

## 22. Shed/Outbuilding/Conservatory Dismantling

### Method of works

- WMS will erect warning signage or barriers to segregate the working area from access by other building users. WMS to ensure the welfare is available as described in CPP.
- The pre –works information and asbestos survey are to be read and understood. Ensure there are no ACM's or ACM debris present within the roof space that may be affected by the works.
- If any further suspect ACM's are identified as works progress works to stop and the contracts manager contacted before works continue.
- WMS to ensure there are no trip hazards and that residents are not put at any risk.
- WMS operative's/ representatives are to wear PPE at all times when undertaking these works i.e. Hard hat, safety boots/ steel toe cap boots, gloves and safety glasses.
- The operative is to wear P3 filter half face dust mask which the operative has been face fitted for when cutting is being carried out
- Competent site staff or manager to determine if outside building needs to be propped before dismantling commences
- Ensure building is isolated of any services which will include water, gas and electricity. If gas and electrical isolation is required, this must be done by competent and qualified AP
- Decided on best tooling required for the job and ensure the risk assessment on site is developed accordingly for tools being used. Tools may include the following:
  - Circular saw/disc cutter
  - Cordless drill
  - Hammer
  - Crowbar
- Starting at the highest point, remove the roof of shed. It may have top be done in sections to prevent any materials falling uncontrollably to the ground. It may also require support from acrow or individual as another pry's away fixings. Roof replacement procedure refers if out-building has a substantial roof with trusses and tiles and has additional fixtures, fittings and flashes
- Once the roof has been removed, ascertain if any props need moving or adjusting as required before deciding which side to remove first. Props or strapping may be required to prevent any sides falling uncontrollably to the ground
- Using a tool that is likely to cause less damage, start to dismantle the building from the top downwards, removing a course or panel at a time. Ensuring any sides being removed or un-fixed are fully supported at all times
- Once panels or course is removed, it may require more than 1 person to lift and manoeuvre into an area ready for disposal

- If building has a base that requires removing, break up into manageable pieces referring to excavations procedures if breaking ground
- Once complete, any areas of making good to be completed as per other procedures

The above method does not document safe access methods and if additional measures are required, such as access methods like scaffolding then this must be noted on the CPP or onsite Dynamic risk assessment.

### See additional docs

Working At Height  
PPE  
Fitting a Lintel with use of Acrow Props Procedure  
Manual Handling

## Risk Assessment

Hazard	Control Measures
Falls from height	See Working At Height
Slips Trips and Falls	The site will remain tidy at all practicable times. All designated access/egress routes shall be kept free of slip and trip hazards, and obstructions. All equipment is switched off and/or isolated when unattended. All material that could potentially cause injury is either secured behind barriers or removed from site. The need for good housekeeping is to be explained in the site induction.
COSHH	When using any chemicals or substances hazardous to health, the COSHH safety data sheet will be followed to ensure that the safe working practice is followed. This includes storage and use, including the correct use of PPE. Common material sheets are within this document. Additional MSDS may be required for extra chemicals/substances on this contract.
REG 8	Care is to be taken when working near any flues. WMS and subcontractors are to ensure that no flues/ventilation points are blocked (ie taped off/netted etc), and that Reg 8 Gas Safety is adhered to at all times. Any damage at the time of working to any flue/air duct –terminal or debris entering the flue/air duct, condensate pipework, gas installation pipework, gas meter & housings or any part of the heating installation must be reported: Turn off the effected appliance / installation /energy supplies and make safe. After all work is completed re-inspect all flue terminals / installations for damage.
Manual Handling	Correct lifting techniques/ equipment are to be used at all times when moving equipment, materials or any heavy loads. Paying particular attention when lifting (stable stance, good grip, keep load close to your waist and do not flex your back).
Electrical	Only battery operated or 110v tools to be used

	All electrical equipment is to be PAT tested. The equipment is to be inspected prior to use to check for defaults or any other issues that could cause harm when the item is used.
Hygiene	Good personal hygiene is a necessity washing of hands prior to any breaks (food – ingestion).
Vibration	If there are any tasks with expected high levels of vibration. WMS shall use vibration calculator to work out if operatives are likely to exceed action levels. WMS have assessed these site and there are no excessive vibrating works that are likely have trigger times that will exceed the HSE 100 points. Subcontractors will also assess in their RAMS. Regular breaks between works involving high levels of vibration shall be taken.
Noise	If high levels of noise are expected, ear defenders and control measures are to be introduced if lower noise action value is expected to be exceeded (80dB weekly average or 135dB peak). If there are concerns that noise levels are above this, further investigation will be carried out.
Respirable Dust	Control measures are to be implemented when any operations are being undertaken that could give rise to respirable dust. Particular attention is to be made to silica dust. When cutting tiles, dust extraction is to be used to ensure operatives are not working above the 8hr control limit (0.1mg/m <sup>3</sup> ) and FFP3 masks that have been face fitted to the individual are to be worn.
Asbestos	All operatives are to be Asbestos awareness trained. Asbestos surveys are to be sourced and reviewed before any works commence. Tradesmen are to remain vigilant at all times when onsite and if any additional suspect materials are identified, site manager is to be informed immediately.
Vulnerable persons	Appropriate signage must be used. Due to the area of the works, working overhead. WMS shall temporarily cordon off the area of work using cones and barrier tape.
Vermin – droppings	Site is to be clean any edible waste is to be removed from site, as not to encourage vermin. Gloves are to be worn and hands cleaned prior to lunch breaks.
Inclement Weather	Regular checks of the weather forecast are to be carried out by the contracts supervisor. No works to be undertaken in high winds as the works are to be carried out using a scaffolding and the materials will act as a sail. When working in wet conditions (washing down – no painting in wet conditions), suitable waterproof clothing must be provided. Electrical equipment must be checked to ensure that it is not at risk of water ingress. If this is the case, it must be isolated until conditions improve. In times of high UV radiation workers are obliged to use sun screen protection. Workers are not permitted to 'strip off'. Minimum dress code is to wear a T-shirt. Anything less and the person/s must be ordered to cover up, or, on refusal to do so, removed from site. WMS are to check wind protection to ensure resident's possessions are not damaged.

## PPE



If there are works being undertaken above you please also wear a Hard hat.