

All HGVs are to be inspected prior to leaving the site to make sure no demolition waste or debris from the site will be transferred onto the public highway. Cawarden to set up a plant inspection and wheel/body wash area prior to leaving the exit. Road sweeper to be on standby and deployed where needed.

Services

Services isolations will be completed by the client prior to commencement with confirmation of disconnection certificates or handover documents issued to the Cawarden demolition team.

The Cawarden Project/Site Manager will confirm that services isolations have been completed, and documentation issued prior to starting any work on site. A secondary check of the service isolation points will be completed by the Cawarden to validate isolation of services have been safely completed.

Confirmation certificates will be provided where available and reviewed at the 10-minute pre-start briefing. No further work to progress until services have been disconnected and Hold Point completed/signed: -

HOLD POINT TO SIGN			
	Cawarden Site Manager to sign when isolated	**Date**	**Comments**
Gas			
Electric			CAT scans needed before breaking through ground
Water			A water supply will remain live for dust suppression
BT/comms			
Drains			
ACUs			

Asbestos Containing Materials

Pre-demolition asbestos surveys have been undertaken as below (to follow). Copies of the asbestos survey reports are to be kept on site inside the site managers office. Induct all demolition operatives into the asbestos survey report findings and mark asbestos locations onsite. Interface with the asbestos removal team will be managed on a day-to-day basis as part of the 10-minute pre-start daily briefing.

Survey by	Report Reference	Date

Licensed Asbestos Has licensed asbestos been identified on site	Y	N	?
Remove by a licensed contractor under fully controlled conditions, plans of week and HSE notifications through form ASB5. Dispose material as asbestos waste and remove from site under a waste consignment note for landfill disposal.			
Non-Licensed Asbestos Has non-licensed asbestos been identified on site	Y	N	?
UKATA Cat B trained operatives to remove under separate RAMS. Dispose material as asbestos waste and remove from site under a waste consignment note for landfill disposal.			

Discovering Further ACMs
Should further suspect asbestos materials over and above those identified within the survey reports the following course of action will be taken: -

- Stop work immediately. Inform the Site Manager/Supervisor
- Make the area safe; secure doors; place signs on doors.
- If asbestos has been disturbed externally; Don type 5/6 disposable coveralls, p3 filtered half mask and use a polythene sheet to cover the disturbed asbestos. Weight down at the ends and corners.
- Site Manager/Supervisor to notify Senior Management
- Plan to have the material sampled and tested by trained persons.
- Keep out the area until remedial actions have taken place & area confirmed safe.
- Anyone exposed to asbestos will be decontaminated using damp rags and cloths.
- Carefully remove contaminated clothing inside out and change into clean clothes where possible, bag up and dispose contaminated clothing as an asbestos waste.
- Inform the HSEQ Manager for further advice & recording of the asbestos exposure

Environmental Monitoring & Controls

The Cawarden site manager will carry out daily inspections of the work site, making sure environmental noise, vibration, dust emissions are maintained below permitted limits.

The below will action a STOP WORK policy and investigation to ascertain cause and procedural or work equipment change.

- Environmental complaints from neighbours, third parties or project stakeholders
- Where the Cawarden site manager deems necessary

- Following triggers of monitoring equipment, devices and stations
- Where dust is migrating beyond the site boundary

Monitoring

The Cawarden HSEQ team will undertake localised monitoring for noise/vibration/dust prior to known noisy activities to include demolition, slab/foundation removal and crushing using calibrated handheld monitoring instrumentation. A baseline level will also be undertaken.

Noise and Vibration

- Rev or idle down plant and machinery when not in use
- All work to be undertaken in accordance with time restrictions and stipulations stated within the planning conditions, section 81 demolition notice. No use of demolition plant outside permitted times.
- Baseline/background noise readings at sensitive receptor points prior to commencement of work on site using handheld calibrated metres.
- A scheme of regular noise monitoring at key stages throughout the demolition project and at sensitive receptor points using handheld calibrated metres, making sure the work is being carried out within permitted limits so to avoid nuisance to the local community:
    - During mechanical demolition
    - During break out of substructures
    - During crushing, processing or material loading out
- Perimeter building walls will be maintained for as long as possible to create an acoustic buffer to nearby properties.
- Demolition plant and machinery to be inspected on a day-to-day basis and findings reported to the site manager. Where maintenance is needed, the site manager will notify the company fitter to visit site and make repairs.

Dust Management

- The water supply will remain live for the duration of work & used as dust suppression.
- A dust cannon / motofog / charged hoses will be used throughout demolition operations to suppress dust at source.
- Direct connections will be made to demolition machinery to suppress dust at source.
- Demolition material stockpiles will be kept damp especially during any dry and windy spells of weather.
- Haul roads will be kept damp using the site water supply.
- Heras fencing will be fitted with debris netting attached.

Plant Refuelling

- A Double bunded diesel fuel cube will be stored at a designated laydown area away from the work and sources of ignition (tarmac playground).
- Diesel fuel cube will hold 110% storage capacity and will be safely away from any live drains or water sources.
- The diesel fuel cube will be always locked and key kept with the Cawarden site supervisor for safe keeping.
- A fuel dispensing gun will be used to administer the diesel fuel directly into the machine fuel tank. Funnels will be used to prevent fuel splashes.
- Machine operatives will wear overalls & PVC type gloves during plant refuelling work.
- A spillage containment kit and foam fire extinguisher will be placed adjacent to the diesel fuel cube and used if needed.

Nesting Birds – Ecological Protection

These controls apply to Suffolk House, Grenville House, associated garages, bungalows and site clearance, including roof coverings, eaves, soffits, building openings, ledges, shrubs, hedges, trees and other vegetation that could support nesting birds. They apply to soft strip, asbestos removal interfaces, structural demolition and clearance activities where birds may be affected.

Planning and nest checks

- Before relevant works, the Cawarden Site Manager will review the project ecological information and any planning conditions and appoint/confirm a suitably qualified ecologist. Work affecting potential nesting habitat will be planned outside the breeding season where reasonably practicable.
- Where demolition, roof/soffit removal, vegetation clearance or other relevant activities take place in the breeding season, a suitably qualified ecologist will undertake a pre-works nesting-bird check of the affected locations, normally within 24 hours before that work begins. The survey scope, timing and access arrangements must be agreed with the ecologist.
- If works are delayed, new nesting activity is suspected, or site conditions change, the Site Manager will obtain an additional check or renewed ecological advice before the affected activities restart. Areas that cannot be checked safely will remain subject to restrictions determined by the ecologist.
- The Site Manager will retain the dated ecological inspection/clearance record, with the work areas covered, findings, any exclusion zones and the ecologist's instructions. The ecological arrangements will be included in the site induction, pre-start briefing and daily monitoring.

If a nest or suspected nesting activity is discovered

- STOP WORK immediately in the affected area. Do not approach, touch, move or remove the nest; do not disturb eggs, chicks or nesting birds. Make the area safe without creating further disturbance and inform the Site Manager.
- The Site Manager will contact the appointed ecologist for assessment. The ecologist will determine any species-specific exclusion buffer, visual screening, restrictions to noise/vibration or other appropriate measures. Barriers/signage will be installed outside the required buffer and the area identified on the site plan.
- No demolition, cutting, access, plant movements, dust suppression directed at the nest, or vegetation clearance that could affect the nest will take place inside the controlled area. Unaffected works may continue only when the Site Manager and ecologist confirm they will not cause harm or prohibited disturbance.
- Affected operations may restart only following written confirmation from the suitably qualified ecologist that the nest is no longer active, the young have fledged where relevant, and any required precautions are in place. Any change to the demolition sequence or work area must be briefed and reflected in the RAMS/inspection records.

Responsibilities and record keeping

- Cawarden Site Manager: coordinate the pre-start check, enforce the ecological hold point, maintain contact information, brief the workforce, stop affected works where required and retain records in Procore/site records.
- Suitably qualified ecologist: assess nesting activity, advise on safe methods and restrictions, provide oversight when necessary and issue written findings/clearance before affected work restarts.
- All operatives and subcontractors: remain alert to birds entering buildings and bringing nesting material; report suspected nests immediately and respect all exclusion zones.

Appointed Ecologist – details to be confirmed before affected works

Ecologist / organisation	Andy Harmer
Contact number / email	andyharmer@btconnect.com or 07960614291
Survey / ecological report reference	Ecology Assessment v2 by Ecology Solutions 2026

ECOLOGY HOLD POINT – NESTING BIRDS

Before roof/soffit demolition, vegetation clearance or other work affecting potential nesting areas, confirm the ecological check and written clearance. Do not release the affected works until the Cawarden Site Manager confirms that the controls are in place.
Checked area(s), survey date/time and report reference: _____
Ecologist advice / restrictions and clearance: _____
Site Manager name / signature: _____ Date / time: _____

Overall Project Schedule

Work programme:

- Start date: tbc
- Completion date: tbc
- Duration: 14 weeks

Day Hours of work will be:

- Monday-Friday: 8.00am-5.00pm
- Saturday: 8.00am-1.00pm (where agreed)
- Sunday & Bank Holidays: No work
- Breaks to be confirmed on site by the Site Manager
- Restrictions: Avoid HGV deliveries during peak times.

2. INTERNAL STRIP OUT

Pre-requisites

- Confirm all services have been isolated
- Confirm lighting levels are suitable and sufficient including emergency lighting
- An amber exclusion zone has been set up.

Soft Strip Permit Completion:

HOLD POINT
Cawarden's Site manager to ensure that the **SF083 – Soft Strip Permit** is fully completed prior to commencing any soft strip works on site

Signed	Print Name	Date

Personnel Requirement

The following personal resources will be used: -

- 1 x Demolition Site Manager (SMSTS or CCDO Black/Gold Card)
- Up to 8 x Demolition Operatives (CCDO/CSCS, Asbestos Cat B, PASMA)

Copies of all training documents are to be kept within the site office for inspection. The training matrix will be kept on site and used to plan work activities.

Equipment Required

The following equipment will be used: -

- Access Solutions - Mobile tower scaffold/podium
- Telescopic handler
- 110v Task lighting, generator and leads
- Barriers and signs
- Hand tools (pry bars, hammers, brushes, shovels, spanners/socket sets)
- 110v & Battery Mechanical hand tools (stihl saw, recipe saw, drills)
- Waste Skips

All tools, equipment and machinery to be used will have in date testing and this will be on site within the site managers office. A daily pre use inspection will be carried out by the user of the tool, equipment and machinery and recorded on Cawarden inspection form.

Personal Protective Equipment

The following PPE will be worn: -

	Safety helmet at all times		When handling rockwool / insulation / when dusty
	Hi visibility vest at all times		
	Safety boots with steel toe cap and mid-sole protection (non-rigger) at all times		During manual handling
	When operating mechanical hand tools		Impact goggles when operating mechanical hand tools
	When handling rockwool / insulation / when dusty		
All PPE will be obtained from the site manager and recorded in the site PPE acknowledgement form. All operatives are to use and store PPE as instructed and trained.			

Method of Work – General

An internal strip out of all cosmetic and non-structural elements will be complete prior to starting any main structural demolition works. The strip out will clear the building prior to the main demolition and ensure maximum recovery and recycling of waste, keeping landfill disposal to a minimum. Large, heavy or awkward objects (i.e. any safes) will remain inside the building and removed as part of the mechanical demolition work.

Method of Work – Manual Strip Out

Generally

- The following methods of removal will be adopted in hierarchal order: -
    1. Unbolting / unfastening methods
    2. Cold cut methods by recipe saw
    3. Hot cut methods by stihl saw / grinder

Risks from Respirable Crystalline Silica (RCS) – The following control measures will be implemented to help reduce the risk from RCS:

- Leave waste items in-situ where possible and remove mechanically as part of the building demolition helping to reduce risk of dust
- Keep waste material from the strip out whole wherever possible, keeping breakages to a minimum (i.e. Plasterboard)
- Mineral wool is to be bagged up at source, the bag tied and moved to skip
- Remove waste to skip immediately – do not allow to over accumulate and avoid double handling waste
- Open windows and doors (where safe to do so) to aid natural ventilation
- Use handheld garden type pump sprayers with water and use to pre-dampen known dusty surfaces and environments
- All Cawarden operatives and subcontractors are to wear a ffp3 filtered half mask. All operatives (including subcontractors) are to be face fit tested for use of the dust mask and be clean shaven at all times to achieve the correct seal.

Loose Material

- Loose Materials (table, chairs, cupboards, cabinets) will be removed by operatives. Larger objects will be condensed in size, making removal to skip easier and maximising skip space. Waste will be separated at source and disposed of into separate waste skips.

Cupboard Units & Tops

- Use pry bar and sledgehammer to split cupboards, cabinets and worktops to condense in size into individual pieces of wood, flattening any exposed nails to prevent cutting risks. Use recipe saw where needed to cut items down to a man-manageable size.

Stud Walls

- Prising bars will be used to remove the stud wall plasterboard covering by prising away nail fixings from the timber/steel partitions. Remove the plasterboard in full panels, keeping breakages to a minimum & take to gypsum skip for disposal. Once the plaster has been removed the steel or wooden frame will be knocked out by hammers. Knock the uprights out & manually pull away from the remainder of the frame. Flatten nails upon removal. Take the timber / steel to separate waste skip.

Doors and Frames

- Use a prising bar to remove the door at the hinges. A second operative will hold the door whilst it is being removed. Use team lift methods and take the door to skip for disposal. Use then prising bar at the base of the door frame to loosen & prise away from the brick/block work fixings. Flatten the nails and take to skip for disposal.

Suspended Ceilings

- The ceilings will be taken down by an operative working from the safety of a podium/tower scaffold. Any operative carrying out this task will wear a ‘face fit’ mask

in case there is a significant build-up of dust located on the ceiling space. Individual ceiling tiles will be removed first, lowered to ground, and stacked/taped in bundles before being moved to skip or lorry should a reuse route be found. Where rock wool insulation is present, bag up as works progress and take to skip. Once the ceiling tiles have been removed and using croppers or wire snips, the operatives will cut the ties to release the steel grid work in manageable sections. The steel gridwork will be lowered to ground, condensed in size, and moved to scrap skip for disposal. Work from one side of the room to the opposite side.

Skirting Boards / Architrave

- Skirting boards will be removed by operatives using prising bars. Working along the skirting board, prise away nail fixings from the block/brick wall. Flatten any exposed nails and take the skirting board to skip for disposal.

Flooring Material

- Carpet tiles are to be prised up by using bars and scrapers and stacked in tidy piles ready for the operatives to load away into skips.
- Carpet will be cut into manageable strips using retractable safety knife. Use pry bar to expose one end of the carpet. Pull on the exposed end whilst the carpet is being barred up until the carpet strip has been removed. Roll up the carpet strip and move to skip for disposal. Repeat to other strips until the carpet is removed completely.
- Linoleum & strip flooring will be removed using pry bar & moved to skip for disposal.

Lighting Strips

- Ensure isolations have been completed in the first instance. Fluorescent tubing will be found in lighting products and will be removed by hand before any of the ceilings or fixing have been removed. Podium/tower scaffold will be used for access up to the lighting strips. Covers will be removed and the lighting tubes gently twisted to release, avoiding damage to the tubes. The tubes will be passed down to ground and put into coffin type containers or stockpiled at a safe designated point prior for disposal from site. If stockpiled, tape into tube bundles. Also remove the capacitors by twisting away from the lighting strip and dispose with the tubes.

Good Housekeeping

- Throughout the strip out Cawarden will ensure clear access and egress is maintained throughout the building and waste arisings generated are moved to skip at the earliest opportunity. Exposed nails will be flattened to prevent cutting hazards and ties to suspended ceiling gridwork will be cut close to the ceiling joist.

Removal of Waste to Skip

- The waste will be walked out the building and loaded into RORO waste skips. Segregate where possible, otherwise dispose as mixed construction waste and forward to a local waste transfer facility for sorting and further processing. Where it is not practical to move waste of the building due to manual handling risks, leave the waste stockpiled inside the building at designated and agreed points, for the machine to recovery and dispose during the mechanical demolition work.

Work at Height

- Where work at height is necessary, a tower scaffold or podium will be used. Where tower scaffold is used, the person installing, inspecting and disassembling the tower will be PASMA trained.

3. STRUCTURAL DEMOLITION

Pre-requisites

- All services to be isolated/disconnected at safe points outside the boundary.
- The section 81 demolition notice is in place, has been read/understood and requirements implemented.
- A red exclusion zone has been set up.

Pre-Demolition Building Inspection:

HOLD POINT
Cawarden's Site manager to ensure SF079 PRE-DEMOLITION BUILDING INSPECTION SIGN OFF has been completed

Signed	Print Name	Date

Personnel Requirement

The following personal resources will be used: -

- 1 x Demolition Site Manager (SMSTS or CCDO Black/Gold Card)
- 2-4 x Demolition Operatives (CCDO/CSCS, Asbestos Awareness)
- 1 x Demolition High-Reach Operator (CPCS D90 or NPORS)
- 1 x Demolition Plant Operators (CPCS D90 or NPORS)

Copies of all training documents are to be kept within the site office for inspection. The training matrix will be kept on site and used to plan work activities.

Equipment Required

The following equipment will be used: -

- High reach demolition machine with attachments
- Demolition machine with attachments
- Dust suppression unit or hose/hand sprayers
- Double bunded diesel storage container
- Heras fencing / barriers / signs
- Waste skips/lorries

All tools, equipment and machinery to be used will have in date testing and this will be on site within the site managers office. A daily pre use inspection will be carried out by the user of the tool, equipment and machinery and recorded on Cawarden inspection form.

Personal Protective Equipment

The following PPE will be used: -

	Safety helmet at all times		
	Hi visibility vest at all times		

	Safety boots with steel toe cap and mid-sole protection (non-rigger) at all times		During manual handling
	When within 10m of operating plant		
			
All PPE will be obtained from the site manager and recorded in the site PPE acknowledgement form. All operatives are to use and store PPE as instructed and trained.			

Demolition Methodology – Mechanical

Demolition Garages



- Before work starts, the asbestos survey will be reviewed, all services isolated and confirmed safe, and the work area secured with barriers and an exclusion zone. Trained asbestos operatives will carefully remove the asbestos cement roof sheets by hand using suitable access equipment, without standing on the fragile roof. Sheets will be lightly dampened, fixings released and sheets lowered intact, then securely packaged, labelled and removed to an authorised disposal facility. Following completion of asbestos removal and inspection and cleaning of the work area, the garages will be demolished using a suitably equipped demolition excavator operating from firm, level ground. The steel purlins and brick walls will be dismantled progressively from the top down, maintaining structural stability and preventing uncontrolled collapse. The operator will maintain a safe stand-off distance and work within the machine's reach and capabilities, with a banksman positioned safely outside the demolition exclusion zone. Dust suppression will be used throughout, and demolition arisings will be segregated, cleared progressively and removed, leaving the site safe and tidy.

Demolition Bungalows



- Before demolition starts, the asbestos survey will be reviewed, any identified asbestos removed, and all services isolated and confirmed safe. Each bungalow will be inspected to confirm it is vacant, and barriers and an exclusion zone established. A suitably equipped demolition excavator will operate from firm, level ground, maintaining a safe stand-off distance and working within its reach and capabilities. The flat timber roof will be dismantled progressively in controlled sections, followed by the brick walls from the top down, without undermining walls or leaving unsupported sections. UPVC windows and doors will be removed during the controlled demolition sequence, with glass debris contained within the exclusion zone. A banksman will guide the operator from a safe position outside the demolition zone, and dust suppression will be maintained throughout. Timber, brick, UPVC, glass and other arisings will be segregated where practicable, cleared progressively and removed to authorised waste facilities, leaving the site safe and tidy.

Demolition Suffolk House



- Suffolk House, a seven-storey concrete residential building with concrete lift and stair cores and brick external and internal walls, will be demolished progressively from the top down using a suitably equipped high reach demolition excavator. Before commencement, service isolations and completion of asbestos removal will be confirmed, and the demolition sequence agreed following a structural assessment, including the stability of the lift and stair cores. The machine will operate from a verified firm, level working platform, maintaining the specified stand-off distance and working within its permitted reach and attachment capabilities. Brickwork and concrete elements will be removed in controlled sections at each level, maintaining the stability of the remaining structure and avoiding undermining, uncontrolled collapse or excessive debris loading on floors. The lift and stair cores will be reduced progressively in accordance with the agreed sequence, without leaving unsupported tall sections. A second attendant excavator will process, segregate and clear demolition arisings at ground level, operating outside the high reach machine's debris fall zone and entering only when demolition has paused and the area is confirmed safe. Machine movements will be coordinated through radio communication and a

banksman positioned outside the exclusion zone. Dust suppression will be maintained throughout, with arisings loaded into suitable vehicles for removal to authorised recycling or disposal facilities.

Demolition Grenville House



- Grenville House, a two-storey residential block with a timber roof, concrete walls and an outer brick leaf, will be demolished progressively from the top down using a suitably equipped demolition excavator. Before commencement, service isolations and completion of asbestos removal will be confirmed, and the demolition sequence established following assessment of the structure and its stability. The machine will operate from firm, level ground, maintaining a safe stand-off distance and working within its reach and attachment capabilities. The timber roof will be removed in controlled sections, followed by the brickwork and concrete walls, progressing through the upper storey before reducing the ground-floor structure. Structural elements will not be undermined, and unsupported walls or excessive accumulations of debris will not be left on any remaining floors. A second attendant excavator will process, segregate and clear arisings from outside the demolition machine's debris fall zone, entering only when demolition has paused and the area is confirmed safe. Machine movements will be coordinated through radio communication and a banksman positioned outside the exclusion zone. Dust suppression will be maintained throughout, and segregated materials will be loaded into suitable vehicles for removal to authorised recycling or disposal facilities.

Dust Suppression

- An adequate water supply will be maintained throughout the demolition works for dust suppression.
- Cawarden dust cannon(s), hoses and/or fine mist sprayers will be positioned to target the active demolition face and demolition arisings.
- Water suppression will be applied at source and adjusted as the demolition progresses. Particular attention will be given during the demolition of brickwork and concrete floor construction and during the processing/loading of demolition arisings.
- Excessive water application that could create uncontrolled surface water runoff, flooding or instability of demolition arisings/working platforms will be avoided.

End-of-Shift Stability

- The building will not be left in an unsafe or unstable condition at the end of a shift or during any extended break in demolition operations.
- Prior to leaving the demolition area, the Cawarden Site Supervisor and demolition machine operator will inspect the remaining structure.
- Any high-level, isolated, partially demolished or potentially unstable sections of brickwork will be reduced to a safe and stable level.
- Particular attention will be given to exposed gable/end walls, internal brick walls and other sections that may have lost lateral restraint following removal of the roof or concrete floor.
- Loose materials capable of becoming dislodged or being affected by high winds will be removed or made safe.

Processing and Waste Removal

- Demolition arisings will be brought to ground level and processed in a designated area using suitable demolition attachments.
- Materials will be segregated wherever reasonably practicable to maximise recovery and recycling and minimise waste sent to landfill.
- Waste streams are anticipated to include:
    - **Timber** – timber arising from the flat roof and internal construction will be segregated and loaded into suitable skips/containers for recycling or recovery.
    - **Brick** – brickwork will be processed and segregated from other demolition materials. Brick will be crushed and retained onsite.
    - **Concrete** – concrete will be processed to separate reinforcing steel where present. Concrete will be crushed and retained onsite.
    - **Metals** – reinforcing steel and other ferrous/non-ferrous metals will be segregated and loaded into dedicated scrap metal containers for recycling.
    - **General demolition waste** – materials that cannot be readily segregated at source will be placed into suitable skips and transferred to an authorised waste facility for further sorting, recovery and recycling.
- All outgoing waste loads will be suitably contained and secured before leaving the site.
- The Cawarden Site Supervisor will ensure that waste is transported by appropriately registered waste carriers and taken to facilities operating under the appropriate environmental permits/exemptions.
- Waste Transfer Notes and, where applicable, Hazardous Waste Consignment Notes will be retained within the project waste records.
- Throughout demolition, the Site Supervisor will continually review the demolition sequence, condition of the remaining structure, plant working platform, exclusion zones and environmental controls. The methodology will be adjusted where necessary to maintain a safe, controlled and progressive demolition operation.

4. SUBSTRUCTURE REMOVAL, CRUSHING & BACKFILLING

Pre-requisites

- Work to be carried out under permit to dig
- CAT/genny cable avoidance equipment will be used to scan the floor slab making sure there are no rogue live cables prior to digging
- An Amber exclusion zone will be set up during these works

Personnel Requirement

The following personal resources will be used: -

- 1 x Demolition Site Manager (SMSTS or CCDO Black/Gold Card)
- 2-4 x Demolition Operatives (CCDO/CSCS)
- 3 x Demolition Plant Operator (CPCS card or NPORS)

Copies of all training documents are to be kept within the site office for inspection. The training matrix will be kept on site and used to plan work activities.

Equipment Required

The following equipment will be used: -

- 3x Demolition machine/excavator with attachments (breaker and buckets)
- Mobile crusher
- Wheeled loading shovel
- Hose pipe with water sprayers / dust cannon units
- Double bunded diesel fuel storage container
- CAT/genny scanner

All tools, equipment and machinery to be used will have in date testing and this will be on site within the site managers office. A daily pre use inspection will be carried out by the user of the tool, equipment and machinery and recorded on Cawarden inspection form.

Personal Protective Equipment

The following PPE will be used: -

	Safety helmet at all times		
	Hi visibility vest at all times		
	Safety boots with steel toe cap and mid-sole protection (non rigger) at all times		During manual handling
	When within 10m of operating plant		
			
All PPE will be obtained from the site manager and recorded in the site PPE acknowledgement form. All operatives are to use and store PPE as instructed and trained.			

Method of Work – Removal of slab, foundation and footings

- These works are needed to the building footprints. **Note that all access roads into site are to be maintained.**
- Excavator fitted with hydraulic breaker attachment will break out the floor slab working from one end of the area to the opposite end. Puncture the slab at approximate 1-meter intervals to pre-weaken.
- Excavator to change to bucket attachment and proceed to dig out the loose floor slab, casting over to stockpile. Use a water supply to dampen dust as is necessary.
- Excavator with pulveriser attachment to pre-process the concrete where needed. Concrete to be added to stockpile, re-bar to be loaded into scrap transport.
- Excavate the soil around foundations and footings and stockpile nearby. Continue until the footings have been fully exposed.
- Use breaker attachment to break up footings before reverting to bucket to dig out and casting over to crushing stockpile. Excavate down to the required level to ensure obstructions are cleared.
- Dig out & remove associated old drains as works move through, casting over to crushing stockpile.

- Revert to ripper tooth attachment and proof dig the footprint, making sure there are no further ground obstructions.
- All concrete and brick debris is to be moved to stockpile for later crushing.

Method of Work – Crushing

- A trained and competent operative will position the mobile crushing unit at the designated crushing/stockpile area and set the machine up in accordance with the manufacturer's instructions.
- The crushing area will be established on firm, level and stable ground, with sufficient space provided for the crusher, excavator, processed material stockpiles and safe plant movements.
- A suitable exclusion zone will be established around the crusher using barriers/signage where required. Access will be restricted to authorised personnel involved in the crushing operation.
- The excavator will form a suitable access ramp to the stockpile where necessary. The ramp will be maintained at a safe gradient and width and kept firm, level and stable for the excavator throughout the operation.
- Prior to commencement, the crusher operator will undertake the required pre-use inspection of the crushing unit. Any defects affecting safe operation will be reported immediately and the machine will not be used until rectified.
- Only trained, competent and authorised personnel will operate the crusher and associated plant.
- The crusher will be started and operated in accordance with the manufacturer's instructions by the trained crusher operator.
- The excavator operator will progressively feed suitable demolition material from the stockpile into the crusher hopper in a controlled, steady and consistent manner.
- The crusher hopper will not be overloaded or overfed. Feeding rates will be controlled to suit the capacity of the crusher and prevent blockages, excessive loading or uncontrolled discharge of material.
- Material will be visually inspected prior to loading into the crusher. Oversized concrete or masonry will be segregated and reduced to a suitable size using an excavator fitted with a hydraulic breaker or other appropriate attachment.
- Oversized material must not be placed into the crusher hopper, as this may cause blockages, damage to the crusher or an increased risk of uncontrolled material/projectiles.
- Any foreign, unsuitable or tramp material identified within the demolition stockpile, including timber, plastic, cables or other non-crushable items, will be removed and segregated for appropriate reuse, recycling or disposal.
- Foreign or tramp material must not be deliberately introduced into the crusher, as this may cause equipment damage, blockages or projectiles.
- Reinforcement and other ferrous metals will be separated from the crushed material by the crusher's magnetic belt. The excavator will progressively remove accumulated reinforcement and load it into the designated scrap metal skip/stockpile for recycling.
- Operatives will not approach, reach into or attempt to manually clear any part of the crusher, conveyor, magnet or hopper while the equipment is operating.
- Crushing operations will be monitored continuously by the crusher operator. Should any abnormal noise, vibration, movement or operating condition occur, the crusher will be stopped immediately and investigated.
- Only a trained and authorised operative will reposition the mobile crusher as the works progress. The proposed new position will be checked beforehand to confirm the ground is firm, level, stable and suitable for the machine.

- The excavator will progressively manage and re-grade the demolition stockpile during the crushing works so that safe working platforms and suitable access are maintained.
- Stockpile faces will be maintained in a safe and stable condition. The excavator will not operate immediately beneath unsupported or overhanging material and will maintain a suitable stand-off distance from unstable stockpile faces.
- Water suppression will be used as necessary during crushing, loading and stockpile management to control airborne dust. Particular attention will be given to the crusher hopper, discharge conveyors and movement of crushed material.
- Suitable measures will be maintained to prevent crushed material, dust and silt entering live drains or the surface-water drainage system.
- In the event of a crusher blockage, **STOP WORK immediately**. The crusher will be isolated and secured in accordance with the manufacturer's isolation/lock-off procedures. No attempt will be made to clear a blockage until the task has been reviewed by senior management and an appropriate safe system of work has been agreed.
- No person will enter the crusher hopper, crushing chamber or conveyor system.
- Crushed material discharged from the crusher will be progressively moved away from the conveyor to prevent excessive accumulation and maintain safe operation of the crusher.
- The processed demolition material will be stockpiled in designated areas and maintained in a safe and stable condition pending testing, reuse or further placement.
- Site-won crushed demolition material intended for reuse will be processed and managed in accordance with the project requirements and applicable quality protocol. Material intended for engineered fill will be subject to the required inspection/testing before use.
- Approved site-won crushed material will subsequently be used to backfill building footprints, basements, foundation voids and other agreed areas in accordance with the separate backfilling methodology and specified formation requirements.
- The Client will confirm the designated area(s) where surplus site-won crushed demolition material is to be stockpiled for future reuse.
- On completion of the crushing operation, the work area will be left clean, stable and free from loose debris, with all processed and segregated materials placed within their designated stockpile or waste areas.

Method of Work – Backfilling

- The crushed demolition material will be spread over the building footprint and tracked in by the demolition machine.
- Any excess is to remain stockpiled onsite (client to advise).
- It is the client's intention to use the backfill area for match day parking therefore remove any nails/glass/sharp objects from the rubble where identified.

5. COMPLETION ARRANGEMENTS

- The site will be left in a flat, level, and tidy condition with all waste material removed off site and any holes/voids backfilled to make safe.
- Upon completion the Cawarden site manager will meet with the client representatives for project sign off and handover.
- Any snagging's identified will be corrected prior to handover.
- Upon successful handover, Cawarden will remove all plant, equipment and machinery and demobilise.

4. SITE-SPECIFIC ASSESSMENTS

Number	Hazard	Harm	Who is at Harm	Likelihood	Severity	Risk Rating	Controls	End Risk Rating
RA01	Site establishment / public interface	Struck by plant or falling debris; serious injury or fatality	Workers, visitors, residents, public	4	5	20	Site Manager: secure boundary and controlled Suffolk Close access; separate pedestrian routes and welfare from plant. Confirm neighbouring occupied areas and public routes on a site plan. Set engineered demolition/debris zones; Heras/netting is not impact protection. Prevent access during demolition; check fencing daily and lock gates after work.	5
RA02	HGV access via Suffolk Close / Mayfield Road	Collision, crushing; injury or fatality	Drivers, banksmen, pedestrians, public	4	5	20	Site Manager: implement traffic plan, suitable turning/unloading areas and speed limits; avoid peak traffic and deliveries before 08:00. Trained banksman guides from a visible safe position, never behind reversing vehicles. Stop if sight/contact is lost. Keep public clear of gate movements; inspect, secure and sheet loads; wheel/body wash and road sweep as required.	5
RA03	Plant delivery, unloading and demobilisation	Plant overturn, run-away or crush injuries	Operators, drivers, banksmen	4	5	20	Supervisor: segregate level unloading area; verify transporter ramps, ground capacity and machine configuration. Competent operators unload to supplier procedure with banksman clear of travel path. No unloading beside excavations or through uncontrolled public areas. Secure plant for transport and retain emergency access.	5
RA04	Incomplete isolation / live retained services	Electrocution, explosion, burns, flooding	All workers, utility staff, public	4	5	20	Site Manager: complete service hold-point table with certificates and physical verification by competent persons; identify cut ends and safe disconnections. Mark and protect the retained dust-suppression water supply and any other live services. Do not treat missing certificates as isolation. Stop on unidentified services; utility owner confirms before restart.	5
RA05	Buried services during slab / footing / drain removal	Electric shock, gas release, explosion, flooding	Excavator crews, utility staff, public	4	5	20	Supervisor: permit to dig, current service plans, competent CAT/Genny survey, markings and repeat scans as work progresses. Scanner cannot establish absence of all services, including non-metallic pipes. Locate/prove by safe trial-hole methods; agree safe clearance with owners. No breaker, ripper or mechanical excavation near unproven services.	5
RA06	Unsurveyed or unexpected asbestos	Asbestos exposure; cancer and fatal lung disease	Workers, asbestos team, residents, public	4	5	20	Site Manager: obtain complete demolition asbestos surveys for all buildings, voids and inaccessible areas before disturbance; brief and mark findings. Appropriate contractor removes identified ACMs; obtain documented release of each work area. On suspected ACM, stop, withdraw, isolate and notify management; competent assessment/sampling and controlled cleanup before restart. No suspect material enters crushing stockpiles.	5

Number	Hazard	Harm	Who is at Harm	Likelihood	Severity	Risk Rating	Controls	End Risk Rating
RA07	Hand removal of garage asbestos cement sheets	Fibre inhalation, contamination, cuts	Asbestos operatives, nearby workers, public	4	5	20	Asbestos supervisor: separate task plan and condition assessment determine licensed/non-licensed/NNLW requirements and any notifications, medicals and records. Competent task-trained operatives; asbestos awareness alone is insufficient. Dampen without high-pressure spraying; release fixings and lower sheets whole; no abrasive cutting, dropping or deliberate breaking. Suitable face-fit-tested P3 RPE and Type 5 coveralls; controlled decontamination. Wrap/label sheets, segregate asbestos waste and use authorised carrier/facility with consignment records.	5
RA08	Fragile garage roof / work at height	Fall through roof or from access equipment; fatal injury	Asbestos operatives, access team	4	5	20	Supervisor: treat cement sheets as fragile; no walking or standing on sheets or purlins. Use access from below or suitable MEWP/scaffold with protected platform; assess ground/support and falling-sheet zone. Competent users and inspections; MEWP rescue plan, ground controls and trained rescuer available. Apply harness/restraint as equipment and task require; stop in unsuitable wind/weather.	5
RA09	Licensed asbestos removal interface, if survey requires	Fibre escape and contamination	Asbestos team, other workers, public	4	5	20	Site Manager: licensed contractor controls removal under its plan, statutory notification and specialist RAMS. Segregate work and prohibit conflicting demolition/strip out. Confirm required analyst clearance, removal records and handover before releasing area. Do not presume licensed asbestos is absent while survey details remain blank.	5
RA10	Soft strip: loss of restraint / floor overloading	Local collapse, falling materials, serious injury	Strip-out operatives, others below	4	5	20	Supervisor: SF083 permit and structural review identify non-structural items and elements providing restraint. Do not remove structural walls, ties, bracing or supports. Verify floors before stockpiling; remove waste progressively and keep load within assessed capacity. No heavy/awkward item removal without agreed method. Do not reopen completed soft-strip areas without review.	5
RA11	Soft strip: podium / tower / ceiling and lighting removal	Falls and falling tools/materials	Operatives, persons below	4	5	20	Supervisor: use suitable protected podium/tower on sound level floor; competent erection and inspection, complete guardrails and safe access. No moving occupied towers or overreaching. Cordon below; lower materials without throwing. Confirm light fittings dead before removal; maintain task/emergency lighting and escape routes. Use task-specific MEWP controls where selected.	5
RA12	Manual handling of sheets, doors, timber and waste	Strains, sprains, crush injuries	Asbestos and strip-out operatives	4	3	12	Supervisor: assess weight, shape, access and individual capability; use mechanical aids wherever possible. Plan coordinated team lifts for suitable loads; support doors before releasing hinges. Reduce non-asbestos items into manageable sections; do not break asbestos to ease handling. Keep routes clear, limit carrying and avoid repetitive double handling; use grip/cut-resistant gloves appropriate to task.	6

Number	Hazard	Harm	Who is at Harm	Likelihood	Severity	Risk Rating	Controls	End Risk Rating
RA13	Sharp edges, nails, glass and projecting rebar	Cuts, punctures, eye injuries	Workers, waste handlers, later site users	4	3	12	Supervisor: contain glass during UPVC removal; segregate glazing and reinforcement. Flatten/remove nails, protect projections and use tools rather than hands for debris sorting. Suitable gloves, safety boots with midsoles and eye protection. No pedestrian access to processing zone; remove sharp contaminants from proposed parking fill and inspect before handover.	6
RA14	Power tools / abrasive cutting / electrical equipment	Cuts, kickback, electric shock, eye injury	Tool users, nearby workers	4	4	16	Supervisor: favour unfastening and cold cutting. Trained users inspect suitable guarded tools, blades, cables and 110 V/battery supplies; remove defective items. Secure workpieces, keep hands clear and isolate before blade changes. Control sparks/projectiles and provide eye/face protection. Petrol equipment must not run indoors or in poorly ventilated spaces; use suitable alternatives.	4
RA15	Hot cutting / sparks / combustible timber and UPVC	Fire, burns, smoke inhalation	Workers, residents, emergency responders	4	5	20	Supervisor: avoid hot work where practicable. Where necessary, task-specific permit, combustible clearance/protection, suitable extinguishers, fire watch and post-work checks. Check hidden voids and contaminated containers; no cutting sealed vessels without separate assessment. Maintain alarm and escape routes; emergency arrangements briefed. No burning demolition waste.	5
RA16	Dust / respirable crystalline silica / insulation fibres	Silicosis, cancer, respiratory disease, irritation	Operators, operatives, residents, public	4	5	20	Site Manager: task COSHH assessment for strip out, breaking, processing and crushing; minimise breakage and suppress at source, hopper and discharge. Maintain enclosed filtered cabs; keep doors/windows shut. No dry sweeping or compressed-air cleaning. Suitable RPE where required, face fit and clean-shaven seal or suitable alternative. Monitor exposure and boundary dust, arrange health surveillance where indicated; stop if suppression fails or dust migrates off site.	10
RA17	Noise from demolition, breakers and crusher	Hearing loss; nuisance and loss of communication	Operators, operatives, residents	4	4	16	Site Manager: assess personal exposure, apply quieter methods/attachments and maintain equipment; separate workers and define hearing-protection zones. Suitable hearing protection and surveillance where required. Baseline and staged boundary monitoring; agree action levels and permitted hours. Use reliable radio/visual signals; stop on trigger/complaint for investigation. Retain acoustic walls only where structurally safe.	8
RA18	Hand-arm and whole-body vibration	HAVS, back injury; adjacent structural damage	Tool users, plant operators, neighbours	4	4	16	Supervisor: favour machine methods over handheld breakers; suitable maintained low-vibration tools, assessed trigger-time limits and exposure records. Monitor operator whole-body exposure; maintain seats and haul routes, take breaks. Assess nearby structures/utilities and monitor vibration to agreed triggers; stop and investigate exceedance or damage.	8

Number	Hazard	Harm	Who is at Harm	Likelihood	Severity	Risk Rating	Controls	End Risk Rating
RA19	Suffolk House: seven-storey progressive demolition	Unplanned structural collapse; multiple fatalities	Operators, workers, neighbours, public	5	5	25	Demolition engineer/Site Manager: approve structural appraisal and detailed sequence for brickwork, concrete floors/walls and load paths; identify actual floor construction and reinforcement. Confirm building height, reach, stand-off and available debris zone before authorising high reach. Remove controlled sections top down; do not undermine or overload floors. Daily and stage inspections; stop on unplanned movement/cracking and engineer reviews before restart.	5
RA20	Suffolk House: concrete lift and stair core stability	Tall core overturn or collapse beyond zone	Operators, workers, neighbours, public	5	5	25	Demolition engineer: specify core reduction and interaction with floor diaphragms/restraints; identify lift machinery, counterweights and stored energy and confirm specialist removal/isolation status. Reduce cores with the surrounding structure in engineered stages. No isolated unsupported tall core or removal of essential restraints. No manual entry into partially demolished cores/shafts; maintain openings secure.	5
RA21	High reach excavator: overturn, overload or insufficient reach	Fatal crushing, falling boom/attachment	Operators, workers, public	4	5	20	Plant manager/TWC: verify actual machine configuration, attachment mass and manufacturer operating envelope against building height and sequence. Engineer-assessed working platform includes ground bearing, slab/voids, slopes, groundwater and edge stand-off; inspect and maintain. No improvised rubble ramp or reaching beyond limits. Competent high reach operator; functioning safety devices and protective cab; stop on instability or unsuitable wind.	5
RA22	Falling debris / flyrock / attachment projectiles	Impact, crushing, fatal injuries	Operators, banksmen, workers, public	5	5	25	Supervisor: engineered debris/collapse exclusion zone mapped for each stage, accounting for height, fragment size and adjacent receptors; no generic fencing distance. Keep banksmen and hose operators outside zone; use remote/plant-mounted suppression. Guarded demolition cabs; contain and control bites, avoid uncontrolled drops. No simultaneous work below active face. Stop if debris approaches zone boundary; redesign controls before restart.	5
RA23	High reach and attendant excavator interface	Collision, crushing or attendant struck by debris	Both operators, banksmen, ground workers	4	5	20	Supervisor: separate slewing/travel and processing areas. Attendant stays outside debris fall zone; high reach stops and makes face safe before authorised entry for clearance. Positive radio handover and confirmation that attendant is clear before demolition resumes. Agree priority, signals and blind-spot controls at daily briefing. Loss of communication means both machines stop.	5
RA24	Grenville House: timber roof, concrete walls, outer brick	Collapse of walls after roof/restraint removal	Operators, workers, public	4	5	20	Supervisor/engineer: confirm construction, shared walls and stability; approve top-down sequence. Remove roof in controlled sections and reduce upper-storey concrete/brick walls before ground storey. Maintain restraint or provide designed support; no undercutting, unsupported outer leaf or floor debris overload. Attendant clears only with safe separation and demolition paused where entering fall zone.	5

Number	Hazard	Harm	Who is at Harm	Likelihood	Severity	Risk Rating	Controls	End Risk Rating
RA25	Bungalows: flat timber roof, brickwork, UPVC glazing	Roof/wall collapse, glass projectiles	Operators, workers, neighbours	4	5	20	Supervisor: vacancy and pre-demolition sign-off; confirm shared walls and boundaries. Controlled roof removal followed by brick walls top down; maintain stand-off and lateral stability. Keep glazing/debris inside exclusion zone; do not drag roof across walls causing uncontrolled collapse. Segregate timber, UPVC and glass; no people within mechanical demolition zone.	5
RA26	Garages: steel purlins and brick walls after roof removal	Purlin spring-back, unrestrained wall collapse	Operators, workers, public	4	5	20	Supervisor: documented asbestos removal/cleaning handover before machine demolition. Assess roofless walls and adjoining garages; control sections and remaining restraint. Grip and remove purlins within attachment capacity; do not pull connected steel causing uncontrolled wall failure. Reduce walls top down; no manual recovery beneath unstable steel or masonry.	5
RA27	End-of-shift / interrupted demolition / adverse weather	Delayed collapse; windblown debris; injury	Workers, security staff, residents, public	4	5	20	Supervisor and operator: inspect before breaks/end of shift; reduce loose masonry, gables and isolated walls/cores to engineered stable condition. Never enter to stabilise without separate safe method. Review exposed structure after wind/rain and before restart. Secure zones overnight; remove loose materials, provide lighting/security as required. Stop for poor visibility, lightning or manufacturer wind limits.	5
RA28	Plant movement, slewing and loading shovel operations	Crushing, entrapment and collisions	Operators, banksmen, workers	4	5	20	Supervisor: segregate routes and processing zones; no pedestrian sorting beside operating machines. Competent authorised operators, daily checks, mirrors/cameras and warning devices. Seat belts and safe access; no riding buckets. Banksman remains visible outside slew/travel envelope. Park with attachments lowered and prevent unauthorised operation.	5
RA29	Attachment changes, quick hitch and hydraulic pressure	Dropped attachment, injection injury, entrapment	Operators, fitters, nearby workers	4	5	20	Operator/fitter: compatible rated attachments, manufacturer coupling/locking procedure and positive security check before use. Isolate plant, lower/support equipment and release stored hydraulic energy before maintenance. Exclude others during attachment change; never check leaks by hand or work beneath unsupported boom. Hydraulic injection requires urgent emergency medical treatment.	5
RA30	Slab, foundations and footings: breaker / excavation	Flyrock, collapse, machine instability	Operators, banksmen, ground workers	4	5	20	Supervisor: permit to dig and proven services first. Establish safe ground and stand-off, including possible basements/voids; assess adjacent foundations before removal. Control breaker blows and fragments; maintain water suppression. Progressive excavation with safe edge protection, access and no unsupported undercutting. No person beside active breaker or in excavator digging zone.	5

Number	Hazard	Harm	Who is at Harm	Likelihood	Severity	Risk Rating	Controls	End Risk Rating
RA31	Open excavations, old drains, shafts and confined spaces	Falls, collapse, drowning, toxic atmosphere	Workers, visitors, public	4	5	20	Supervisor: locate and fence/cover voids and shaft openings; inspect excavations and after changes. No entry into drains, basements or confined spaces under this assessment; separate assessment, permit and rescue plan needed if entry becomes necessary. Disconnect/cap redundant drains while protecting live drainage. Keep plant/stockpiles back by assessed distance; promptly backfill approved areas.	5
RA32	Stockpiles and crusher feed ramps	Face collapse, engulfment, excavator overturn	Operators, crusher crew, workers	4	5	20	Supervisor: designated stable stockpile areas; assess ground, pile height, slopes, ramp width/gradient and edge clearance. No overhangs or work beneath unsupported faces; no pedestrian climbing piles. Keep loads away from excavations/retained structures. Maintain ramp, drainage and routes; inspect after rain and regrading; use suitable plant within safe reach.	5
RA33	Crusher feeding, ejection and reinforcement	Flying material, crushing, whip/snag injuries	Crusher and excavator operators, workers	4	5	20	Crusher operator: trained operation and pre-use inspection, firm level set-up and segregated feed/discharge zones. Pre-sort and pre-size clean concrete/brick; remove timber, plastics, cables and unsuitable tramp metal. Control feed rate and reinforcement lengths to manufacturer limits; never overfill. Keep people away from hopper/magnet discharge; mechanically clear accumulated scrap only under safe separation.	5
RA34	Crusher conveyors, magnets and moving machinery	Entanglement, amputation, fatal crushing	Crusher crew, fitters, workers	4	5	20	Crusher operator: intact fixed/interlocked guards and tested emergency stops; no reaching into moving equipment. Exclude people from conveyors and magnet/scrap discharge. Isolate and lock off before maintenance/cleaning, prevent remote restart and verify zero energy. No hopper, chamber or conveyor entry permitted by these RAMS.	5
RA35	Crusher blockage / stored energy / unexpected restart	Ejection, crushing, fatal injury	Crusher operator, fitters, others nearby	4	5	20	Supervisor: stop feed and crusher immediately; secure exclusion zone. Manufacturer lock-off, verified electrical/hydraulic/mechanical isolation, restraint of stored energy and authorised specialist method agreed by senior management before clearance. No reaching in, levering live machinery or entering hopper/chamber. Emergency stop alone is not isolation; competent person controls restart.	5
RA36	Diesel refuelling, fuel storage and contamination	Fire, burns, dermatitis; soil/water pollution	Operators, fuel handlers, public	4	4	16	Supervisor: designated level fuel area away from drains, ignition and traffic; bund containment minimum 110% of stored container capacity as specified. Secure tank; engine off for refuelling and prevent overfill. Suitable gloves, controlled dispensing, spill kit and suitable extinguishers. Protect drains and report/contain spills; no washing fuel into drainage. COSHH brief and hygiene facilities.	4

Number	Hazard	Harm	Who is at Harm	Likelihood	Severity	Risk Rating	Controls	End Risk Rating
RA37	Suppression water, runoff and hoses	Slips, flooding, erosion, electrical contact	Workers, neighbours, road users	4	3	12	Supervisor: protect retained live water pipe and route hoses away from traffic or use protection. Regulate flow so platforms/stockpiles do not become unstable. Capture silt/runoff and protect drains; discharge only under agreed arrangements. Keep water away from electrical equipment; inspect slip/ice hazards and drainage, especially during cold weather.	6
RA38	Unexpected contaminated soil, chemicals or biological waste	Poisoning, burns, infection; environmental release	Excavator crews, waste handlers	3	4	12	Supervisor: visually monitor excavations/strip out for staining, odour, tanks, containers, sharps and biological contamination. Stop and isolate suspect material; competent sampling/assessment and separate controls before restart. No mixing contaminated material into crushing/backfill. Suitable hygiene/PPE and authorised waste route; specialist sharps handling, never bare-hand recovery.	4
RA39	Waste segregation, RORO exchange and loading	Crushing, falls, load spill; hazardous exposure	Drivers, operators, waste handlers, public	4	5	20	Supervisor: red loading zone and positive operator/driver agreement; driver in designated safe position outside loading arc. No people inside skips or beneath raised loads. Level stable skip positions, segregated asbestos/gypsum/metal/general streams; no overloading or projecting rebar. Secure loads and verify registered carrier, authorised facility and transfer/consignment records.	5
RA40	Backfilling voids / proposed match-day parking	Settlement, void collapse, vehicle overturn, punctures	Operators, client, future parking users	4	5	20	Site Manager/engineer: confirm scope, formation, residual voids, fill grading, layer thickness, compaction and verification criteria before placement. Use approved tested clean fill; remove nails/glass/rebar and unsuitable materials. Machine tracking alone does not demonstrate engineered compaction or suitability for public parking. Inspect/test to specification and obtain client acceptance before access; protect edges and maintain safe plant routes.	5
RA41	Poor housekeeping, lighting, slips and trip hazards	Falls, sprains, cuts; delayed escape	All workers and visitors	4	3	12	Supervisor: progressive waste removal, clear illuminated access/escape routes, protected leads/hoses and safe steps into plant. Maintain sound walkways away from rubble, excavations and processing. Clean welfare and handwashing available; no eating in contaminated work zones. Inspect throughout shift and after changes/weather.	6
RA42	Emergency response / lone work / delayed rescue	Worsened injury, unsafe attempted rescue	All workers, responders	3	5	15	Site Manager: confirm site address, emergency vehicle route via Suffolk Close, assembly point, first aiders and current suitable emergency department before induction; do not rely on unverified RAMS hospital details. Brief fire, service strike, collapse, asbestos release and MEWP rescue arrangements. Keep rescue routes clear; stop plant and secure unstable areas; no unplanned entry into collapse/void zones. Maintain communications and avoid isolated high-risk work.	5

Number	Hazard	Harm	Who is at Harm	Likelihood	Severity	Risk Rating	Controls	End Risk Rating
RA43	Human factors, competence and changing conditions	Errors causing collapse, collisions or exposure	Workers, subcontractors, public	4	5	20	Site Manager: check task-specific qualifications, machine category and experience; resolve competence descriptions against actual high reach plant. Brief RAMS/COSHH and obtain signatures; daily coordination of permits and zones. Manage fatigue, breaks and fit-for-work. Any changed structure, machine, sequence or scope requires competent review, recorded amendment and rebrief before restart.	5
RA44	Nesting birds: building and vegetation clearance	Disturbed or damaged nests, eggs or young; legal breach and ecological harm	Wild birds; workforce, neighbours and client	4	4	16	Site Manager: review ecological reports and planning conditions; programme works away from nesting season where practicable. Appoint suitably qualified ecologist and obtain a pre-works nest check (normally within 24 hours of relevant demolition/clearance in breeding season), including roofs, soffits, ledges and vegetation. Record and sign ecological hold point; brief all workers. If active/suspected nest: stop affected works immediately, protect area with ecologist-defined exclusion zone, do not move/disturb nest, seek ecologist assessment and written clearance before restart. Repeat checks after delays or changed conditions, including outside normal season where birds are active.	4

Guidance

Assess the level of risk using the matrix below by taking into account all the hazards identified, multiply the two numbers to give the 'Risk Score' and use the R.A.G. scheme to identify the residual risk level.

LIKELIHOOD	5	Low	Medium	High	High	High
	4	Low	Medium	Medium	High	High
	3	Low	Low	Medium	Medium	High
	2	Low	Low	Low	Medium	Medium
	1	Low	Low	Low	Low	Low
Risk Rating = Likelihood x Severity		1	2	3	4	5
		SEVERITY				

Notes

Score 15 -25 = **HIGH : DANGER**, task/activity should not proceed. Further control measures are to be put in place to reduce the risk. When in place the level of risk should be re-assessed for adequacy before work starts or continues.
Score 8-12 = **MEDIUM : SIGNIFICANT RISK** is attached to this task/activity. Look critically at ways of reducing the level of risk to a more tolerable level by improving existing control measures or by introducing new controls.
Score 1-6 = **LOW : TOLERABLE RISK** , still consider if risk is as low as reasonably practicable, if not try to reduce risk further by improving control measures. Keep under review and continue with task / activity.

E.g. Likelihood (4) x Severity (4) = **16 HIGH RISK**

Where the risk is **HIGH** or where it is **'reasonably practicable'** to reduce the risk further, risk control measures must be improved and a re-assessment carried out.

Likelihood of Harm
1 = Extremely unlikely to occur at any time.
2 = A rare combination of factors would be required for an accident to occur.
3 = Could happen but considered unlikely under normal circumstances.
4 = Not certain, but an additional factor may lead to an incident.
5 = Almost inevitable that an incident will result- Highly likely to occur!

Severity of Harm
1 = Negligible injury or no injury
2 = Minor injury requiring first aid.
3 = Lost time injury
4 = Single serious injury or single death
5 = Multiple deaths or serious injuries

List the risk control measures / safe systems of work that are required to enable safe working. These should be clearly defined, and should relate to the hazards that need to be controlled in the Risk Assessment

MAKE SURE YOU SIGN!!!

All operatives are to sign to confirm they have read and understand this Method Statement and accompanying Risk Assessment. Any operatives who are unsure of any items should seek further explanation or guidance from management.

All operatives to sign this form after reading and understanding the Method Statement and Risk Assessments attached.

PRINT NAME CLEARLY	SIGNATURE	DATE

6. AMENDMENT TO METHOD STATEMENT

Amendment Reference Number:	Details of Amendment:
1	Nesting-bird and ecological protection section added, including pre-works nest checks, STOP WORK and exclusion procedure, ecologist contact fields, ecological hold point and new risk assessment RA44. (Rev 1 – 04/11/2026)

Name of person completing amendment:	Position:	Date:
Amendment authorised by:	Position:	Date:
SIGNED	SIGNED	SIGNED

Amendment Reference Number:	Details of Amendment:
2	

Name of person completing amendment:	Position:	Date:
Amendment authorised by:	Position:	Date:
SIGNED	SIGNED	SIGNED



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