



Risk assessment and method statement

Demolition RAMS

Soft strip and demolition of a structure. Pre-filled with typical hazards, controls and sequence: edit it for this site.

PROJECT

SITE ADDRESS			
ACTIVITY		RAMS REFERENCE	
Soft strip and demolition of a structure			
CONTRACTOR CARRYING OUT THE WORK		PRINCIPAL CONTRACTOR	
PREPARED BY	APPROVED BY	REVISION	DATE

Revision record

Reissue and rebrief when the sequence, the programme, the team or the conditions change. If you would have written it differently had you known, it needs a new revision.

REV	DATE	WHAT CHANGED	BY

THE WORK

The activity, the place and the people

Pre-filled for this kind of work. Make every line specific to this site: this sequence, this access, these people, this weather.

Scope of the activity

What is being done, and what is not included.

MHSWR REGULATION 3(1)

Soft strip and [full / partial] demolition of [structure] as shown on [drawing ref], down to [ground level / slab / foundations]. Includes service isolations, removal of arisings and [below-ground works]. Asbestos removal by [licensed contractor]. Not included: [list any exclusions].

Location and access

Where on site, how people and materials get there, and the restrictions.

Site access via [gate]. Hoarding on [boundaries]. Vehicle route [route], kept apart from the pedestrian route by barriers. Exclusion and debris zones as shown on [plan ref]. Footpath on [street] [kept open / diverted]. Working hours [08:00 to 17:00].

Programme and interfaces

When the work runs, and who else is working nearby.

CDM REGULATION 15(2)

START DATEDURATIONWORKING HOURS

INTERFACES WITH OTHER TRADES

Licensed asbestos contractor: [name], works complete before structural demolition. Service owners: [names], for disconnections. Neighbours and adjoining owners: [details]. Other trades on site: [trades], kept outside the zones.

Documents this RAMS relies on

Refurbishment and demolition survey [ref] and clearance certificates. Structural survey and demolition engineer advice [ref]. Local authority notice [ref]. Disconnection confirmations. Temporary works design [ref]. Construction phase plan.

The team, and their competence

CDM REGULATION 8

ROLE	NAME	CARD, TICKET OR TRAINING NEEDED	CONTACT
Demolition operatives		CCDO card for the role, from the NFDC scheme administered by the NDTG.	
Supervisor		CCDO Supervisor card, on site throughout.	
Method statement author		A competent person, with a demolition engineer for complex structures.	
Plant operators		CPCS or NPORS card for the high reach, excavator or loading shovel and its attachment.	
Asbestos removal		A contractor holding an HSE licence for licensable work.	
Hot cutting		Trained in the use of oxy-fuel equipment and the hot work permit.	

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METHOD STATEMENT

The sequence of work

The order the team will work in on the day, with the controls built into each stage. If the sequence changes on site, revise the RAMS and brief it again.

STAGE	WHAT IS DONE, AND HOW	CONTROLS AT THIS STAGE	BY
Before the day	Review the pre-construction information, the asbestos survey, the structural survey and the services. Confirm the local authority notice (England and Wales), the method and the exclusion and debris zones.	Written demolition plan by a competent person; RAMS approved by the principal contractor.	Contracts manager
Arrival and briefing	Sign in, attend the induction, then brief the team on this RAMS, the sequence, the zones, the asbestos findings and the emergency plan. Check plant and cards.	Briefing signed against this revision; CCDO and plant cards checked; plant pre-use checks recorded.	Supervisor
Secure the site	Put up hoarding, set out vehicle and pedestrian routes, and barrier the exclusion and debris zones.	Public kept out of the debris zone; footpaths diverted or protected; banksman at the gate.	Supervisor
Isolate services	Have each service disconnected by its owner, prove the structure dead, and set up any temporary supplies the work needs.	Written disconnection confirmations on file; cables and pipes treated as live until proven dead.	Supervisor
Asbestos removal	The asbestos identified in the survey is removed under its own plan of work, by a licensed contractor where the work is licensable, before other major works start.	Clearance certificate for each area of licensed work before our team goes in; suspect finds stop the work.	Asbestos contractor
Soft strip	Strip fixtures, fittings, ceilings, partitions, glass and finishes, sorting materials for reuse and recycling, and leave the structure bare.	Openings covered; debris by chute or skip; sharps and hazardous finds dealt with first.	Supervisor
Structural demolition	Take down the structure in the planned order, usually from the top down, by machine where practicable, keeping what remains stable at every stage.	Nobody in the exclusion or debris zones; water suppression; sequence changes agreed with the engineer.	Supervisor
Process and remove	Sort, process and load the arisings for removal or reuse on site, with lorries loaded inside the site.	Crusher and loading zones barriered; dust suppressed; waste transfer notes for every load.	Supervisor
Below ground	Break out slabs and foundations to the depth in the scope, then fill or make safe basements, voids and excavations.	Buried services located first; basement walls propped where they hold back ground; edges fenced.	Supervisor
Clear and hand back	Clear the site to the agreed level, remove plant and barriers, and hand the site back with the records.	Site walked with the principal contractor or client before the team leaves.	Contracts manager

CDM REGULATION 15(2): PLAN, MANAGE AND MONITOR THE WORK

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RISK ASSESSMENT

Hazards, controls and the risk that remains

Each significant hazard rated before and after its controls, as likelihood times severity. The ratings are typical: check them for this site.

	LIKELIHOOD		SEVERITY		
	1	2	3	4	5
5	5	10	15	20	25
4	4	8	12	16	20
3	3	6	9	12	15
2	2	4	6	8	10
1	1	2	3	4	5
	1	2	3	4	5

1 to 4 low
 5 to 12 medium
 15 to 25 high

HAZARD	WHO COULD BE HARMED, AND HOW	RISK BEFORE	CONTROLS	RISK AFTER	BY
Premature or uncontrolled collapse	Operatives, plant operators, neighbours and the public, if the structure falls before or beyond the plan.	3 x 5 = 15 High	- Structural survey of the form, load paths, floors, shear walls, stairs and lift shafts before the method is written, with a demolition engineer where needed. - Demolition sequence keeps the remaining structure stable at every stage, with temporary propping or restraint to a temporary works design. - Any change from the planned sequence agreed with the engineer and the RAMS revised before work carries on.	1 x 5 = 5 Med	Contracts manager
Falls from edges, floors and roofs	Operatives working at open edges, on upper floors and on roofs during strip out and demolition.	4 x 5 = 20 High	- Machine demolition from the ground, or remote controlled machines, in place of people working at height wherever practicable. - Edge protection at open edges, with a top guard-rail at least 950mm high and no gap over 470mm, or MEWPs for work at height. - Harness and lanyard only where collective protection cannot be provided, with a rescue plan.	1 x 5 = 5 Med	
Falls through floors, roofs and openings	Operatives on fragile roofs, rotten or weakened floors, and near stair and lift openings.	3 x 5 = 15 High	- Fragile roofs, rooflights and weakened floors identified in the survey and marked before anyone goes near them. - Openings covered with fixed, marked covers or guarded; nobody walks on a roof or floor not confirmed safe. - Debris kept off upper floors so it does not overload them.	1 x 5 = 5 Med	
Asbestos found or disturbed	Operatives, other trades and neighbours, from fibres released during strip out or demolition.	4 x 5 = 20 High	- Refurbishment and demolition survey to HSG264 for the whole building before work, read and briefed. - Asbestos removed by a licensed contractor where the work is licensable, with a clearance certificate, before other major works start. - Suspect material found later means stop work, keep people out and report it; work restarts only once it is sampled and dealt with.	1 x 5 = 5 Med	Contracts manager
Live services in the structure	Operatives and plant operators, from electric shock, gas escape, fire or flooding.	3 x 5 = 15 High	- Electricity, gas, water and telecoms disconnected by the owners, with written confirmation, before demolition starts. - Cables and pipes treated as live until proven dead; temporary supplies for the work run separately and marked. - Buried services under slabs and in the ground located before breaking out below ground level.	1 x 5 = 5 Med	Supervisor
Overhead power lines	High reach and excavator operators, and anyone near plant or a structure that falls towards a line.	2 x 5 = 10 Med	- Lines identified before work and the network operator asked to divert or switch them off where plant or debris could reach them. - Where lines stay live, barriers and goal posts keep plant out of reach, and the sequence drops debris away from the line.	1 x 5 = 5 Med	
Falling debris and materials	Operatives, other trades and the public below and around the work.	4 x 5 = 20 High	- Exclusion and debris zones set out and barriered, sized for the method and the height, with nobody inside them while demolition is live. - Debris lowered by chute, skip or machine, never thrown; chutes enclosed and the base area fenced. - Scaffold and netting used to contain debris only where designed for that load by a competent person.	1 x 5 = 5 Med	
Demolition plant: overturning and struck by	Plant operators, banksmen and operatives near high reach machines and excavators.	3 x 5 = 15 High	- Machine chosen for the reach and the work, with a cab guard against falling material, and set up on firm, level ground or a prepared platform. - Exclusion zone around each machine; nobody approaches until the operator has seen them and stopped. - Operators hold a CPCS or NPORS card for the machine, and are trained on the attachments fitted.	1 x 5 = 5 Med	

MHSWR REGULATION 3(6): WITH FIVE OR MORE EMPLOYEES, RECORD THE SIGNIFICANT FINDINGS

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RISK ASSESSMENT, CONTINUED

More hazards, and those specific to this site

HAZARD	WHO COULD BE HARMED, AND HOW	RISK BEFORE	CONTROLS	RISK AFTER	BY
Vehicles and people on site	Operatives, drivers and visitors near muck-away lorries, loading shovels and dumpers.	4 x 5 = 20 High	- Vehicle and pedestrian routes planned and kept apart by barriers, with a one-way system where space allows. - Trained banksman for every reversing movement and at the site gate.	1 x 5 = 5 Med	Supervisor
Adjoining buildings and party walls	Neighbours and occupants of attached buildings, and operatives near a shared wall.	3 x 4 = 12 Med	- Condition of adjoining buildings recorded before work, and party walls and shared structure assessed by the engineer. - Shared walls propped or restrained to the temporary works design before the structure tying them in is removed. - Weather protection for exposed party walls agreed with the neighbours before work starts.	1 x 4 = 4 Low	
The public and neighbours	Passers-by, neighbours and children who could enter the site or the debris zone.	3 x 5 = 15 High	- Site enclosed by hoarding or fencing that keeps the public out of the debris zone, secured at the end of each day. - Footpaths diverted or protected where the debris zone reaches them, with any licence the highway authority requires.	1 x 5 = 5 Med	
Silica and demolition dust	Operatives breaking, crushing and cutting concrete and masonry, and neighbours downwind.	4 x 3 = 12 Med	- Water suppression at the point of demolition and on crushers and processing. - Machines with filtered, sealed cabs; on-tool extraction with an H or M class unit for hand-held cutting. - RPE with an assigned protection factor of 20, face fit tested, for anyone working in dust outside a cab.	2 x 3 = 6 Med	
Noise and hand-arm vibration	Operatives using breakers, saws and hand tools, and anyone near crushers and machine breakers.	4 x 3 = 12 Med	- Machine-mounted or remote controlled breakers in place of hand-held ones wherever practicable. - Vibration exposure planned per tool and per person against the action value of 2.5 m/s² A(8). - Hearing protection worn wherever exposure can reach 85 dB(A), the upper exposure action value.	2 x 3 = 6 Med	
Hot cutting, fire and fume	Operatives cutting steelwork, and anyone near combustible materials, painted steel or fuel.	3 x 4 = 12 Med	- Hot work permit, combustibles cleared, extinguishers at hand and a fire watch during and after cutting. - Old paint on steelwork checked for lead before burning, with cold cutting or shears used where it is. - Gas cylinders stored upright, secured and away from the demolition, with flashback arrestors fitted.	1 x 4 = 4 Low	
Hazards in derelict buildings	Operatives in the soft strip meeting needles, droppings, chemicals, rot or vermin.	3 x 3 = 9 Med	- Pre-start walk round to find sharps, bird droppings, chemicals, fuel and stored waste, with specialists for any of them. - Sharps picked up with tools into a sharps bin, never by hand; droppings damped down and removed with RPE. - Welfare with hot water for washing before eating; cuts covered and any needle injury reported at once.	1 x 3 = 3 Low	
Manual handling and sharp materials	Operatives stripping out glass, timber, plasterboard, ceilings and fixtures.	4 x 2 = 8 Med	- Strip out arisings moved by skip, chute or machine rather than carried, with short carrying routes. - Glass removed early and handled with cut-resistant gloves and sleeves; nails knocked down or removed.	2 x 2 = 4 Low	
Basements, voids and below-ground work	Operatives and plant near cellars, voids, tanks and open excavations left by the demolition.	3 x 5 = 15 High	- Basements, voids, tanks and old shafts identified in the survey and fenced, covered or filled as the work reaches them. - Basement walls propped to the design where they hold up the ground or a road behind them. - Plant kept back from the edge of voids and excavations.	1 x 5 = 5 Med	
Unauthorised entry out of hours	Trespassers and children entering a part-demolished structure at night or at weekends.	3 x 5 = 15 High	- Hoarding secured, ladders removed, and plant immobilised at the end of each day. - Structure left stable at the end of every shift, with no part-cut members or free-standing walls left unsupported.	1 x 5 = 5 Med	

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EQUIPMENT

Plant, equipment and PPE

Plant and equipment

Each item, the checks and certificates it needs, and who may operate it.

PUWER 1998, LOLER 1998

ITEM	CHECKS AND CERTIFICATES	OPERATOR COMPETENCE
High reach or demolition excavator	Daily check; cab guard fitted; attachment change checked.	CPCS or NPORS card
Remote controlled demolition machine	Daily check; controls and emergency stop tested.	Trained operator
Breakers, saws and hand tools	Checked before use; vibration data known for planning.	Trained operative
Crusher and screen	Daily check; guards and emergency stops working.	Trained operator
Oxy-fuel cutting set	Hoses, regulators and flashback arrestors checked before use.	Trained operative
Dust suppression	Water supply and spray units working before demolition starts.	Supervisor

Personal protective equipment

PPE is the last line of defence, after the controls above. Specify the type, not just the item.

PPE AT WORK REGULATIONS 1992

ITEM	NEEDED	TYPE AND SPECIFICATION
Safety helmet	☒	Worn at all times on site
Safety footwear	☒	Midsole protection against nails
High-visibility clothing	☒	To site standard
Gloves	☒	Cut-resistant for glass; grip gloves
Eye protection	☒	Breaking, cutting and near machines
Hearing protection	☒	Breakers, saws, crushers
Respiratory protection Type, and face-fit tested	☒	FFP3, face fit tested, for dust
Harness or restraint Anchor points identified	☐	

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CONTROLS

Substances, permits, emergencies and the environment

Hazardous substances		Each substance and its COSHH assessment.
COSHH 2002, REGULATION 6		
SUBSTANCE	COSHH ASSESSMENT REFERENCE	CONTROLS
Silica and demolition dust	[ref]	Water suppression; sealed cabs; FFP3 RPE, face fit tested, outside a cab.
Asbestos	[survey ref]	Removed before demolition, licensed contractor where licensable; suspect finds stop work.
Lead paint fume from hot cutting	[ref]	Paint checked before burning; cold cutting or shears where lead is found.
Bird droppings and biological hazards	[ref]	Damped down and removed with RPE and gloves; wash before eating.

Permits and plans

PERMIT OR PLAN	NEEDED	REFERENCE
Hot work permit	☒	
Permit to work	☒	
Permit to dig or break ground	☒	
Confined space entry	☐	
Lift plan	☒	
Temporary works design	☒	

Emergency and rescue	If the structure moves or cracks unexpectedly, stop work, clear the exclusion zone and call the engineer. For a service strike or gas smell, stop, move everyone clear and call the owner and the emergency services. First aider and kit on site, and the nearest accident and emergency department named on the briefing.
First aid, fire, and how someone is rescued. The rescue plan belongs in the RAMS, not after it.	

Environment and neighbours	Dust suppressed at the point of work and on crushers. Noise and vibration kept to the hours agreed with the local authority. Materials sorted for reuse and recycling, with a waste transfer note for every load. Spill kit with the plant. Drains protected from slurry.
Dust, noise, vibration, waste, spills and hours of work.	

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BEFORE DEMOLITION STARTS

Pre-demolition check

Complete before any structure is touched. Demolition does not start until every line is checked or marked not applicable.

CHECK	WHAT IS NEEDED	RESULT OR REFERENCE	CHECKED BY AND TIME
Asbestos survey	Refurbishment and demolition survey of the whole structure, read and briefed		
Asbestos removal	Removal complete; clearance certificates for each area of licensed work		
Structural survey	Form, load paths and condition assessed; engineer advice where needed		
Written method	Sequence of demolition recorded and approved before work begins		
Local authority	England and Wales: section 80 notice given; section 81 reply received, or 6 weeks passed		
Electricity	Disconnected by the owner, written confirmation, proven dead		
Gas and water	Disconnected by the owners, written confirmation on file		
Adjoining buildings	Condition recorded; party walls assessed and propped where needed		
Zones	Exclusion and debris zones set out and barriered; public kept out		
Overhead lines	Identified; diverted, switched off or protected by goal posts		
Hazardous finds	Sharps, droppings, chemicals and fuel found and dealt with		
Emergency plan	Collapse, fire and service strike arrangements briefed		

CDM 2015 REGULATIONS 19 AND 20; CONTROL OF ASBESTOS REGULATIONS 2012 REGULATIONS 5 AND 7; HSE HSG264; BUILDING ACT 1984 SECTION 80.

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Briefed before the work starts

BRIEFED BY	REVISION BRIEFED	DATE AND TIME

[illegible]

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