

23. Finlock gutter replacement and new fascia/soffit/RWG installation

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.
- WMS to ensure there are no trip hazards and that residents are not put at any risk.
- The works are to be carried out working from a scaffolding, erect by an approved competent subcontractor scaffolding company in accordance with TG20:21.
- Firstly 2-3 rows of tiles will need to be stripped back from the roof and the old felt and batten removed and disposed of.
- The old finlock concrete gutters will be cut away from the properties using a petrol disc cutter and 12" diamond disc – using ontool suppression and FFP3 RPE. The waste material will be lowered into a skip either by scaffold chute or similar to a skip.
- Extend each rafter accordingly using 75mm x 50mm treated timber by way of a sprocket to each. Each sprocket will be fixed using a series of 90mm ring shank galvanised nails.
- Once all set in position, new 150mm full replacement fascia board can be installed using 2 x 50mm ring shank poly top nails fixed into every rafter sprocket. New Soffits to enclose the roof space will be installed using either a trim batten fixed the wall or legs from each sprocket as to what is required during the process. New half round gutter will also be installed, fixed at every 1meter using guttering brackets/joiners with stainless steel screws. Running outlets and down pipes to match the existing will also be installed.
- Once this has been completed, new over fascia vents will be nailed to the top of all fascia board, an eaves protection system will then be copper nailed to each rafter and the process of re-installing the roof will begin. New breathable felt membrane and treated 50mm x 25mm battens will be installed at the correct gauge for the existing roof tile and if necessary, an extra course of roof tiles will be installed as to not exceed the maximum gauge length for this product. The roof will then be re-tiled.
- All felt and batten meet the BS5534 code of practice recommendation for all slate and tile roof installations
- Once completed, we will clean down all scaffolding and ensure all waste materials are correctly put into the skip and the site left tidy during the process of works.
- Once complete, any areas of making good to be completed.
- On completion of the works, the working areas and below are to be cleaned up using an M-type vacuum cleaner.
- The scaffolding is to be dismantled and the site cleared of all equipment and left clean and tidy.

See additional docs

Working At Height
PPE
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 finlock gutter, dust suppression is to be used to ensure operatives are not working above the 8hr control limit (0.1mg/m3) 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	<p>Regular checks of the weather forecast are to be carried out by the contracts supervisor.</p> <p>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.</p> <p>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.</p> <p>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.</p>

PPE



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