Hadzhi Brothers Limited

Construction Management Strategy

for

DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF TWO NEW HOUSES

at

5 LAWRENCE GARDENS, MILL HILL, LONDON NW7 4JU

January 2024

Contents

Introduction

1.1 Location of the Work

The site is located in Lawrence Gardens, Mill Hill, London NW7

Lawrence Gardens is a small residential road, accessed via Lawrence Street, which is a relatively busy thoroughfare, and connects directly via a roundabout to the A41 Watford Way, at the junction with Mill Hill Broadway

1.2 Nature of the Works

The works involve the demolition of an existing house, which incorporates a basement area. The proposed works include the construction of two new houses, all as shown on the accompanying site plans and layouts

1.3 Programme

Demolition works are planned to commence in early March, 2024.

Following preparatory works in relation to access, removal and making safe of existing site services and establishment of temporary water and electrical services, the site will be handed over entirely to Lantern Services, for the duration of the demolition works. No works by Hadzhi Brothers or any other contractors or subcontractors will take place during the period of those demolition works.

Lantern Services have prepared a full set of method statements and risk assessments in relation to the demolition phase, a copy of that document is appended to this strategy document.

Following demolition works, the main works will commence. The existing basement structure will be stripped out as part of the demolition works, but all structural work, removal of existing retaining walls and the like will form part of the main substructure works, to that extent there will be no works undertaken which may cause any structural concern to the neighbouring properties on either side, which are expected to remain occupied throughout the entire demolition and construction phases.

The main building works and substructure are expected to commence in late March, 2024, and the works are programmed to be complete by the end of February 2025, all subject to satisfactory completion of the design, completion of party structure notices and associated party wall awards with the neighbouring properties and satisfactory completion of all pre-start conditions and any other local authority related matters.

1.4 Consultants

CBL Chartered Surveyors have been retained to issue the appropriate notices of adjacent excavation, as soon as the substructure designs are finalised. No notifiable works will be undertaken until any appropriate awards have been finalised and served, as described above this includes any work to demolish the existing retaining walls forming the boundary of the existing house, thus the demolition works above ground level can proceed without the need for party wall awards.

Alan Cox Associates are retained to provide architectural and planning services, and will ensure that all pre-start conditions have been signed off, together with coordinating the entire design process, including liaison with structural engineers in relation to all substructure works, below ground drainage and all structural elements relating to the superstructure and site works.

1.5 Principal Contractor

Hadzhi Brothers Limited will be the main contractor following demolition works, and will be fully responsible for managing the site, together with all matters relating to Health and Safety

2.0 **The Site and Surrounding Land**

2.1 **Location and Access to the Site**

Access to the site will be via the existing crossover from Lawrence Gardens.

Sections of the existing front boundary will be carefully removed to enable construction vehicles to enter and leave the site. The works include a new crossover in a different location, from Lawrence Gardens, this new crossover will be formed later in the contract, with full application to be made to the local authority in respect of the formation of the crossover and all associated works, finishes and the like.

Access to Lawrence Gardens is only available from Lawrence Street, all large and heavy construction traffic, particularly including deliveries, will be strictly instructed to access Lawrence Street from the main A41, to avoid heavy and noisy traffic needing to use the adjacent local roads, although it is noted that Lawrence Street and Highwood Hill are both busy roads and bus routes.

2.2 **Deliveries**

Lawrence gardens is a relatively narrow residential road, unsuitable for large construction delivery vehicles to either queue or wait in order to make deliveries to the site. All delivery vehicles will be required to contact the site manager approximately 30 minutes prior to their anticipated arrival time. The site manager shall direct vehicles to proceed directly to site if no other delivery vehicles are present or expected. Should there be a potential clash, laybys, where it is legal and permitted to wait without causing any obstruction or offence, have been identified on both the A1 and A41, in areas within 3 miles of the site entrance. Delivery drivers will be strictly instructed to wait in those locations, and only to proceed to the site once the site manager has advised that the entrance is clear.

All site delivery vehicles will be required to enter the site, where ever possible. Due to the limited space to the front of the site, all deliveries, wherever possible, will be made by vehicles of suitable size to enter the site. There will be a small number of occasions where larger vehicles are inevitable, in such cases these vehicles will park directly outside the subject property, on Lawrence gardens, they will be unloaded, mechanically if possible, in the shortest possible time following arrival. Any materials unloaded outside the boundary of the site will be moved to safe storage locations within the site curtilage within a maximum of two hours of delivery at all times.

2.2 **Site Road**

Prior to the commencement of demolition, and following the temporary widening of the site access position, a temporary site road will be constructed to the front area of the site, between the boundary and the front building line. This area shall be excavated, with the spoil removed from site to appropriate tips, the site road will be formed using rolled scalpings, to form a solid surface, suitable for all site traffic. The temporary road will be maintained in reasonable condition

throughout the works, including provision of additional scalpings from time to time as necessary,

Although it is anticipated that the solid temporary road surface will substantially reduce the amount of mud and debris, a wheel wash facility will be provided close to the site entrance/exit, and all vehicles leaving the site will be cleaned to the extent that mud and other site-based materials are not transmitted onto the adjacent roads, pavements and the like.

2.4 **Temporary Site Hoardings**

A timber framed and plywood clad site hoarding, 2.4 meters high, including a set of locking access gates, will be provided within the curtilage of the site, for the full width of the frontage, and to the return section is on each side at the front of the site, back to the general building line. The plywood may be painted, or provided with other site signage and the like as appropriate. The hoarding shall be maintained in good condition throughout the project, and the gates will be firmly locked whenever the site is unoccupied.

The side and rear boundaries to the existing rear garden area are suitable for security and protection at the current time. The boundaries will be maintained, repaired as necessary and kept in good condition for the duration of the project

2.5 **Site Office and Temporary Structures**

Prior to commencement of the demolition works, a site office will be brought to site and placed in the front left-hand corner of the site (as viewed from the street), in the location shown on the attached layout drawing. An additional site office may be placed directly above this first office, in which case the access stair will be at the front end, and will be contained entirely within the curtilage of the site and hoardings. The upper office, if provided, shall have no windows along its rear elevation adjacent to 3 Lawrence gardens, nor at the back, thus there will be no windows overlooking any part of the side or rear garden area of that property.

A site WC, which shall be a unisex facility, provided with hot and cold water, will be located in the existing rear garden area, and a temporary connection will be made to connect the waste to the existing drainage system, which may be alternatively connected to the final soil drainage system, whenever in the program that new drainage is installed.

Additional, single storey only, secure stores and site welfare facilities will be provided, and will be set on gravel or similar bases. These additional buildings will be in the rear garden areas, possibly within the boundaries of the new permanent structures, if necessary, and these storage and other buildings may, at the discretion of the contractor, be relocated from time to time throughout the works to facilitate the general construction process.

2.6 **Site Parking**

Limited site parking facilities only, for a maximum of 2-3 vehicles, will be available for the duration of the construction works, only on the site road at the front as described earlier. No site parking shall be available when large delivery vehicles are expected, and any vehicles parked on the site at those times will be removed elsewhere.

When there are no large delivery vehicles in Lawrence gardens itself, a maximum of five cars or small vans may be parked on Lawrence gardens, immediately outside the site itself. No vehicles will be permitted to park in Lawrence gardens in a way which obstructs any access area, entrance gate, driveway and the like on either side of the road. The number of vehicles to be brought to site the controlled by the site manager, who will insist on car sharing and the like where ever possible, so as to keep the number of visiting site vehicles to an absolute minimum. No vehicles will be parked in any surrounding area or street where they contravene any parking regulations, block any access roads, driveways or the like at any time.

Where possible site staff will be encouraged to use public transport, the site manager will make arrangements as necessary to collect or deliver persons to adjacent bus stops or to Mill Hill Broadway British Rail station, including assistance as necessary with heavy tools and equipment which may be needed.

No construction vehicles (other then plant items) are to be left on site overnight at any time.

2.7 **Location of Waste Skips**

The Site Manager will set up a place wholly within the site boundary for the collection of waste materials. The skip location may vary from time to time throughout the works. The skip is to be located within the contractors fenced compound, and not on the public road.

Regular collection of waste materials will be made. The Site Manager may elect to utilise wait and load waste removal, in which case the collecting vehicles shall again enter the site compound to be loaded, and shall not park on the highway, nor shall they block the site entrance or the main pathway or highway at any time.

2.8 **Removal of Waste from Site**

All waste materials arising from the works must be cleared from the immediate working areas and into the waste area(s) at the end of each working period.

Rubbish removal during demolitions may be via grab lorries which will collect waste which is to be stockpiled immediately inside the boundary for collection.

Rubbish during the main building works, will be via grab lorries, wait and load vehicles or skips, depending on the type, size and weight of the waste, at the discretion of the Site Manager.

2.9 **Re-cycling of Waste**

Hadzhi Brothers Ltd have a strict re-cycling policy, which shall be applicable at all times during demolition and construction works.

All waste capable of being re-cycled shall be separately stored and set aside for separate collection at all times.

2.10 **Hazardous Materials on Site**

Testing for asbestos and any other hazardous materials is to be undertaken by the demolition subcontractor, who have clearly referred to this within their documentation.

Any hazardous materials will be suitably removed by specialists, as appropriate, prior to the main demolition works commencing.

Following the demolition works, it is not anticipated that any other further hazardous materials will be encountered. However, site staff shall be suitably inducted in all matters relating to health and safety, which will include a strict requirement to notify the site manager immediately in the event of any suspicious material being encountered anywhere on the site or as part of the works, throughout the entire duration of the project. The site manager shall immediately investigate any such materials and ensure that all safety procedures are maintained at all times, including any specialist removal of hazardous materials if and where found.

2.11 **Hoisting Materials**

Tower cranes will not be used for hoisting.

Hoisting of materials will be undertaken manually or with the assistance of mechanical hoists or specialist lifting equipment brought to and removed from site, erected and dismantled as necessary, all in accordance with any written recommendations or instructions as appropriate.

2.12 Scaffolding and Goods Hoists

Scaffolding and goods hoists will be erected and tested by suitably qualified operatives, with further intermediate testing undertaken at the relevant instances. Dismantling and any alterations to the scaffolding and hoists are to be undertaken by the specialists, who shall also certify safe any modifications.

All open sides and ends of the scaffold, where they are adjacent to any of the neighbouring properties, are to be boarded with waterproof plywood or similar, to a minimum height of 2.40 metres above ground level

General scaffold areas are to be sheeted to all sections at all levels to minimise dust created by the works.

It will be at the discretion of the site manager to consider installation of scaffold alarms for use when the building site is unoccupied, but there is no current intention for the scaffolding to be permanently alarmed.

2.13 Permanent/designated fire escape route

A clear and safe escape route is to be maintained via the street frontage of the property at all times. All operatives are to be fully inducted and made aware of the safe escape routes, which may vary from time to time throughout the works.

The muster point will be on the local authority pavement, in Lawrence Gardens, on the opposite side of the road, immediately facing the main site entrance.

3.0 Health, Safety & Welfare Plan

3.1 Site Manager

The Hadzhi Brothers Limited Site Manager for this project will be as follows :

Mr Louis Hadzhi (full time)
Telephone – 07765 353 333

The Site Manager will be responsible for the implementation of all Health & Safety matters on site. Toolbox Talks will take place to ensure that all site staff are aware of the basic Health & Safety requirements and procedures.

3.2 Working Hours

The normal working hours of the site are:

- 08:00 – 18:00 hours Monday to Friday
- 08:00 – 13:00 hours Saturdays

3.3 **Signing In**

All operatives and visitors must report to the Site Manager and sign in when entering the site and sign out upon leaving. The Site Manager shall maintain a site diary or similar, listing all persons who are working on site at any time.

All visitors will be required to report to the Site Office Area and sign in. The Site Manager will accompany all visitors around the site to ensure that all visitors to the site are made fully aware of the hazards and dangers that may be associated with the site, and the necessary briefing can be given. In addition, the appropriate protective footwear and headwear will be necessary at times.

All visitors to site shall also be recorded within the site diary, including name, company details, arrival and leaving times and purpose of visit.

3.4 **Personal Protective Equipment (PPE)**

In particular, the following must be available and be worn when the circumstances dictate or the Hadzhi Brothers Limited Site Manager requests :

- ✓ Protective Footwear at all times
- ✓ Hard Hat

In addition, goggles, gloves, face protection and masks will be necessary for certain operations, and all such equipment must comply with the relevant standards.

3.5 **First Aid and Emergency Procedure**

A First Aid kit will be provided for site use and must not be removed from its position except when being used. Any person caught interfering with the first aid kit is endangering the safety of all on site and will be asked to leave the site.

If an accident occurs, requiring the use of an ambulance, then one person should call the emergency services by dialling 999 and:

Give the location as:

5 Lawrence Gardens, London NW7 4JU

Do not hang up until the operator tells you to do so.

All accidents however minor must be recorded in the accident book which is in the Site Health & Safety File in the Site Office Area.

The nearest hospital offering Accident and Emergency services is located at:

Barnet Hospital (distance 3.4 miles)
Wellhouse Lane, Barnet, EN5 3DJ
020 8216 4600

3.6 **Fire Procedure**

If a fire is detected then any operative should carry out the following;

If the fire is small and not involving electrics, then it should be attacked using the fire extinguishers provided at the fire point.

If the fire alarm is heard, all operatives must leave the site immediately via the nearest exit and staircase.

3.7 **Fire Alarm System and Emergency Escape Routes**

Fire escape signage shall be provided to each new area of the property for the duration of the works, including in each hallway, stair and landing area, and within each individual house. The signage shall be clear and visible, wall mounted or suspended as appropriate to ensure that all operatives can be clearly directed to the emergency escape routes.

When the fire alarm is raised, all operatives will immediately leave the site.

3.8 **Welfare Facilities**

Welfare facilities will be provided within the property. Temporary facilities will be provided for the duration of the project, either within the site working areas or in separate site cabins, as deemed appropriate by the Site Manager, the location may change from time to time during the works, but the welfare areas shall always be properly marked and provided with the appropriate facilities.

There is to be a designated area on site for the consumption of food and drink. All operatives must ensure that all food and drink is consumed in this area – no food or drink may be consumed in any other part of the site.

3.9 **Smoking**

This is a NO SMOKING site. All operatives must ensure that they do not smoke anywhere inside the buildings or any site cabins. Failure to observe this rule may result in an operative being asked to leave the site.

3.10 **Portable Electric Equipment**

All portable electrically operated equipment must comply with the Health and Safety at Work Act and the relevant statutory provisions.

110V portable equipment shall be used.

3.11 Equipment Requiring Electrical Isolation

The Electrician shall ensure that the appropriate electrical isolation procedures have been carried out before starting work on any such equipment.

3.12 Equipment Requiring Mechanical Isolation

The Mechanical Engineer shall ensure that the appropriate isolation procedures have been carried out before starting work on any air handling plant and the like.

3.13 Overhead Working

We have considered the type of works being carried out and concluded that the use of hard hats **will be required** in the site environment.

3.14 Location of Compound and Site Facilities

The facilities are to be located entirely within the site areas and shown an appropriately marked copy of the Site Layout, which is to be displayed at all times in the Site Office. The layout may vary from time to time during the works.

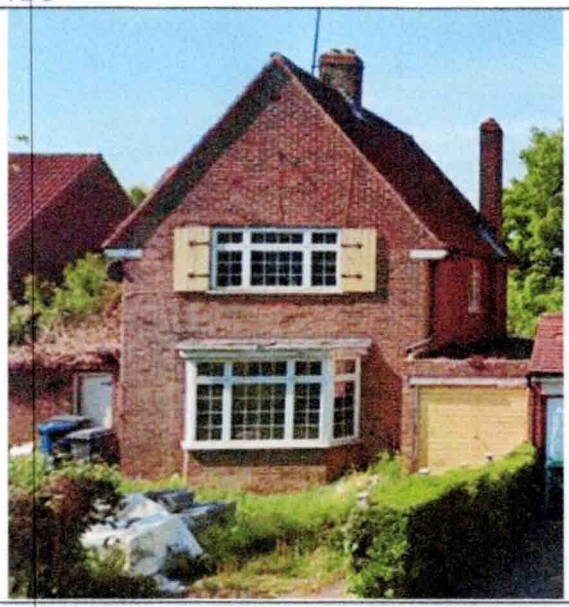
Appendix 1

Lantern Services

Demolition Method Statements and Risk Assessments

RISK ASSESSMENT & METHOD STATEMENT

CLIENT	Burleigh Dell Developments Ltd
SITE ADDRESS	5 Lawrence Gardens, Mill Hill NW7 4JU
START DATE	TBC



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This document remains the property of Lantern Services and is issued to the person named below within the Distribution List (the holder) on the understanding that it shall remain in the safe custody of the holder and, on completion of the Project, be either kept within the Project Health & Safety File, or, returned to Lantern Services (as applicable).

The holder shall be responsible for complying with the instructions that accompany revisions.
The Project Manager or his / her nominee shall only issue revisions. The revision number and an asterisk along the margin shall identify amendments. The controlled copy number shall be entered in red ink

METHOD STATEMENT AND RISK ASSESSMENT PRODUCED BY:			
Name	Title	Signature	Date
Noel Dennehy	Director	[redacted]	17.01.2024
APPROVED BY CLIENT:			
Name	Title	Signature	Date

REV	DATE	STATUS / DESCRIPTION OF CHANGES
	17.01.2024	Issued for review
DOCUMENT NO.		LANMS24/2024/6802

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01	Client
02	Site
03	Project File

Contents

1. INTRODUCTION – SCOPE OF WORKS

This Method Statement describes the procedures to be followed, the sequence of operations and the Safe System of work to be adopted/implemented for the demolition works.

Our scope of works for this project is;

1. Soft stripping
2. Demolition of the existing building
3. Removal of ground slabs and foundations
4. On site crushing

2. PRE-COMMENCEMENT REQUIREMENTS

Pre-Commencement Survey

The Project Manager has visited the site and carried out a site survey to identify and establish, with the Client, the details and level of work required, as well as to identify site/project-specific hazards and risks.

Isolations and disconnections

HOLD POINT!

A copy of the disconnections/isolations certificates must be available on site – if this is not available then you must contact the Project Manager BEFORE YOU PROCEED

Authorised Person	Title	Signature
	Site Supervisor	

Asbestos

A refurbishment and demolition asbestos survey will be carried out by the client prior to works commencing on site. If any asbestos containing materials (ACMs) are identified in the survey the client will arrange for the removal and disposal via an asbestos removal company. Lantern will request all the documentation to be forwarded so we can satisfy ourselves the property is asbestos free before we commence.

Should we discover any ACMs not identified in the survey during the course of our works we will suspend working immediately and report the finding to the client. A plan of action for the removal and disposal will be agreed before we carry on with our demolition works.

Site Access/Egress

Site access/egress will be gained off Lawrence Gardens.

Construction vehicles will following the routing plan provided by the client to ensure our works create as less inconvenience as possible to the surrounding area.

Site Security

The site will be secured by the client using existing boundary treatments and temporary fencing where necessary to stop any unauthorised access.

All of our works will be carried out within the site boundaries. All gates will be kept locked to stop any unauthorised access.

Working Hours

08.00 to 18.00 Monday to Friday
08.00 to 13.00 Saturday
No Sunday or Bank Holiday working

3. Environmental

Dust Suppression

Dust suppression will be carried out throughout our demolition works using mechanical water sprayers (dust busters) to control the release of dust into the surrounding areas.

Noise Nuisance

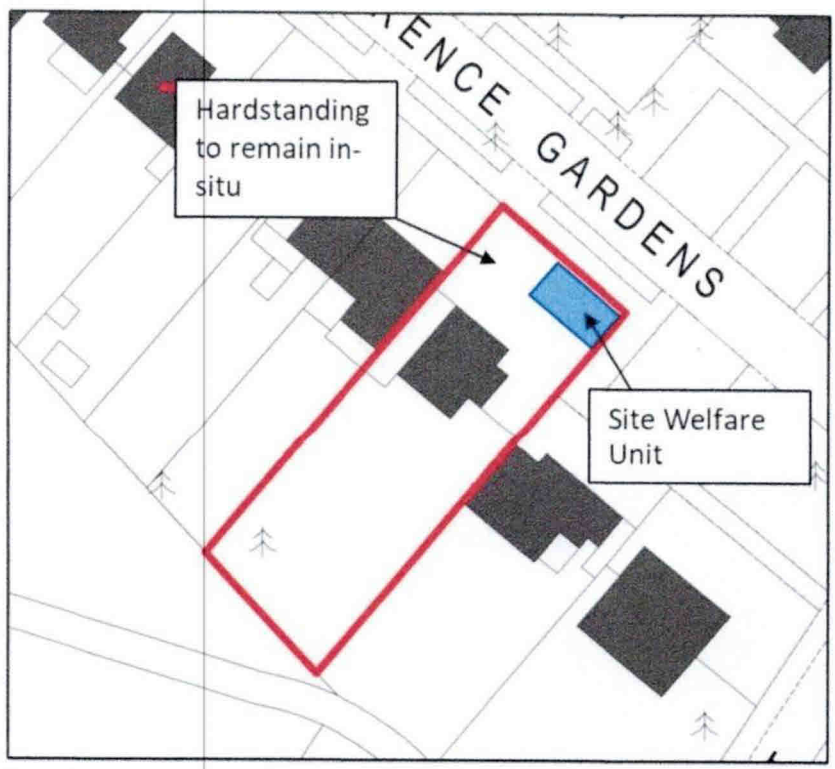
Our be a good neighbour tool box talk will be carried out to all site staff prior to works commencing. If for any reason any staff do not adhere to this, they will be immediately removed from site.

All of our plant is the latest Stage V specification with factory fitted silencers and engine soundproofing to offer the best available dB output possible.

Vibration

The biggest cause of vibration from our works will be the removal of foundations. To reduce this as much as reasonably practical the foundations will be dug out and rolled to the centre of the site and then be broken into manageable pieces using a breaker attachment.

4. Site Set Up



The existing hard standing at the front of the site will be left in-situ to accommodate all off road deliveries to ensure all vehicles leave site with clean wheels so as not to transfer debris from the site to public highways.

5. RECYCLING

All waste materials from the demolition works will be segregated into their appropriate waste streams ie wood/metal/general construction wastes etc and loaded into skips for subsequent removal from site. Only fully licensed waste companies will be used.

All masonry/concrete materials will be crushed on site using a mini crusher and left for client re-use in the construction phase.

6. SEQUENCE & METHODOLOGY OF WORK

After the pre-commencement requirements have been carried out (as described in section 2 of this document) our works will begin with the demolition. Prior to commencement of work, operatives will wear the appropriate PPE, e.g. Hard Hats, Safety Shoes, Goggles, Dust Masks (where necessary), Gloves and Hi-visibility Vests.

Sequence

1. Soft stripping
2. Demolition of the existing building
3. Removal of ground slabs and foundations
4. Onsite crushing

Methodology

Task 1	Soft Stripping

- Soft stripping will be carried out by our operatives using manual labour and hand/110v power/24v cordless tools.
- Where possible we will use deconstruction techniques unbolting and unscrewing starting at the top with ceilings working down to the floor finishes. Any items that cannot be deconstructed will be cold/hot cut.
- Any stripping works involving working at heights will be kept to a minimum and where necessary carried out working from podiums/scaffold towers ensuring that the wastes/materials are removed in small manageable pieces. Scaffold towers will be constructed/erected, altered and dismantled by trained PASMA operatives. Towers will have edge protection to ensure no tools can fall and will also have containers for storing tools and fixings.
- Wastes will be loaded into 40 yard bins for subsequent removal and disposal from site.

Task 2	Structural Demolition

- All machine works will be carried out using dedicated banksmen.
- Measures will be taken to ensure that the area is protected and that no person is subjected to the risk of falling materials by using physical barriers to segregate pedestrian and plant traffic.
- Mechanical dust suppression units will be used throughout the demolition process to control the release of dusts.

1. The garage to the right hand side of the property will be demolished by hand first to create a clear and safe gap from the neighbouring house.
2. 360 excavator with selector grab attachments will carefully demolish the building starting at the top and working downwards. The building will be reduced in height equally all the way round down to ground floor slab level.
3. The wastes arising from these works will be stockpiled ready for on site crushing.

Task 3	Removal of ground slabs and foundations

HOLD POINT

Check with client if any drainage is to left insitu.

Authorised Person	Title	Signature
	Site Supervisor	

1. The ground will be CAT scanned first by suitably trained operatives to ensure no live services are present. Any voids created by these works will be backfilled using suitable site won materials.
2. Ground slabs and foundations will be grubbed out using the excavator with beaker/ripper tooth and bucket attachments. To reduce vibration as much as reasonably practical the foundations will be dug out and rolled to the centre of the site and then be broken into manageable pieces using a breaker attachment.
3. All excavations are to be backfilled with suitable material, placed and compacted.
4. Wastes arising from these works will be stockpiled on site for subsequent crushing.

Task 4	On Site Crushing

1. The stockpiled concrete will be crushed using a mobile crusher plant. Prior to commencement, a mobile crushing licence must be obtained. The Crusher plant will come complete with a responsible, trained and qualified operator.

2. An excavator will feed the hopper of the crusher from within the stockpile area. From the hopper the material will be fed into the crusher jaws and crushed to the required grading.

3. The crushed material is then deposited onto the ground from the distribution conveyor belt. The crushed stockpile will be cleared from the belt by the excavator as necessary and stored for use as fill material, within the works by others.

4. Under no circumstances is the operator to enter into the crusher to attempt to remove an obstruction whilst the crusher plant is still operational. No personnel are to approach the crushing area unless authorized by the excavator driver.

5. A water supply to the crusher will be required to ensure that the water sprays are operational throughout the crushing operation to suppress dust.

6. If whilst in operation a blockage occurs, the crusher operator will follow the unblocking procedure;

    - Trained crusher operative only to carry out the unblocking procedure;
    - Stop all works immediately
    - Stop the feed on control panel
    - Stop Jaw on control panel
    - Open jaw on control panel
    - Unprocessed materials will fall onto belt
    - Start belt on control panel and discharge wastes off the end.
    - Isolate machine by key
    - Check jaws and belt are clear from obstructions standing on observation panel.
    - If clear then resume crushing.
    - If not cleared suspend works, call office and arrange attendance by plant fitter.

7. Health & Safety Factors

Demolition Phase	Key Factors
Design	▪ Structural knowledge of the structure and site surveys or assessments ▪ Structural knowledge of any adjacent structure ▪ Demolition equipment and methods selected
Planning	▪ Site knowledge ▪ Health and Safety risk assessment ▪ Development of safe sequences of demolition activities
Execution	▪ Workforce Supervision ▪ Control of method statements implementation ▪ Communication of unplanned discoveries ▪ Safety information and training selection

8. RESOURCES

Plant Requirements

- Hand/110v/Battery operated tools – e.g. screw drivers, hand-saw, hand-held breakers, cropper, crow-bar, grinder, etc.
- Roll On/Roll Off Bins
- 360 Demo Spec Excavator with various attachments
- Dust Buster
- Mini Crusher plant
- 2-way Radios
- Drip Trays

Labour Requirements

- Maximum of 5 on site
- General Operatives & Labourers
- Plant Operators
- Supervisors

PPE

- Hard Hats
- Safety Shoes
- Goggles
- Face/Nose Masks (FFP3)
- Ear defenders
- Gloves (Latex coated, EN388 CAT 11)
- Hi Visibility Vests

9. SAFE SYSTEMS OF WORK

Safe Systems of Work as defined and documented within this Risk Assessment & Method Statement (RAMS) shall be implemented and adhered to by the Site Employees. The Site Supervisor is responsible for ensuring this. The Safe Systems of Work to be implemented shall include implementing the controls identified by the risk assessment to either eliminate risks or reduce it to as low as reasonably practicable. Examples of this shall include but not limited to;

- Separating men from plant and maintaining safe distance between the men and plant using physical barriers where necessary
- Use of two-way radios to communicate among the men, and, between the labourers and the plant operators
- Wearing the correct and appropriate PPE provided, and, wearing the PPE correctly
- Avoiding working at height where possible, or, use scaffold towers which have been erected properly by a PASMA-qualified operator.

In addition, site employees shall be expected to use their skills, training and experience to augment the documented safe systems of work and ensure safety of themselves and others that may be affected by their works or omissions. Below are other specific arrangements for safe systems of work to be implemented on the site at all times.

Other Arrangements

The site must be continually damped down using mechanical water sprays to prevent the escape of dust.

COSHH Assessments shall be made available and briefed out to the site employees for hazardous substances and relating to our work activities on the site. All plant refuelling must be done using drip-trays and only small amount of diesel (maximum 10 litres) must be kept / held on site for refuelling.

Signage will be used to give warnings, danger alerts, mandatory requirements and prohibitions.

Plant to have up-to-date Statutory Testing / Inspection Certificate. Plant and equipment will be checked prior to use by the plant operative. The plant operative will be competent to operate his plant.

10. HEALTH & SAFETY HAZARDS

Significant risks associated with our works are:

- Dusts;
- Noise;
- Security including Plant Security;
- Working at height
- Falling Materials and Objects;
- Accidental collapse of structures;
- Nuisance and Disturbance to neighbouring properties, tenants and businesses, pedestrians and members of the public;
- Plant & Equipment Movement.
- Hazardous Substances – Diesel, Dust, Grinding Dust, Silica Dust
- Plant & People Interface / Segregation (Operatives working in close proximity to Plant)

Should we come across any residual asbestos containing materials whilst working, we shall immediately suspend working and report the finding to the client. The materials will be photographed, quantified and then the plan of action for its removal will be agreed.

As our scope of work involves demolition we shall implement the following measures to reduce dust emission from our work area:
Dust suppression of the demolition areas using water-spray.
Good housekeeping procedures should prevail during the demolition operation.
Demolition Operatives shall wear protective clothing, which shall be removed before leaving the demolition zone.

11. TRAINING

All operatives will receive Site Induction which will consist of the briefing of the method statement, hazards associated with the work including the identified/established controls, site rules, site security, plant security, nuisance and disturbance to the local residents, businesses and members of the public including pedestrians, noise, dust, fire/emergency procedure, accident/incident reporting, etc.

Our 'Be a Good Neighbour' toolbox talk shall be given to all operatives due to the potential impact of our work on local residents.

In addition, Toolbox Talks shall be delivered to communicate information on hazard and risk controls, as well as to augment training and competencies. They will be required to sign briefing acknowledgement sheets to confirm that they have been briefed and fully understand the briefing. The Site Supervisor (Demolition Supervisor) is responsible for coordinating and coordination on site, including day-to-day reporting and liaising with the Client. He shall keep and maintain records of any training and briefing acknowledgement received.

All operatives will hold CSCS/CCDO certification and plant operators will have CPCS certification.

All operatives will have asbestos awareness certification.
Supervisors will hold CCDO Gold Cards.

12. WORKING AT HEIGHTS

Working at Heights shall be avoided, and, where unavoidable, working at height shall be kept to a minimum. Where Working at Height is unavoidable scaffold-towers shall be used. Towers will be erected and altered by PASMA trained operatives only.

13. FIRST AID

First Aid provisions and procedures are the responsibility of the Lantern. A first aid kit suitable for the amount of people on site will be kept in our welfare cabin. At least one first aider will be present on site at all times.

14. CONTACTS

Position	Name	Telephone Number
Lantern Services Site Supervisor	TBC	TBC
Lantern Services Project Manager	Noel Dennehy	07767 420240
Lantern Services Office	Richard Jay	01707 654465

15. PLANT – CERTIFICATION & PLANT CHECKS

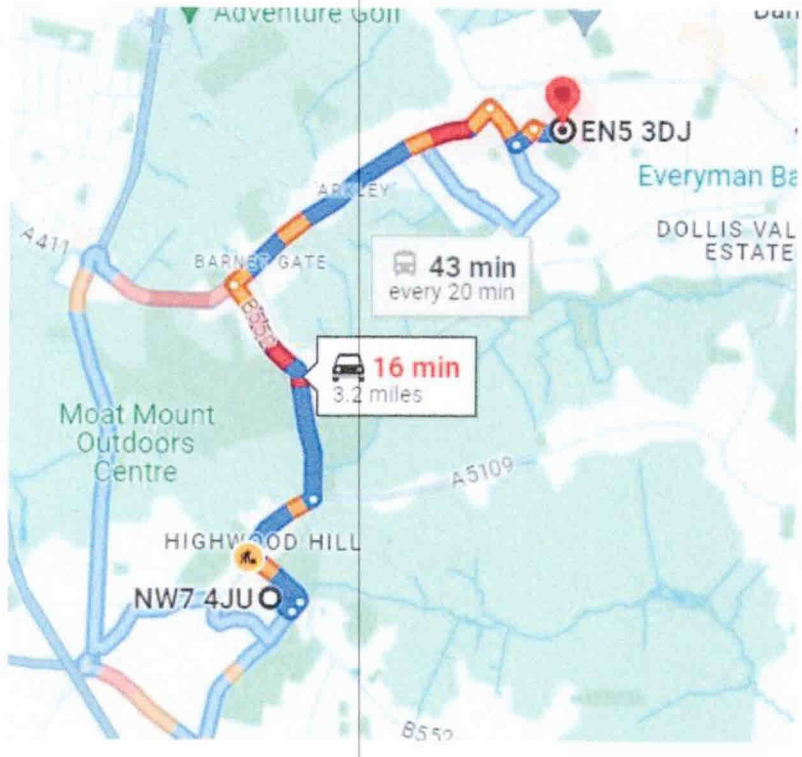
Plant, Lifting Accessories and Machinery shall be certificated. Certificates will be made available on site at all times.

16. EMERGENCIES

Information on the location of the Fire Assembly Point will be given during Site Safety Induction.

The nearest A & E hospital is:

Barnet Hospital
Wellhouse Lane
Barnet
Herts
EN5 3DJ
TEL: 020 8216 4600



Emergency Numbers

Fire: 999 or 112 (on mobile phones)

Ambulance: 999

Police: 999 or 112 (on mobile phones)

Environment Agency
0845 9333111

Local HSE 0845 345 0055

17. COSHH

COSHH Assessments shall be carried out for all hazardous materials to be used on the site, and the outcomes of the Assessment, including the identified controls, shall be included in the pre-work Site briefings. Site employees shall be required to sign briefing acknowledgement sheet to confirm that they have received and understood the briefing. The Site shall also be issued with copies of the COSHH Assessments and Site Employees shall be expected to implement the identified / briefed-out controls

18. WELFARE FACILITIES

Welfare facilities will be supplied by Lantern.

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Activity / Project:	Demolition Works									**Location:**	Lawrence Gardens			
Risk Assessment Ref:	RA/2024/6802				**Rev. 0**	**Initial Issue Date:**				17.01.24	**Revision Date:**		N/A	
Activity affecting (Tick appropriate box)	Employee	√	Third Party	√	Vehicle		Plant	√	Property	√	**RISK RATING (R) = LIKELIHOOD (L) X SEVERITY (S)**			

19. RISK ASSESSMENTS

	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
1	Unauthorised Access by Members of the *Public or Non-*workers	Serious Accident	4	4	16	Work area is fenced and cordoned off using interlocking heras fencing, as part of site set-up and prior to any work commencing; Use and display of suitable and sufficient signage to warn off intruders and members of the public, as part of site set-up prior to work commencing and prior to any work commencing;	1	4	4	Site Supervisor	At the beginning of each day, Site Supervisor shall check fencing and signage to ensure that they are in place, and, sufficient to preclude unauthorised access.
2	Falling Material & Objects	Crushing, Injury to parts of the body (e.g. eyes, head, body, etc.); Trip Hazard	4	5	20	Planning of work including identification of correct sequence of work; Pre-work briefing; Implementation of Safe Systems of Work; Competent (skilled and experienced) Operative; .	1	5	5	Site Supervisor, Demolition Operatives, Project Manager	Demolition must be carried out in sequence as planned / instructed
3	Accidental / Unplanned Collapse of Structure	Death Serious Accident Serious Injury	4	5	20	Planning of work including identification of correct sequence of work; Pre-work briefing; Implementation of Safe Systems of Work; Competent (skilled and experienced) Operative;	1	5	5	Site Supervisor, Demolition Operatives; Project Manager	Demolition must be carried out in sequence as planned / instructed

Likelihood	Severity (Health & Safety)	Severity (Environmental)
1 = Very unlikely	1 = Minor injury	1 = Minor environmental incident with no legislative breach
2 = Unlikely	2 = Lost time injury	2 = Potential for complaints from local residents, no legislative breach
3 = Likely	3 = Reportable injury/dangerous occurrence	3 = Potential for lost time/complaints from Local Authority for legislative breach
4 = Very likely	4 = Major injury	4 = Minor legislative breach with potential for prosecution
5 = Certain	5 = Fatality	5 = Potential for major environmental incident with high clean up and/or prosecution costs
Risk Rating	1 – 4 = Low	5 – 9 = Medium	13 – 25 = High

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
4	Working at height - Fall	Fall; Serious Injury; Damage to / Broken parts of the body; Death	4	4	16	Where possible, working at height should be prevented. Where not preventable, Only work from the erected Scaffolding Towers, Podium Steps, or, Mobile Towers Scaffold towers to be erected, adapted, dismantled and worked on by PASMA trained operatives only	2	4	8	Site Supervisor	Scaffold Towers to be used only on suitable surfaces / level / solid / stable surface, with brakes applied;
		Musculoskeletal strain from Over-reaching when working from *Scaffold-tower or* Scissor Lift	3	3	9	Only operatives who have been PASMA trained to use Scaffold Towers are allowed to use them to carry out work; Use of Pre-work Instruction & Toolbox Talk to instruct and remind site operatives not to over-reach when working at height	1	3	3	Site Supervisor / *Demolition* Operatives	Operatives who are not trained / competent to use Scaffold Towers (PASMA) *can only work at height* using Podium Steps
5	Plant & Machinery Security	Theft of plant or machine Damage to surrounding structures by trespasser operating the unsecured plant / machinery Serious Accidents to people in and around the site	3	4	12	Plant operators instructed at site induction and through site rules to always remove keys from ignition when plant / machinery is static and not working; Competent and experienced Plant Operators	1	4	4	Plant Operators; Site Supervisor	None

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
6	Dust from demolition work	Environmental Nuisance to neighbouring surroundings Health problems to operatives caused by inhalation of dust Decline in air quality	4	4	16	Use of Toolbox Talks to remind and increase awareness of health problems from dusts; Work area to be sheeted where practicable to prevent dust generation; Use of dust suppression system to damp down dusts; Screening to be installed adjacent to sensitive receptors; Operatives to wear dust masks – minimum FFP3 Air quality to be measured by client	1	4	4	Site supervisor / Demolition Operatives	None
7	Manual Handling	Long-term health problems Musculoskeletal Disorder (MSD) Back Ache / Pain	3	4	12	All Operatives have had Manual Handling Training; Refresher on the health problems of manual handling using Toolbox Talks; Experienced & skilled operatives Use of mechanical handling for heavy & awkward loads Manual Handling Risk Assessment & implementation of controls identified	1	4	4	Site Supervisor / Demolition Operatives	None

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
8	Noise from Plant, Vehicles, Equipment & Work Activities	Nuisance and disturbance to nearby buildings, residents and businesses Damage to adjacent buildings Statutory / Legislative breach Health / Hearing Problems (e.g. deafness, tinnitus) to Site Employees	5	4	20	Up-to-date maintenance and pre-use checks of Plant, Vehicles & Equipment; Shut down plant and equipment when not in use Adherence to agreed Working Hours; Carry out noisy works during less *sensitive periods, e.g. not first* thing in the morning or last thing before daily closure; Issue of, and encourage Use of suitable and correct PPE e.g. Ear Muffs / Defenders, to Site Employees. ; Communication with local residents. Restrict methods of working & work areas Site induction & tool box talks	2	4	8	Site Supervisor / Demolition Operatives	Lantern Supervisor to ensure that any PPE issued to employees are suitable for them, fit the individual employees properly and that employees are comfortable *in using them at the time of* the issue of the PPE. In addition, employees must be shown how to correctly wear and look after the PPE. A record of the issue and confirmation of the above shall be kept and maintained.
9	Vibration from Vibrating Plant, Equipment & Tools, and, Work Activities	Hand Arm Vibration Syndrome (HAVS); *Whole Body Vibration* for Ride-on Plant	3	4	12	Restrict type of plant and equipment (low vibration equipment) Use of breaks between stages of work and work rotation to minimise HAVS; Use of well-maintained plant; *HAVS Monitoring;* Use of Anti-vibration Gloves; Restrict methods of working; Site induction & tool box talks Site supervisor to control and monitor using HAVs logs	1	4	4	Site Supervisor / Demolition Operatives	None

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
10	Metal dust from cold cutting operations	Inhalation of toxic dust Breathing Problem Health Problem long-term	3	4	12	Pre-work briefing of RAMS including Risk Assessment Controls; Toolbox Talks on Dust to be delivered during the Project; Use of PPE – Face mask – minimum FFP3, must be worn at all times; *Health Surveillance (blood* sampling) to be organised for those who are regularly exposed / with long-term exposure	1	4	4	Demolition Operative / Site Supervisor	None
11	People working in close proximity to plant – being struck by a plant	Serious Injuries; Crushing; Fatality	4	4	16	Identification and demarcation of a 'Machine Only' working zones during site set up and work arrangements; Use of suitable physical barriers to segregate men from machines; Use of Toolbox Talk and Site Induction Briefing to reinforce the danger of being struck by a plant; Use of 2-way Radios for communication between Plant Operators & Manual Workers to avoid close contact between men and machines; Use of Site rule to communicate *and enforce the requirement not* wo work in close proximity to a plant, to keep men away from plant at all times; Use of banksmen to bank all machine movements.	1	4	4	Project Manager / Demolition Supervisor	Project Manager to use Physical Boundaries and Visual Markings to demarcate boundaries for plant and men to avoid working in close proximity to a plant, prevent working close to a plant during Site Set-up. Site Supervisor to monitor and police implementation of the boundaries during work. Site employees to be *issued with 2-way Radios* for communicating between themselves and the Plant Operatives

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
						Asbestos file to be kept in site office with all reports for easy reference. Be vigilant whilst working and if any additional materials are suspected during our works cease works immediately and report finding to client. *Keep everyone out of area.*					
12	Asbestos	Risk of exposure Long Term Health Problems	3	5	15	Segregate area using physical barriers and warning signs. If anyone is exposed to asbestos; Stay put. Raise alarm for someone to contact site office for emergency asbestos pack (bucket, P3 ½ face mask, sponge, type 5/6 cat 3 coveralls and asbestos bags. 1. Put on asbestos mask 2. Damp wipe outer clothing 3. Remove outer clothing and place in asbestos bags 4. Call Asbestos Essentials Ltd 0330 223 4024 or 07534 884 113 for further guidance. 5. *Refer to HSE document* em1 (copy available on site)	2	5	10	Demolition operatives. Site Supervisor. Project Manager. Client	None

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	Hazard (Aspect)	Risk (Impact)	Uncontrolled Risk			Control Measures	Residual Risk			Person Responsible	Further Actions
			L	S	R		L	S	R		
13	Adjacent movement of vehicles	Vehicle collision / damage Accidents involving site personnel	3	4	12	All vehicle movements to be banked by a trained banksman; Segregated pedestrian & vehicle routes Traffic Management Plan Site rules Competent & experienced drivers Vigilant drivers *Vehicle Speed restrictions*	1	4	4	Vehicle drivers / Site Supervisor	None
14	Existing Buried (Gas, Water, Electrical & Telecommunication) Services Inc. high voltage cables and gas pipes	Damage to Services Accidents which include serious burns, fire, etc.	3	5	15	Client to disconnect / terminate services prior to commencement of work Cat-Scanning in the 3 radio, power and genny modes	1	5	5	Contract Manager / Site Supervisor / Client	Demolition Contract Manager to obtain Disconnection & Isolation Certificate prior to commencement of work on site
15	Poor / Inadequate Personal Hygiene	Sickness Health problems on site	2	2	4	Provision of information and instruction on the essence of good personal hygiene through Toolbox Talk and Site Induction	1	2	2	Site Supervisor / Demolition Operatives	None
16	Refuelling of Plant & Equipment	Environmental nuisance Fuel spills onto land /surface water drainage	2	3	6	Designated refuelling area Drip trays must be used when refuelling Bags of granules and/or Saw-dusts to be readily available on site Spill kits to be made readily available on site *Use of Double skinned fuel* bowser Provision of Information & Instruction	1	3	3	Site Supervisor / Demolition Operatives	None

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			L	S	R		L	S	R		
						Trained crusher operative only to carry out the unblocking procedure; 1. Stop all works immediately 2. Stop the feed on control panel 3. Stop Jaw on control panel 4. *Open jaw on control panel*					
17	Unblocking Crusher	Serious Injury Death Noise Whole body vibration Falling Materials Inhalation and ingestion of dust	5	5	20	5. Unprocessed materials will fall onto belt 6. Start belt on control panel and discharge wastes off the end. 7. Isolate machine by key 8. Check jaws and belt are clear from obstructions standing on observation panel. 9. If clear then resume crushing. 10. If not cleared suspend works, call office and arrange attendance by plant fitter. Separate RAMs to be supplied. 11. Use of correct PPE	1	4	4	Crusher Operator	None

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			L	S	R		L	S	R		
18	Fire	Death Asphyxiation Structural collapse	2	5	10	Muster point given to all site personnel at site induction. No smoking in work areas. Keep ignition source away from work area. Use of hot works permit. Fire stations available in work areas. Raise alarm (air horns) on fire stations immediately if a fire is detected. If practicable use correct extinguisher to put out the fire. Call emergency services.	1	5	5	Demolition Site Manager/ Supervisor	None
19	Use of abrasive wheels	Serious injury to operatives Production of dust	2	3	6	Only trained and certificated operatives are allowed to fit or change abrasive wheels blades Induction / Toolbox Talks	1	3	3	Demolition Operatives Site Supervisor	None

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20. BE A GOOD NEIGHBOUR TOOL BOX TALK

TOOLBOX TALK

BE A GOOD NEIGHBOUR

Many in the local community will regard the start of construction work in their neighbourhood with great concern.

The public are often afraid that construction work will bring noise, dust, road closures, increased heavy road traffic and disruption to normal life.

Being a good neighbour means all those involved in a construction project acting with consideration for all those who live and work in the area surrounding the construction site to minimise their inconvenience.

Public image. Being a good neighbour creates a positive image of your company.

Avoid client dissatisfaction. If neighbours complain to their local authority about dust or noise nuisance caused, the local authority can impose conditions and restrictions on working hours which will lead to delays and dissatisfied clients.

DO		DON`T
✓	Be polite and considerate to members of the public at all times	× DON'T obstruct vehicle accesses or driveways to neighbouring properties
✓	Take accurate notice of any complaints made by a neighbour and pass it on to your line manager	× DON'T obstruct public rights of way such as pavements, footpaths and bridleways
✓	Use only designated parking areas, if they are provided, otherwise always park vehicles with consideration for the needs of local residents and others	× DON'T trespass on neighbours land
✓	Keep dust and noise to a minimum	× DON'T leave engines running unnecessarily
✓	Always close any noise reducing covers while plant is in use	× DON'T shout on site or have noisy radios on
✓	Always keep your working area tidy and leave the area tidy every day	× DON'T shout or whistle at passers by
✓	Always erect secured/tied barriers to protect and safeguard your work areas	× DON'T drop litter or leave sites intidy

BE CONSIDERATE

21. BRIEFING ACKNOWLEDGEMENT

I, the undersigned confirm that I have been briefed on the contents of this Method Statement & Risk Assessment (RAMS). I also confirm that I fully understand the briefing and agree to apply the controls identified as and when appropriate / applicable during the delivery of this work.

Employee Name	Employee Signature	Date of Briefing