



Portsmouth Demolition & Salvage Ltd

Method Statement

Outlook House
Hamble Point Marina
School Lane
Hamble-Le-Rice
Southampton
SO31 4NB

Site Specific Method Statement

Site: Outlook House

Date: 21/01/2026

Client:

MDL Marinas

Principal Contractor:

Portsmouth Demolition & Salvage

Activity/Scope: Carefully separate the structures to be demolished from the structures to remain. Demolish the separated structure all down to the top of the existing ground slab & clear from site all waste materials arising from the works to a licenced waste facility.

Risks: Significant risks include:

- Collapse or partial collapse of the structure.
- Significant harm to the public passing the works.
- Manual handling.
- Working at height.
- 360 operations.
- Hand arm vibration.
- Noise.
- Silica dust.
- Waste removal.

Supervision: Charlie Cass

The Works:

Dust Suppression

During the mechanical demolition works a jet wash bowser will be positioned within the works area & a designated operative will spray a fine mist of water over the works to control any dust being produced. The jet wash bowser will be repositioned as required to follow the progression of the demolition & ensure the dust suppression is continually undertaken. The site supervisor will continuously monitor the dust during the undertaking of the works & if deemed necessary additional dust suppression units will be brought to site.

Waste Streams

As the structures are demolished the arising materials will be segregated into individual waste streams & placed into waste container at the time of removal followed by disposal from site at the earliest opportunity as follows:

General Waste - loaded into roll on off containers for removal from site to a licenced recycling facility.

Wood - loaded into roll on off containers for removal from site to a licenced recycling facility.

Metal - loaded into roll on off containers for removal from site to a licenced recycling facility.

Hardcore/concrete material - loaded into lorries for removal from site to a licenced recycling facility.

Asbestos

Any positively identified asbestos materials are to be removed to HSE guidelines & CAR Regulations 2012 prior to the demolition of the structure commencing, air cleanliness & reoccupation certification are to be issued to Portsmouth Demolition & Salvages management prior to any works commencing. The site supervisor is to carry out their own visual inspection of the building to satisfy themselves that all asbestos containing materials have been removed.

Strip Out

Under the direction of the site supervisor, trained operatives will commence the works by clearing the loose waste materials & furniture from the building, ensuring to break down the furniture & separate the metal from the general waste & place them into separate waste containers to clear the work area

prior to the operatives undertaking the full strip out work. Following the initial clearance works the operatives will use a combination of mattocks, battery drills, reciprocator saw & wire snips to carry out the removal of the fixtures & fittings from the building prior to the separation works & the mechanical demolition.

Internal Door Removal

Trained operatives will work ahead of the strip out works & carry out the removal of all the internal doors from each of the rooms to ensure there is a clear waste transport route throughout the building. The operatives will use mattocks to prise the doors from the frames at the hinges & place them onto a trolley to be transported to a waste container. The door frames will be left in situ to be removed by the 360-excavator during the mechanical demolition of the internal walls.

Carpet Removal

The operatives will work in pairs & use heavy duty floor scrapers to remove the carpets tiles throughout the building. One operative will scrap the floor tile from the ground slab using the floor scraper as another operative places them on a trolley in readiness to be transported to the waste container. The operatives will work methodically from room to room until all the carpet tiles have been removed & ensure each of the rooms are swept clean on completion of the carpet tile removal from each of the rooms.

Suspended Ceiling Removal

Operatives will work in pairs to carry out the removal of the suspended ceilings from each of the rooms & will erect a tower scaffold to the underside of each of the ceilings to enable an operative to remove the ceiling tiles then pass them to another operative on the ground who will place them onto a trolley to transport to the waste container. The operatives will work across the ceiling area to remove all of the ceiling tiles before using wire snips to methodically cut the ceiling grid support wires to enable the operatives to remove the grid framing, as the operative on the tower removes the ceiling grid, they will pass the waste materials to the operative on the ground. During the removal works other operatives will remove the waste materials from the area & place them into the waste container, when the removal works have been completed the operatives will sweep the area to ensure all waste materials & debris are cleared.

Mechanical & Electrical Removal

Following the removal of the suspended ceilings the operatives will continue to work from the tower scaffolding & carry out the removal of the mechanical & electrical materials from within the ceiling space. The operatives will start the works by using cable cutters to remove the redundant electrical cables from the cable trays or within the ceiling areas then use angle grinders & a reciprocator saw to cut the cable trays & ducting into manageable sections. As one operative carries out the cutting another operative on the ground will stockpile the materials in a designated area in readiness to be cleared from the building & placed into a separate waste container. The operative will work across the entire ceiling area of each of the rooms removing all of the M&E before relocating the tower scaffolding into the following room & repeating the process until all the M&E has been removed from the building. Once the M&E has been removed from each of the rooms the operatives will carry out the removal of the radiators & associated pipework using mattocks & a battery reciprocator saw. The operatives will be using the reciprocator saw to separate the radiators from the pipework at the valves & then cut the pipework into sections working along the length of the pipework & prise the radiators & pipework from the walls using the mattocks & clear the metals from the building & place them in a waste container.

Once all the strip out works have been completed the operatives will ensure the work areas are cleared of any debris & swept clean then commence the hand separation & demolition of the corridor which links the building to be demolished from the building to remain.

Link Separation

The operatives will work from inside the link & use mattocks to strip the internal wall linings from the link support frame then work from a hop-up & use a battery reciprocator saw to cut a clean separation line externally across the elevation of the building which is to remain then continue to cut the roof of the link into manageable sections. Once the link roof has been completely cut away from both of the buildings the operatives will cut through the link perimeter walls adjacent to the external face of the building to remain then use a combination of the mattocks & the reciprocator saw to continue demolishing the perimeter walls back to the building to be demolished & down to slab levels & create a clear separation between the two buildings. The operatives will ensure the waste materials arising from the demolition of the link are cleared from the works area during the progression of the works & placed into the waste container in readiness for removal from site. Once the separation works have

been completed the site supervisor will inspect the separation to ensure no connections between the two buildings remain before commencing the mechanical demolition.

Mechanical Demolition

Under the direction of the site supervisor & the watch of a banksman, a 360-excavator fitted with a selector grab will commence the structural demolition working across the front elevation of the building carrying out the removal of the tin sheet cladding, windows & infill panels. The 360-operative will remove the tin sheet cladding from across the face of the building & down to the top of the UPVC windows ensuring to place them into a waste container as they are removed, then return across the face of the building carefully removing the UPVC windows & doors, intact where possible & down to ground level to expose the building steel support frame, ensuring to place the waste into a separate waste container as they are removed. When the front elevation of the building has been demolished the 360-operative will remove the first bay of the tin roof sheets individually from the pitched roof area of the building to expose the roof purlins & place them into the waste container before removing an area of the flat roof from above the first of the room on the lower area of the building. The 360-operative will use the selector grab to carefully strip the roof coverings from the top of the roof joist & place them into the waste container before picking the roof joist individually from the top of the internal & perimeter walls then stockpile them in a designated area in readiness for removal from site. Following the removal of the roof from both areas of the building the 360-operative will demolish the exposed section of north elevation brickwork wall onto the footprint of building & down to slab level, then progress onto demolishing the internal brick & studwork walls working up to the side of the steel framed area of the building. The 360-operative will place the stud framing into the waste container as it is demolished level of the masonry to enable the 360-operative progress on to demolishing the following stage of flat roofed area of the building from the steel framed structure. The 360-operative will repeat the process of removing the roof coverings & demolishing the external & internal walls onto the footprint of the building up to the point where north side of the steel framed area of the building has been exposed in its entirety.

Following the demolition of the second stage of the flat roofed area of the building the 360-operative will use a shear attachment to cut either side of the exposed roof purlins to free the from the roof support steels of each bay of the building & place them on the ground, then into a waste container before working between each bay of the framework & removing the remainder of the roof sheets & purlins. Once the roof coverings have been removed from the high level roof the 360-operative will work from the footprint of the demolished low level area & cut the first roof support steel from between the front & rear support columns, enabling the 360-operative to lower the roof support steel to the ground & place it into a processing area. Following the removal of the roof support steel the 360-operative will cut the first bay of the mezzanine storage area away from the ground support steel & the rear of the building followed by shearing the front & rear elevation support columns down to the top of the ground slab & place the steel into the processing area. The 360-operative will clear the general waste including the rear elevation windows & framing from the works area then progress onto shearing the following bays of the buildings steel support frame down to the top of the ground slab progressing south ensuring to demolish & clear the rear elevation windows & framing until the 360-operative has worked up to the final section of steel frame on the south elevation of the building. The 360-operative will cut the final roof support steel from between the columns & place the steel in the processing area followed by removing the cladding & demolish the masonry wall inwards onto the footprint of the building & draw the masonry away from the support columns to enable the operative to cut the final support columns down to the top of the ground slab. Once the first steel framed building has been demolished in its entirety, the 360-operative will process the stockpiled steel & load the materials into the into a waste container to be cleared from the site Then progress onto demolish the second steel frame building starting on the west elevation & progress east following a bay by bay methodology. The 360-operative will remove the roof sheets from a bay of the roof followed by shearing the roof purlins from the roof support steels, then continue to cut the columns down to the top of the ground slab ensuring the place the arising light metals into a waste container & the steel into a processing area. Once the steel frame set has been removed the 360-operative will demolish the southwest corner brickwork & remove the windows & frames from the south elevation & place the waste on to the waste container the repeat the above methodology on the following bay of the second steel framed structure ensuring to carefully separate the structure from the remaining flat roof

area. The 360-operative will continue working east until the 360-operative has progressed up to the rear elevation of the building, then remove the last of the roof support steels & demolish the rear elevation brickwork & windows onto the footprint of the building ensuring to remove the windows from the masonry as the rear elevation is demolished. The 360-operative will draw the masonry away from the support columns & the remaining flat roof area of the building to enable the 360-operative to cut down the columns & undertake the demolition of the flat roof area. The 360-operative will place the steel into the processing area then remove the final section of roof coverings & joist from the perimeter & internal walls & place the waste materials into containers before demolishing the remaining walls onto the footprint of the building & drawing the masonry into the stockpile. Once all the structures have been demolished in their entirety the 360-operative will process the stockpiled steel & load all waste materials into waste containers to be cleared from the site followed by loading the demolished masonry into lorries to be cleared from the site & clear the ground slab to enable the protruding steel support column stumps to be cut flush with the ground slab. An oxy / propane hot cutting trained operatives will work across the ground slabs to cut the protruding support columns stumps flush with the ground slab & a designated fire watchman will cool the stumps down before the 360-operative loads the stumps into a waste container & complete the works.

Completion of Works

With all materials cleared away operatives will ensure that the working areas are clear of any debris & swept clean & the site supervisor in the presence of the client's representative will walk the site to agree completion & sign the works off.

PPE:

Hard Hat (JSP EN397, EN50365)	Gloves (Cat 2)
High Visibility Vest EN ISO 20471:2013+A1 2016)	Safety Specs/Goggles (CE EN 166 1F Certified)
Safety Footwear (ENISO 20345:2011)	Ear Defenders (EN 352-3:2002)
FFP3 Mask	

Communication:

It is the responsibility of the supervisor to ensure the safety measures of this method statement, and the supporting documents listed below, are effectively communicated to all who need the information. This will include:

- Principal contractor management team
- PDS employees and visitors

Methods of communication will include:

- Initial site induction
- Toolbox talks to maintain awareness
- Site meetings

Signed

	
Sami Gashi	Contracts Manager

To be updated following any significant change in the work process

21/01/2026

Supporting Documents:

Risk Assessments

RA.02 Discovery of Hazardous Substances	RA.03 Work Involving Excavators
RA.04 Changing Excavator Attachments	RA.05 Explosion or Outbreak of Fire
RA.06 Works Equipment	RA.07 Live Utility Services & Stored Energy
RA.08 Manual Handling	RA.11 Oxygen Propane Hot Cutting
RA.12 Soft Strip	RA.13 Site Security
RA.14 Slips and Trips	RA.15 Working at Height
RA.16 Tower Scaffolds	RA.22 Loading & Unloading Vehicles
RA.24 On-site Plant Maintenance	RA.26 Biological Contaminants
RA.28 Dust Supression Unit	RA.31Demolition Dust Control
RA.36 Collapse or partial collapse of structure	RA.37 Noise control
RA.38 Hand arm vibration	

Supporting Documents:

COSHH

COSHH 01 Diesel	COSHH 02 15w40 Oil
COSHH 03 80w90 Oil	COSHH 04 Hydraulic Oil
COSHH 05 Grease	COSHH 06n Antifreeze
COSHH 07 Silica Dust	COSHH 08 Petrol
COSHH 09 Plasterboard	COSHH 10 Compressed Oxygen
COSHH 11 Compressed Propane	COSHH 12 AdBlue
COSHH 13 MMMF Board	COSHH 14 Chipboard
COSHH 15 Fibreglass	

Supporting Documents:

Insurance



Verification of Insurance

We are pleased to confirm that our client has the following insurance covers in place:

Client Name:	Portsmouth Demolition & Salvage Ltd and Langley Demolition Ltd		
Business Description:	Demolition, Soft Strip, Site Clearance, Muckaway, Haulage, Enabling, Groundworks, Non-Licensed Asbestos Removal, Sale of Recovered Materials, Plant Hirers, General Building and Associated Activities		
Employers' Liability:	Insurer:	Probitas Syndicate 1492 at Lloyd's of London	
	Policy Number:	WA635Q25A000	
	Period of Cover:	5 th November 2025 to 4 th November 2026	
	Limit of Indemnity:	£ 10,000,000 any one occurrence	
Public/Products Liability:	Insurer:	Probitas Syndicate 1492 and IVE Syndicate 2525 at Lloyd's of London	
	Policy Number:	WA635Q25B000 & 000F10235T24	
	Period of Cover:	5 th November 2025 to 4 th November 2026	
	Limit of Indemnity:	£ 10,000,000 any one occurrence; in the aggregate in respect of Products	

The above insurance includes

- Indemnity to Principals Clause to extent required by Contract

Contract Works / Plant:	Insurer:	Allianz Insurance plc
	Policy Number:	CS/27665400
	Period of Cover:	5 th November 2025 to 4 th November 2026
	Contract Works:	£ 1,000,000 maximum value any one contract
	Hired in Plant:	£ 500,000 maximum value any one item/accident

The above insurance includes

- Automatic Joint Names where required under contract

Professional Indemnity:	Insurer:	HCC International Insurance Company plc
	Policy Number:	PI24K715481
	Period of Cover:	5 th November 2025 to 4 th November 2026
	Limit of Indemnity:	£ 5,000,000 in the aggregate any one period of insurance

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Paul Dennis Cert CII
Corporate Account Director



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