Construction Design and Management

Construction Environmental Management Plan (CEMP)

Prepared for Berkeley Homes (South East London) Ltd
By

Oakwood Demolition Limited

Project

Malt Street Regeneration Site - Land at Nye`s Wharf

Oakwood Demolition Limited (ODL)
Oakwood House
Edmonton
London N18 3BH

Document Control Sheet

PROJECT NAME: THE COMPANY -
DOCUMENT REFERENCE:

Version:	Detail:	Prepared By:	Checked By:	Checked By:	Checked By:
A	FIRST ISSUE	Mr M A Lennon Signature Date – September 2020	Mr B Holton Signature Date- September 2020		
B	Second Issue	January 2021			

CONTENTS PAGE

Appendices:

Construction Environmental Management Plan (CEMP)

This Construction Environmental Management Plan (CEMP) has been prepared by Oakwood Demolition from the pre-construction information provided by the client and Principal Designer. The document has been prepared to discharge Condition 3 of planning permission 17/AP/4596 (LPA Ref.) which is related to the re-development at Nye's Wharf.

Condition 3 of 17/AP/4596 states,

> *"No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) for the site has been devised based on the principles set out in the Framework CEMP prepared by Motion dated 24/22/17 and submitted with the application. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:*
>
> - *A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;*
> - *Compliance with the GLA guidance on Non-Road Mobile Machinery;*
> - *Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc., together with air and noise monitoring to demonstrate that potential impacts are being successfully controlled;*
> - *Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);*
> - *A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;*
> - *Details of the routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc. And*
> - *Details of accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.*
>
> *All demolition and construction work shall then be undertaken in strict accordance with the CEMP and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.*

The CEMP is a dynamic document that will change and develop throughout the project. All persons working on or visiting the site will be made aware of the availability of this plan and its contents.

1.1 Principal Contractor

Oakwood Demolition Limited will ensure the following obligations identified by the Construction (Design & Management) Regulations 2015 and other applicable legislation are complied with:-

(a) To develop the Construction Phase health and safety plan into a working project document, ensuring that it contains all the necessary information.

(b) Make clear to all contractors and operatives on the site (through site inductions) both the Clients requirements and Oakwood Demolition Limited's site-specific rules. Project Safety information will be disseminated through site inductions and weekly briefs/talks with operatives and contractors` representatives.

(c) Take reasonable steps to ensure that all contractors [including the self-employed] co-operate as far as is necessary to enable each of them to comply with relevant statutory provisions.

(d) Restrict site access to allow only authorised persons in by use of site security.

(e) Obtain from other contractors engaged to work on the project method statements and risk assessments pertaining to their own operations **particularly where they may impact on others.**

(f) Maintain the Safety Notice Board and the display of all Statutory Notices.

(g) Advise the Principal Designer of any discoveries or proposals regarding design matters.

(h) Procure the appointment of competent designers or contractors as far as is reasonably practicable through the use of the supply chain management process.

(i) Monitor the health and safety performance of persons and companies working on the Project.

(j) Secure all information that will be required for inclusion in the handover of the Health and Safety file so that the building owners / users can safely use and maintain the building.

(k) Maintain the provision of training and safety information to all those on site that may suffer risk to their own health, safety and welfare whilst working on the Project.

(l) Encourage an open-door policy and blame free safety culture in the reporting of hazards and useful work practices. The statutory requirement of all operatives to look after their own safety and not engage in activities which will put others at risk /cause them harm will be underlined.

The Health & Safety Executive has been advised of this project by the Principal designer on Notification of Project Form F10.

1.2 CDM Standards and Objectives for the Project

It is the intention of this company that:

- To adopt and implement the ICE Demolition Protocol
- To work in accordance with the Considerate Contractors Scheme
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings
- Activities shall be carried out in accordance with relevant statutory provisions to include the Construction Design & Management Regulations 2015;
- Facilities will be provided for both employer/employee and project team consultations on CDM matters, and information arising which has a health and safety/risk implication will be disseminated to those who may be so affected;
- Management of the Project shall include the encouragement and maintenance of the co-operation between all employees and individual project parties (i.e. consultants and contractors) working on the Project;
- Expert advice and assistance will be obtained where necessary to discharge obligations and duties identified within the CDM Regulations
- The works shall be completed in accordance with the quality standards specified, to programme and budget as per Client instruction

1.3 Safety Standards and Objectives for the Project

The Company will, in undertaking the works aspire to:

- Achieve zero fatalities, zero permanent disabilities and improve safety performance year on year;
- Comply with all current Health and Safety Legislation and Approved Codes of Practice;
- Ensure compliance with the clients safety requirements and publish these as part of the Project requirements;
- Work with and advise the Client in his aspiration to provide a ‘better’ environment for his employees;
- Maintain safe and unimpeded access and egress from the site, particularly for emergencies, and minimise the disruption to neighbours, (both vehicular and pedestrian);
- Identify and address all risks arising from both our, and our contractor`s activities to include fire;
- Police and co-ordinate, through our Site Health & Safety Co-ordinator the use of safe procedures, tools, plant, equipment and the appropriate use of Personal Protective Equipment (PPE); such as FFp3 dust mask

- In periods of Hot Sunny weather Tool box talks will be given regarding UV protection, protection cream will be supplied and available in the site office
- Work with the Clients direct contractors to maintain safety and site co-operation;
- Employ a Safety Manager/Advisor to carry out safety audits and inspections;
- Maintain adequate levels of welfare facilities for the work force, including contractors;
- Assess the impact of site activities on the environment and manage to minimise it;
- Identify and provide health and safety training to promote awareness of safety of self and others where necessary.

1.4 Oakwood Demolition Limited Site Safety Policy Statement

The Company regards the provision of a safe and healthy working environment on construction sites as a principal objective. This objective can only be achieved by the co-operation of the Company, employees, subcontractors, the client and his representatives and the main contractor. Co-operation must be at all levels within these different organisations through the structures established under the Construction Design and Management Regulations (CDM) 2015.

The Company will collaborate with all parties to provide the organisation, advice and resources to meet this commitment so far as is reasonably practicable. Authority to implement this policy is defined for all those who have a responsibility for health and safety.

The Company has established a series of management procedures to ensure that health and safety issues retain a high profile during all stages of the Company's activities. Such procedures are devised to conform with the requirements of CDM.

It is the responsibility of the Company to:

1. Sustain and carry out this policy by all means at their disposal;

2. Provide adequate safety and job training for all employees with particular attention to special safety training where appropriate;

3. Comply with the requirements of the relevant legislation, to undertake risk assessments of all activities and to ensure that safe systems of work and a safe working environment are put in place.

4. Ensure that the operations of the Company are carried out without risk to the health and safety of third parties.

The Company will seek to maintain a constant interest in all aspects of safety by effective consultation with all parties concerning hazards and incidents which affect health and safety at work and to prevent any adjustment or damage to plant and equipment which may create a hazard.

All managers and supervisors are responsible for the safety of employees, subcontractors and visitors in their charge and must ensure that policies and procedures are made known and are observed. It is their responsibility to ensure the effective delegation of these duties during their absence.

Employees, subcontractors and visitors to site are responsible for observing Company policies and procedures and for ensuring that at all times they work in a manner consistent with the safety of themselves and others.

The effectiveness of health and safety measures will be monitored continuously in order to ensure that both policy and practice are appropriate at all times to the activities of the Company.

All those involved in the construction phase have a statutory duty to comply with this Construction Phase Plan and to provide Oakwood Demolition Limited with any information which they have, which is needed to keep the Plan up to date. Anyone wishing to seek advice on compliance should contact Oakwood Demolition Limited.

2.0 CONSTRUCTION AND DEMOLITION WORKS: DETAILED SPECIFICATION

2.1 Project Name	Nye`s Wharf
2.2 Project Address	Nyes Wharf, Frensham Street, London, SE15 6TH
2.3 Scope of Works	Nyes Wharf demolition includes building H as detailed in the figure below. Further details once available will be submitted in regard to the construction phase of Nyes Wharf. Site hours will be: Monday to Friday - 08.00 am - 18.00 pm Saturday - 08.00 am - 13.00 pm 

2.4 Building H: Specification and Scope of Works

Building H:

Plant to be utilised

- 360 excavator with hydraulic shears, hydraulic breaker, concrete pulveriser.
- 360 excavator with bucket
- Various capacity roll-on/off containers
- Water Spraying equipment and vehicles

All plant will be operated by fully trained personnel holding CITB certificates of competence.

The following notifications will be applied for:

As per section 2.3 above.

1) Sequence of Works

- Soft Strip of all loose debris, fixtures and fittings
- Erect scaffolding to Malt Street elevation
- Preparation of building for demolition
- Demolition/Salvage /Recycling of materials

2) Asbestos Cement roof (SURVEY NO: JE/200227/2)

The asbestos cement roofs will be removed by using “Remote Dismantling Methods.” in accordance the HSE guidance note HSG189/2

Remote demolition such as deliberate controlled collapse will be used. This will give low exposures for both the equipment operators, and those who load the waste into lorries.

Points to consider during the removal:

1. Where possible, avoid breaking the sheets further,
2. Keep the material wet when working on it,
3. Where possible, lower the material onto clean hard surface,
4. Remove waste as soon as possible to avoid being broken further,
5. Do not bulldoze broken asbestos cement sheets into piles.
6. Do not dry sweep asbestos cement debris.
7. Dispose of the waste and debris safely.

During demolition works should further asbestos or suspected asbestos materials be found, work in the immediate area will stop, the area sealed off and new method of work agreed with our client, the relevant Authority and the Health and Safety Executive.

During the above works a fulltime “trained” supervisor will be present to supervise the works.

All asbestos removal will comply with current Control of Asbestos at Work Regulation 2012.

The dust control will be carried out using the “Dust Boss”.

3) Mechanical Demolition

- 360 Excavators with hydraulic shears, hydraulic breaker, concrete pulveriser.
- Brokk 40/180 remotely operated excavator
- Pneumatic demo guns, compressor and air lines
- Mobile crushing unit
- Scissor lift access platform
- Various capacity roll-on/off container
- Water spraying equipment

All plant will be operated by fully trained personnel holding CSCS certificates.

The machines will be fitted with a hydraulic shear /grabs pulverisers. Starting at the highest point of the structure the machine will cold cut the steel frame of the structure and progressively work its way through the floors and walls demolishing the remaining structure (s) inwards and downwards in a controlled manner.

2.4 Building H: Specification and Scope of Works

Nye`s Wharf is a single story steel frame building with an asbestos cement roof.

Remote demolition will be used to demolish the structure. 21ton excavator fitted with rotating attachments will be used.

This will follow a logical sequence i.e. working on an area by area basis, commencing at one end and progressing one bay at a time, taking care not to weaken any means of support the adjoining areas and never over-loading any sections of the structure with demolition rubble/waste.

This size and reach of the machines will ensure full height control during all demolition operations. Water being used for dust suppression will be delivered to the required location as a fine mist spray via the water system.

Using the Dust Boss during the demolition works the will reduce the need for vast amounts of water being used.

All the resulting debris such as hard core, concrete and steel will be processed and graded at ground level using 360 degree excavators with hydraulic shear, concrete pulveriser/nibblers, and grapple and bucket attachments. Dust control measures will continue to be implemented during the grading and loading of materials.

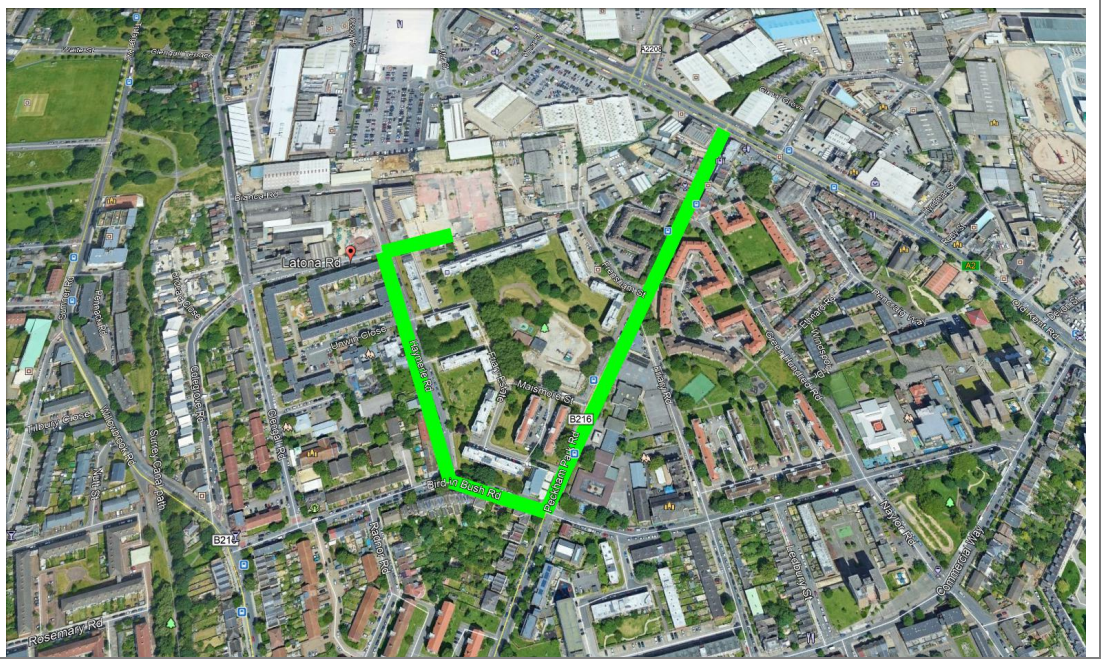
Operatives will be supplied with the necessary PPE required e.g. Safety Harnesses, High Vis vests, Safety Helmets, Safety Boots, Particle Masks, Ear defenders and other items as necessary. The material will be graded out and processed ready for recycling.

Haul Routes

The access to the site will be off the site gates off Olmar Street and will remain unobstructed at all times. 'Fire paths' for emergency vehicles will continue to be fully operational throughout the duration of the works.

Signage will be clearly displayed at the gates.

Throughout all works at site, haul routes will be specifically designated. The actual on-site routes may change, with time, as the works progress. Updates will be made available to LBS as and when they occur and be included in future versions of this CEMP.



2.5 General Execution and Safety	All works will be executed in accordance with current Health and Safety Executive requirements, BS 6187 (2000) Demolition Code of Practice and HSE Guidance Notes GS29 1, 3 & 4 and more generally will comply with the following where relevant to the works : Construction (Design & Management) Regulations 2007 The Provision and Use of Work Equipment Regulations 1992/98 (as amended) (PUWER) The Lifting Operations & Lifting Equipment Regulations 1998 (as amended) (LOLER) The Health and Safety at Work etc. Act 1974 PPE 2002 (as amended) Working at Height 2005 (amended 2007) RIDDOR 2013 COSHH Regulations 2002 (amended 2004) The Environmental Protection and Pollution Control Act 1990 The Health and Safety (First Aid) Regulations 1981 (as amended) Manual Handling operations Regulations 1992(as amended) Control of Lead at Work Regulation 2002 Protecting the Public - Your Next Move Control of Asbestos at Work Regulations 2006. Confined Spaces Regulations 1997 Management of Health & Safety at Work Regulations 1999 All of the above documents are available on request to our Site or Head Office Management. A copy of our company Health and Safety Policy Document will be available at site or upon request by parties to the contract, from our Head Office. As with all site works, hard hats will be worn at all times together with footwear suitable for site work. Protective equipment will be made available as required. Operatives will be required to wear high visibility vests. At no time will smoking be permitted on site. All plant operatives will hold a current CITB certificates and CSCS cards for the type of plant they will be operating, our company policy is to continuously upgrade and maintain high levels of training.
2.6 Existing Environment	The availability of existing drawings and information has been researched by the client, design team and all relevant information is included in the pre-construction information and design drawings/employers requirements.
2.7 Existing land use	The site is an irregular shaped plot of land which has an area of 0.3 hectares. It was previously in use as a coach depot (sui generis use class) until 2016 and remains in use for the ad hoc storage and maintenance of vehicles in association with vehicle recovery. The site currently comprises a number of poor-quality buildings around a large area of hardstanding. On the southwest boundary is a double height vehicle maintenance building. On the southern boundary of the site are temporary single and two storey porta cabins. On the eastern boundary there is a single storey prefabricated accommodation building as well as another two storey porta cabin. The site was historically used as a wharf for the loading and storage of timber, with the former Surrey Canal that passed the northern edge of the site transporting the materials. In the 1970s, the Surrey Canal was filled in. The site has a single vehicular and pedestrian access off Frensham Street.
2.8 Surrounding Area	The premises are located adjacent to nearby retail shops / warehouses flats /houses all of which will be kept informed for the purpose of noisy operations, in convenience and with minimal disruption. The rights of way, both pedestrian and vehicular, along adjoining roads and pavements must be kept clear for use of the public at all times.

2.9 Existing Services	The premises are served by existing services within the site boundary comprise of foul water system, Gas and electrical supplies to the perimeter. All services to the building are to be classed as live unless stated otherwise. The exact location of these services is not known and will be investigated and confirmed by the company to be appointed by the Client (Bellway Homes) prior to the commencement of any works on site, and in co-ordination with relevant local authority statutory provisions. Disconnection Certs must be presented by Berkeley prior to works commencing. The following will be contacted by; Open Reach- UKPN SGN, and Thames Water
2.10 Asbestos Report	An Asbestos survey has been carried out prior to demolition commencing by J England in February 2020. Report No: JE/200225/2 (see Appendices) Cement sheeting was also confirmed and will be covered under the NNLW reg. All certificates will be provided to the client on completion. Should any further suspect material be discovered, the Oakwood will stop work in the area, cordon it off and immediately inform the client / Principal Designer and issue a plan of work.
2.11 Ground Conditions	Ground conditions to be assessed daily. Where required crushed material will be used to improve ground conditions. If ground conditions are poor and design may be required by an engineer Method statement will be provided as required.
2.12 Programme	Nye`s Wharf 2 weeks for demolition

3.0 ENGINEERING MEASURES TO ELIMINATE OR MITIGATE IDENTIFIED ENVIRONMENTAL IMPACTS

For dust suppression, water will be delivered to the required location as a fine mist spray via the water system. Using the Dust Boss during the demolition works the will reduce the need for vast amounts of water being used.

Proposed measures for mitigating noise are found in Appendix 2 of this report.

Monitoring measures for both dust and noise are set out in Appendix 2 of this report.

4.0 CONTACT ARRANGEMENTS

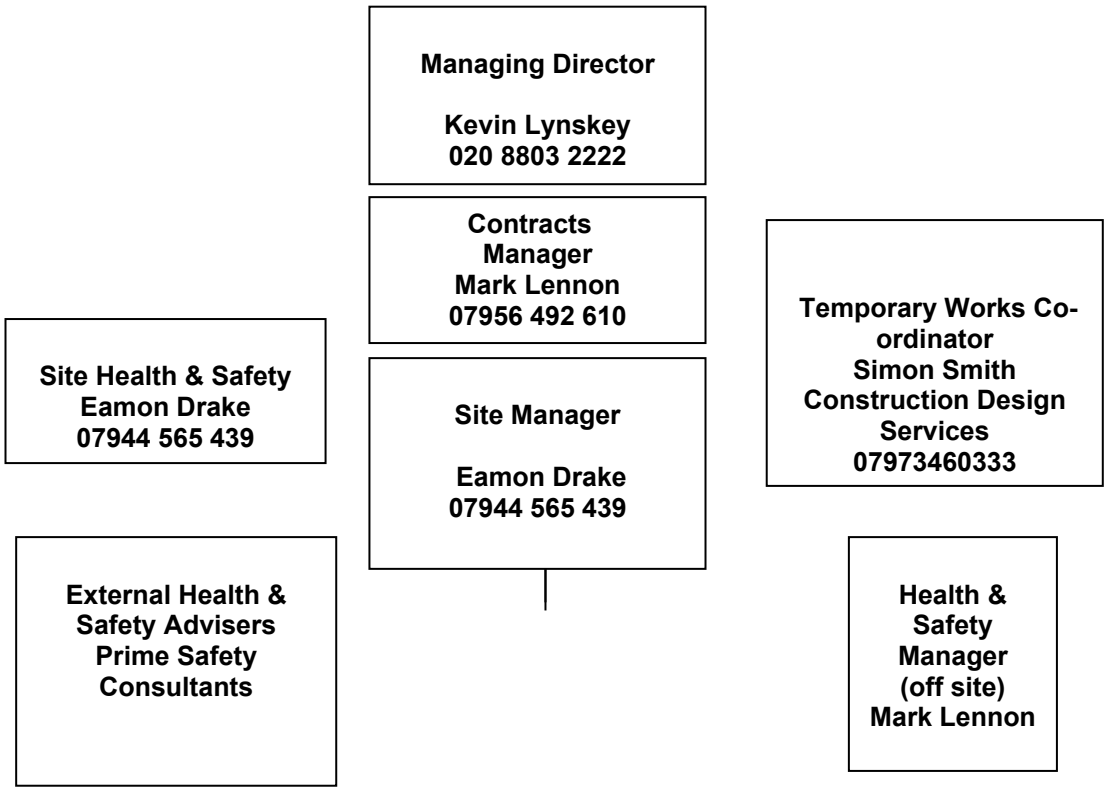
4.1 Management Team Function

The Project Team will communicate proactively with any local residents / businesses and other members of the public that may be affected by demolition activities.

All complaints will be recorded by the project team to ensure that any patterns are identified and that any reasonably practicable actions to address these concerns are considered.

4.2 Key Contact Information

Oakwood Demolition Limited has adopted the following management structure for this project:-



5.0 WASTE MANAGEMENT

All waste from the Site will be dealt within in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991.

Materials will be handled efficiently, and waste managed appropriately.

Further details of the management of waste are found in Appendix 3 (Pre-Demolition Audit) of this document.

5.1 Monitoring

Demolition waste management will be managed and monitored by the site team and audited by the Berkeley Homes Sustainability team. The demolition contractor will retain ultimate responsibility for ensuring waste is managed in line with this pre-demolition waste audit and all applicable legal requirements.

Waste removals will be recorded in the Berkeley Group Waste Data Tool and copies of all Waste Transfer Notes and Waste Consignment Notes will be held on file (digitally) in line with Duty of Care requirements.

5.2 Reuse, Recycling and Diversion from Landfill Targets

- 95% reuse and recycling target.
- Zero waste direct to landfill target (unless agreed by the Berkeley Homes Project Team and Sustainability Manager, where no other route is viable, for example, asbestos disposal).
- Landfill only permitted with written confirmation that the proposed site is landfill tax exempt and therefore classed as beneficial reuse.

6.0 SITE TRAFFIC AND LOGISTICS

Throughout all works at site, haul routes will be specifically designated and signage will be displayed indicating the routes to be taken.

5 MPH speed limit on site will be enforced with no loading before 8.00am Monday to Friday.

The demolition area will be separated by solid fencing such as pedestrian barriers / heras fencing and a set of internal gates installed.

Signage will be displayed clearly making out the haul route.

Works will progress across the site toward the site exit so that hard surfacing is only removed when it is no longer required.

In periods of dry weather, haul roads will be dampened down to prevent dust arising from moving vehicles.

In periods of wet weather, a road sweeper will be used as and when required.

See Appendix 1 of this report for Site Traffic and Logistics Plan.

6.1 Access/Egress

- The access to the Site will be off the existing site gates situated off Malt Street / Bianca Road and will remain unobstructed at all times.
- ‘Fire paths’ for emergency vehicles will continue to be fully operational throughout the duration of the works.
- Signage will be clearly displayed at the gates.

6.2 Deliveries

- Via main gate off Malt Street
- All deliveries will be met and reversed on site by competent banksman.
- Deliveries will be managed to run with the progress of works so that storage is kept to a minimum.
- Deliveries will not be unloaded adjacent to working areas without prior agreement from the Site Manager/Site Health & Safety Co-ordinator

6.3 Traffic/Pedestrian Routes

- Traffic and pedestrian routes will be displayed in the site office and will be amended as the works progress as per regulations 26 & 27.
- Pedestrian barriers will be erected.
- Double clipped Heras fencing will be erected around the working area(s) each day fencing will be erected as required around the units that is being worked on that day.
- The site supervisor is to ensure that safe access for operatives is maintained at all times.

6.4 Average Vehicle Movements

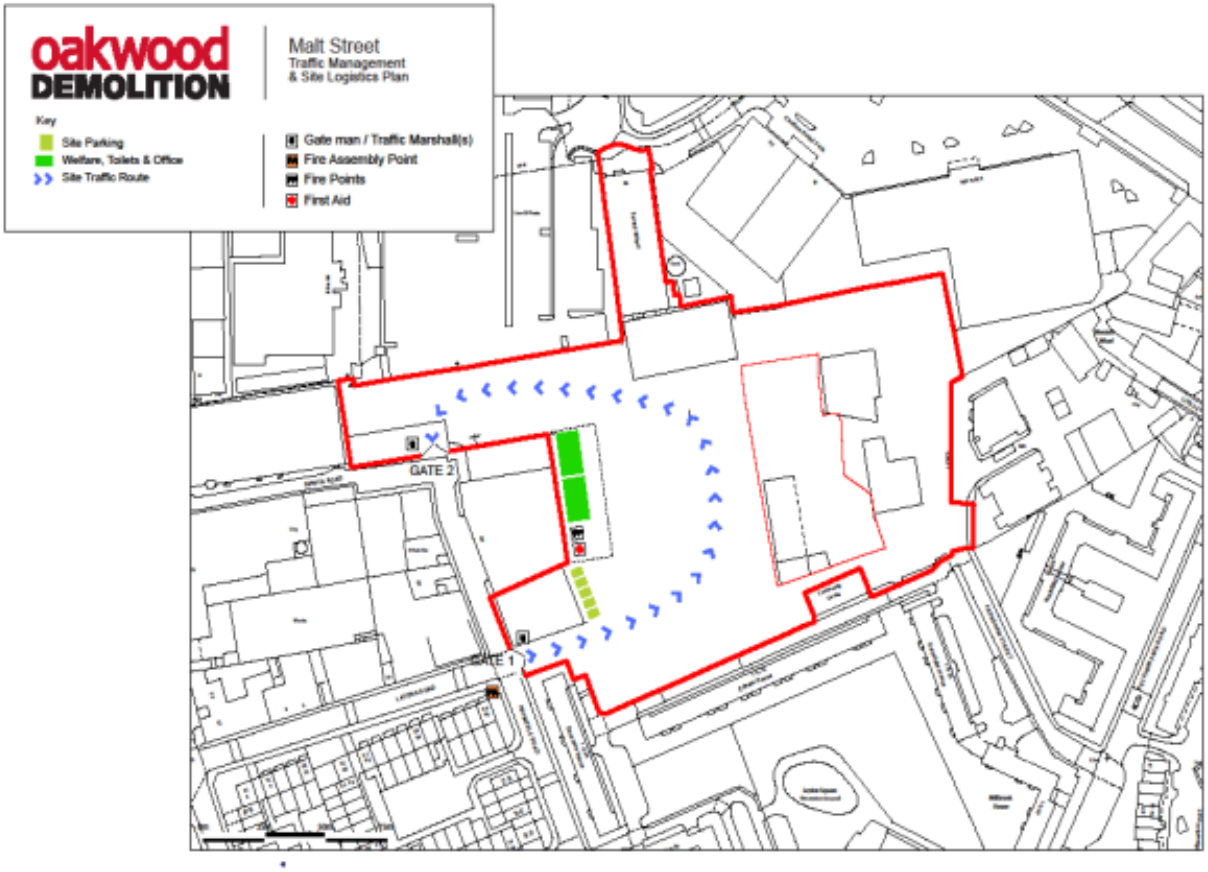
The average movements are as follows:

- Vans x 2no per day = total 2 movements per day
- Lorries x 1 roll-on-off movements per day = Total 1 movements per day
- Breakdown – 1 movements per week
- Management & Health and Safety site visits 4 per week

6.5 Accidents, Fire and Emergency Services

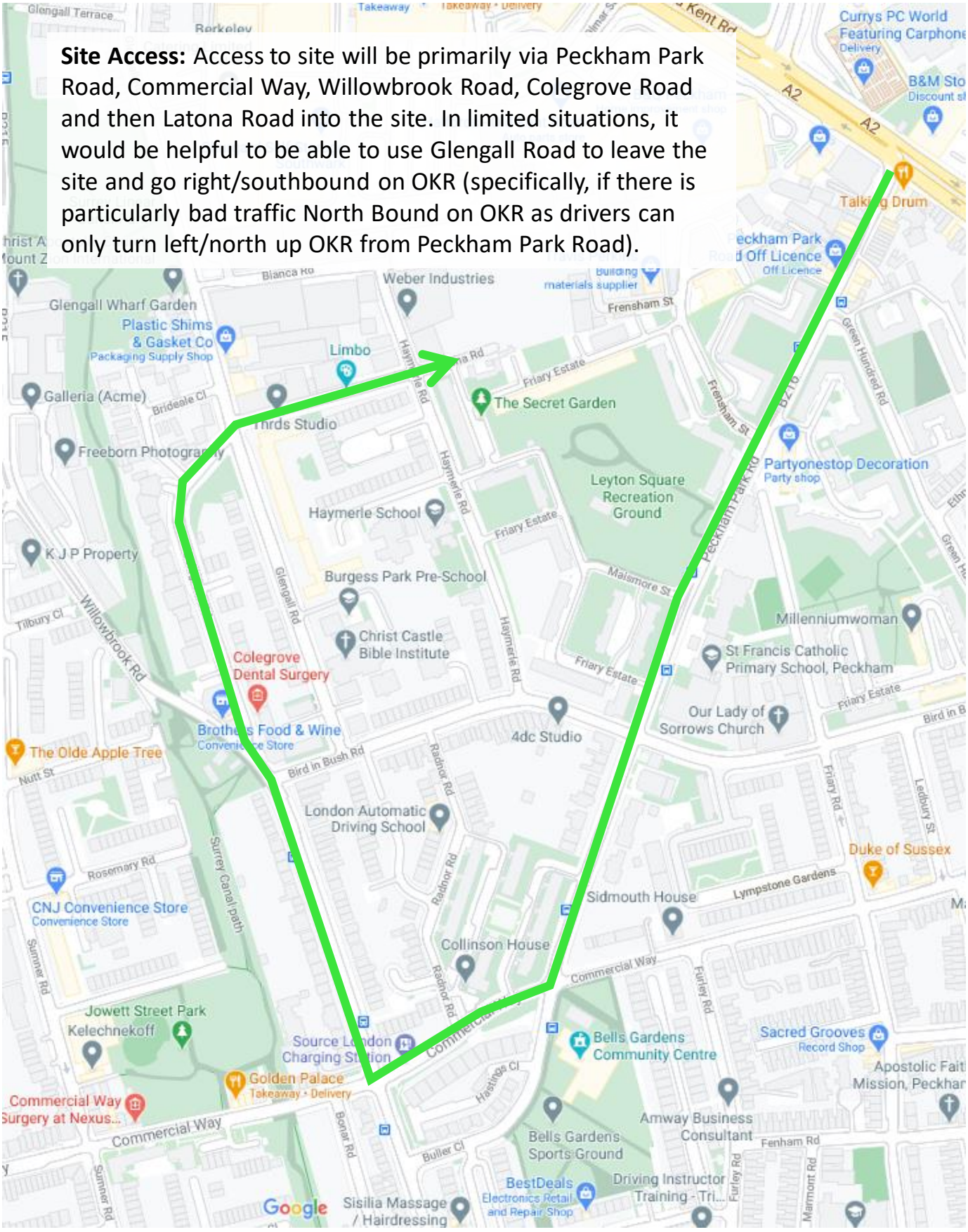
- Clear access for emergency personnel shall be kept at all times.
- All accidents will be reported, and details entered into the Site Accident Log; details will be forwarded in accordance with the Company Accident Reporting Procedure to the Health & Safety Advisor
- Site specific emergency arrangements will be explained as part of the site-specific induction and emergency contacts and details will be posted on the Safety Notice board
- A designated Site Fire Warden will be responsible for carrying out a fire risk management assessment and make recommendations; he/she shall monitor the site for compliance on an ongoing basis.

Appendix 1 - Site Traffic and Logistics Plan

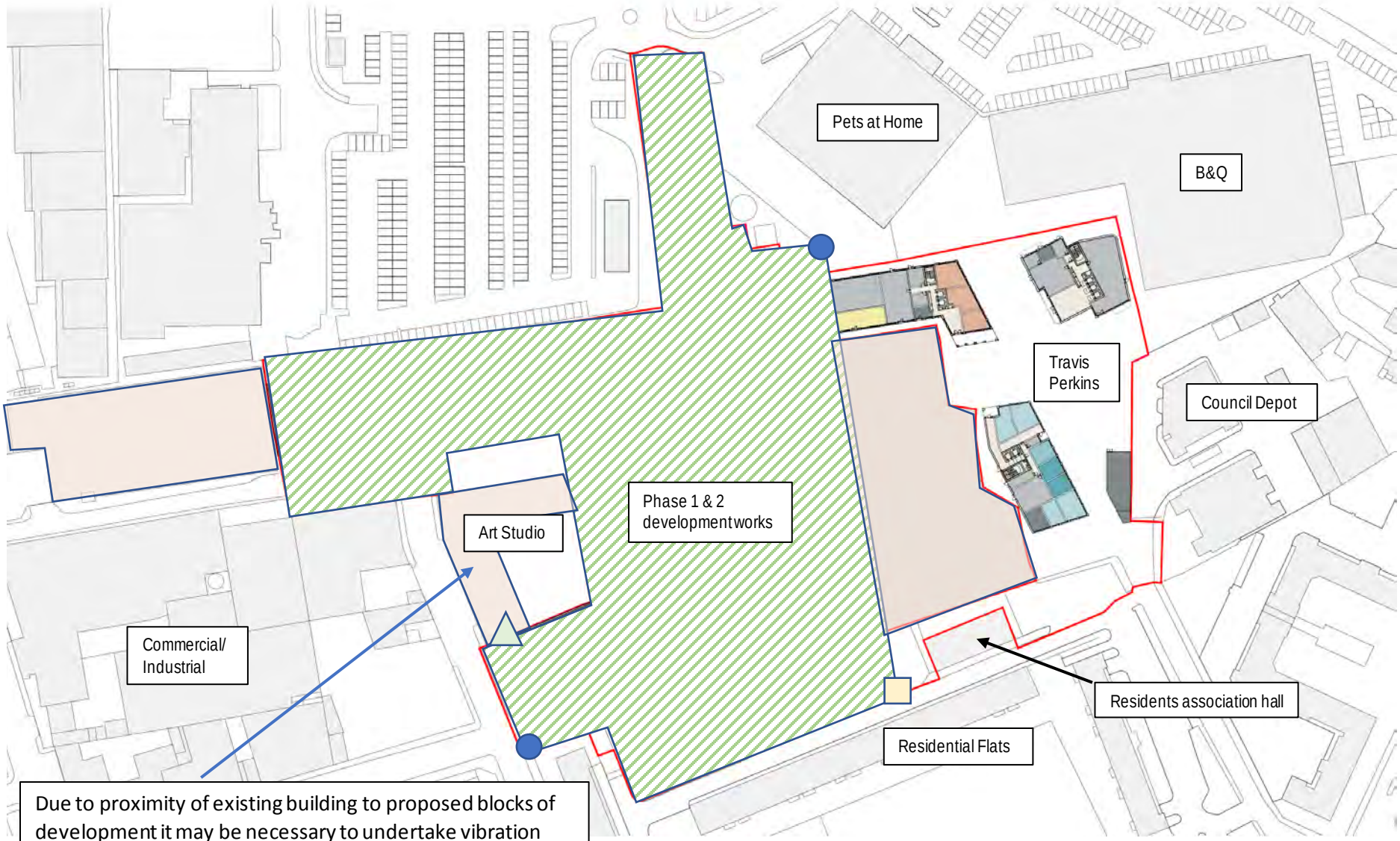


Demolition Site Access

Site Access: Access to site will be primarily via Peckham Park Road, Commercial Way, Willowbrook Road, Colegrove Road and then Latona Road into the site. In limited situations, it would be helpful to be able to use Glengall Road to leave the site and go right/southbound on OKR (specifically, if there is particularly bad traffic North Bound on OKR as drivers can only turn left/north up OKR from Peckham Park Road).



Appendix 2 – Noise and Dust Monitoring and Mitigation Measures


Pets at Home
B&Q
Travis Perkins
Council Depot
Phase 1 & 2 development works
Art Studio
Commercial/ Industrial
Residents association hall
Residential Flats
Due to proximity of existing building to proposed blocks of development it may be necessary to undertake vibration monitoring during demo, groundworks and piling activities

Proposed dust monitoring locations – minimum of two likely to be required during demolition.

Proposed vibration and noise monitoring location (one of each) specifically for the art studio given its proximity to the development.

Proposed noise monitoring location (one unit) to cover the community centre which will remain as well as the flats along the southern boundary of the site.

In total 5 units should be sufficient to cover the project demolition requirements given the proximity of sensitive receptors. Locations shown are indicative, final locations will be agreed as part of the site set up.

2x dust units as shown above
1x vibration for the art centre as shown above
2x noise units (one for the art centre and 1 for the community centre and residential flats along the southern boundary of the site)

Trigger Levels

The information below has been extracted from LBS's Code of Construction Practice for reference.

Noise

7.1.5.1 Noise

The following noise levels apply to all demolition and construction sites within the borough of Southwark;

Parameter :	TRIGGER (AMBER)	ACTION (RED)
Noise level :	75 dB(A) $L_{eq\ 15min}$ (short term) 70 dB(A) $L_{eq\ 10hr}$ (08:00-18:00)	80 dB(A) $L_{eq\ 15min}$ (short term) 75 dB(A) $L_{eq\ 10hr}$ (08:00-18:00)

Continuous noise monitoring is required on all MAJOR developments

Noise shall be continuously measured at the site boundary at agreed perimeter locations, particularly boundaries with sensitive receptors in close proximity.

Different levels, monitoring locations or measurement periods may be applied according to specific circumstances.

The guidance does state that different levels may be applied according to specific circumstances.

We propose that the short-term trigger and action levels are evaluated over 15-min intervals, as the LBS guidance. An action level exceedance protocol (i.e. red) would require consecutive breaches of the noise level (i.e. simultaneous breaches of two or more 15 minute levels etc.). This would indicate that the activity is sustained and therefore likely to be construction related.

Vibration

7.1.5.2 Vibration

Vibration affecting occupied buildings shall not exceed levels that are likely to give rise to damage to the building or discomfort to the occupants of the building. Vibration affecting unoccupied buildings shall not exceed levels that are likely to give rise to damage to the building. It will normally be appropriate to set limits in terms of Peak Particle Velocity (PPV).

In the absence of any other restrictions the following vibration limits shall apply:

- **1mm/sPPV at occupied residential and educational buildings**
- **3mm/sPPV at occupied commercial premises where work is not of an especially vibration sensitive nature or for potentially vulnerable unoccupied buildings**
- **5mm/sPPV at other unoccupied buildings**

We propose to follow the guidance in LBS code of construction practice. We will adopt a procedure whereby action level exceedances are as a result of consecutive breeches as opposed to individual exceedances as in our experience these are often caused by footfall or site operatives walking in close proximity to the sensors rather than actual construction related incidents.

The installation of the vibration sensor will likely need to be agreed with the Art Studio possibly as part of a Party Wall award. This will be discussed in more detail in due course.

Dust

7.2.3 Dust levels

Continuous dust monitoring is required on all MAJOR sites in Southwark

In the absence of any other national control limit, the IAQM's recommended site action levels are adopted, these are:

PM10 CONCENTRATIONS – Continuous monitoring

Parameter	TRIGGER (AMBER)	ACTION (RED)
Environmental Dust Units - PM_{10}	200µg/m^3 15 min	250µg/m^3 15min

DUST DEPOSITION – Batch Monitoring can be used to supplement continuous monitoring

- Frisbee-type Deposition Gauges: 200 mg/m^2/day, averaged over a 4-week period
- Glass Slide Deposit Gauges: 25 soiling units (SU) per week, measured as a running 4-week average
- Sticky Pads: 2-5% EAC/day, measured over a 1-week period

We propose to follow the guidance in LBS code of construction practice . As with noise and vibration exceedances we would recommend that action level breaches are due to consecutive exceedances of dust levels (i.e. 30 mins or more) and not just based on an isolated event which can occur often on construction sites due to atmospheric conditions and not construction related activities.

General Noise, Vibration and Dust Control Measures

BS5228 includes guidance on several aspects of construction site practices, including, but not limited to:

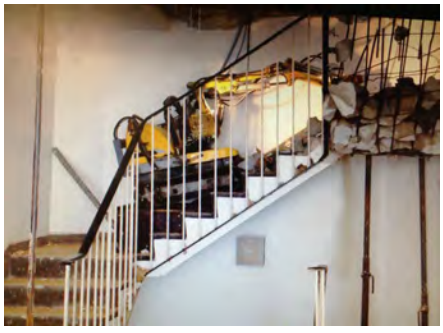
- Selection of quiet plant;
- Control of noise sources;
- Scaffold Screening;
- Hours of work;
- Liaison with the public;
- Setting of noise limits; and Noise monitoring.

Detailed comment is offered on these items in the following paragraphs. Noise control measures that will be considered include the selection of quiet plant, enclosures and screens around noise sources, limiting the hours of work and noise monitoring.

Selection of Quiet Plant

This practice is recommended in relation to sites with static plant such as compressors and generators. It is recommended that these units be supplied with manufacturers' proprietary acoustic enclosures where possible. The potential for any item of plant to generate noise will be assessed prior to the item being brought onto the site. The least noisy item should be selected wherever possible. Should a particular item of plant already on the site be found to generate high noise levels, the first action should be to identify whether or not said item can be replaced with a less noisy alternative.

Plant such as the Brokk 180 with a hydraulic muncher



High Reach excavators with hydraulic munchers

Scaffolding Screening

Typically screening is an effective method of reducing the noise level at a receiver location and can be used successfully as an additional measure to all other forms of noise control. The effectiveness of a noise screen will depend on the height and length of the screen and its position relative to both the source and receiver.

Full height scaffolding will be erected around Building D on the junction with Latona Road and Haymerle Road.

Also to Building A (Surrey Wharf) ASDA car park boundary wall and Olmar Street.

BS5228 states that on level sites the screen should be placed as close as possible to either the source or the receiver. The construction of the barrier should be such that there are no gaps or openings at joints in the screen material. In most practical situations the effectiveness of the screen is limited by the sound transmission over the top of the barrier rather than the transmission through the barrier itself. In practice screens constructed of materials with a mass per unit of surface area greater than 7 kg/m2 will give adequate sound insulation performance.

In addition, careful planning of the site layout should also be considered. The placement of site buildings such as offices and stores and in some instances materials such as topsoil or aggregate can provide a degree of noise screening if placed between the source and the receiver.

General Comments on Noise Control at Source

If replacing a noisy item of plant is not a viable option, consideration should be given to noise control “at source”. This refers to the modification of an item of plant or the application of improved sound reduction methods in consultation with the supplier. For example, resonance effects in panel work or cover plates can be reduced through stiffening or application of damping compounds; rattling and grinding noises can often be controlled by fixing resilient materials in between the surfaces in contact.

BS5228 states that “as far as reasonably practicable sources of significant noise should be enclosed”. In applying this guidance, constraints such as mobility, ventilation, access and safety must be taken into account. Items suitable for enclosure include pumps and generators. Demountable enclosures may be used to screen operatives using hand tools and will be moved around site as necessary.

In practice, a balance may need to be struck between the use of all available techniques and the proposals will be further developed as full and final method statements are worked up.

To help mitigate the dust the use of “dust boss” equipment will be used. The DB-60 is the fastest equipment for the toughest dust control jobs. The fine mist created by the unit captures airborne dust particles and drives them to the ground, helping us adhere to the toughest air quality standards. The DB-60 can cover up to 21,000 square feet (1,950 square meters) with up to 40° of oscillation, giving heavy-duty, long-range dust suppression.

Manfacturer - Dust Boss
Model - DB-60
Weight - 816.5 Kg
Manfacturer – Dustfighter
Model - 7500MPT
Weight -2300kg
Groundworks / Earthworks / Demolition / Dust Boss / Dust Suppression

Appendix 3 – Pre-Demolition Audit

PRE-DEMOLITION AUDIT

Project Name	**Malt Street Regeneration Site, SE15 6SD**
Project Reference	NK65
Site Address	**Nye's Wharf SE15 6SD**
Estimate Project Cost	20k
Client	Berkeley Homes (South East London)
Principal Contractor	Oakwood Demolition Limited
	Mark Lennon/ Director
Demolition Contractor	Oakwood Demolition Limited
	Mark Lennon / Director

The client and the principal contractor will take all reasonable steps to ensure that all waste from the site is dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991. Materials will be handled efficiently and waste managed appropriately.

Signed	
Name	
Company & Position	Client
Date	

Signed	
Name	
Company & Position	Principal Contractor
Date	

The purpose of this pre-demolition audit is to assess the reuse of buildings, structures, elements and products prior to demolition and recycling activities. This enables the waste hierarchy to inform the best approaches for managing buildings and structures at the end of their lives. The audit will follow the key principles of the Institute of Civil Engineers (ICE) Demolition Protocol 2008 to comply with BREEAM 2014.

The Principal Contractor will ensure the Demolition Contractor recovers material from any refurbishment or demolition in line with the 'recovery potential' actions, detailed in the final parts of the report.

Description of existing site	The site is an irregular shaped plot of land which has an area of 0.3 hectares. It was previously in use as a coach depot (sui generis use class) until 2016 and remains in use for the ad hoc storage and maintenance of vehicles in association with vehicle recovery. The site currently comprises a small number of poor-quality buildings around a large area of hardstanding. On the southwest boundary is a double height vehicle maintenance building. On the southern boundary of the site are temporary single and two storey porta cabins. On the eastern boundary

	there is a single storey prefabricated accommodation building as well as another two-storey porta cabin.
Description of scope	Asbestos Removal work as per the survey Demolition Down to top of slab Removal of all slabs and foundations Crush all material and retain on site (maximum stockpile height of 2.4m)

Building Re-use / Refurbishment Audit

The potential for building re-use or refurbishment should be considered during the feasibility stage of a project to identify any opportunities that may be overlooked.

Building Re-use/ Refurbishment Audit
Statement on the viability for reusing the building, influenced by the required design aesthetic, space, cost and socio-economic factors. Include statement of viability of deconstruction.
The refurbishment of existing structures on site is not deemed feasible and the intention is to demolish the existing structures on site. The site lies within an Allocated development site (OKR10) which comprises a series of development opportunities. Southwark Council has identified that OKR10 will deliver 3170 Homes and the Latona Road Mixed Use Employment Area wholly within OKR10 will deliver 600 jobs. As the site forms approximately 20% of OKR10 these objectives cannot be met unless there is comprehensive redevelopment of the site to deliver a scheme of a comparable density, scale and layout to what is proposed.
If viable, the percentage of external & internal components to be recovered should be stated as a New Building Recovery Index (NBRI) percentage, using area
N/A

Pre-Demolition Audit

Where demolition is set to occur it is necessary to maximise the recovery of material from demolition for subsequent high-grade/value applications. The Demolition Bill of Quantities (D-BOQ) provides details on available material types and quantities that have been established from non-intrusive site surveys and the review of plans. The estimated quantities should be used for completion of the project's Site Waste Management Plan (SWMP) as required by the SWMP Regulations 2008.

Pre-Demolition Audit **Demolition (or refurbishment) Bill of Quantities (D-BOQ)**			
Waste Type	**In situ quantity (tonnes)**	**Demolition Recovery Index (DRI) – Good Practice**	**Demolition Recovered Material Potential (tonnes)**
Concrete	5000	100%	5000
Stone / Rock	Nil		

Ballast	Nil		
Sand	Nil		
Tarmac	Nil		
Brick	2000	100%	2000
Concrete Block	Nil		
Aircrete Block	Nil		
Top soil (uncontaminated)	Nil		
Sub soil / Hoggin (uncontaminated)	Nil		
Glass	Nil		
Plastics (non biodegradable)			
Wood	60	100%	60
Plaster	20	100%	100
Carpet	5	100%	100
Metal	100	100%	100
General Rubbish	50	95%	95
Asbestos	25	0%	Nil

Recovery Potential

The recovery potential of materials will be recognised by the implementation of the following methods. The Principal Contractor will ensure the Demolition Contractor recovers material from any refurbishment or demolition in line with 'recovery potential' methods indicated below.

Recovery will follow the principles of the waste hierarchy, prioritising reuse over recycling and disposal where feasible.

Pre-Demolition Audit Recovery Potential Actions		
Waste Type	**European Waste Catalogue (EWC code)**	**Recovery Potential** - Description of reuse, recycling, recovery, disposal methods to be implemented - Detail of any potential (or actual) waste contractors to be used - Description of related issues that prevent reuse/recycling
Concrete	170101	RCA (recycled concrete aggregate) processed on site
Stone / Rock		NA
Ballast		NA
Sand		NA
Tarmac		NA
Brick	170102	RA (recycled aggregate) processed on site
Concrete Block	170101	RCA (recycled concrete aggregate) processed on site
Aircrete Block		NA
Top soil (uncontaminated)		NA
Sub soil / Hoggin (uncontaminated)		NA
Glass		NA
Plastics (non biodegradable)		NA
Wood	1602	Reclamation or shredding at Connect Waste, Dagenham

Plaster	170802	Plasterzone Limited, Barking
Carpet		NA
Metal	1704	Scrap or reclamation at LCM scrap E16 2EJ
General Rubbish	170904	Reclaimed at Powerday
Asbestos	170605*	Landfill (only option due to hazardous naturel) Mick George Cambridge / Pinden in Kent

Monitoring and Evaluation

Demolition waste management will be managed and monitored by the site team and audited by the Berkeley Homes Sustainability team. The demolition contractor will retain ultimate responsibility for ensuring waste is managed in line with this pre-demolition waste audit and all applicable legal requirements.

Waste removals will be recorded in the Berkeley Group Waste Data Tool and copies of all Waste Transfer Notes and Waste Consignment Notes will be held on file (digitally) in line with Duty of Care requirements.

Reuse, Recycling and Diversion from Landfill Targets

- 95% reuse and recycling target.
- Zero waste direct to landfill target (unless agreed by the Berkeley Homes Project Team and Sustainability Manager, where no other route is viable, for example, asbestos disposal).
- Landfill only permitted with written confirmation that the proposed site is landfill tax exempt and therefore classed as beneficial reuse.

Appendix 4 – Risk Assessment

OAKWOOD DEMOLITION LIMITED

Risk Assessment Library.

Number	Title
001	Demolition
002	Demolition
003	Demolition
004	Demolition
005	Vehicle Movements
006	Lifting Operations
007	Drilling concrete and masonry
008	Breaking using electric tools
009	Breaking using compressed air tools
010	Working at height
011	Cutting steel
012	Loading wagons
013	Wagon movements
014	Using cut off grinders
015	Demolition with hand tools
016	Cutting timber using chain saws
017	Working around holes and leading edges
018	Supervision of work
019	Excavating trial holes in footways
020	Breaking concrete/masonry using excavators c/w breaker
021	Erection of protection scaffold & monarflex
022	Excavator movement around site
023	Using mechanical & electrical hand tools
024	Excavating trial pits
025	Manual handling
026	Crushing operations

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Demolition	Risk Assessment Number	001 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lennon

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Demolition	Asbestos	EH	VL	IN	• Refer to existing survey, controlled removal, continuous air / background monitoring, Health monitoring for operatives.	EH	HU	MO	Demolition Contractor	Demolition Supervisor
		Dust / Noise	H	VL	IN	• Monarflexed scaffold, damp down with fine water spray, pumped supply. • Regular dust/noise monitoring.	H	HU	TO	Demolition Contractor	Demolition Supervisor
		Pigeon infestation	H	VL	IN	• Environmental clean and dispose of pigeon droppings / carcases from within buildings and structures.	H	HU	TO	Demolition Contractor	Demolition Supervisor
		Fuel	H	L	IN	• Fuel stored in double skinned bowser, drip trays under static plant, spill kits adjacent to refuelling.	H	HU	TO	Demolition Contractor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Demolition	Risk Assessment Number	002 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Demolition	Health & Safety of Site Operatives, Staff and General Public Site Security	EH	VL	IN	• Debris netting or Monarflexed scaffold with protection fans. • Maintain secure site boundary fencing. • Staff / Operatives to sign in and out of site. • Banksman at site entrance to protect pedestrians / traffic when vehicles accessing / egressing the site. • Provide full time security.	EH	HU	MO	Demolition Contractor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Demolition	Risk Assessment Number	003 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	Mick Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Demolition	Structural Stability	C	VL	IN	• Sequence demolition works to ensure structural stability is maintained – demolish top downwards on a bay-by-bay basis. • Continuously clear debris arising. • Banksman to control 360° excavator operations.	C	HU	MO	Demolition Contractor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Demolition	Risk Assessment Number	004 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Demolition	Live Services	C	VL	IN	• Mclaren to terminate live services at site boundary and provided temporary supplies. • Prior to soft strip check sockets / switches etc. • Prior to demolition of ground bearing slab carry out CAT cable scan. • Protect duct covers with steel plate.	C	HU	MO	Demolition Contractor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Vehicle Movements	Risk Assessment Number	005 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Vehicle Movements	Disruption to local traffic / pedestrians	C	VL	IN	• Draw up Traffic Management Plan. • Banksman to control traffic when entering / leaving site to protect pedestrians and other road users. • Banksman to control traffic / plant movements on site. • Banksman to prevent vehicles parking in road outside the site. • Coordinate deliveries, traffic movements to avoid Rush Hour etc. • Provide wheel washing / road cleaning. • Ensure stable ground conditions. • Locate underground services, protect where necessary.	C	HU	MO	Demolition Contractor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Lifting Operations	Risk Assessment Number	006 Page 1/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Lifting Operations	Overturning of Plant	C	VL	IN	• Appointment of lifting operations controller who will assess local conditions and lift requirements. • Check ground conditions. • Plan access route, account for any hazards i.e. overhead services. • Keep work area clear with exclusion zones as necessary, using barriers and signs • Ensure level area for setting up for lift.	C	HU	MO	Demolition Contractor	Demolition Supervisor
		Failure of Lifting Equipment	C	VL	IN	• Check all crane and lifting test certificates are in date. • Visual inspection of equipment prior to any lifting operations. • Check driver's certification. • Check F91 Register	C	HU	MO	Demolition Contractor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Lifting Operations	Risk Assessment Number	006 Page 2/2
		Method Statement Title and Number	NK65
Location/Area	Latona Road Peckham London	Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
	Lifting Operations using Cranes. (Continued).	Injury from falling equipment and materials	C	VL	IN	• All slinging and banking under control of appointed trained banks-man. • Keep work area clear & establish exclusion zones. • Brief everyone involved with lift on risks. • Establish means of signalling between crane op. & banks-man. • Use tag lines as appropriate • Hard hats, High visibility clothing, gloves and safety footwear to be worn at all times.	C	HU	MO	Demolition Contractor	Demolition Supervisor
		Entrapment, personal injury	C	VL	IN	• Establish exclusion zones, erecting barriers with appropriate signage. • Limit number of people in area.	C	HU	MO	Demolition Contractor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Drilling Concrete/Masonry	Risk Assessment Number	007 Page 1/2
		Method Statement Title and Number	NK65
Location/Area	Latona Road Peckham London	Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Drilling concrete using electric tools	Electric shock	C	VL	IN	• Cables & Tools in good condition. Inspect before use.	C	HU	MO	Drilling operatives	Demolition Supervisor
		Eye damage from flying debris/dust	EH	VL	IN	• Everyone within the area to wear eye protection. BS EN 166B Grade 1 impact.	EH	HU	MO	Drilling operatives/ Demolition Supervisor	Demolition Supervisor
		Damage to hearing	EH	VL	IN	• Everyone within the area to wear hearing protection. (Generic Noise Level 96DbA) to BS EN 352. • Wet drill/Damp down dust. • Clear dust/slurry regularly • All within exclusion zone to wear particle filter mask to BS EN 143	EH	HU	MO	Drilling operatives/ Demolition Supervisor	Demolition Supervisor
		Inhalation of concrete dust (silica)	EH	VL	IN		EH	HU	MO	Drilling operatives/ Demolition Supervisor	Demolition Supervisor

Key					
Severity		**Likelihood**		**Risk Rating**	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Drilling Concrete/Masonry	Risk Assessment Number	007 Page 2/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
	Drilling concrete using electric tools. (Continued)	Cuts and abrasions to hands	H	VL	IN	Wear protective gloves to BS EN 374	H	HU	TO	Drilling operatives/ Demolition Supervisor	Demolition Supervisor

Key					
Severity		**Likelihood**		**Risk Rating**	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Breaking Concrete/Masonry using Electric Tools	Risk Assessment Number	008 Page 1/2
		Method Statement Title and Number	NK65
Location/Area	Latona Road Peckham London	Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Drilling concrete using electric tools	Electric shock	C	VL	IN	• Cables & Tools in good condition. • Inspect before use.	C	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor
		Eye damage from flying debris/dust	EH	VL	IN	• Establish exclusion zone limiting access using barriers and signage. • Everyone within exclusion zone to wear eye protection. BS EN 166B Grade 1 impact.	EH	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor
		Damage to hearing	EH	VL	IN	• Establish exclusion zone limiting access using barriers and signage. • Everyone within exclusion zone to wear hearing protection. (Generic Noise Level 102DbA) to BS EN 352.	EH	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor
		Inhalation of concrete/masonry dust (silica)	EH	VL	IN	• Damp down dust. • Clear dust/slurry regularly • All within exclusion zone to wear particle filter mask to BS EN 143	EH	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Breaking Concrete/Masonry using Electric Tools	Risk Assessment Number	008 Page 2/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
	Drilling concrete using electric tools. (Continued)	Cuts and abrasions to hands.	H	VL	IN	• Wear protective gloves to BS EN 374	H	HU	TO	Operatives/ Demolition Supervisor	Demolition Supervisor
		Vibration White Finger	EH	VL	IN	• Use modern, well-maintained equipment (anti-vibration mountings etc). • Select labour (non-smokers etc). • Rotate labour. • Provide anti-vibration gloves.	EH	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Breaking Concrete/Masonry using Compressed Air Tools	Risk Assessment Number	009 Page 1/2
		Method Statement Title and Number	NK65
Location/Area	Latona Road Peckham London	Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Breaking concrete using compressed air tools	Eye damage from flying debris/dust	EH	VL	IN	• Establish exclusion zone limiting access using barriers and signage. • Everyone within exclusion zone to wear eye protection. BS EN 166B Grade 1 impact.	EH	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor
		Damage to hearing	EH	VL	IN	• Establish exclusion zone limiting access using barriers and signage. • Everyone within exclusion zone to wear hearing protection. (Generic Noise Level 102DbA) to BS EN 352.	EH	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor
		Inhalation of concrete/masonry dust (silica)	EH	VL	IN	• Damp down dust. • Clear dust/slurry regularly • All within exclusion zone to wear particle filter mask to BS EN 143	EH	HU	MO	Operatives/Demolition Supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Breaking Concrete/Masonry using Electric Tools	Risk Assessment Number	009 Page 2/2
		Method Statement Title and Number	NK65
Location/Area	Latona Road Peckham London	Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
	Breaking concrete using compressed air tools. (Continued)	Cuts and abrasions to hands.	H	VL	IN	• Wear protective gloves to BS EN 374	H	HU	TO	Operatives/ Demolition Supervisor	Demolition Supervisor
		Vibration White Finger	EH	VL	IN	• Use modern, well-maintained equipment (anti-vibration mountings etc). • Select labour (non-smokers etc). • Rotate labour. • Provide anti-vibration gloves.	EH	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor
		Environmental Noise	EH	VL	IN	• Use well-maintained, damped, modern machines. • Close all doors/access panels when in use. • Stop engine when not in use	EH	HU	MO	Operatives/Demolition Supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Working at Height	Risk Assessment Number	010 Page 1/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Working at height	Personnel Falling	C	VL	IN	• Work off appropriate working platform, handrails, toe-boards, debris netting as required. • Scaffolding erected by CITB Scaffolders. • Alloy towers erected by trained operatives. • Suitably trained operatives using MEWP's • Work involving leaning out or if working outside appropriate working platform (i.e. open leading edge), full body safety harness must be worn at all times connected to appropriate anchor point.	C	HU	MO	Operatives and supervisor Operatives and supervisor	Demolition Supervisor Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Working at Height	Risk Assessment Number	010 Page 2/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Working at Height	Falling Materials/equipment	C	VL	IN	• Keep working platforms clear of equipment and materials • Working at height regulations 2005	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key					
Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Cutting Steel using Oxy/Propane	Risk Assessment Number	11 Page 1/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Cutting steel using oxy/propane burning gear	Fire/explosion	C	VL	IN	• Ensure trained, experienced operatives are used • Daily inspection of hoses and equipment. • Gas bottles in bottle cage/trolley • Flash back arrestor fitted. • Hot work permit requested and issued. • Fire watchman in place c/w fire extinguishers. • Minimise combustible materials.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Eye injury to burner/welder	EH	VL	IN	• Burner to wear eye goggles/visor to BS EN 169.	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Damage to hearing	EH	VL	IN	• Hearing protection to be worn by burner to BS EN 352	EH	HU	MO	Operatives and supervisor	Demolition Supervisor

Key					
Severity		**Likelihood**		**Risk Rating**	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Cutting Steel using Oxy/Propane	Risk Assessment Number	011 Page 2/2
		Method Statement Title and Number	NK65
Location/Area	Latona Road Peckham London	Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
	Cutting steel using oxy/propane burning gear	Burns	EH	VL	IN	• Hands arms and legs to be covered at all times. Leather gauntlets to be worn.	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Fume causing respiratory disease and systemic poisoning.	C	VL	IN	• Good natural ventilation. • Forced ventilation. • Air flow masks • Blood lead levels monitored.	C	VL	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Loading Wagons using an excavator	Risk Assessment Number	012 Page 1/1
		Method Statement Title and Number	NK65
Location/Area	Latona Road Peckham London	Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Loading Wagons	Persons being trapped hit by wagons or excavator	C	VL	IN	• Exclude all pedestrian movement from loading area. Pedestrian areas barriered off and signed. • Only trained/competent operators to be used (CITB). • All vehicle movements controlled by dedicated trained banks-man.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Injury to wagon driver	C	VL	IN	• Wagon driver must not remain in cab if bucket travels over cab. • Wagon driver must not stand on top of lorry during loading • Wagon driver must wear correct PPE when out of cab.	C	HU	MO	Wagon Driver/Banksman	Demolition Supervisor
		Injury/damage through failure of equipment	C	VL	IN	• Ensure that machinery in good repair and well maintained.	C	HU	MO	Demolition Fitter	Demolition Supervisor
		Dust created during loading	EH	VL	IN	• Ensure stockpile is damped down using water spray	EH	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Wheelwashing	Risk Assessment Number	013 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Wagon movement onto/off of site	Persons being trapped hit by wagons.	C	VL	IN	• Wherever possible provide pedestrian free traffic route • Wagon drivers to be briefed. • All vehicle movements controlled by dedicated trained banks-man.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Mud carried onto public highway.	C	VL	IN	• Wagon wheels must be cleaned when leaving site • Provision should be made for mechanical road sweeping, especially during wet weather. • All vehicle movements controlled by dedicated trained banks-man	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Injury to Operatives	C	VL	IN	• Wagon drivers and operatives to be aware of each others positions. Drivers to follow operatives instructions	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Using Cut Off Grinder	Risk Assessment Number	014 Page 1/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Using Cut Off Grinder	Injury from flying debris/blade shattering	C	VL	IN	• Ensure only trained, experienced operatives are used • Whenever possible establish exclusion zone, limiting personnel in area.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Eye injury	EH	VL	IN	• Eye Protection must be worn to BS EN 166B Impact Grade 1	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Damage to hearing	EH	VL	IN	• Hearing protection to be worn to BS EN 352	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Inhalation of dusts	EH	VL	IN	• Good ventilation. If not then forced ventilation • All within exclusion zone to wear particle filter mask to BS EN 143	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Cuts and abrasions	EH	VL	IN	• Wear protective gloves to BS EN 374	EH	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Using Cut Off Grinder	Risk Assessment Number	014 Page 2/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
	Using Cut Off Grinder (Continued)	Fire/explosion (Particularly during fuelling)	C	VL	IN	• Hot work permit requested and issued. • Fire watchman in place c/w fire extinguishers. • Minimise combustible materials • Store petrol in correct type of containers. • Establish safe refuelling system with fire extinguisher to hand	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Demolition with Hand Tools	Risk Assessment Number	015 Page 1/2
		Method Statement Title and Number	NK65
Location/Area	Latona Road Peckham London	Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Demolition with hand tools	Injury from poorly maintained, wrongly used tools	EH	VL	IN	• Ensure only trained, experienced operatives are used. • Operatives given briefing on work to be carried out. • Daily inspection of all tools to be carried out	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Eye injury from flying debris	EH	VL	IN	• Eye Protection must be worn to BS EN 166B Impact Grade 1	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Inhalation of dusts	EH	VL	IN	• Damp down to suppress dust • Good ventilation. If not then forced ventilation • All within work area to wear particle filter mask to BS EN 143	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Cuts and abrasions	EH	VL	IN	• Wear protective gloves to BS EN 374	EH	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Demolition with hand tools.	Risk Assessment Number	015 Page 2/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
	Demolition with hand tools. (Continued)	Slips and trips	EH	VL	IN	• Ensure that access/egress are kept clear • Ensure that Materials are stored correctly and removed as soon as practicable. • Ensure good level of lighting	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Cutting Timber Using Chainsaw	Risk Assessment Number	016 Page 1/3
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Cutting Timber using Chainsaw	Cuts from tool	C	VL	IN	• Ensure only trained, experienced operatives are used. • Inspection of all tools and equipment to be carried out. o Guards in position & not damaged. o The chain, guide bar & sprocket are undamaged. o All external fittings are secure. o The chain is sharp & tensioned correctly. o The lubrication system is working correctly. • Chainsaw operator boots or Safety boots with ankle protecting gaiters	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Cutting Timber Using Chainsaw.	Risk Assessment Number	016 Page 2/3
		Method Statement Title and Number	NK65
Location/Area	Latona Road Peckham London	Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
	Cutting Timber Using Chainsaw (Continued)					• Kevlar leggings or similar multi layer chain clogging material to BS EN 381 • Protective gloves to Bs EN 381					
		Inhalation of dusts	EH	VL	IN	• Good ventilation. If not then forced ventilation • All within work area to wear particle filter mask to BS EN 143	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Eye injury from flying debris	EH	VL	IN	• Full face visor to be worn to BS EN 381	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Slips and trips	C	VL	IN	• Ensure work area is clear of all obstacles, trip hazards etc. • Ensure that access/egress routes are kept clear • Ensure good level of lighting	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Cutting Timber Using Chainsaw	Risk Assessment Number	016 Page 3/3
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
	Cutting Timber Using Chainsaw (Continued)	Damage to Hearing	EH	VL	IN	• Hearing protection to be worn to BS EN 352	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Fire/explosion during fuelling	C	VL	IN	• Establish safe refuelling system • Have Fire extinguisher to hand.	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Working Around Holes and Leading Edges	Risk Assessment Number	017 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Working Around Holes and Leading Edges	Fall of Persons from Height Materials Falling From Height	C	VL	IN	• Ensure only trained, experienced operatives are used. • Barriers are erected around all holes and across leading edges. • If work involves leaning out beyond a barrier/leading edge, full body harness must be worn c/w lanyard/inertia reel device. Adequate anchorage must be provided/used. • Where leading edges are open during debris clearance then operatives must be clearly briefed and supervised. • A total exclusion zone should be established below holes and leading edges. Access below these areas must be strictly controlled.	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Supervising Site Works	Risk Assessment Number	018 Page 1/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Supervising Site works	Personal injury due to being hit/entrapment by plant.	C	VL	IN	• Ensure exclusion zones are in place and they are complied with.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Eye injury due to flying debris.	EH	VL	IN	• Everyone in proximity of activity to wear eye protection. Grade 1 Impact to BS EN 166B	EH	HU	MO		
		Noise induced hearing loss.	EH	VL	IN	• Ensure that exclusion zones are set up and complied with. • Restrict numbers inside zone. • Ensure all within zone wear hearing protection to BS EN 352	EH	HU	MO		
		Slips and trips	H	VL	IN	• Good standard of house-keeping. • Store materials in an appropriate manner. • Ensure adequate natural or task lighting is available.	H	HU	TO		

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Supervising Site Works.	Risk Assessment Number	018 Page 2/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
	Supervising Site Works.(Continued)	Dust causing respiratory problems	EH	VL	IN	• Ensure that dust is suppressed by damping down. • Ensure where appropriate that RPE particle masks are worn to BS EN 149	EH	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Excavations	Risk Assessment Number	019 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Excavations	Interface with Public	EH	VL	IN	• Ensure exclusion zones are in place with adequate solid barriers (Heras fencing) and signage.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Penetration of live services causing fire/explosion and injury	C	VL	IN	• Ensure existing survey information is available. • Liase with statutory authorities. • Complete cat/genny cable detection survey. • Ensure permit to dig is applied for and issued before commencing work.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Excavated material causing trip hazard	H	VL	IN	• Material removed for re-use or disposal	H	HU	TO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Breaking Concrete Using Excavator With Hydraulic Breaker	Risk Assessment Number	020 Page 1/1
		Method Statement Title and Number	NK65
Location/Area	Latona Road Peckham London	Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Breaking Concrete using Excavator with Hydraulic Breaker	Personal injury due to being hit/entrapped by plant.	C	VL	IN	• Only trained/competent operators to be used (CITB). • Ensure exclusion zones are in place with adequate solid barriers and signage.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Eye injury due to flying debris.	EH	VL	IN	• Exclude all other work within area. If necessary erect Debris netting screens to prevent flying debris.	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Damage to Hearing	EH	VL	IN	• Ensure that exclusion zones are set up and complied with. • Restrict numbers inside zone. • Ensure all within zone wear hearing protection to BS EN 352	EH	HU	MO	Operatives and supervisor	Demolition Supervisor
		Dust created from breaking	H	VL	IN	• Use fine water mist to suppress dust. • All within work area to wear particle filter mask to BS EN 143	H	HU	TO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Erection of Protection Scaffold and Monaflex	Risk Assessment Number	021 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Erection of protection scaffolding	Falls from height	C	VL	IN	• Only CISRS Scaffolders to erect scaffolding. • Scaffolders to wear full body harnesses c/w lanyards or use inertia reel devices • Above 4m Scaffolders must be anchored. • No one to use scaffolding until hand over certificate is issued. • Once handed over weekly inspections to be recorded in F91 Scaffold Register.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Falling Materials	C	VL	IN	• Exclusion zone must be established below scaffold erection works, using solid barriers and appropriate signage.	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Excavator movement around site	Risk Assessment Number	022 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Moving excavator around site.	Persons being trapped/ hit excavator	C	VL	IN	• Exclude all pedestrians from area. Wherever practicable areas to be barriered off and signed. • Only trained/competent operators to be used (CITB). • All vehicle movements controlled by dedicated trained banks-man.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Overturning excavator	C	VL	IN	• Only trained/competent operators to be used (CITB). • All vehicle movements controlled by dedicated trained banks-man • Ensure that machinery in good repair and well maintained. • Ensure that route to be travelled is clear of obstructions, reasonably level, not liable to move/subside.	C EH	HU HU	MO MO	Operator & Banksman	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Using mechanical or electrical hand tools.	Risk Assessment Number	023 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	N
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Using mechanical or electrical hand tools	Eye damage from flying debris/dust	EH	VL	IN	• Everyone within the area to wear eye protection. BS EN 166B Grade 1 impact.	EH	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor
		Damage to hearing	EH	VL	IN	• Everyone within the area to wear hearing protection. (Generic Noise Level 102DbA) to BS EN 352.	EH	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor
		Inhalation of dust	EH	VL	IN	• Damp down dust. • Clear dust/slurry regularly • All within exclusion zone to wear particle filter mask to BS EN 143	EH	HU	MO	Operatives/ Demolition Supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Excavations	Risk Assessment Number	024 Page 1/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Excavations	Interface with Third Parties	EH	VL	IN	• Ensure exclusion zones are in place with adequate solid barriers (Heras fencing) and signage. If in road Street Works training required .	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Penetration of live services causing fire/explosion and injury	C	VL	IN	• Ensure existing survey information is available. • Liase with statutory authorities. • Complete cat/genny cable detection survey. • Ensure permit to dig is applied for and issued before commencing work. • If services identified excavate by hand.	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key					
Severity		**Likelihood**		**Risk Rating**	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Hamful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Excavations	Risk Assessment Number	024 Page 2/2
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Excavations (Continued)	Collapse of trench/pit	C	VL	IN	• Work carried out by experienced trained operatives with adequate supervision. • Spoil/materials stored clear of top of excavation or removed as it arises.	C	HU	MO	Operatives and supervisor	Demolition Supervisor
		Persons falling into pit/trench	C	VL	IN	• Adequate edge protection erected • Adequate secure ladder access installed	C	HU	MO	Operatives and supervisor	Demolition Supervisor

Key

Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	Harmful	Slightly Harmful
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Manual Handling	Risk Assessment Number	025 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Manual Handling – loading / unloading, carrying materials, moving materials	Interface with Third Parties	H	VL	IN	• Wear protective gloves to BS EN 374. • Correct lifting procedures and share loads. • Use mechanical means where possible.	H	UL	MO	Operatives and supervisor	Demolition Supervisor

Key					
Severity		**Likelihood**		**Risk Rating**	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	**Extremely Harmful**	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

OAKWOOD DEMOLITION LIMITED

Hazard/Risk Assessment

Operation/Task	Crushing Operations	Risk Assessment Number	026 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Concrete crushing on site	Personal injury due to being hit/entrapped by plant.	C	VL	IN	• Only trained/competent operators to be used (CITB). • Isolate to clear blockage • Follow manufacturers procedures • Experienced fitter only to work on the crusher • Exclude all other work within area.	C	HU	M O	Operatives and supervisor	Site manager
		Eye injury due to flying debris.	EH	VL	IN	• Restrict numbers near plant •	EH	HU	M O	Operatives and supervisor	Site manager
		Damage to Hearing	EH	VL	IN	• Ensure all within area wear hearing protection to BS EN 352	EH	HU	M O	Operatives and supervisor	Site manager
		Blockages/Maintenance Works	EH	VL	IN	• Crushing Plant to be turned off and immobilised prior to clearing of blockages/maintenance works. • All maintenance works to be carried out by competent person.	EH	HU	M O	Operatives and supervisor	Site manager
		Dust created from crushing	H	VL	IN	• Use fine water mist to suppress dust.	H	HU	TO	Operatives and supervisor	Site manager

Key					
Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

OAKWOOD DEMOLITION LIMITED

Operation/Task	Working from ladders	Risk Assessment Number	026 Page 1/1
Location/Area	Latona Road Peckham London	Method Statement Title and Number	NK65
		Name of Person Completing Assessment	M Lardner

Item	Activity	Hazards/Risks Identified	Risk Rating			Control Measures	Residual Risk			Responsibility	Monitoring Responsibility
			S	L	RR		S	L	RR		
1	Working from ladders	Falling from larder ladder slipping	C	VL	IN	• Select correct ladder for use o avoid overreaching • Ensure the ladder is secured or footed. • Follow manufacturers procedures • Ladders to be used for short term work only • Operatives to secured with harness and lanyard to 360 excavators arm at anchor point. • Reduce working height by using lowest slinging points. • Erect ladder at correct angel of 4-1	C	HU	MO	Operatives and supervisor	Site manager
2		Failure of ladder structure.	C	L	IN	• Carry out pre inspection of the ladder before use • Operatives not to carry any weight while on ladder	C	HU	MO	Operatives and supervisor	Site manager

Key					
Severity		Likelihood		Risk Rating	
C	- Catastrophic	**VL**	- Very Likely	**IN**	- Intolerable
EH	- Extremely Harmful	**L**	- Likely	**SU**	- Substantial
H	- Harmful	**UL**	- Unlikely	**MO**	- Moderate
SH	- Slightly Harmful	**HU**	- Highly Unlikely	**TO**	- Tolerable

	Catastrophic	Extremely Harmful	**Harmful**	**Slightly Harmful**
Very Likely	Intolerable	Intolerable	Intolerable	Substantial
Likely	Intolerable	Intolerable	Substantial	Moderate
Unlikely	Substantial	Substantial	Moderate	Tolerable
Highly Unlikely	Moderate	Moderate	Tolerable	Tolerable

Approved By Name (Print) M Lennon Signature Date October 2020

OAKWOOD DEMOLITION LIMITED

Appendix 5 – Covid-19 Site Operating Procedures

Site Operating Procedures

TOOLBOX TALKS

01.05.20 v1

CCDO SUPERVISOR TOOLBOX TALK
COVID-19 SITE OPERATING PROCEDURES

What will we cover today?

- ✓ Enhanced personal hygiene requirements
- ✓ Conduct in Canteens and Rest Areas ✓
- ✓

TRANSPORT TO & FROM SITE:

We will monitor parking arrangements for additional vehicles as necessary.
We would ask that public transport is avoided if possible, to ensure key worker priority.
Consider walking or cycling to site if practical.
Where public transport is the only option for workers, we will consider changing and staggering site hours to reduce congestion on public transport.
Avoid using public transport during peak times (05:45 - 7:30 and 16:00 - 17:30).

oakwood DEMOLITION

HYGIENE:

We have put extra hand cleaning facilities at entrances and exits – **PLEASE USE THEM.** ➢ If supplies are running low, please let me know.

HEALTH:

If you develop a cough or high temperature, **DO NOT COME TO WORK.**

If COVID-19 infection is suspected, follow NHS and government self-isolation rules.

Stop all non-essential Visitors. If you are near the gate, please don't let anyone onto site. ➢ **Come and alert me if you see a Visitor**

VISITORS & MANAGEMENT OF HUMAN TRAFFIC:

We are introducing staggered start and finish times, to reduce congestion and contact at all times.

WHEN YOU START & FINISH:

SITE OPERATIONS

Wash your hands for 20 seconds using soap and water when you enter the site and before you leave.
We are going to get the common contact surfaces in site office, canteen etc. regularly cleaned, particularly during peak times.

ON-SITE BEHAVIOURS:

Site inductions / RAMS / Task Activity briefings will be held outdoors wherever possible, please stay 2m apart when attending.
Skip loaders / Tipper drivers should remain in their vehicles. Where drivers are required to exit their vehicle, they should wash or sanitise their hands before handling any materials.
I will be around site monitoring your compliance. If I find you continually too close together, I will have to think about asking you to leave site.

YOUR RESPONSIBILITY FOR HYGIENE & CLEANLINESS:

SITE ACCESS & EGRESS

oakwood DEMOLITION

Please wash your hands for at least 20 seconds before and after each break.

- This includes before you stop to smoke and / or go to the toilet.

There should be adequate supplies of soap and water available. I will ensure supplies are topped up.

- If you see supplies are starting to run down, please let me know.

There are hand sanitiser points around site where hand washing facilities are unavailable.

I will ensure we regularly clean the handwashing facilities.

There are extra rubbish bins for hand towels, please keep these facilities clean and tidy.

We are going to have to restrict the number of people using toilet facilities at any one time.

- There are signs in and around the welfare, such as floor markings, to ensure 2 metre distance is maintained between people when queuing. Please use common sense to see this is obeyed.

HANDWASHING & BATHROOM FACILITIES

oakwood DEMOLITION

WHERE POSSIBLE, YOU SHOULD BRING YOUR OWN FOOD TO SITE EACH DAY.

PLEASE TRY TO AVOID USING LOCAL SHOPS.

The capacity of the canteen or rest area is clearly identified at the entrance.

- Where necessary I will be there to supervise compliance with social distancing measures.

Break times will be staggered, to reduce congestion and contact at all times.

Drinking water is provided and I have enhanced the cleaning measures of the tap mechanism.

We are going to frequently clean surfaces that are touched regularly, using standard cleaning products e.g. kettles, refrigerators, microwaves.

Hand sanitiser will be available in the rest area, please use when entering and leaving the area.

CANTEENS & REST AREAS

All rubbish should be put straight in the bin and not left for someone else to clear up.

Tables should be cleaned between each use - cleaning equipment is there for you to use.

Please make sure you clean YOUR crockery, eating utensils, cups etc. straight after you have finished using them.

ENHANCED SAFETY FOR US ALL IN CHANGING, SHOWERS AND DRYING ROOMS

The capacity of the Changing/Drying room is clearly identified at the entrance.

- Please comply with the 2m social distancing measures.

We have staggered start and finish times, to reduce congestion and contact with each other.

CHANGING, SHOWERS & DRYING ROOMS

I have introduced enhanced cleaning of all facilities throughout the day and at the end of each day ✓ There are also extra rubbish bins in the changing / drying room.

Please keep these areas clean and tidy.

ENHANCED CLEANING PROCEDURES WILL BE IN PLACE ACROSS THE SITE, PARTICULARLY IN COMMUNAL AREAS AND AT TOUCH POINTS INCLUDING:

Taps and washing facilities.

Toilet flush and seats.

Door handles and push plates.

Handrails on staircases and in corridors.

Lift and hoist controls.

Machinery and equipment controls.

All areas used for eating must be thoroughly cleaned at the end of each break and shift – Including chairs, door handles, vending machines and payment devices.

Rubbish collection and storage points will be increased and emptied regularly throughout and at the end of each day.

CLEANING

THANK YOU FOR LISTENING

Appendix 6 – Asbestos Report

J. ENGLAND ENVIRONMENTAL SERVICES LTD
ROSE COTTAGE, BRENTWOOD ROAD, DUNTON, ESSEX, CM13 3SH
TEL No: 0208 328 3300

NYE'S WHARF
FRENSHAM STREET
LONDON
SE15 6TH

REFURBISHMENT/DEMOLITION SURVEY FOR ASBESTOS

Report No: JE/200225/2	*Name*	*Signature*	*Date*
Report by:	**Carl Foster Surveyor**		**25/02/20**
Authorised & checked for issue by:	**John England Director**		**28/02/20**

CONTENTS

SITE SURVEY FOR ASBESTOS

INTRODUCTION

This report complies with the regulations within the Asbestos Survey Guide HSG264. We carried out an Asbestos Refurbishment/Demolition survey **Nye's Wharf, Frensham Street, London, SE15 6TH;** at the request **Mark Lennon** for **Oakwood Demolition Ltd.** In order to locate and identify materials which contain asbestos within the property.

The site survey was carried out on the **25th February 2020** with **FOUR** samples taken for analysis.

The nature of the survey is to visually inspect the building on that would possibly determine the presence of asbestos containing materials, to take samples if feasible and report findings. Certain limitations apply to such a survey however; these are discussed in more detail later in the report. In theory, there may be no limit to the number of samples but with due regard to the cost considerations, the minimum number of samples considered to be representative of a site of this size and type were taken. In order to achieve these criteria certain assumptions have been made about the analysis of materials similar to that already sampled or noted elsewhere.

In view of the above conditions, the survey report lists the results of all samples taken and also the materials, which are likely to contain asbestos, which for the reasons detailed above, were not sampled.

SITE SURVEY FOR ASBESTOS

TERMS OF REFERENCE

The comments and opinions given in this document and any opinions expressed are based upon accessibility of the buildings at the time of the survey, along with the results obtained in the laboratory.

There may be however conditions obtaining within the site, which have not been disclosed, and which could not therefore taken into account.

Any alterations, additions or amendments to this report shall not be the responsibility of England Environmental Services Limited.

The report contents, findings and recommendations remain confidential and shall not be disclosed without the permission of our client.

The report is designed to be for information purposes only and not for the tendering of asbestos removal work. Should a specification for asbestos removal and documentation for tendering purposes be required please do not hesitate in contacting us?

SITE SURVEY FOR ASBESTOS

RISK ASSESSMENTS

For each sample / inspection, a Risk Assessment should be compiled. A point's score is allocated on the basis of the examination of a number of parameters.

This system is based on the method as described in a Specialist Module S301-Asbestos and other fibres, and has been adopted by local authorities for their Asbestos Survey Assessments

FRIABILITY:

Asbestos Cement is usually of low friability except when in poor condition.
Asbestos Insulation Board when damaged or inadequately encapsulated can be extremely friable. Asbestos Insulation can vary greatly in its friability.
Asbestos spray coatings, if not adequately encapsulated, are extremely friable and hazardous.

Low = 0
Medium = 1
High = 4

SURFACE TREATMENT / DAMAGE:

The likelihood that fibres contained within the asbestos product will become airborne. Sealed or encapsulated surfaces do not release fibres. Damaged or bare surfaces may.

None = 0
Sealed = 0
Poor Seal = 2
Unsealed = 4

ACCESSIBILITY:

A greater hazard is expected when persons have reason to be close to the asbestos product. The use of tools or machinery in the vicinity may give rise to greater concern
Difficult Access = 0
Medium Access = 1
Easy Access = 2

SITE SURVEY FOR ASBESTOS

CONDITION:

The condition of the material is a good indicator of the risk / hazard.
Loose asbestos board or asbestos insulation can be extremely hazardous.

Good = 0
Fair = 1
Poor = 4
Debris = 6
Broken falling debris = 7

AIR MOVEMENT / POSITION:

Both these factors may increase the likelihood of airborne fibre release.
Damage or disturbance in these circumstances may be particularly hazardous. However, small amounts of airborne asbestos fibre released into a large volume of air are less hazardous than a similar release in a small area.

External = 0
Internal = 1
Induced vent = 2

ASBESTOS TYPE:

No Asbestos = 0
No Asbestos Suspected = 0
No Asbestos Detected in Sample = 0
Chrysotile = 1
Actinolite = 2
Amosite = 2
Chrysotile/Amosite = 2
Anthophylite = 2
Tremolite = 2
Crocidolite = 3
Chrysotile/ Crocidolite = 3
Amosite/ Crocidolite = 3
Amosite/Chrysotile/ Crocidolite = 3

SITE SURVEY FOR ASBESTOS

ANALYSIS CONTENT:

Low (2-15%) Trace = 1
Assumed Trace (<2%) = 1
Assumed Low (2-15%) = 1
Low (2-15%) = 1
Trace (<2%) = 1
Assumed Medium (15-50%)/ Trace (<2%) = 2
Medium (15-50%)/Trace =2
Assumed Medium (15-50%) = 2
Medium (>50%) = 3
High (>50%)/Trace (<2%) = 3
Assumed High (>50%) = 3
High (>50%) = 3

Where the analysis is based upon the surveyors visual inspection rather than laboratory analysis, the values are prefixed "Assumed".

The hazard assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into breathing zone of persons at risk. This is the singular most important factor in accessing the likelihood of that person being exposed to the fibre concentration injurious to their health. Although recommendations, which are issued, will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow Property and Engineering Managers to identify areas that require immediate attention, and to instigate planned preventive maintenance and management of asbestos containing materials.

RISK BAND A:

18 Points or more

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION:
The Potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal of the asbestos containing material. If the delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels positioned to prevent accidental damage to the material.

RISK BAND B:

14-17 Points
MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION:
This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale – normal

SITE SURVEY FOR ASBESTOS

12 months. The condition of the asbestos material should be regularly monitored and, where necessary, sealed / re-encapsulated until the removal takes place. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND C:

9-13 Points

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION:
This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age / accidental damage. It is recommended that the asbestos in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND D:

1-8 Points

MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION:
This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band C or B will be necessary. Approved warning labels should be positioned to prevent accidental damage to the material.

RISK BAND E:

0 Points

NO ACTION REQUIRED

SURVEY NO: JE/200225/2

CLIENT: oakwood

25th FEBRUARY 2020

SITE SURVEY FOR ASBESTOS

DESCRIPTION OF SITE

Address: **Nye's Wharf, Frensham Street, London, SE15 6TH**. The property that we surveyed was a former vehicle M.O.T centre, consisting of a **Ground Floor only.**

The age of the building is Unknown.

The construction of the building is Cement; other materials such as metal & brick were used within the structure.

On our survey we checked the building for asbestos materials. We checked for asbestos sprayed coatings, thermal insulation, asbestos boards, paper, felt and cardboard, textiles, friction products, bitumen and cement products.

SURVEY NO: JE/200225/2

CLIENT: oakwood

25th FEBRUARY 2020

SITE SURVEY FOR ASBESTOS

SUMMARY OF SURVEY

The survey revealed Asbestos materials ***have NOT*** been identified upon inspection of the building.
A summary of the asbestos containing materials identified throughout the building is detailed below:

Asbestos Insulation Board

NO ASBESTOS INSULATION BOARD WAS IDENTIFIED

Asbestos Insulation

NO ASBESTOS INSULATION WAS IDENTIFIED

Asbestos Cement Products

ASBESTOS CEMENT WAS IDENTIFIED WITHIN:

EXTERNAL

- **G.01,G.02, G.03 & G.06: CONSISTING OF PROFILED CEMENT ROOF SHEETS**
- **MEASURING APPROXIMATELY 400M^2 IN TOTAL**

Asbestos Textile Products

NO ASBESTOS TEXTILE MATERIALS WERE IDENTIFIED

Asbestos Plastic Products

NO ASBESTOS PLASTIC PRODUCTS WERE IDENTIFIED

Asbestos Textured Coatings

NO ASBESTOS TEXTURED COATING WAS IDENTIFIED

Asbestos Bitumen Products

NO ASBESTOS BITUMEN WAS IDENTIFIED

Presumed Asbestos Products

NO MATERIALS WERE PRESUMED TO CONTAIN ASBESTOS

NON ASBESTOS

ASBESTOS MATERIALS IDENTIFIED

PRESUMED TO CONTAIN ASBESTOS MATERIALS

SURVEY NO: JE/200225/2

CLIENT: oakwood

25th FEBRUARY 2020

RECOMMENDATIONS ANALYSIS

Risk Band A	**High Risk – Material requiring urgent attention**
N/A	
Risk Band B	**Medium Risk – Material requiring near term attention**
N/A	
Risk Band C	**Low Risk – Material requires regular inspection**
N/A	
Risk Band D	**Minor Risk – Material requires annual inspection**

SAMPLE	FLOOR	AREA	COMPONENT	ASBESTOS Y/N	ANALYSIS	RISK	RECOMMENDED ACTION
S1	Ground	G.01	Cement Roof Sheets	Y	Chrysotile	Minor	Remove using a competent contractor

Risk Band E **No Action Required**

SAMPLE	FLOOR	AREA	COMPONENT	ASBESTOS Y/N	ANALYSIS	RISK	RECOMMENDED ACTION
S2	Ground	G.04	Bitumen to pipe	N	NADIS	None	No action required
S3	Ground	Cabin Exterior	Textured Coating	N	NADIS	None	No action required
S4	Ground	Cabin Floor G.01	Vinyl Floor Tile	N	NADIS	None	No action required

NADIS: - No Asbestos Detected In Sample

RECOMMENDATIONS

Legislation states as a requirement that any building controller must manage the asbestos materials in their building(s) to prevent risk of exposure to its employees or tenants from asbestos and to prevent the spread of asbestos. Predominately this will involve identification, assessment and management measures. This survey report identifies and assesses the asbestos highlighted and this section is tailored to advice as to how the management of the materials present is ensured.
Recommendations made in this report are made in relation to items or findings identified on site during the inspection of the premises and are made in line with the algorithm and the surveyor's recommendation. Recommendations made are based on current guidance issued by the Department of the Environment, Transport and the Regions and the Health and Safety Executive.
A quantified risk assessment of fibre release has been made using an algorithm, which takes into account factors relevant to the item. Recommended actions will normally involve one or more of the actions described below.

i. *Removal*. Items vulnerable to damage or in such poor condition that removal is the only practicable option or where refurbishment or demolition works are planned that will disturb the materials.

ii. *Enclosure or encapsulation (Sealing) and / or repair.* Where the material is in poor condition, vulnerable to damage or unpainted and the risk of fibre release requires one or more of these actions.

iii. *Manage.* Management of asbestos materials were not in poor condition OR vulnerable to damage. Consider labeling, registering and annual inspection. Restrict access as necessary. Such management should be undertaken to comply with the employers' duty of care, required by the Health and Safety at Work Act 1974 and Control of Asbestos at Work Regulations 2012.

Specific Recommendations

REMOVE IDENTIFIED ASBESTOS CEMENT SHEETS USING A COMPETENT CONTRACTOR.

SITE SURVEY FOR ASBESTOS

LIMITATIONS OF THE SURVEY

The following areas could not be inspected at the time of the survey:-

General:

- Inside solid concrete floors, where cement boarding shuttering may have been
- All live electrical plant

SURVEY NO: JE/200225/2

CLIENT: oakwood

25th FEBRUARY 2020

ANALYSIS CERTIFICATE

Address: **Nye's Wharf, Frensham Street, London, SE15 6TH.** The samples below have been analysed qualitatively for asbestos by polarised light and dispersion staining as described on the following page.

UKAS TESTING 2707

SCOPES Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	ENGLAND ENVIRONMENTAL SERVICES LTD		
Address:	ROSE COTTAGE BRENTWOOD ROAD DUNTON BRENTWOOD ESSEX CM13 3SH	Analysis Report No.	SCO/20/3722
Attention:	J. ENGLAND	Report Date.	25/02/20
Site Address:	NYE'S WHARF FRENSHAM STREET LONDON SE15 6TH	Site Ref No.	N/A
Date sample taken:	24/02/20	Page No:	1 Of 1
Date sample received:	25/02/20	No. of Samples:	4
Date of Analysis:	25/02/20	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	S1	GROUND FLOOR – G.01 – CEMENT PROFILED SHEET	CHRYSOTILE
2	S2	GROUND FLOOR – G.04 – BITUMEN	NADIS
3	S3	GROUND FLOOR – CABIN EXTERIOR – TEXTURED COATING	NADIS
4	S4	GROUND FLOOR – CABIN FLOOR – VINYL FLOOR TILE	NADIS

KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	T CROOT	Authorised signatory:	
		Print name:	C.BOLTON – ADMINISTRATION & SALES MANAGER

BULK 001-VER 5 12-AUGUST-09-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 Fax: 01268 724796 Mob: 07765 685132 E-Mail: enquiries@scopesasl.co.uk
Company Reg No: 5191390 Reg Address: As above

refractive index liquids (chosen to match individual asbestos types) and examined using polarised light and dispersion staining microscopy. Fibres were identified by comparison of their optical properties with those of standard asbestos minerals and published data.

(2) It is important that the sample provided for analysis is representative of the original material. Lagging materials in particular may vary greatly in composition from the place to place on the insulation is often applied in layers and therefore core samples are preferable.

(3) The sample must be submitted for analysis should be of a reasonable size to ensure that trace constituents are detected. The equivalent of a small handful of material is sufficient.

(4) Samples should be sealed in impermeable containers (e.g. plastic bags), double packed carefully to avoid rupture of the container during transport. The outside of the package should be marked clearly "SAMPLES FOR ANALYSIS".

(5) England Asbestos Services accepts responsibility only for results obtained from samples as received. No responsibility is accepted for errors which may have arisen during sampling or transportation of samples by clients.

Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		*Component*		*Inspection Ref*		
EXTERNAL G.01		ASBESTOS PROFILED CEMENT SHEET ROOF TO TIMBER FRAME BRICK WALLS CONCRETE FLOOR		*Surveyor:*	C. FOSTER	
				PICTURE 1 & 2 SAMPLE 1		
				Date:	25/02/20	
				Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	FAIR	*Access:*	MEDIUM	*Asbestos?*	YES	
				Re Inspection Date:	N/A	
Friability:	LOW	*Amount:*	APPROX: 400M^2 IN TOTAL THROUGHOUT SITE	*Type:*	CHRYSOTILE	
Damage:	LOW	*Exposure:*	OCCUPANTS	*Analysis:*	<25%	
Position:	CEMENT SHEETS	*Risk Factor* 7 / *Risk Band* D	*Priority Assessment:*	MINOR RISK		

Recommended Action	REMOVE IDENTIFIED ASBESTOS CEMENT SHEETS USING A COMPETENT CONTRACTOR

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		*Component*			*Inspection Ref*	
GROUND FLOOR G.01		TIMBER CEILING BRICK WALLS QUARRY TILES TO CONCRETE FLOOR PLASTIC CISTERN			*Surveyor:*	C. FOSTER
					PICTURE 3 & 4	
					Date:	25/02/20
					Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY
Condition:	N/A	*Access:*		N/A	*Asbestos?*	NO
					Re Inspection Date:	N/A
Friability:	N/A	*Amount:*		NOT MEASURED	*Type:*	NON ASBESTOS
Damage:	N/A	*Exposure:*		OCCUPANTS	*Analysis:*	N/A
Position:	G.01	*Risk Factor*	0	*Priority Assessment:*	NO RISK	
		Risk Band	E			

Recommended Action	NO ASBESTOS MATERIALS IDENTIFIED

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		*Component*		*Inspection Ref*		
GROUND FLOOR G.02		TIMBER CEILING CERAMIC TILES TO BRICK WALLS QUARRY TILES TO CONCRETE FLOOR PLASTIC CISTERN		*Surveyor:*	C. FOSTER	
				PICTURE 5 & 6		
				Date:	25/02/20	
				Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	N/A	*Access:*	N/A	*Asbestos?*	NO	
				Re Inspection Date:	N/A	
Friability:	N/A	*Amount:*	NOT MEASURED	*Type:*	NON ASBESTOS	
Damage:	N/A	*Exposure:*	OCCUPANTS	*Analysis:*	N/A	
Position:	G.02	*Risk Factor* 0 *Risk Band* E	*Priority Assessment:*	NO RISK		

Recommended Action	NO ASBESTOS MATERIALS IDENTIFIED

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR G.03		**ASBESTOS PROFILED CEMENT SHEET ROOF TO TIMBER FRAME SHEET METAL & BRICK WALLS CONCRETE FLOOR**		***Surveyor:***	**C. FOSTER**	
				PICTURE 7 & 8 *AS* SAMPLE 1		
				Date:	**25/02/20**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**FAIR**	***Access:***	**MEDIUM**	***Asbestos?***	**YES**	
				Re Inspection Date:	**N/A**	
Friability:	**LOW**	***Amount:***	**APPROX: 400M² IN TOTAL THROUGHOUT SITE**	***Type:***	**CHRYSOTILE**	
Damage:	**LOW**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**<25%**	
Position:	**CEMENT SHEETS**	***Risk Factor*** **7** / ***Risk Band*** **D**	***Priority Assessment:***	**MINOR RISK**		

Recommended Action	**REMOVE IDENTIFIED ASBESTOS CEMENT SHEETS USING A COMPETENT CONTRACTOR**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		*Component*		*Inspection Ref*		
GROUND FLOOR G.04		PROFILED METAL ROOF SHEETS TO TIMBER & METAL FRAME BRICK WALLS CONCRETE FLOOR NON-ASBESTOS BITUMEN TO METAL PIPE.		*Surveyor:*	C. FOSTER	
				PICTURE 9 & 10 SAMPLE 2		
				Date:	25/02/20	
				Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	N/A	*Access:*	N/A	*Asbestos?*	NO	
				Re Inspection Date:	N/A	
Friability:	N/A	*Amount:*	NOT MEASURED	*Type:*	NON ASBESTOS	
Damage:	N/A	*Exposure:*	OCCUPANTS	*Analysis:*	NADIS	
Position:	BITUMEN	*Risk Factor* 0 / *Risk Band* E	*Priority Assessment:*	NO RISK		

Recommended Action	NO ASBESTOS MATERIALS IDENTIFIED

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR G.05		**PROFILED METAL ROOF SHEETS TO TIMBER & METAL FRAME BRICK WALLS CONCRETE FLOOR**			***Surveyor:***	**C. FOSTER**
					PICTURES 11 & 12	
					Date:	**25/02/20**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**NOT MEASURED**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**N/A**
Position:	**G.05**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		*Component*		*Inspection Ref*		
GROUND FLOOR G.03		PAINTED ASBESTOS PROFILED CEMENT SHEET ROOF TO TIMBER FRAME SHEET METAL & BRICK WALLS CONCRETE FLOOR		*Surveyor:*	C. FOSTER	
				PICTURE 13 & 14 *AS* SAMPLE 1		
				Date:	25/02/20	
				Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	FAIR	*Access:*	MEDIUM	*Asbestos?*	YES	
				Re Inspection Date:	N/A	
Friability:	LOW	*Amount:*	APPROX: 400M^2 IN TOTAL THROUGHOUT SITE	*Type:*	CHRYSOTILE	
Damage:	LOW	*Exposure:*	OCCUPANTS	*Analysis:*	<25%	
Position:	CEMENT SHEETS	*Risk Factor* 7 *Risk Band* D	*Priority Assessment:*	MINOR RISK		

Recommended Action	REMOVE IDENTIFIED ASBESTOS CEMENT SHEETS USING A COMPETENT CONTRACTOR

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR CABIN EXTERIOR		**NON-ASBESTOS TEXTURED COATING TO TIMBER LINED WALLS.**		***Surveyor:***	**C. FOSTER**	
				PICTURE 15 & 16 SAMPLE 3		
				Date:	**25/02/20**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**NOT MEASURED**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**NADIS**	
Position:	**BITUMEN**	***Risk Factor*** / ***Risk Band***	**0** / **E**	***Priority Assessment:***	**NO RISK**	

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/200225/2

CLIENT: oakwood

25th FEBRUARY 2020

Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		*Component*		*Inspection Ref*		
GROUND FLOOR CABIN G.01		PLASTERBOARD CEILING PLASTERBOARD WALLS NON-ASBESTOS VINYL FLOOR TILES TO TIMBER FLOOR.		*Surveyor:*	C. FOSTER	
				PICTURE 17 & 18 SAMPLE 4		
				Date:	25/02/20	
				Survey Type:	REFURBISHMENT/ DEMOLITION SURVEY	
Condition:	N/A	*Access:*	N/A	*Asbestos?*	NO	
				Re Inspection Date:	N/A	
Friability:	N/A	*Amount:*	NOT MEASURED	*Type:*	NON ASBESTOS	
Damage:	N/A	*Exposure:*	OCCUPANTS	*Analysis:*	NADIS	
Position:	VINYL FLOOR TILES	*Risk Factor* 0 / *Risk Band* E	*Priority Assessment:*	NO RISK		

Recommended Action	NO ASBESTOS MATERIALS IDENTIFIED

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

SURVEY NO: JE/200225/2

CLIENT: oakwood

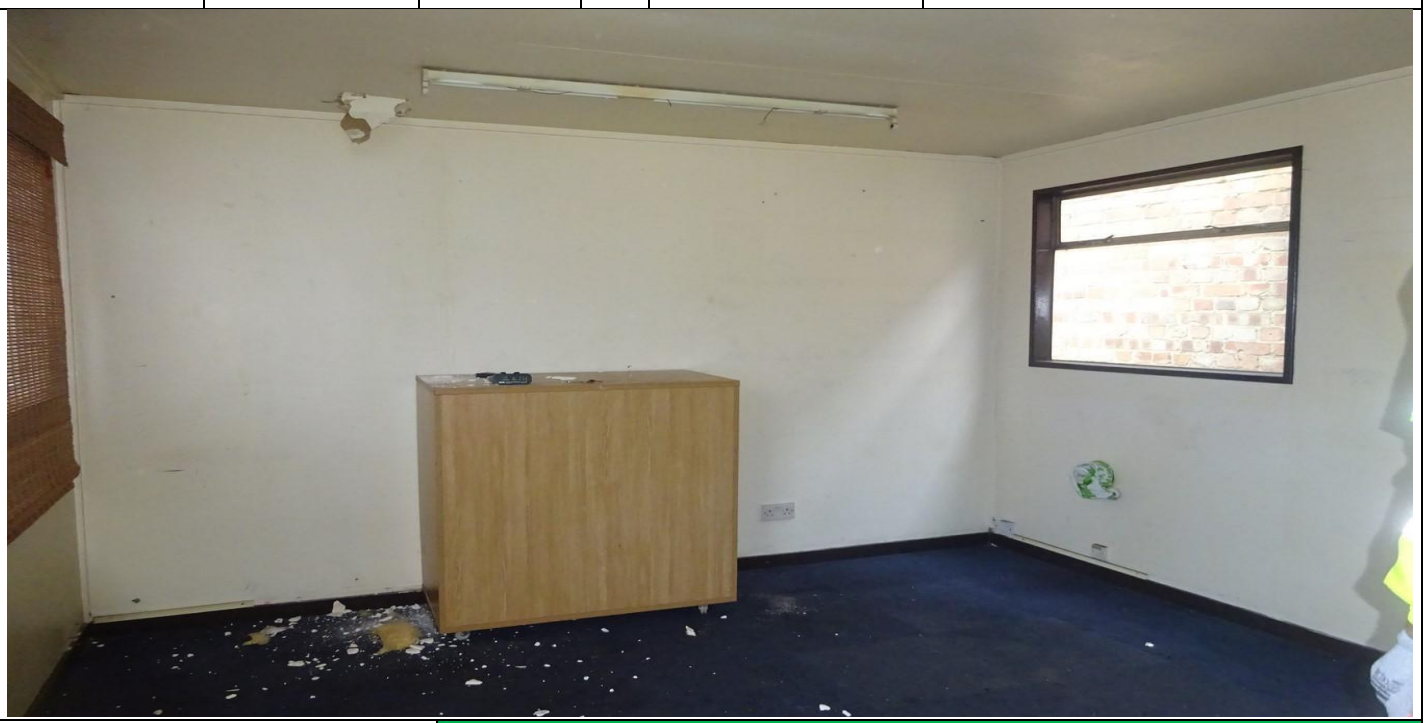
25th FEBRUARY 2020

Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		***Component***			***Inspection Ref***	
GROUND FLOOR CABIN G.02		**PLASTERBOARD CEILING PLASTERBOARD WALLS CARPET TILES TO TIMBER FLOOR**			***Surveyor:***	**C. FOSTER**
					PICTURE 19	
					Date:	**25/02/20**
					Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**
Condition:	**N/A**	***Access:***		**N/A**	***Asbestos?***	**NO**
					Re Inspection Date:	**N/A**
Friability:	**N/A**	***Amount:***		**NOT MEASURED**	***Type:***	**NON ASBESTOS**
Damage:	**N/A**	***Exposure:***		**OCCUPANTS**	***Analysis:***	**NADIS**
Position:	**G.02**	***Risk Factor***	**0**	***Priority Assessment:***	**NO RISK**	
		Risk Band	**E**			

Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

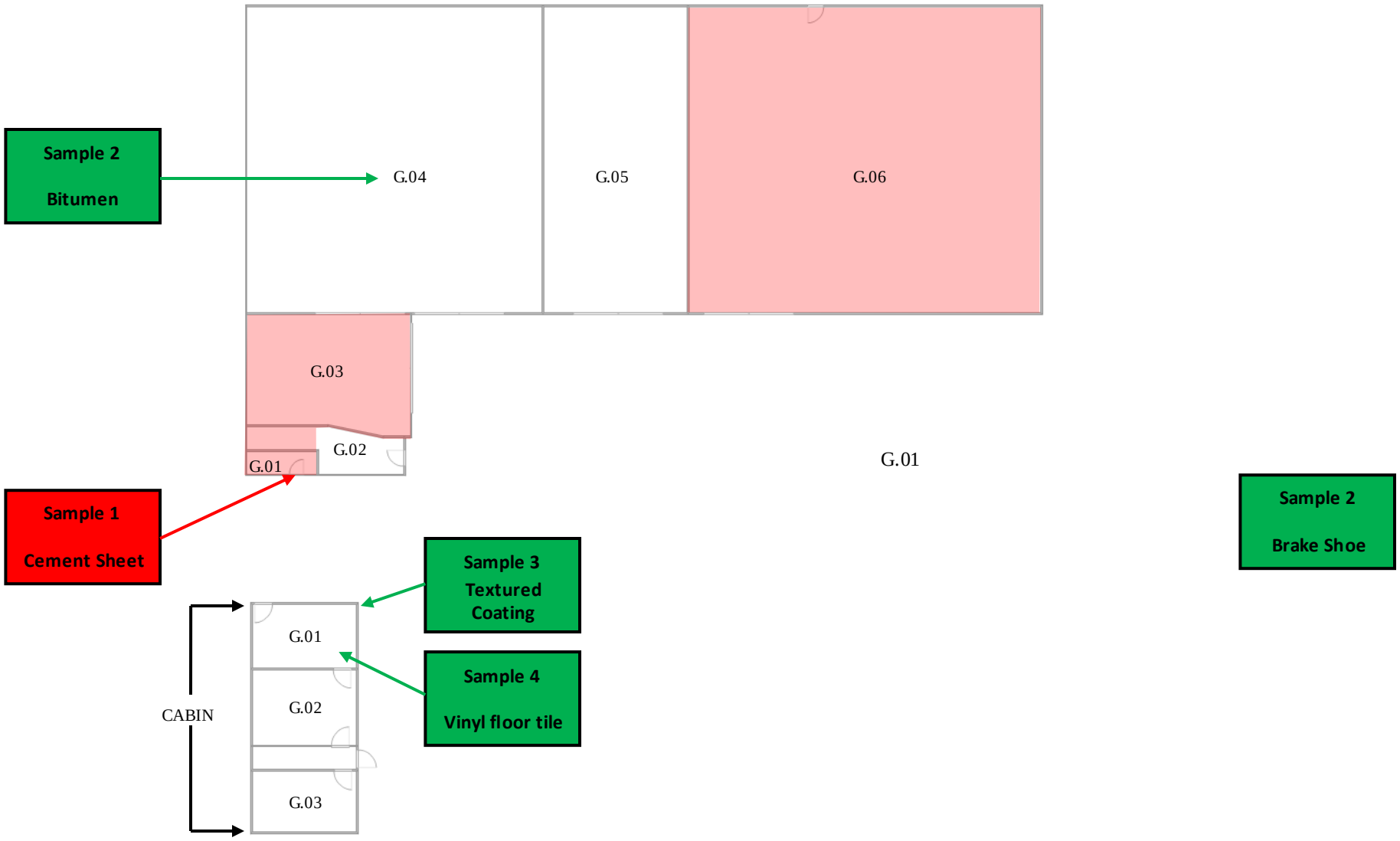
Environmental Inspection Record				NYE'S WHARF, FRENSHAM STREET, LONDON, SE15 6TH		
Location		***Component***		***Inspection Ref***		
GROUND FLOOR CABIN G.03		**PLASTERBOARD CEILING PLASTERBOARD WALLS CARPET TILES TO TIMBER FLOOR**		***Surveyor:***	**C. FOSTER**	
				PICTURE 20		
				Date:	**25/02/20**	
				Survey Type:	**REFURBISHMENT/ DEMOLITION SURVEY**	
Condition:	**N/A**	***Access:***	**N/A**	***Asbestos?***	**NO**	
				Re Inspection Date:	**N/A**	
Friability:	**N/A**	***Amount:***	**NOT MEASURED**	***Type:***	**NON ASBESTOS**	
Damage:	**N/A**	***Exposure:***	**OCCUPANTS**	***Analysis:***	**NADIS**	
Position:	**G.03**	***Risk Factor*** / ***Risk Band***	**0** / **E**	***Priority Assessment:***	**NO RISK**	



Recommended Action	**NO ASBESTOS MATERIALS IDENTIFIED**

J. ENGLAND ENVIRONMENTAL SERVICES LTD Tel No: 020 8328 3300

FLOOR PLAN


Sample 2
Bitumen
G.04
G.05
G.06
G.03
G.02
G.01
Sample 1
Cement Sheet
G.01
Sample 2
Brake Shoe
Sample 3
Textured
Coating
Sample 4
Vinyl floor tile
G.01
G.02
G.03
CABIN