Homes England

Date: 5 September 2023
Our Ref: RFI4402
Tel: 0300 1234 500
Email: infogov@homesengland.gov.uk

[redacted]
By Email Only

Information Governance Team
Homes England
Windsor House
6th Floor
42-50 Victoria Street
London
SW1H 0TL
United Kingdom

Dear [redacted]

RE: Request for Information – RFI4402

Thank you for your request for information which was processed in accordance with the Environmental Information Regulations 2004 (EIR).

You requested the following information:

I am interested to know what steps the contractor (Hughes and Salvidge) included in their submitted method statement to show that they would achieve "Prevention of nuisance" to "Adjacent Properties".

Can you please send me a copy of their Method Statements (as they were asked to submit to you for your approval prior to carrying out the works). Can you also tell me how you ensured that the contractor complied with the statement in this section A11/190: "All work shall be carried out in accordance with the agreed Method Statements".

For clarity, this request was made in relation to the demolition work at the CeramTec Factory, Colyton, Devon.

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Response

We can confirm that we do hold the requested information. Please find enclosed with this letter Annex A, the Environmental Management Plan and Method Statement for the demolition work at the CeramTec Factory, Colyton, Devon.

Regulation 13 – Personal Data

We have redacted information on the grounds that in constitutes third party personal data and therefore engages Regulation 13 of the EIR.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Regulation 13 is an absolute exception which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exception is engaged.

The full text in the legislation can be found on the following link:
http://www.legislation.gov.uk/uksi/2004/3391/regulation/13/made

Advice and Assistance

We have a duty to provide advice and assistance in accordance with Regulation 9(1) of the EIR. In accordance with this duty we can confirm that the measures in place to support monitoring of the contractor's works were through a part-time site monitoring role undertaken by our Demolition Consultant, together with additional site monitoring specific to the asbestos works undertaken by our Asbestos Consultant and on-site project progress meetings.

Right to make Representations

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request a reconsideration of our response (Internal Review). You can make this representation by writing to Homes England via the details below, quoting the reference number at the top of this letter.

6th Floor
Windsor House
42 - 50 Victoria Street, Westminster
London, SW1H 0TL

0300 1234 500
@HomesEngland
www.gov.uk/homes-england

Homes England

Date: 5 September 2023
Our Ref: RFI4402
Tel: 0300 1234 500
Email: infogov@homesengland.gov.uk

Email: infogov@homesengland.gov.uk

The Information Governance Team
Homes England
6th Floor
Windsor House
42-50 Victoria Street
London
SW1H 0TL

Your request for reconsideration must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response (Reg 11(2)). Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for reconsideration will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link https://ico.org.uk/

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team
For Homes England

ENVIRONMENTAL MANAGEMENT PLAN




CLIENT:	**Homes England**
PROJECT:	**Colyton**
DOCUMENT REFERENCE:	**EMP296-18**
ISSUE NO:	**01**
ANTICIPATED START DATE:	**Summer 2020**
DURATION:	**8 Weeks**

THIS ISSUE				
	PRINT NAME	SIGNATURE	POSITION	DATE
AUTHOR	Reg 13		Reg 13	01-06-20
CHECKED BY:	Reg 13		Reg 13	01-06-20
ACCEPTED BY:				

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ISSUE HISTORY			
ISSUE NUMBER:	ISSUE DATE	AUTHOR	AMENDMENTS
1	01-06-20	Reg 13	N/A

All revisions to the Environmental Management Plan will be recorded on this page.

The author of the amendment(s), or other authorised person, must explain the details of the amendment (s) to the Site Manager/Site Supervisor. The author must ensure that the Site Manager/Site Supervisor signs off the amendment to confirm that he has received and understood it, and that the Site Manager/Site Supervisor returns the signed off front page so that the author can file it in the project office file.

The Site Manager/Site Supervisor must sign off and return the copy of this Amendment page, as explained above, and carefully insert this page and the amendments into the project site file. He must also clearly line through the existing pages to indicate they have been superseded.

Contents

SECTION 1 - INTRODUCTION

The EMP includes full details of:

- Roles and responsibilities;
- Communication and co-ordination;
- Training and awareness;
- Operational control;
- Checking and corrective action;
- Environmental control measures.

SECTION 2 - ROLES AND RESPONSIBILITIES

The Project Manager would have overall responsibility for the project and will be responsible for the development and implementation of the EMP. Other members of the project team would also be assigned specific roles and would be responsible for the correct application of the EMP. Individual specialists may also be appointed to provide expert advice. Suggested specific roles are described below:

Project Manager
The Project manager would have overall responsibility for environmental performance throughout the demolition phase and would ensure that appropriate resources are made available and environmental control and any agreed or appropriate protection measures are implemented.

- Monitor construction activities and performance to ensure compliance with the EMP and that identified and appropriate control measures are being effective; and,
- Act as a main point of contact between the regulatory authorities (if required), Client and the project on environmental issues.

Site Manager
A full-time site manager would be responsible for recording the progress of the Environmental Works. The Site Manager would carry out the following duties:

- Support the Project Manager in delivering the environmental component of the project;
- Monitor Demolition activities and performance to ensure control measures are effective;
- Maintain full records of the progress of the Environmental Works;
- Implement an auditable environment record filing system;
- Carry out audits as required by the EMP.
- Ensure compliance with Duty of Care at all times;
- Implement and monitor measures to ensure correct waste minimisation, segregation and disposal;

SECTION 3 - COMMUNICATIONS AND CO-ORDINATION

Co-ordination within the project would be achieved through periodic meetings attended by representatives from the Demolition team and client.
The meetings would consider past performance – from the results of inspections, environmental monitoring, and any complaints - and would look ahead to plan actions required to prevent or mitigate forthcoming risks and disseminate best practice.

SECTION 4 - TRAINING AND AWARENESS

As a minimum, all staff would receive an environmental briefing as part of their site induction.
Supervisors would support information provided at induction through completing briefings and ‘toolbox talks’ prior to specific activities commencing.

SECTION 5 - OPERATIONAL CONTROLS

All activities on site would be reviewed against the requirements of the EMP via an integrated risk assessment. Please see environmental risk assessment in separate document. The demolition teams would review the environmental risks associated with the demolition process and appropriate control measures. All works are to be carried out between the hours of 08.00-18.00 Mon-Fri and 09.00-13.00 Saturdays. No works on Sundays or bank holidays.

SECTION 6 - CHECKING AND CORRECTIVE ACTION

The demolition team would carry out day to day monitoring of demolition activities and maintain a record on site. The results of these inspections would be discussed at the Fortnightly Progress Meeting.
Regular audits would be completed to verify that the Project is compliant with the established EMP, contractual requirements and legislation. This project would also fall within our ISO14001 Registration and as such would receive regular independent audits by the Certification body.

SECTION 7 - ENVIRONMENTAL CONTROL MEASURES

7.1 Noise and Vibration Management

Predicted noise levels, based on the requirements of BS5228, have been calculated for Demolition activities associated with the works.

Equipment	Weighted Sound pressure level at 10m (db)
Pulverizer mounted on excavator	72
Breaking and spreading rubble	82
Shearing Steel	82
Clearing Site	77
Loading Lorries	79
Mobile Telescopic Crane (100t)	71
Diesel Scissor Lift	78
Road Sweeper	76
Skip Wagon	78
Diesel Generator	59
Lorry Movements on Access Road	83

To reduce the potential of nuisance being caused by Demolition activities, Hughes and Salvidge would introduce control measures when developing methods of work and communicate with neighbours if and when noisy works are to be carried out.
Strict controls on the sequencing of works and providing noise protection would be developed on an activity-by-activity basis.
The adoption of Best Practicable Means, as defined in the Control of Pollution Act 1974 is usually the most effective means of controlling noise from construction sites. In addition, the following measures should be considered, where appropriate:

On site noise levels would be monitored regularly, particularly when changes in process are required or in response to complaints. The monitoring would be in accordance with the guidance set out in Annex E of BS5228: Part 1:1997.

All pneumatic tools would be fitted with silencers or mufflers.

Deliveries would be programmed to arrive during daytime hours only. Care would be taken when unloading vehicles to minimise noise. Delivery vehicles would be routed so as to minimise disturbance to local residents. Delivery

vehicles would be prohibited from waiting within the site with their engines running and no high frequency audible reversing alarms are allowed on site.

All plant items would be properly maintained and operated according to manufacturer's recommendations in such a manner as to avoid causing excessive noise. All plant would be sited so that the noise impact at nearby noise sensitive properties is minimised.

Example of record sheet shown below:

HSF 25

Noise Survey Readings					
INSTRUMENTS:	CIRRUS CR:162A NOISE LEVEL METER				
SERIAL NUMBER:	G056440				
CALIBRATION CERT. NUMBER:	264561				
NEXT CALIBRATION:	16 OCT 2019				
SITE ADDRESS:	SABIC North Tees		Tank Farm & Riverside		
WEATHER CONDITIONS:					
DATE OF READINGS:			WHO BY:		
TOR Area & Pipework (Refer to location indicated on the Plot Plan)	READING dB(A) L_{eq}		TIME 30 Second Interval	NOTES Activities providing noise sources	
AREA 1			to		
AREA 2			to		
AREA 3			to		
AREA 4			to		
AREA 1			to		
AREA 2			to		
AREA 3			to		
AREA 4			to		
AREA 1			to		
AREA 2			to		
AREA 3			to		
AREA 4			to		
AREA 1			to		
AREA 2			to		
AREA 3			to		
AREA 4			to		

7.2 Dust and Air Quality

Keeping dust levels to a minimum is essential throughout the works; Dust suppression will be required throughout. Particular care is required to maintain dust emissions at the site boundary adjacent to neighbouring properties.

A monitoring regime is to be adopted throughout the works to regularly check that levels are dust are being kept to a minimum.

The use of Best Practicable Means (BPM) (as defined in Part III of the Environmental Protection Act 1990) would be employed, examples of which are given below:

- Sheeting of vehicles transporting materials to and from the site;
- Limiting the speed of site vehicles to 10mph
- Leaving suitable hardstanding's in place until end of the project to mitigate dust release during vehicle movements
- Placing plant as far as possible from sensitive areas and switching engines off when not in use;
- Provision of wheel washing facilities and/or regular use of road sweepers at access points and on local roads (to remove mud from public highways);
- Damping down of haul roads;

Dust Monitoring Record			
SITE ADDRESS:	SABIC North Tees		Tank Farm & Riverside
WEATHER CONDITIONS:			
DATE OF READINGS:	/ /	WHO BY:	
TOR Area & Pipework (Refer to location indicated on the Plot Plan)	VISUAL CHECK	TIME	NOTES – ACTION TAKEN IF REQUIRED
		to	
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		to	
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7.3 Water Pollution

Suitable protection for watercourses potentially affected by the works would be installed prior to relevant works proceeding. These measures would be in-line with Environment Agency Pollution Prevention Guidelines

Protection measures would be developed and would include:

Bunded storage areas, located in main compounds, would be provided for the duration of the demolition period for the storage of oils, fuels, chemical and other hazardous construction materials. Local storage of these materials would also be within bunded facilities.

Plant and equipment would be stored in areas as being less susceptible to possible pollution incidents, or on dedicated hard standing. Plant will also be refuelled in these areas

All fuel bowsers will be equipped with spill kits.

Maintenance pads and sand bags will be used across drains to filter any water that may run down the drains. The pads are to have a visual inspection daily and replaced as required.

7.4 Biodiversity

Appropriate regard for the protection of local habitats and protected species during the demolition works.

- All demolition works would be undertaken outside bird nesting season where possible however alternative measures would be taken to prevent birds nesting within the demolition phases between March and August. An ecologist would be required to attend site to verify the structure being free from nesting birds

- In areas that are considered to have potential for bat roosts an ecologist should conduct a watching brief for those structures that are scheduled for demolition should be examined before any work is conducted. Prior to any works that could affect the buildings containing a confirmed bat roost a license should be obtained from Natural England

- An ecologist would carry out a survey immediately prior to site clearance works in order to ensure that there are no protected species present. In the event of protected species being found, works would be delayed until mitigation measures have been agreed with English Nature;

- Protection would be provided to create physical separation between demolition operations and ecologically sensitive areas where necessary.

- All works are to be carried out in compliance with the reptile mitigation strategy (appendix to this document, this will include the protection of reptile fencing throughout the works.

7.5 Waste Management

Waste management will be controlled throughout the demolition works and will be recorded daily.
Only approved waste carriers and approved waste facilities will be used and records of their licenses will be held on site. At the start of the project a SWMP (Site Waste Management Plan SWMP296-18) will be produced to estimate the arising material produced during the works. This will then be completed with the actual at the end of the project for comparison and an overall recycling percentage will be shown. Hughes and Salvidge aim for a 90-95% recycling rate.

How to improve waste management on site:

- Storing and reusing demolition materials to negate the export or import of inert materials.
- Reduction of site generated waste through waste minimisation and re-cycling initiatives, Including the source-segregation of re-usable and recyclable materials.
- Appropriate methods of waste disposal linked to a robust waste disposal audit trail.

- Site office wastes would be collected in separate containers to maximise the opportunities for recycling, this would include: Can, bottle, and paper banks;

7.6 Traffic Management

Access/egress to the site is shown is within the traffic management plan (TMP296-18). Vehicle speed limits of 10 mph will also be in place on site.

Local transport companies will be used to minimise the carbon emissions on the project.

7.7 Environmental aspects and impacts

Hughes and Salvidge have prepared environmental procedures and guidance, and expect both site personal including sub-contractors to comply with the company environmental plan.

Activities that have an environmental impact are as follows but not restricted to:

- Drains and water run off
- Dust
- Noise
- Fuelling close to water ways
- Invasive plants (Japanese Knotweed)

Prior to any works being carried out on site an environmental plan will be in place and where necessary the local authorities will be informed (Section 60). Risk assessments and safe systems of work will be in produced for all hazards raised to prevent pollution to the environment and disturbing neighbours and will include containment and recovery.

These issues although unavoidable can be easily managed if the works are carefully planned and carried out, to minimise disruption caused by the above mentioned HSL will follow the following actions:

Noise – All plant and equipment will be in good working order and properly maintained, the demolition methodology will be planned to ensure that the structures are demolished into the confines of themselves with flank walls to be demolished last, this will help to control the noise emitted from our works. known noisy activities such as breaking out loading of metal waste etc. will not be carried out before 9 o'clock or after 5 o'clock, barriers to perimeter fencing will be erected locally if required to contain noise.

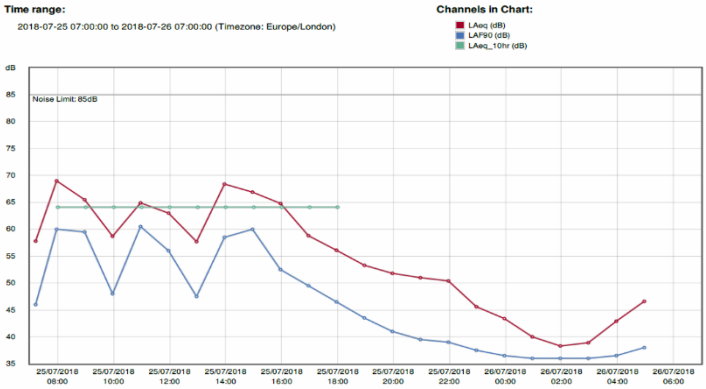
Dust – All external activities on site will be dampened down prior to works commencing and be carried out with water suppression on-going, this will be in the form of either a charged fire hose or dust boss suppression units. Site roads will be dampened down regularly to prevent wind-blown dust and stockpiled materials will not be allowed to dry out. During crushing activities, the crusher will be fitted with its own dust suppression system to contain dust release.

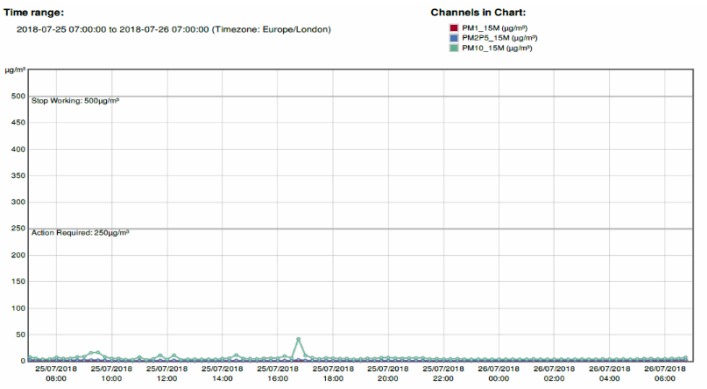
Vibration – works will be planned and carried out so as all heavy plant movements are kept to a minimum, where possible arising hardcore will be used as a mat to absorb some of the vibration, the slabs on site are also made up of many sections with expansion joints so this will help to minimise vibration travelling through the ground.

Traffic – All deliveries required for site will be booked through the site manager or project manager, careful consideration will be taken when organising vehicle movements, large vehicle movements will be ordered for non-peak times in order to reduce disruption to local residents.

In addition to the above control measures HSL also use a monitoring system that records noise, dust and vibration levels on site, the data is then recorded enabling us to effectively monitor the site, if at any time any of the levels are above the acceptable limit works would cease and the incident will be investigated and control measures increased.

Examples of data results





SECTION 8 - SIGN OFF SHEET

I confirm I have read and understood this Environmental Management Plan and that I must not deviate from the information containing within.

Name	Date	Signature

METHOD STATEMENT AND RISK ASSESSMENT

HUGHES & SALVIDGE
The complete demolition solution

CLIENT:	**Homes England**
PROJECT:	**CeramTec Factory, Colyton**
METHOD STATEMENT REFERENCE:	**MS296-18**
ISSUE NO:	**1**
ANTICIPATED START DATE	**October 2018**
DURATION:	**9 Weeks**

THIS ISSUE				
	PRINT NAME	SIGNATURE	POSITION	DATE
AUTHOR	Reg 13		Reg 13	01/08/18
CHECKED BY:	Reg 13		Reg 13	
ACCEPTED BY:				

UVDB Verify Verified · ISOQAR Registered · UKAS Management Systems · CHAS Chas Accredited · NFDC National Federation of Demolition Contractors Voice of the Global Demolition Industry · Carbon Trust Standard Reducing CO2 Year on Year · World Demolition Awards 2016 Winner World Demolition Award

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ISSUE HISTORY			
ISSUE NUMBER:	ISSUE DATE	AUTHOR	AMENDMENTS

All issues to the method statement and risk assessment will be recorded on this page.

The author of the amendment(s), or other authorised person, must explain the details of the amendment (s) to the Site Manager/Site Supervisor. The author must ensure that the Site Manager/Site Supervisor signs off the amendment to confirm that he has received and understood it, and that the Site Manager/Site Supervisor returns the signed off front page so that the author can file it in the project office file.

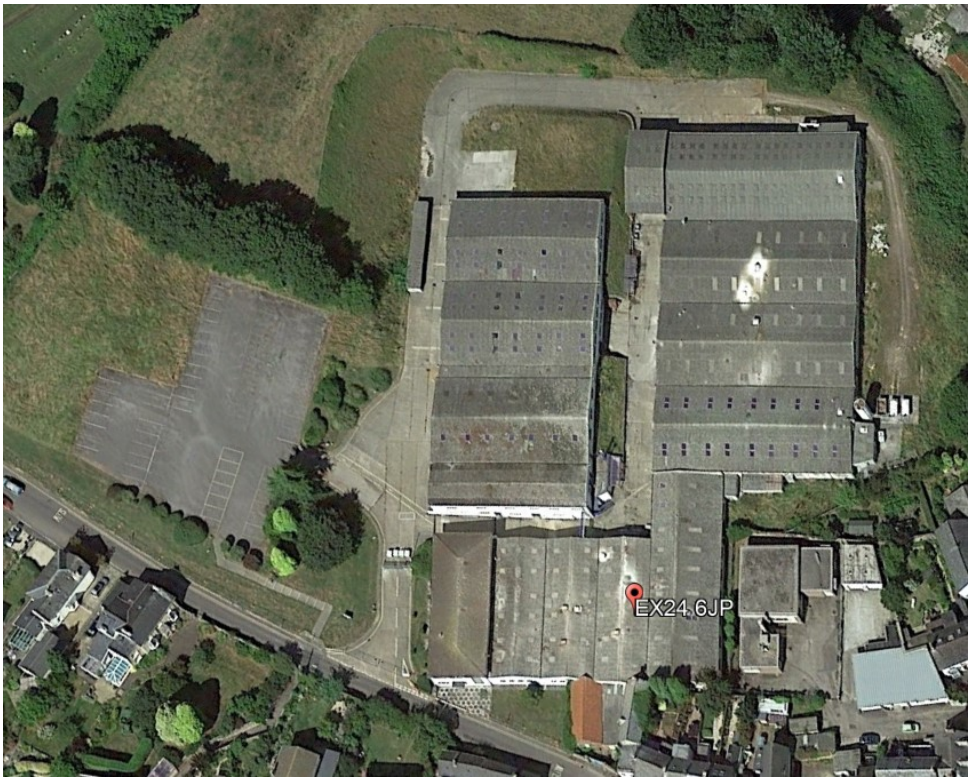
The Site Manager/Site Supervisor must sign off and return the copy of this Amendment page, as explained above, and carefully insert this page and the amendments into the project site file. He must also clearly line through the existing pages to indicate they have been superseded.

CONTENTS PAGE

SECTION 1 – PROJECT INFORMATION

1.1 - PROJECT LOCATION

Hughes & Salvidge are competing for the role of Principal Contractor for demolition works at the former CeramTec factory in Colyton, Devon, EX24 6JP.



1.2 – OUTLINE SCOPE OF WORKS

- Asbestos removal
- Soft strip
- Demolition of structures, down to and including ground floor slabs and foundations
- Separation works to adjoining properties that are to remain
- Weather proofing of retained structures
- Removal of agreed roads, pavements, and hardstandings
- Crushing of all inert hard arisings
- Filling and compacting of voids
- Disposal of all other waste arising from the works

1.3 – DURATION OF WORKS

9 weeks

1.4 – SITE RESTRICTIONS

- Asbestos containing materials have been identified within the asbestos surveys completed. All asbestos removal works will be completed prior to structural demolition of buildings.

1.5 – LIVE SERVICES

- Services on site are to be terminated by client prior to works commencing However, there are live services that are to protected and will remain throughout the works.

SECTION 2 –ACTIVITY SPECIFIC ASPECTS

2.1 – RESOURCES REQUIRED

Management/Labour	Plant/Equipment
1 x Project Manager	Hand tools
1 x Site Manager	Heras fence panels
2 x Plant Operators	Bowser
1 x Crusher Operator	Welfare cabins
2 x Demolition Operatives	Generator
3 x Asbestos Removal Operatives	Scaffold tower/podiums
	MEWPs
	110V or Cordless Reciprocating Saw
	Skid steer loader
	2 x ZX250 Excavator
	Roller
	1 x Jaw Crusher

- All operatives will hold the relevant competence cards/certification require. (CCDO, CSCS, CPCS, SMSTS)
- All plant and equipment will have relevant certification to work on site.

2.2 – SITE PERMITS

There is a requirement for a Site Permit System on this project.

The following Site Permits are required to be issued by the Site Manager / Supervisor

- Permit to Dig
- Hot Works Permit (only if authorised by project manager)

2.3 – PERSONAL PROTECTIVE EQUIPMENT

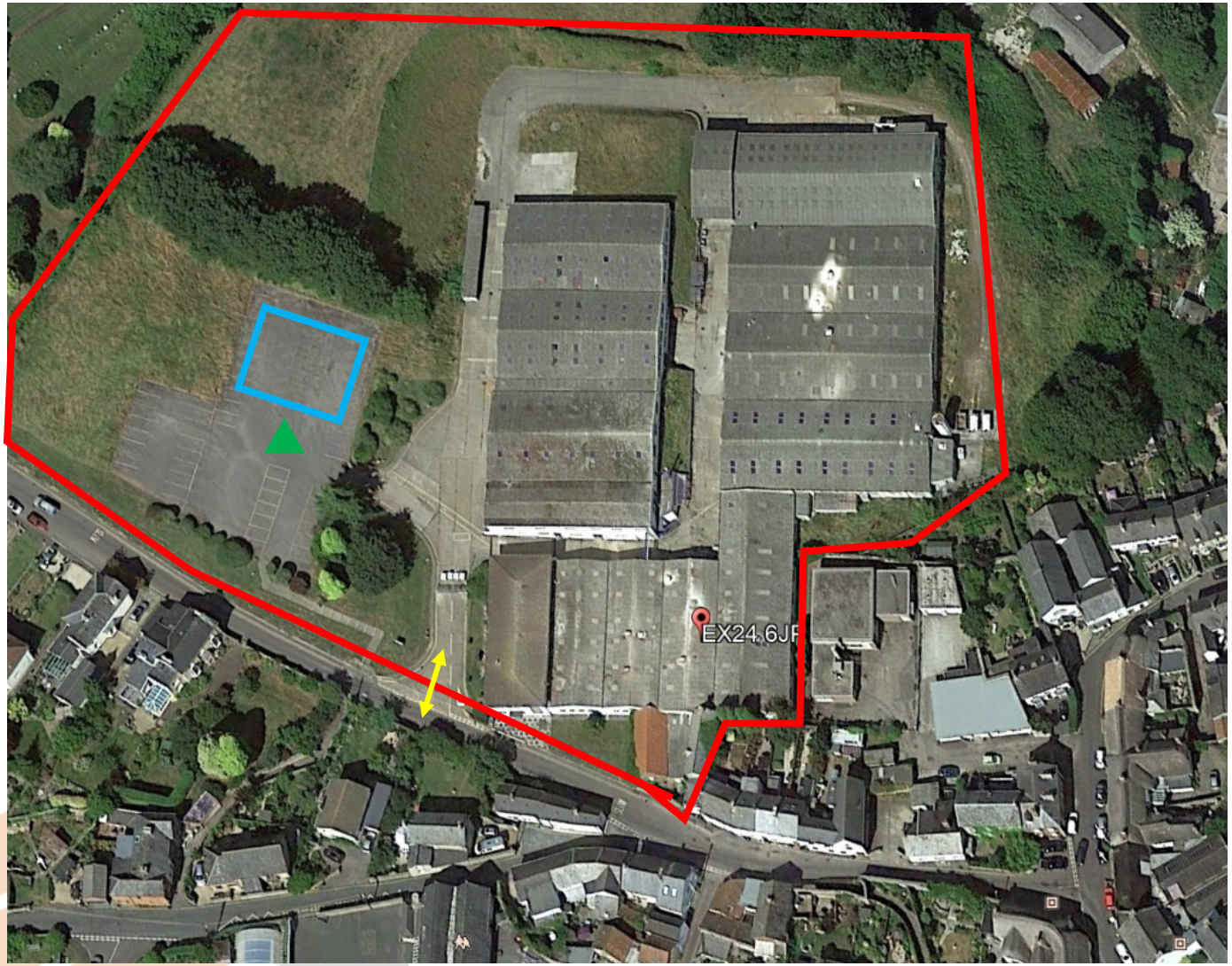
MANDATORY PPE				
				
HARD HAT	EYE PROTECTION	HI-VISIBILITY	SAFETY GLOVES	SAFETY BOOTS
BS EN 397	EN 166 1F	EN 471	BS-EN 140	BS-EN 345

TASK SPECIFIC PPE / RPE						
						
P3 HALF FACE MASK	**P3 DISPOSABLE MASK**	**TYPE 5/6 DISPOSABLE COVERALLS**	**EAR PROTECTION**	**BURNING / FULL FACE VISOR**	**LEATHER BURNING JACKET**	**HARNESS / LANYARD**
EN140:1998 & EN143:2000	EN 149: 2001	EN ISO 13982 EN 13034	BS EN 352-3	EN 166 39B	BS EN ISO 11611:2007	EN361, EN354, EN362
The above PPE may be required for certain activities, or when specifically prescribed by the Site Manager.						

2.4 – CONTROL MEASURES

- Danger areas to be fenced off to stop unauthorised access, lay down areas to be free from obstructions.
- Adequate spill response equipment to be in place before works begin.
- Care will be taken to ensure that a secure site boundary fence and appropriate warning signage is in place throughout the demolition works.
- Good Communication is essential – Daily morning meetings of no more than 5/10 minutes will be required between the Hughes & Salvidge Site Manager and personnel on site, (including any sub-contractors) to discuss the day's proposed activities. This liaison will aid in the smooth running of the project and help to highlight any potential problems that could otherwise occur.
- Two-way radios (provided by Hughes & Salvidge) will be utilised for communication and emergency. Machine drivers and HSL management will be in radio communication to stop works in the event of an emergency.
- Check service drawings and historical data to check for underground voids within the vicinity of the demolition area

2.5 – SITE LAYOUT PLAN



KEY	
	SITE BOUNDARY
	ACCESS / EGRESS
	SITE COMPOUND
	FIRE MUSTER POINT

3.1 Asbestos Removal

All licensed asbestos works RAMS will be provided by licensed asbestos removal contractor as a separate document.

The non-licensed asbestos will be removed as detailed in the method below:

Asbestos Cement Roofing Sheets/Guttering

Many of the structures that are to be demolished have asbestos cement roofing sheets. All roofs are of the same construction with a concrete portal framework covered with roofing sheets with a ridge cap all held in position using hook bolts.

Operatives will access the roofing sheets from beneath working from MEWPS. Prior to works commencing the ground area will be cleared of all materials or debris to allow safe access/egress for the MEWPS. Operatives will wear full RPE/PPE suitable for working with asbestos.

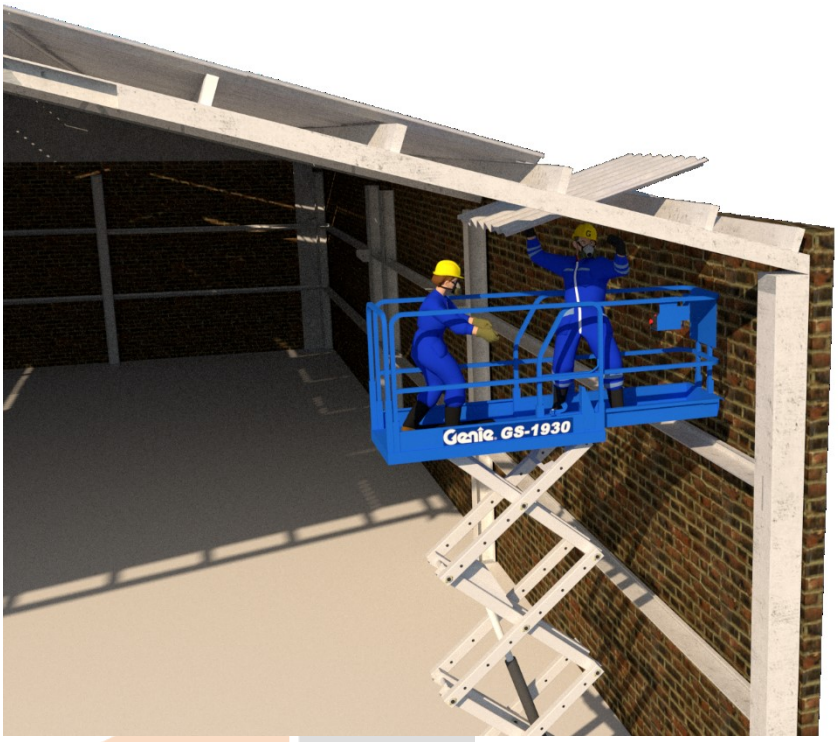
Working on a bay-to-bay basis, operatives access their working area from below via a MEWP. Operatives using hand held bolt cutters will cut the restraining bolts to release the ridge caps. Once a bay/section has been released, operatives will lift the ridge caps from below and stand/turn them to allow them to be placed within the MEWP. Care will be taken to ensure that the MEWP is never overloaded. Once removed operatives will transfer into a lined out, open-top skip.

Once a bay of ridge caps has been removed the operatives will start to remove the roofing sheets. Operatives will ensure they start in the reverse order to installation meaning that the sheets being removed are overlapping - reducing breakage. Operatives will cut the bolts on individual sheets to release them before lifting into the confines of the MEWP again ensuring the SWL is never exceeded. This process will continue throughout until completion. Once a bay has been removed operatives will access the gutter before releasing using hand held tools and lifting into the MEWP ready for disposal.

Throughout all of the works the following actions shall be carried out:

- Full RPE/PPE will be worn at all times
- Ground to be cleared of all materials for safe access/egress
- Dampening down works to be carried out to control release of dust
- Operatives to decontaminate in designated area at end of each shift
- All asbestos material to be cleared and contained by end of each shift
- All roofs to be left safe and secure at end of each shift

On completion of an area the site manager will undertake a full check of the area to ensure all asbestos containing material has been removed before giving clearance for demolition to commence.



Picture indicative of removal methods.

Floor Tiles, Textiles & Gaskets etc.

Other non-licensed asbestos containing materials are present on site such as gaskets, flash guards, cement window sills and other items. All of these items will be removed by operatives wearing full RPE/PPE. Each item will be removed and double bagged before being transferred to the waste skip. Transit routes and exclusion zones will be set up locally to the work face. On completion the site manager will carry out a check of the area before clearance is given.

Floor tiles will be removed by operatives wearing full RPE/PPE using floor scrapers to lift an area before double bagging and sealing and transferring into an asbestos waste skip. The area will be dampened down during the works and all debris will be cleared on completion.

3.2 Soft Strip

- The removal of all fixtures & fittings, furniture, carpet tiles, false ceilings, timber, services, cables, light fittings, insulation / lining boards within the structures to allow for the demolition.
- In all manual lifting operations, regard is to be noted with reference to The Manual Handling Regulations. i.e. team lifts, use of lifting equipment/mechanical means rather than men where practicable.
- Skips will be placed as close as possible to the area of works and fenced off during the works.
- All debris will be removed on a regular basis to the collection points for disposal, thus creating a clean, safe working area and maintaining good housekeeping procedures.
- Disposal transit routes are to be reduced to minimise the requirement for Manual Handling
- Any protruding sharp edges, nails etc… will be knocked flush with the adjacent structure or removed to avoid puncture wounds.
- This method is to be read in conjunction with the asbestos surveys. Known areas of Asbestos (not removed prior to soft stripping) will be highlighted to the operatives and sprayed **red**. It could be, however, that other such materials may be uncovered during the soft stripping process. Should such an incident occur, Hughes & Salvidge will secure the suspect material and its location, as far as is reasonably practicable, and inform the client and arrange the necessary sampling and testing of the material.
- All operatives will have undergone Asbestos Awareness training.
- Suitable hand PPE to be worn to protect from injury during all manual handling operations.

Soft Stripping of all doors, frames, windows, architraves, cable ducts and skirtings

- Doors may be fire resistant and may be required to be moved with support from a suitable trolley, whist work in the removal from frames is carried out.
- There is potentially brittle glass within some of the doors. This can be taped over and removed by remote methods (i.e. scaffold tube used to break out the glass) prior to removing the door. Full gauntlets and visors are to be worn when handling glass. Glass will then be cleared up and placed into the skip.
- Doors and frames to be removed to the outside of the building for disposal to skips.
- Soft stripping of doors, frames, architraves, cable ducts and skirting's is to be carried out using hand tools or 110v Reciprocating Saw.
- Frames are to be removed using crow/nail bars and reciprocating saws for the removal of steel fixings.
- Timbers and glass to be removed directly to skips to prevent injury from cuts, nails etc
- Any protruding sharp edges, nails etc will be knocked flush with the adjacent structure or removed to avoid puncture wounds.

Soft Stripping of stud partitions

- Soft stripping of stud partitions is to be carried out using hand tools, Stanley knifes, 110v reciprocating saw
- If required, the partitions will be cut into sections using a reciprocating saw to ease removal

Soft Stripping of all Cables and Services

- Soft stripping of service cabling and steelwork is to be carried out using hand tools, 110v Reciprocating Saw
- Cables are to be cut at each end of the sections to be removed prior to removal of fixings or support trays.
- Clips and small brackets are to be removed using crow/nail bars and reciprocating saws will be used for the removal of steel fixings and main supports, as access dictates.
- Cable trays and steelwork runs are to be dismantled in such a manner as to allow heavy or long lengths to be progressively lowered to floor level, without the need to over reach.

Waste Electrical and Electronic Equipment (WEEE)

- WEEE Items (such as monitors, microwaves, fridges, computers, light fittings etc will be removed from the structure by hand, segregated and palletised. These pallets will then be shrink wrapped and an inventory recorded for each pallet. This will then be stored in a secure location awaiting disposal as necessary.

Fluorescent Light Fittings

- Light fittings will be removed for segregation and disposal of the primary contaminant components - Fluorescent tubes and potential PCB materials within starter capacitors.
- These will be removed by hand prior to demolition wearing the site standard PPE and placed into the disposal ‘coffins’

3.3 Superstructure Demolition

Building 04

Building 4 is split into 4 areas, each constructed of concrete portal framework, concrete pitched roofing purlins clad with asbestos cement roofing sheets.

Prior to demolition commencing the asbestos cement roofing sheets will have been removed along with all other asbestos containing material, and a soft strip operation would have been carried out to remove any other waste streams.

Areas within Building 04 contain large open floor pits and basements. For this reason, demolition will commence from the north eastern elevation to avoid the excavator working on potential underground voids.

An excavator fitted with a rotational grapple will firstly remove the gable wall to expose the framework of the structure. The excavator will then remove the concrete roof truss and purlins which will be processed by a second excavator using a pulveriser attachment and stockpiled ready for crushing.

Once removed, the excavator will reduce the flank walls to ground level up to the next bay. As the building is separated into four areas each pitched roof shares supporting legs with the adjacent structure so the shared supporting columns will remain until demolition of the following bay. This methodology will continue throughout until completion.

During the works water suppression will be in place by means of a charged fire hose to control dust, and a banksman will be in attendance to monitor the works.

All arisings will be stockpiled in a suitable location ready for crushing.

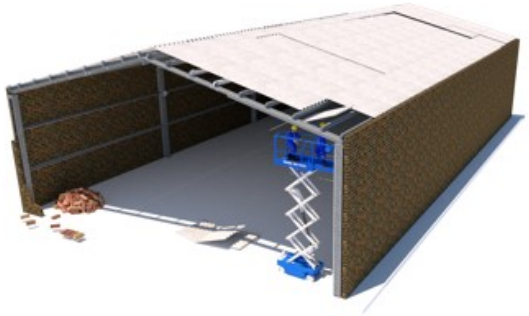
Building 06

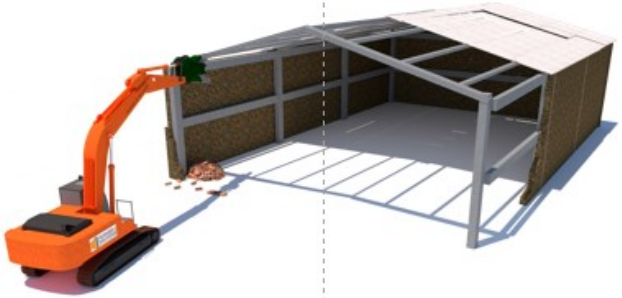
Building 06 is constructed as Building 04 and the methodology will be identical, as explained above.

Buildings 05 & B3A

The method for demolition on these structures will be the same as Buildings 04 & 06, however, there is an element of separation works required to adjacent buildings that are to remain.

Prior to mechanical demolition starting, all asbestos cement roof sheets will have been removed. This will expose the roof trusses that share a concrete supporting column with Building 3B. Once exposed, the roof truss can be supported by the demolition excavator and operatives will access the truss via a MEWP. Operatives will then separate the concrete truss using air powered or 110v hand held tools before the truss is lowered to ground level by the excavator. On completion of the demolition, all openings will be boarded up and weatherproofed. There is also a small amount of separation works to be carried out on Building B1. These again will be carried out by operatives by hand demolition working from MEWPS.





Buildings B2 & B3C

Buildings B2, B3C and B1 are all attached. Building B3C is a single storey asbestos cement roofed structure between B2 and B1. This will be demolished by hand demolition method creating a separation prior to mechanical demolition commencing. Operatives will remove the roof as detailed in the asbestos removal method before reducing the brick/block structure to ground level with hand held tools. Building B2 is a brick-built structure with traditional timber framed roof and tiled finish. An excavator fitted with a rotational grapple attachment will firstly remove the gable wall to expose the framework of the roof, a section of roof will then be removed back to the next truss before the flank walls are reduced to ground level. All arisings will be processed and stockpiled or loaded directly into waste skips.

Silo

The silo will be demolished by an excavator fitted with a rotational shear. The excavator will cut the silo in situ starting from the top and reducing to ground level by cutting away sections whilst maintaining an equal height to prevent undermining.

3.4 Substructure Demolition

Prior to any works commencing the following procedures will have been implemented and completed:

- **Services drawings inspected**
- **Area (and surrounding perimeter) to be CAT Scanned**
- **Any identified services to be marked up with spray paint**
- **Permit to Dig issued**

Once a significant amount of ground bearing slab has been exposed, machines fitted with impact hammers and buckets will begin to remove the slab and foundations. A machine fitted with impact hammer will begin by puncturing the slab and foundations to break them up to moveable sections. A machine fitted with a bucket will then lift and stockpile sections ready for further processing. Machines fitted with pulverisers will process arisings further to separate concrete from reinforcing bar, and load away respective materials.

All excavations will be backfilled progressively after foundation removal. The area will be graded to surrounding site contours, and the footprint tracked in by machine, leaving a flat site.

Any voids/pits that require backfilling will be backfilled in layers and rolled using a vibrating roller as per highway specifications, any foundations located close to retained buildings will be stich drilled to prevent damage.

3.5 Crushing

Site-won hard inert arisings will be crushed on site to produce aggregate for re-use.

Works will commence loading the Crusher using a 360° Excavator. Concrete/hardcore will be loaded into the hopper which is hydraulically fed into the crusher. The crushed material falls onto the conveyor where any reinforcement bar or other ferrous metal is removed by a hydraulic belt magnet fitted above the main conveyor.

The crusher then discharges crushed aggregate and metal into two separate stockpiles. Metal will be periodically loaded away into metal bins, and aggregate will be regularly cleared and stockpiled in the client's desired location(s). Aggregate stockpiles will be formed with a suitable angle of repose to ensure they remain stable and to mitigate any "land-sliding" of aggregate.

The Crusher is fitted with a dust suppression system, whereby water is sprayed onto the discharge conveyor to minimise dust.

The area will be left clean and tidy on completion.

Task Specific Risks

04 - Windblown, Falling or Projected Debris
05 - Traffic Management
07 - Self Propelled Plant – Operation
08 - Self Propelled Plant – Set Up & Maintenance
09 - Working at Height
10 - Manual Handling
12 - Dismantling Buildings or Structures (Steel Framed or Pre-Fabricated Concrete Buildings)
14 - Internal Strip-Out of Building & Materials Sorting
17 - Work creating Dust
18 - Work near Underground Services
20 - Use of Mobile Towers
25 - Demolition of Structures – Consideration of Premature or Unplanned Collapse
26 - Use of Portable Electrical Equipment
28 - Asbestos Containing Materials (ACM) – Manual Removal
32 - Discovery of Suspected Hazardous Substances
33 - Crushing and Screening
37 - Disposal of Waste Materials
41 - Site Boundary Security Fencing
46 - Use of Mobile Elevating Work Platforms (MEWP's)
48 - Hand Arm Vibration Syndrome (HAVS)
51 - Fire Prevention & Control
52 - Driving Company Vehicles
55 - Working near Open Voids
57 - Loading & Unloading Plant & Equipment from lorry
58 - Site Security – Intruders & Trespassers
59 - Changing Attachments on Plant
60 - Subcontractors working on site
66 - Use of Quick Hitches