

Statutory basis: CDM 2015 reg 20(2) — the arrangements for demolition recorded in writing before the work begins; this document is part of that record, with BS 6187:2011 practice. The restraint is temporary works under the BS 5975-1:2024 management procedures — designed, checked, permitted to load and permitted to strike. The Work at Height Regulations 2005 for hand separation at height; CAR 2012 for asbestos at the separation line; vibration at the interface controlled with BS 5228-2:2009+A1:2014 practice. This document is the recorded safe system of work required by HSWA 1974 s.2(2)(a) and MHSWR 1999 regs 3 and 5.

1 DOCUMENT AND PROJECT IDENTIFICATION

RAMS REFERENCE	PROJECT / SITE REF	SITE NAME AND ADDRESS	DATE PREPARED	NEXT REVIEW DATE
CLIENT / PRINCIPAL CONTRACTOR	PLANNED START	DURATION	OPERATIVES	SUPERVISING THE WORK

2 SCOPE OF WORKS

Demolishing the part of a structure that meets a retained or adjoining building: proving the separation line and every tie and shared element across it, installing the restraint the temporary works design requires before existing restraint is removed, taking down the interface bays by hand or controlled machine methods, monitoring the retained structure, and weathering the exposed face.

This document does not cover: the demolition sequence and temporary works design (the engineers'), installing and maintaining props (KD-RAMS-DM-006), façade retention schemes (KD-RAMS-TW-002), machine demolition away from the interface (KD-RAMS-DM-002), and agreements with adjoining owners.

SITE-SPECIFIC SCOPE, LOCATIONS AND LIMITATIONS

3 RISK ASSESSMENT — SCORE EACH RISK FOR THIS SITE, THEN ADD WHAT IS MISSING

The hazards and controls below are the starting point for this activity, written by a working main contractor. They are not complete for your site until a competent person has scored each risk, added the site-specific hazards, and struck out anything that does not apply. Rate risks High / Medium / Low before and after controls.

1. Progressive collapse through ties and shared elements

At risk: Operatives, occupants of the adjoining building

Controls: The separation line is proved before work starts: shared beams, bonded or tied-in walls, continuous floors and roofs, shared chimney breasts and foundations identified, opening up where the engineer directs. No element crossing the line is cut or removed except in the order the written sequence gives.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

2. Loss of lateral restraint — a party or retained wall left free-standing

At risk: Operatives, adjoining occupants, the public

Controls: Shores, ties or frames the temporary works design specifies are installed and permitted to load before the floors or roof that restrain the wall are removed; an exposed wall is not left beyond the height or duration the design allows; work stops in wind above the limit the design states.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

3. Movement or cracking of the retained or adjoining structure

At risk: Adjoining occupants, operatives

Controls: Condition recorded before work; monitoring targets and tell-tales set where the engineer specifies and read at the stated frequency against the stated trigger levels. A first-stage trigger is reported the same day; a stop-stage trigger or any unexpected movement stops the work and clears the area until the engineer advises.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

4. Asbestos in party-wall flues, voids and shared elements

At risk: Operatives, adjoining occupants

Controls: The refurbishment and demolition survey must reach the separation line — flues, chimney breasts, wall voids and shared roof spaces. Anything the survey did not reach is treated as suspect and opened only once surveyed, as CAR 2012 requires; a find stops the work under the discovery procedure (KD-RAMS-DM-007).

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

5. Undermining adjoining foundations when grubbing up

At risk: The adjoining structure, operatives in excavations

Controls: Foundations along the line exposed by hand and left in place unless the engineer's sequence says otherwise; no digging below adjoining foundation level without the design; excavations along the line inspected by a competent person before anyone works in them.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

6. Debris falling onto adjoining property, roofs and the public

At risk: Adjoining occupants, the public

Controls: Interface bays taken down by hand or controlled machine methods working away from the retained structure — nothing pulled towards it; debris netting, fans or crash decks where the exclusion plan calls for them; adjoining roofs, gutters and lightwells protected first.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

7. Vibration from breaking and plant next to the retained structure*At risk: Adjoining occupants, the retained structure*

Controls: Low-vibration methods at the interface — cutting, bursting and hand methods before percussive breaking; vibration monitored where the engineer or a consent requires it, with alert levels set and acted on.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

8. Shared services crossing the line*At risk: Operatives, adjoining occupants*

Controls: Services feeding the adjoining building identified and diverted or protected before separation; nothing cut until it is proved to serve only the part being demolished; an unrecorded service at the line stops the work until traced.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

9. Working at height on the separation line*At risk: Operatives*

Controls: Hand separation from a scaffold or MEWP planned under the Work at Height Regulations 2005 — never from the wall being taken down; the scaffold tied only to structure the design confirms will remain.

INITIAL (H/M/L)	RESIDUAL (H/M/L)	SITE-SPECIFIC ADDITIONAL CONTROLS, OR N/A	ACTION OWNER	BY WHEN

Site-specific hazards not listed above — every site has at least one:

HAZARD	WHO IS AT RISK	CONTROLS	INITIAL H/...	RESIDUAL...	ACTION OWNER	BY WHEN

4 METHOD — SEQUENCE OF WORK

- Obtain the written demolition sequence, the temporary works design for the restraint, the monitoring specification, the pre-start condition record, and confirm the asbestos survey reaches the separation line.
- Walk the separation line with the engineer's representative; open up where directed to prove ties, shared elements, foundations and services.
- Divert, cap or protect shared services before separation starts.
- Install the restraint to the design; permit to load before any restraining floor, roof or wall is removed.
- Set monitoring targets and tell-tales; record base readings.
- Protect adjoining roofs, lightwells and the public with netting, fans or decks as the exclusion plan requires; have temporary weathering ready.
- Take down the interface bays in the order the sequence gives, working away from the retained structure by hand or controlled machine methods.
- Read monitoring at the stated frequency; report first-stage triggers the same day. STOP and clear the area on a stop-stage trigger, any unexpected movement, or suspect asbestos.
- Weather the exposed face as it is opened; check weathering and restraint after high winds.
- Inspect the retained structure and the restraint daily and record it; no restraint altered without the temporary works coordinator's written instruction.

SITE-SPECIFIC AMENDMENTS TO THE SEQUENCE**5 PLANT, EQUIPMENT AND MATERIALS**

- | | |
|--|--|
| Shores, ties or frames to the temporary works design | Scaffold or MEWP |
| Monitoring targets, tell-tales and vibration monitor where specified | Debris netting, fans and weathering sheets |
| Hand tools, cutting equipment and bursters | |

INSPECTION / THOROUGH EXAMINATION REFS**COSHH ASSESSMENT REFS****6 PPE — THE LAST LINE OF CONTROL, NOT THE FIRST**

- | | | |
|-----------------|---------------------|--------------------|
| Head protection | High visibility | Eye protection |
| Safety footwear | Gloves — task-rated | Hearing protection |

RPE TYPE, FACE-FIT STATUS, AND ANY OTHER PPE REQUIRED

7 PERMITS REQUIRED BEFORE THIS WORK STARTS

A permit authorises this work in that place, on that day. It extends the safe system of work in this document — it does not replace it (HSE HSG250). The site issues the permit; record its number before work starts.

KD-PTW-TL-022 — Permit to Load and Strike — Temporary Works
Before the restraint is relied on, and before it is struck.

PERMIT NUMBER

KD-PTW-SC-028 — Permit to Cut or Core Structure
For cutting any element across the separation line.

PERMIT NUMBER

8 EMERGENCY ARRANGEMENTS — COMPLETE FOR THIS SITE

FIRST AIDER AND LOCATION

NEAREST A&E

ASSEMBLY POINT

HOW THE ALARM IS RAISED

EMERGENCY ACCESS FOR THIS WORK AREA

SPILL / ENVIRONMENTAL RESPONSE

9 BRIEFING RECORD — EVERYONE WORKING UNDER THIS RAMS SIGNS BEFORE STARTING

By signing you confirm the contents of this RAMS have been explained to you, you understand the hazards and controls, and you will work to the sequence stated. Tell the supervisor if the work or the site does not match this document — work stops until it does.

NAME	COMPANY	SIGNATURE	DATE

10 PREPARED AND ACCEPTED

Prepared / adapted for this site by — I confirm I have adapted this document to the site, scored the risks, and that it describes how the work will actually be done.

PRINTED NAME	ROLE / COMPETENCE	COMPANY	SIGNATURE	DATE	TIME

Accepted for the site by — principal contractor or site manager review.

PRINTED NAME	ROLE	COMPANY	SIGNATURE	DATE	TIME

Review this RAMS if the work, the site or the law changes, and at least before each new phase of the works. Flatten the completed PDF before filing so the record cannot be silently edited.

R REVISION HISTORY

Every revision of this document, and every review that found nothing to change. The revision on the front of this sheet is the one you are holding — check kubitdocs.com for the current one before use.

Rev	Date	Class	What changed	Authorised by
D0	2026-09-11	first-issue	First issue.	— not yet approved —
A0	2026-09-11	review	Approved for issue by the author. Content unchanged from the reviewed draft; the draft status strip is removed. No independent third-party review has been carried out.	Author — director, UK principal contractor, SMSTS. Not an independent review.

Class: first-issue · material (the law, a control, a field or the scope changed — past buyers are notified) · editorial (wording or layout only) · review (checked, nothing changed) · withdrawal. Revision prefix D = draft, not approved and not for sale; A = approved for issue by the person named, on the date shown.