

METHOD STATEMENT

PBM Contractors Ltd
15-17 Green Lane
Small Heath
Birmingham
West Midlands B9 5BU

Contact: Brian McGarry
Mobile: 07970 856 644

Location of Works

Unit 9
Satellite Industrial Park
Neachells Lane
Wolverhampton
WV11 3PY

Site Contact: TBC
Mobile: -

PBM Client:

GV Property Consultants
Carlton Tower
34 St Paul's St
Leeds
LS1 2QB

Contact: Mr. Gavin Ritchie
Mobile: 0113 245 6000
Email: gavin@gvproperty.co.uk

Document Compiled by:
Richard McGarry *GradIOSH AIEMA*
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To be read in conjunction with document:
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Approved by:
Brian McGarry



Scope of Works

The works consists of the demolition of a dilapidated industrial unit to slab level only. Works also include notifiable and non-notifiable asbestos removal works (notifiable works being carried out by a licensed asbestos sub-contractor) and the removal of all materials off site to approved recycling facilities (where possible). Arising brickwork may be crushed on site if instructed by GV.

Programme of works

The anticipated start date is to be confirmed.

Works should be completed in approximately 25 working days.

Hours of demolition 0800-1630 or as advised in planning/section 81 notices issued by the LA.

Delivery of plant will be made to avoid rush hour traffic i.e. 10am-2pm; collection of arising materials will be made typically any time between 0800-1600 or as advised in planning/section 81 notices issued by the LA

Location of works

Unit 9

Satellite Industrial Park

Neachells Lane

Wolverhampton, WV11 3PY

Red outline shows the approximate site boundary

Yellow – holding area for LGV entering site (separate LGV entrance may be used depicted by the star)

Red dashed outline – compound

Green – Welfare and office units

Blue – parking for staff/visitors

White dotted line – site entrance

Black arrows – route in and out



Site Entrance

The site entrance will be located off Neachells Lane

Access and Egress

Vehicle access/egress will be via Neachells Lane onto the service road, then onto site. Access and egress for operatives will be via ground floor level and tower scaffolding/step ups to higher works. Accesses are to remain clear at all times. Parking for staff and visitors will be within the site at all times. No parking outside of the site and no wagons will be permitted to wait outside the site. There will be a holding area within the immediate site entrance to park an LGV

General Requirements

The demolition process shall be in accordance with the revised BS6187 and the H & S Guidance Notes GS 29 (1-4). All work will be carried out to Health and Safety Specifications.

Responsible Persons

Client contact	-	Mr. Gavin Ritchie	0113 245 6000
P.B.M Contract Manager	-	Mr. Brian McGarry	07970 856 644
Health and Safety	-	Mr. Richard McGarry	07968 076 771
Supervisor	-	TBC	
First Aider	-	TBC	

Training

100% Health Safety and Environment tested
100% CCDO (CSCS) Scheme in operation
100% Asbestos removal trained
100% Manual handling trained
All plant operators will be 100% CPCS/IPAF/ITTSAR trained
All operatives will be trained in the activities they will be carrying out

Waste Disposal

All demolition debris will be cleared from site employing portable skips in accordance with EPA 990. (Duty of Care)
Loading areas are advised on the demolition plan below – typically behind the area of demolition throughout the contract

Notices

Notice of intended demolition (section 80/81) – in place, to be provided to PBM by GV
Planning approval – currently ongoing
F10 – to be supplied to PBM by GV if applicable
NNLW notification – N/A
ASB5 – to be submitted by PBM subcontractor TES limited
No other notices are applicable unless advised by GV

Hazardous Materials

Our demolition operatives will be instructed to cease work if suspect materials are discovered, to report to their supervisor who will in turn report to a director. Works will not continue unless permission has been given by the client after the material(s) have been identified and if necessary removed by the appropriate personnel

Discovery of hazardous materials – should any materials that are suspected to be hazardous uncovered during any part of the project, the following procedure will be undertaken:

1. Stop works
2. Inform supervisor
3. Supervisor to inspect area/take photos where necessary wearing full PPE
4. Cordon area off
5. Supervisor to inform H&S manager (PBM) who will inform the client/main contractor as appropriate
6. Ask testing contractor to sample the materials (if instructed)
7. If works can be safely carried out in other areas, continue, whilst await sample results

P.P.E.

Mandatory – hard hat, hi vis vest or jacket, steel toe capped boots

Task specific – dust mask, glasses/goggles, gloves, ear defenders

Non-Notifiable asbestos work PPE (as per HSE EM6 guidance note):

Respiratory protection (all face fitted)

- disposable respirator to standards EN149 (type FFP3) or EN1827 (type FMP3);
- half mask respirator (to standard EN140) with P3 filter; or
- semi-disposable respirator (to EN405) with P3 filter

Gloves

- disposed of after use (normal protective gloves)

Overalls

- Disposable overalls. Type 5 (BS EN ISO 13982-1)

Emergency Procedures

PBM will compile a full emergency plan prior to works.

A First Aider and First Aid equipment will be on site appropriate to the work activity. All PBM supervisors are first aid at work trained.

All accidents and incidents shall be reported in the site accident book.

All recorded entries must be investigated in accordance with current legislation.

Measures will be taken to eliminate the incident re-occurring.

Nearest Accident and Emergency facilities:

New Cross Hospital
Wolverhampton Road
Heath Town
Wolverhampton
WV10 0QP

Tel: 01902 307 999

If in doubt Dial 999

Services

To be disconnected and/or isolated prior to works

Details to follow/be confirmed

Asbestos

A full asbestos demolition survey has been carried out by RPP (B03999)

Notifiable items will be removed by a licensed subcontractor

Non-notifiable items will be removed by trained PBM operatives

All PBM operatives are asbestos removal (non-licensable) / asbestos awareness trained

Discovery of asbestos – should any materials that are suspected to contain asbestos be uncovered during any part of the project, the following procedure will be undertaken:

1. Stop works
2. Inform supervisor
3. Supervisor to inspect area/take photos where necessary wearing full asbestos PPE
4. Cordon area off
5. Supervisor to inform H&S manager (PBM) who will inform the client/main contractor as appropriate
6. Ask testing contractor to sample the materials
7. If works can be safely carried out in other areas, continue, whilst await sample results

Fencing and Hoarding

Herras type security fencing will be erected by PBM as and where necessary to enclose the demolition works and protect site staff/members of the public. Warning signage will also be added to the fencing. It will be erected to the manufacturers design and double clipped for added stability. This will be left in situ post demolition works (unless otherwise arrangements are made by GV)

Welfare Facilities

To be provided by PBM for the duration of the demolition works

Banksmen

Banksman will be employed at all times when stripping internal and external structures. A banksman will also be used whilst vehicles/plant are maneuvering skips and entering and leaving the site. All resultant debris created by vehicles entering and leaving site will be removed by the banksman. Banksmen will also monitor the activities of children around the sites to ensure their safety at all times

Scaffolding

N/A

Permits

As per PBM site rules/site induction – permit to demolish

Schedule of plant and equipment

Hand Held Tools i.e. sledgehammer, shovels, crow bars, spanners, pliers etc.

Mini Excavator

2 x large (approx. 30 tonnes) 360 Excavator

Tipper vans

Roll-on roll-off containers and wagons

Health and Safety Principles and Objectives

It is the intention of PBM Contractors Limited, that the site is managed in such a way that risks to the Health and Safety of all persons directly concerned with or liable to be effected by the demolition works are either eliminated, or reduced to the lowest practicable level within the terms of all general health and safety legislation including the following Acts and Regulations:

The Health and Safety at Work Act 1974

The Management of Health and Safety at Work Regulations 1999

The Lifting Operations and Lifting Equipment Regulations 1998

The Provision and Use of Work Equipment Regulations 1998

The Manual Handling Operations Regulations 1992

The Electricity at Work Regulations 1989

The Control of Noise at Work Regulations 2005

The Control of Vibration at Work Regulations 2005

The COSHH Regulations 2002

The Personal Protective Equipment at Work Regulations 2002

The Control of Asbestos Regulations 2012

The Dangerous Substances and Explosive Atmospheres Regulations (DSEAR) 2002

The Control of Pollution Act 1974 & 1989 Amendment

The Control of Lead at Work Regulations 2002

The Health and Safety (First Aid) Regulations 1981

The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013

The Construction (Design and Management) Regulations 2015

The British Standard Code of Practice BS: 6187 Demolition 2011

The Health and Safety (miscellaneous amendments) Regulations 2002

The Working at Height Regulations 2005

This list is non-exhaustive – all other applicable regulations and amendments will apply

Operational Method -

- The site will be set up and established by PBM with Welfare/Offices/Toilets and fencing in place prior to PBM's demolition works beginning.
- A compound and parking area will be created as well as an LGV holding area adjacent to the site entrance.
- Operatives will undergo a site induction prior to works. PBM operatives will sign site induction booklets/method statement to show they have understood all aspects of the site rules/induction; and also PBM's method statement and risk assessments.

Pre mechanical demolition works

- Works will begin with TES Environmental carrying out the removal of notifiable asbestos as per their RAMS and ASB5 notification (to follow on award/programme).
- Prior to demolition works PBM will remove accessible non-ferrous metals, M&E, combustible materials, loose items and fixtures/fittings wherever possible to ensure easier mechanical demolition and waste segregation; Items which can be removed will. Generally, operatives will use manual hand tools such as crow bars, pry bars, pliers and sledge hammers to break down and pry away items. Items will be placed in a loading area, which will be reloaded by excavator onto containers for removal off site.
- Tower scaffolding and/or podiums may be used to aid workers where necessary should they require to work at height; these will be erected and taken down each day by a PASMA trained operative to the manufacturers specification.

General asbestos removal (non-notifiable) – Please note a full asbestos plan of work will be created on order

General non-notifiable materials will be removed

1. Operatives will locate items as per the asbestos demolition survey provided
2. Operative(s) fitted in full asbestos PPE (as above)
3. Areas will be naturally ventilated wherever possible
4. Asbestos materials will be dampened down when prior to being exposed and during removal
5. Operatives will use hand tools and methods to remove materials
6. Materials will be removed in whole sections or in their housing to ensure no fibre release whenever possible
7. Arisings will be placed into double asbestos bags (red marked bag then clear bag).
8. The area will be patted clean with damp rags which shall also be disposed of as asbestos waste within the bags. Hand tools will also be patted clean with damp rags.
9. Bags will be sealed with duct tape
10. Operatives to remove asbestos PPE and dispose of in the same manner as the asbestos arisings at the end of each shift- this will be done within a fenced area
11. Bag(s) to be placed on specific polythene wrapped container for removal off site to an approved tip

Mechanical demolition of the galbestos roof section

- Structural demolition of a designated section will not commence unless the demolition process can be completed during that working shift. No section of a structure will be left part demolished overnight, unless the remaining structure is in a safe and stable condition.
- The mechanical demolition will be carried out 'bay by bay' with the excavator being fitted with a shear attachment (working from north to south).. The area beneath each bay to be demolished will be polythene lined or extensively cleaned followed each section of bays. The shear attachment will be used to cut upright steels/interlocking beams and the like one bay at a time. The uprights will cut at ground level and in such a way to allow the excavator operator to collapse the bay (one at a time).
- As the roofs are tin sheeting with galbestos lining, dust suppression will be used at all times during each bay collapse and prior to each asbestos pick. At ground level, trained asbestos removal operatives wearing full PPE as outlined

will pick the in sheeting from the structure. Large sheets and sections will be wrapped in polythene or loaded directly onto a polythene lined asbestos container (lockable). Other materials i.e. the steel frame, will be segregated and hosed down prior to loading onto a separate container.

- Small pieces of debris will be collected and placed into a red asbestos bag. The red asbestos bag will be placed into a clear asbestos bag when full and sealed using duct tape as per training. Disposable PPE such as gloves and overalls will be disposed of as asbestos waste prior to each working shift. Non-disposable PPE will be wiped down with damp rags which will also be disposed as asbestos waste.
- At all times during collecting and loading works the excavator fitted with a bucket attachment may be used to load the asbestos container. The bucket/machinery will be hosed down after each use.
- The process will be repeated until the tin sheet/galbestos roof has been demolished successfully and all arisings taking off site.

Demolition of the remainder of the building

- A large 360° excavator will be introduced to begin the mechanical demolition of the outer walls of the rear warehouse and front buildings. The mechanical demolition will begin systematically with the machine operator using the excavator fitted with a selector grapple and shear attachments, to slowly demolish the structure taking care at all times. A second excavator will be used when necessary on another section or to shadow the demolishing excavator and load. The excavator operator will be in constant contact with a sighting operative via walkie talkie communication. The excavator will also sort generated materials into main 4 categories
 1. Brick/concrete hardcore
 2. Scrap metal
 3. Clean timber
 4. General rubbish
- Sighting operatives will be dust suppressing and advising the excavator operator(s) throughout demolition works. They will also act to ensure no persons/members of the public enter any exclusion zones which may have been established.
- Materials will be loaded by excavator onto ro-ro containers/wagons at all times with ro-ro containers being removed from site each time filled to avoid a container build up and to keep the site clear/spacious. The loading area will typically be behind the demolition works through the demolition. The containers will be taken to approved tips for disposal and recycling. The removal of combustible materials will take priority at all times.
- Hardcore materials may be saved on site for crushing to 6f2 standards or may be removed from site. Should they be crushed, the crusher unit is built in with an internal dampening down spray system and water spray bowsers will be used at all times to dust suppress. The RAMS will be updated in accordance with instruction.
- The site will be swept clean and all protrusions will be cut flush at ground level.
- During works, the whole demolition site is an exclusion zone. No-one other than the excavator driver and operatives are allowed into the site without the clearance of the site operative and that is relayed to the excavator driver. The exclusion zone will protect everyone from the possibility of falling materials (typically a 4/5 meter distance). PBM operatives will keep to a safe distance at all times whilst the excavator is in operation. Operatives/Banksman will be in contact with the excavator operator verbally or via a walkie talkie system
- This is not a finalized sequence of events

PBM USE ONLY- Declaration form:

Contract:

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Supervisor(s): I declare that I have communicated the risk assessments and method statement to the operatives under my/our control for the said job/contract:

NAME	DATE	SIGNATURE

Operatives: I declare that I have read (or have been read) and have understood all aspects of the method statement and risk assessments for the said job/contract:

[illegible]