Your Company Ltd

RISK ASSESSMENT & METHOD STATEMENT

Demolition of Victorian Mill Building

Reference	EX0005
Issue	1
Assessment Date	14/11/2026
Review Date	14/11/2027
Client	Your Client Ltd
Site Location	Victorian mill, Bradford
Assessor	Your Name, Health & Safety Manager

Executive Summary

This Risk Assessment and Method Statement (RAMS) details the health, safety, and environmental controls for the controlled demolition of a 3-storey Victorian mill building in Bradford. The project involves 8 personnel over a 6-week programme, encompassing structural surveying, asbestos removal, soft strip, mechanical demolition, and site remediation. Due to the proximity of residential properties and a primary school, stringent controls regarding public safety, dust suppression, noise limitation, and traffic management are integrated throughout.

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1. Project Details

Client:	Your Client Ltd	**Site Location:**	Victorian mill, Bradford
Assessment Date:	14/11/2026	**Review Date:**	14/11/2027
Assessor:	Your Name, Health & Safety Manager	**Staff Count:**	8

2. Method Statement

Step 1: Pre-Start Mobilisation — Secure the site perimeter with 2.4m hoarding/fencing. Establish welfare facilities (canteen, toilets, drying room) in a designated safe zone away from the demolition footprint. Confirm utility isolations with providers.

Step 2: Surveys and Asbestos Removal — Conduct an R&D asbestos survey. Engage licensed contractors to remove all identified asbestos roof tiles, floor coverings, and other ACMs under controlled conditions prior to structural works.

Step 3: Soft Strip — Remove non-structural internal items including doors, windows, partition walls, and timber flooring. Drop debris via controlled, enclosed chutes into designated skips. Manually separate recyclable materials.

Step 4: Structural Preparation and Access — Erect external scaffolding where required for upper-level access and to provide fall prevention/falling object containment. Install propping internally if specified by the structural engineer.

Step 5: Mechanical Demolition (Top-Down) — Utilise a 360-degree demolition excavator fitted with a grapple or concrete pulveriser to systematically dismantle the structure from the roof downwards, working bay by bay. Deploy continuous water suppression.

Step 6: Processing and Remediation — Process rubble on the ground using hydraulic breakers. Separate steel, timber, and brick. Remove the ground slab and foundations. Backfill voids with crushed hardcore and level the site.

Step 7: Site Demobilisation — Remove all plant and equipment. Perform a final site walk-around to ensure the area is left secure, level, and free of hazards before handing back to the client.

Resources Required

- 1x Site Manager (SMSTS) and 7x CCDO trained Demolition Operatives / CPCS Plant Operators
- 1x 20-tonne (minimum) 360-degree Demolition Excavator with attachments (grapple, pulveriser, bucket)
- Mobile Elevating Work Platforms (MEWPs) / Scaffolding materials
- Water suppression system (dust cannon or high-pressure hoses)
- Heras fencing and 2.4m solid hoarding panels
- Skips, enclosed rubbish chutes, and wheelbarrows
- First aid kit, fire extinguishers, and spill kits

Site Setup

The site boundary will be fully enclosed with 2.4m hoarding to deter public access. Welfare units will be positioned near the site entrance, ensuring a 50m minimum distance from the main demolition zone where possible. A segregated pedestrian walkway will lead from the entrance to the welfare units and site office. A dedicated delivery and skip loading area will be established with a one-way traffic system or a designated turning area controlled by a banksman.

3. ALARP Justification

As Low As Reasonably Practicable (ALARP) Declaration

The residual risks identified in this assessment have been reduced to As Low As Reasonably Practicable (ALARP). The hierarchy of control has been strictly applied: hazards such as utility strikes and structural uncertainty are eliminated or deeply mitigated by pre-demolition surveys and isolations. Engineering controls, including water suppression for dust and exclusion zones for falling objects, isolate the risk from operatives and the public. Administrative controls, including careful scheduling around school hours, and the provision of specific PPE, form the final barrier. Further risk reduction, such as completely enclosing the 3-storey structure in an acoustic/dust tent, would be grossly disproportionate in cost and time to the safety benefits gained, given the effectiveness of the current controls.

4. Risk Matrix Reference

	Negligible (1)	Minor (2)	Moderate (3)	Major (4)	Catastrophic (5)
Almost Certain (5)	5	10	15	20	25
Likely (4)	4	8	12	16	20
Possible (3)	3	6	9	12	15
Unlikely (2)	2	4	6	8	10
Rare (1)	1	2	3	4	5

1-5 Low 6-12 Medium 15-25 High

5. Risk Assessment

1. Asbestos Exposure - Roof Tiles and Floor Coverings

20 HIGH → 5 LOW

Description	Inhalation of asbestos fibres during removal or accidental disturbance of roof tiles and flooring, leading to long-term respiratory diseases including mesothelioma.		
Persons at Risk	Staff, Public, Contractors		
Control Measures	• Conduct a full Refurbishment and Demolition (R&D) Asbestos Survey prior to works as per Control of Asbestos Regulations 2012 (CAR 2012). • Engage a HSE-licensed asbestos contractor for the removal of any notifiable or licensed ACMs identified in the survey. • Operatives carrying out non-licensed removal must have UKATA/ARCA Asbestos Non-Licensed work training. • Wear mandatory PPE during removal: Type 5/6 disposable coveralls (EN 13982-1) and FFP3 half-mask respirators (EN 140) face-fit tested for the individual.		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **5**	Score **20** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

2. Unplanned Structural Collapse - Soft Strip Phase

15 HIGH → 5 LOW

Description	Premature collapse of weakened floors or walls during the internal soft strip of the Victorian building.		
Persons at Risk	Staff		
Control Measures	• A competent structural engineer must assess load-bearing capacities prior to soft strip as per CDM Regulations 2015. • Propping and shoring (designed to BS EN 1065) must be installed where structural integrity is compromised. • Soft strip must follow a detailed sequence outlined in a BS 6187:2013 compliant demolition plan, avoiding structural components.		
Initial Risk (Pre-Control)	Likelihood **3**	Severity **5**	Score **15** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

3. Unplanned Structural Collapse - Mechanical Demolition Phase

15 HIGH → 5 LOW

Description	Uncontrolled collapse of external masonry during mechanical demolition, potentially falling outside the site boundary.		
Persons at Risk	Staff, Public		
Control Measures	• Demolition must proceed top-down, strictly adhering to the methodology detailed in BS 6187:2013 Code of Practice for Full and Partial Demolition. • Establish and maintain a physical exclusion zone equivalent to 1.5 times the height of the structure being demolished. • Plant operators must remain within FOPS/ROPS certified cabs (Falling Object/Roll-Over Protective Structures) at all times during demolition.		
Initial Risk (Pre-Control)	Likelihood **3**	Severity **5**	Score **15** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

4. Working at Height - Roof Fall

20 HIGH | 5 LOW

Description	Operatives falling from the roof edge or through fragile roof materials during roof tile removal and upper-floor demolition.		
Persons at Risk	Staff		
Control Measures	• Install perimeter edge protection (scaffolding to BS EN 12811-1) around the roof prior to any high-level works as per Work at Height Regulations 2005. • Use Mobile Elevating Work Platforms (MEWPs) compliant with EN 280 for high-level access where edge protection is not practicable. • MEWP operators must wear work restraint lanyards (EN 358) and full body harnesses (EN 361) clipped to the manufacturer's designated anchor point.		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **5**	Score **20** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

5. Working at Height - Falling Objects

16 HIGH | 4 LOW

Description	Bricks, roof tiles, or tools falling from height and striking ground workers or pedestrians near the site boundary.		
Persons at Risk	Staff, Public		
Control Measures	• Install heavy-duty debris netting or monoflex sheeting on all external scaffolding faces to contain falling debris. • Establish drop zones utilizing enclosed rubbish chutes (compliant with BS EN 1492-1 principles for load containment) directly into skips. • All personnel on site must wear safety helmets (EN 397) continuously outside welfare facilities. • Erect covered walkways or hoarding compliant with Temporary Works design adjacent to public footpaths.		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **4**	Score **16** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **4**	Score **4** (Low)

6. Plant and Pedestrian Collision

15 HIGH | 5 LOW

Description	Excavators, skid steers, or demolition plant colliding with operatives or the public, causing crush injuries or fatalities.		
Persons at Risk	Staff, Public		
Control Measures	• Establish segregated pedestrian and vehicular routes using physical barriers as required by Workplace (Health, Safety and Welfare) Regulations 1992. • All reversing manoeuvres of plant or HGVs must be directed by a trained vehicle banksman. • All personnel to wear Class 3 High-Visibility clothing (EN ISO 20471) to ensure maximum visibility to plant operators. • Use machinery equipped with 360-degree vision aids, mirrors, and reversing alarms (PUWER 1998 compliance).		
Initial Risk (Pre-Control)	Likelihood **3**	Severity **5**	Score **15** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

7. Dust and Respirable Crystalline Silica (RCS) Inhalation

20 HIGH | 8 MEDIUM

Description	Demolition of masonry and brickwork releasing clouds of silica dust, causing acute respiratory distress and long-term silicosis.		
Persons at Risk	Staff, Public		
Control Measures	• Deploy high-capacity water suppression systems (e.g., dust cannons or excavator-mounted sprays) during all mechanical demolition (COSHH 2002). • Monitor wind direction continuously; suspend dusty operations if wind carries dust towards the adjacent primary school or residential properties. • Provide operatives in the immediate vicinity with face-fit tested FFP3 respirators (EN 149) or powered respirators (EN 12941).		
Initial Risk (Pre-Control)	Likelihood **5**	Severity **4**	Score **20** (High)
Residual Risk (Post-Control)	Likelihood **2**	Severity **4**	Score **8** (Medium)

8. Environmental Noise Inconvenience and Hearing Damage

15 HIGH | 6 MEDIUM

Description	Prolonged exposure to high decibel levels from demolition breakers and falling masonry, causing noise-induced hearing loss and disturbing the adjacent school.		
Persons at Risk	Staff, Public		
Control Measures	• Erect acoustic barriers (minimum 2m height) along the boundary facing the primary school and residential properties. • Schedule high-noise activities outside of critical school hours (e.g., avoid 08:30-09:15 and 14:45-15:30). • Mandatory use of hearing protection (EN 352 ear defenders) for all operatives within the defined hearing protection zones as per Control of Noise at Work Regulations 2005.		
Initial Risk (Pre-Control)	Likelihood **5**	Severity **3**	Score **15** (High)
Residual Risk (Post-Control)	Likelihood **2**	Severity **3**	Score **6** (Medium)

9. Hand-Arm Vibration Syndrome (HAVS)

12 MEDIUM | 3 LOW

Description	Prolonged use of heavy breakers or hand-held tools during soft strip and remediation, leading to nerve and vascular damage in hands/arms.		
Persons at Risk	Staff		
Control Measures	• Conduct a HAVS risk assessment and identify tool trigger times to ensure Exposure Action Value (EAV) is not exceeded (Control of Vibration at Work Regulations 2005). • Implement tool rotation among the 8 operatives to share the vibration load. • Select low-vibration tools equipped with anti-vibration handles and ensure they are well-maintained (PUWER 1998).		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **3**	Score **12** (Medium)
Residual Risk (Post-Control)	Likelihood **1**	Severity **3**	Score **3** (Low)

10. Unauthorised Public Access

15 HIGH → 5 LOW

Description	Children from the adjacent school or members of the public trespassing onto the demolition site after hours and being injured by hazards.		
Persons at Risk	Public		
Control Measures	• Erect 2.4m solid timber hoarding or clamped/braced Heras fencing (BS 1722) entirely securing the site perimeter. • Lock all site gates with heavy-duty chains and padlocks at the end of each shift. • Display prominent statutory warning signage ('Danger Demolition in Progress', 'No Unauthorised Access') at regular intervals. • Remove all keys from plant machinery, lock cabs, and lower all buckets/attachments to the ground when not in use.		
Initial Risk (Pre-Control)	Likelihood **3**	Severity **5**	Score **15** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

11. Manual Handling - Soft Strip Debris

12 MEDIUM → 6 MEDIUM

Description	Lifting and carrying heavy loads of Victorian timber, cast iron, and rubble causing musculoskeletal disorders.		
Persons at Risk	Staff		
Control Measures	• Mechanise material movement using skid-steer loaders or telehandlers where space permits (Manual Handling Operations Regulations 1992. • Use heavy-duty wheelbarrows and pallet trucks for level movement of debris. • Provide manual handling training; enforce two-person team lifts for items exceeding 25kg or of awkward dimensions.		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **3**	Score **12** (Medium)
Residual Risk (Post-Control)	Likelihood **2**	Severity **3**	Score **6** (Medium)

12. Services and Utility Strikes

15 HIGH | 5 LOW

Description	Striking live gas mains, water pipes, or electrical cables during site remediation or slab removal, causing fire, electrocution, or flooding.		
Persons at Risk	Staff, Public		
Control Measures	• Obtain comprehensive utility plans and confirm all services (gas, water, electricity) are isolated and disconnected at the site boundary before demolition commences. • Use a Cable Avoidance Tool (CAT) and Genny to scan the site prior to any ground slab break-up (following HSG47 guidance). • Treat all discovered services as live until proven dead by a competent person (Electricity at Work Regulations 1989).		
Initial Risk (Pre-Control)	Likelihood **3**	Severity **5**	Score **15** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

6. Required PPE


Head protection


Eye protection


Ear protection


Respiratory protection


Hi-vis clothing


Protective clothing


Gloves


Safety footwear

- Safety Helmets (EN 397)
- Safety Boots with steel toe and midsole (EN ISO 20345)
- Class 3 High-Visibility Clothing (EN ISO 20471)
- Cut-resistant Gloves (EN 388)
- Safety Glasses/Goggles (EN 166)
- Ear Defenders/Plugs (EN 352) - in noisy zones
- FFP3 Half-Mask Respirators (EN 149) - in dusty zones
- Type 5/6 Disposable Coveralls (EN 13982-1) - for asbestos removal

7. Site Rules

1. All personnel and visitors must sign in at the site office and receive a site-specific induction prior to entering the work zone.
2. No entry to the site without the mandatory baseline PPE (Safety helmet, boots, hi-vis vest).
3. No smoking or vaping on site except in clearly designated smoking areas.
4. No mobile phone use while operating machinery or walking in the demolition zones.
5. A Permit-to-Work system must be utilized for all hot works, confined space entry, and asbestos removal.
6. Exclusion zones around operating plant are strictly enforced; operatives must make eye contact with the operator and receive a 'thumbs up' before approaching.
7. All noisy works and heavy vehicle deliveries must strictly adhere to the designated operational hours to minimize disruption to the adjacent school.

8. Competency Requirements

Qualification	Description	Required For	Verification
CSCS/CCDO Card (Certificate of Competence for Demolition Operatives)	Demonstrates specific occupational competence in demolition practices and site safety.	All operatives carrying out demolition or soft strip works.	Card check and CSCS Smart Check app verification at site induction.

Qualification	Description	Required For	Verification
CPCS/NPORS Card (Construction Plant Competence Scheme)	Certifies competence in operating heavy plant machinery (e.g., 360 excavators, telehandlers).	All plant machinery operators.	Card check verifying the specific categories and endorsements (e.g., lifting ops) at induction.
UKATA/ARCA Asbestos Awareness & Non-Licensed Work	Training covering the identification, risks, and safe removal procedures for non-licensed asbestos.	All operatives involved in soft strip or non-licensed ACM removal.	Review of valid training certificates (within the last 12 months) before works commence.
SMSTS (Site Management Safety Training Scheme)	Advanced health and safety management training for construction site managers.	The Site Manager / Principal Contractor representative.	Certificate review confirming within 5-year validity period.

9. Regulatory Compliance

Regulation / Standard	Section	Relevance to This Assessment
Construction (Design and Management) Regulations 2015	Regulation 20 - Demolition or dismantling	Requires demolition to be planned and carried out in a manner that prevents danger, referencing the need for a written demolition plan and structural surveys.
Control of Asbestos Regulations 2012	Regulation 4 & 5 - Duty to manage and identification	Mandates the requirement to identify asbestos (via an R&D survey) before demolition and manage its safe removal.
Control of Substances Hazardous to Health Regulations 2002	Regulation 7 - Prevention or control of exposure	Dictates the necessity of water suppression and FFP3 masks to control exposure to respirable crystalline silica (RCS) during demolition.
Control of Noise at Work Regulations 2005	Regulation 6 - Elimination or control of exposure to noise	Requires the implementation of noise barriers, scheduling restrictions, and hearing protection to protect workers and limit nuisance to the adjacent school.

10. Emergency Procedures

First Aid
The primary First Aid kit is located in the site office. The designated trained First Aider is the Site Manager. In the event of minor injuries, attend the site office for treatment and record in the Accident Book (BI 510).

Spillage Response
In the event of a hydraulic oil or diesel spill from plant machinery, immediately cease operations. Use the on-site spill kits located near the plant parking area to contain the spill. Prevent ingress into drains. Report to the Site Manager.

Evacuation Point
The primary emergency assembly point is located at the main site entrance gates, just outside the hoarding.

Fire Emergency
Upon discovering a fire, sound the klaxon/air horn to raise the alarm. Evacuate immediately via the nearest safe exit to the assembly point. Do not attempt to extinguish the fire unless trained and it is safe to do so. The Site Manager will call 999.

Serious Injury
For serious injuries (e.g., fall from height or structural collapse incident): STOP ALL WORK. Call 999 immediately. Do not move the casualty unless they are in immediate, life-threatening danger. Secure the area, preserve the scene, and await emergency services.

Emergency Contacts
Site Manager: [Insert Name/Number], Emergency Services: 999, Nearest A&E Hospital: Bradford Royal Infirmary, HSE Incident Contact Centre: 0345 300 9923

11. Inspection & Monitoring

Supervision Arrangements
A dedicated, SMSTS-qualified Site Manager will provide continuous supervision of the 8 operatives. The manager will act as the principal coordinator for high-risk phases (e.g., machine operation, exclusion zone management).

Inspection Schedule
Daily pre-use checks on all plant machinery (PUWER) and MEWPs (LOLER). Daily visual checks of site perimeter hoarding. Weekly documented inspection of temporary works/propping and scaffolding. Continuous monitoring of wind direction and dust mitigation efficacy.

Responsible Person
Site Manager / Demolition Supervisor

Review Triggers
- Discovery of unmapped suspect asbestos materials.
- Changes in structural stability outside of the expected demolition plan.
- Complaints regarding noise, dust, or vibration from the adjacent school or residents.
- Any accident, near-miss, or failure of control measures.
- Significant adverse weather (e.g., high winds exceeding plant/scaffold safety limits).

12. Incident & Near-Miss Reporting

Minor Injury
Minor injuries must be treated by the First Aider, recorded in the site Accident Book (BI 510) and reported to the Site Manager. First aid supplies must be replenished immediately.

Serious Incident
In the event of a serious incident (e.g., structural collapse, serious crush injury): STOP WORK IMMEDIATELY. Call 999. Secure the area to prevent further harm. Do not alter the scene unless necessary to save life. Notify the Company Director and Health & Safety Manager immediately.

Near-Miss Reporting
All near misses (e.g., falling debris narrowly missing an operative, plant reversing errors) must be reported to the Site Manager immediately. Work may be paused to reassess the task. Near misses will be discussed in the next morning's toolbox talk.

RIDDOR Reporting
The Health & Safety Manager is responsible for reporting any fatalities, specified injuries, dangerous occurrences (such as unplanned structural collapse of a building over 5 tonnes), or over-7-day injuries to the HSE under RIDDOR 2013 within the statutory timeframes (10 days for specified injuries, 15 days for over-7-day injuries).

Emergency Contacts
Site Manager: [Number], Health & Safety Manager: [Number], Emergency Services: 999, HSE Incident Contact Centre: 0345 300 9923

13. Applicable Legislation

- Health and Safety at Work etc. Act 1974
- Management of Health and Safety at Work Regulations 1999
- Construction (Design and Management) Regulations 2015 (CDM 2015)
- Control of Asbestos Regulations 2012 (CAR 2012)
- Work at Height Regulations 2005
- Control of Substances Hazardous to Health Regulations 2002 (COSHH)
- Provision and Use of Work Equipment Regulations 1998 (PUWER)
- Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)
- Control of Noise at Work Regulations 2005
- Control of Vibration at Work Regulations 2005
- Manual Handling Operations Regulations 1992
- Workplace (Health, Safety and Welfare) Regulations 1992
- Electricity at Work Regulations 1989
- Personal Protective Equipment at Work Regulations 1992 (as amended 2022)
- Regulatory Reform (Fire Safety) Order 2005
- BS 6187:2013 - Code of practice for full and partial demolition
- BS 1722 - Fences
- EN 397 - Industrial safety helmets
- EN ISO 20345 - Personal protective equipment. Safety footwear
- EN ISO 20471 - High visibility clothing
- EN 149 - Respiratory protective devices
- EN 352 - Hearing protectors

14. Toolbox Talk

Demolition Safety, Asbestos Awareness, and Public Interface

10-15 minutes

Key Hazards	• Exposure to hidden asbestos fibres during the soft strip and demolition. • Structural collapse or falling masonry injuring operatives or falling outside the site. • Plant machinery and pedestrian collisions due to blind spots. • Public safety risks, specifically concerning children from the adjacent primary school.
Key Controls	• Stop work immediately if you uncover any suspicious materials that could be asbestos. Do not disturb it. • Respect the physical exclusion zones around the building and the 360-degree excavators. Never walk behind a reversing machine. • Ensure water suppression systems are running constantly during breaking to keep dust from drifting to the school. • Ensure all gates are closed and locked. Challenge any unauthorised persons politely but firmly.
PPE Required	• Hard Hats • Steel-toe Boots • Hi-Vis Clothing • FFP3 Dust Masks (when instructed) • Safety Glasses
Key Message	Our site borders a primary school and homes. The safety of the public is just as critical as our own. Contain the dust, manage the noise, and respect the exclusion zones.
Discussion Points	• Are we all clear on the hand signals to use with the excavator operator? • What is the procedure if you suspect you have found unmapped asbestos during the soft strip? • How can we best manage our breaks to ensure the site gates are never left unlocked and unattended?

15. Site Staff Acknowledgment

I confirm that I have been inducted, understand the hazards identified, and agree to follow the control measures outlined in this assessment.

Name	Position	Date Signed	Verification
No staff acknowledgments recorded yet.			

Assessor Declaration & Client Acceptance

I confirm that this assessment has been prepared by a competent person and represents a suitable and sufficient assessment of the risks associated with the described work activity, in accordance with the Management of Health and Safety at Work Regulations 1999.

Prepared By (Assessor)

Your Name, Health & Safety Manager

Name & Position

Signature

Date

Accepted By (Client / Principal Contractor)

Name & Position

Signature

Date