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RISK ASSESSMENT AND METHOD STATEMENT

Demolition, Rear garden, 9 Orchard Road, Stockport: detached garage

Hollins & Reed Demolition Ltd · 12 to 14 October 2026 · In charge: Dan Hollins

Job details

Company	Hollins & Reed Demolition Ltd
Site and work area	Rear garden, 9 Orchard Road, Stockport: detached garage
Planned dates	12 to 14 October 2026
Customer	Mrs A. Patel
In charge on site	Dan Hollins
Team	Three operatives: Dan Hollins leads and supervises the take-down sequence; Priya Shah and Sam Okafor work with him.
Work	Demolition
Prepared by	Dan Hollins
Signature	
Date	

Work and boundaries

Hand demolition. Areas: Detached brick garage and its concrete base

Working arrangement

- Access: a mobile tower.
- Working height: garage eaves about 2.7 m, ridge about 3.5 m.
- Ground or floor: level concrete slab and paving.
- Dust control when cutting: Water on the blade.
- The work area will be kept clear of other people.

Emergency arrangements

Continuous siren; assemble at the site gate. First aider: Dan Hollins, first aid kit in the van. Ambulances come to the main entrance: Rear garden, 9 Orchard Road, Stockport. Dan Hollins calls

999 and meets the ambulance. Agree how you get someone down from the work platform, and who does it. Do not rely on the fire service alone.

Planned method

1 **Set up the work area**
Confirm the work area and scope before starting. Keep other people outside the active work area. Keep entrances and escape routes clear.

2 **Get the demolition plan before anything moves**
A competent person must write the demolition method down before work starts, for this structure and this site. Read the take-down order in it: what comes out first, what holds the rest up, and where it changes. Building control must have been given notice at least 6 weeks before demolition starts.

3 **Get the demolition asbestos survey first**
Ask for the refurbishment or demolition survey, not the normal register; it is the client's job to give it to you. Asbestos must be taken out as far as is reasonably practicable before major refurbishment or demolition. Anything you find that is not in the survey: stop, keep people out and get it checked.

4 **Get the services cut off and proved dead**
Get gas, electric, water, drainage and telecoms cut off at the main by the supplier, and get it in writing. Ask for the drawings of anything live below ground in the work area before you dig or track a machine over it. Scan and mark what the drawings show, then prove it dead on the day before you break into it.

5 **Brief the gang every morning**
Say what comes down today, in what order, where the exclusion zone is and who is in charge of it. Agree the word or signal that stops everything, and make sure everyone can hear it over the plant. Nobody works on their own inside the demolition area.

6 **Check the weather before you start**
Do not lift or fix sheets and loose material in strong wind. Stop in heavy rain, ice or lightning.

7 **Stop things falling on people below**
Keep people out of the area below the work so nobody walks under the materials. Keep toe boards and guards in place on any platform, and lanyard tools where you can.

8 **Use the mobile tower**
Follow the supplier instructions for any build or change. Check the tower before first use and after it is moved. Lock the wheels before using the platform. Climb using the internal access provided. Keep the toe boards on and tools and materials inside the guardrails.

9 **Set the exclusion zone and keep debris in it**
Mark the safe working zone, the exclusion zone and the debris zone on the ground with barriers or hoarding. The size comes from the method, the space around the structure and how far debris can fall; the plan says what it is. If it collapses, deliberately or not, the debris must stay inside that zone and must not breach the site boundary. The zone changes as the work changes, so move the barriers with it.

10 **Keep the dust down**

Use water suppression or on-tool extraction on every task where it is possible. Wear RPE with an assigned protection factor of 20, such as an FFP3 mask or a half mask with a P3 filter. Tight-fitting masks need a face-fit test and a clean-shaven face; for over an hour at a time consider powered RPE. Open up the work area for natural ventilation, and keep other people out of the dust.

11 **Control the dust when cutting**

Never cut dry in the open. Wear an APF 20 mask (FFP3 or P3) when you cut: fit tested and clean-shaven. Keep other people out of the dust.

12 **Wet cutting**

This job is wet cutting: keep water on and collect the slurry.

13 **Limit noise and vibration**

Wear ear defenders when cutting. Note how long each person's hands are on each tool while it runs. Take the tool's vibration figure from the maker or HSE's table and check it fits how you use it. Points per hour times hours on the trigger, added up for the day, gives the exposure: 100 points is the action value, 400 is the limit. HSE's vibration calculator does the sum. Over 100, cut it with lower-vibration kit or less time, and never pass 400. Write the result down. Sharing the work does not replace this. Keep the tools maintained.

14 **Take it down in the right order**

Take out what is holding nothing up first, then work towards the stiff parts like braced cores and lift shafts. Watch for arches, overhangs, cantilevers and hanging floors; they go in the order the engineer set, not when it suits. Do not let debris pile up on a floor that is still standing. Never leave a free-standing wall or a part-demolished section standing at the end of the shift.

15 **Taking a wall down by hand**

Work from the top down, course by course, so what is left is always lower than what has gone. Never stand or work off the thing you are taking down; work from a scaffold, tower or platform beside it. Do not undercut, and do not pull a wall over onto the ground by hand. Drop material inside the building or into the marked zone, never over the boundary.

16 **Handle the waste as you go**

Keep the site clear as you work; do not let waste build up where people walk or on a floor that is still standing. Keep anything suspect, such as insulation or lagging, separate and bagged until it has been checked. Load out with a licensed carrier and keep the waste transfer notes.

17 **Clear and hand back the area**

Remove tools, waste and unused materials. Check the area is clean and ready to use. Tell the customer or whoever runs the site when the work is complete.

Risk assessment

Hazard	Who might be harmed and how	Controls in place
People entering the work area or tripping over materials Step 1	Workers, occupants and visitors	Mark or barrier the active work area. Store tools and materials away from access routes.
Work starts without a written method, so nobody knows what is holding the structure up Step 2	The whole gang and anyone near the site	Work to the written order; if the building is not what the plan says, stop and get it looked at again. Keep the plan on site where the gang can read it.
Breathing asbestos fibres released by breaking up boards, sheets, lagging or floor tiles Step 3	The gang, other trades and anyone downwind	No refurbishment or demolition survey: do not break anything open. Licensed asbestos work is a separate job by a licensed contractor before you start.
Breaking into a live cable, gas pipe or water main causes shock, fire, flooding or explosion Step 4	The gang, the neighbours and anyone on the supply	A supply that has not been proved dead is treated as live. Keep the disconnection paperwork on site with the plan.
Someone works to yesterday's plan and walks into today's drop zone Step 5	The gang and anyone visiting the site	One person is in charge of the take-down and everybody knows who it is. Anyone new gets the brief before they set foot past the barrier.
Wind catches the sheets and loose material or blows someone off balance at height Step 6	The team and people below	Agree a wind limit for this work and check the forecast before you start. Tie down or take in loose materials before you leave.
Materials falling onto people below Step 7	People below	Bring waste down by hand, in bags or by the chute. Never throw it. Keep the exclusion zone up until the last item is down.

Hazard	Who might be harmed and how	Controls in place
Falling from the tower platform; the tower overturning; tools or materials dropped from the platform Step 8	The person on the platform, where a guardrail or toe board is missing or was never fitted. Anyone on or beside the tower, if it is moved with people or materials on it, or built without its stabilisers. Anyone passing or working underneath.	Fit the required guardrails, braces and stabilisers. Move the tower only with nobody and nothing on it. Keep the area around the tower controlled.
Someone is inside the area where the structure or its debris can land Step 9	The gang, other trades, neighbours and the public	Nobody inside the exclusion zone while the work is going on. No room for the debris to land inside the site: stop and get the method changed.
Silica, plaster, wood and old dust from breaking up a building damage the lungs for life Step 10	Everyone breaking out and anyone downwind	Damp down before and while you break, not after. Clear up with a vacuum or wet sweep, never a dry brush.
Silica and board dust from power cutting damage the lungs Step 11	The person cutting and anyone downwind	Use the kit that fits the tool. Cut in one place, away from other trades. Collect any slurry while it is wet. Clear any dry dust with an H or M Class vacuum, not a brush.
Silica dust if the water stops, and slipping on slurry Step 12	The person cutting and anyone nearby	Stop cutting if the water stops.
Hearing damage and hand-arm vibration from power tools Step 13	The person cutting	Use sharp blades and discs, which cut faster with less vibration. Warn people nearby before you start cutting.
Removing the wrong element first brings the rest down without warning Step 14	The gang and anyone near the structure	If the structure moves, cracks or sounds different, everybody out and get the engineer. Changed fabric partway up: stop, the method may need changing too.

Hazard	Who might be harmed and how	Controls in place
A wall or section collapses onto the person taking it down, or onto the platform they are on Step 15	The person on the tools and anyone below	Stop and get the engineer if the wall moves, bulges or is thinner than expected. A standard scaffold does not hold a building up; it is access only.
Trips, hidden nails and spikes, and waste that turns out to be hazardous Step 16	The gang, the plant operators and the waste crew	Flatten or knock over protruding nails and bend back sharp metal as you go. Never throw waste from height; drop it into a chute or lower it.
Debris, tools or unfinished work left in the area Step 17	Workers, occupants and visitors	Remove waste by the agreed route. Record and protect any unfinished work.