

# Bathroom refit RAMS example

A completed risk assessment and method statement for stripping out and refitting a first-floor bathroom in a lived-in house.

This is an example for a fictional job. The company, people, address and phone number are made up. Do not copy it for real work: write your own RAMS for the actual job, site and team, and have a competent person check it.

|                                        |                                                                   |                                  |                                                     |
|----------------------------------------|-------------------------------------------------------------------|----------------------------------|-----------------------------------------------------|
| Company name                           | Example Building Co. Ltd (fictional)                              | Client                           | Mr and Mrs Example, homeowners (fictional)          |
| Job and site address                   | Bathroom refit, 12 Sample Street, Exampletown ZZ1 1ZZ (fictional) | Start date and expected duration | On the agreed start date. About 2 weeks.            |
| Prepared by                            | Site supervisor, Example Building Co.                             | Date                             | Before work starts                                  |
| Principal contractor (if there is one) | Example Building Co. Ltd (us)                                     | Date of next review              | If the work, the team or the site conditions change |

## Description of the work

Strip out and refit the first-floor bathroom of a 1970s semi-detached house (fictional). Remove the bath, basin, toilet, tiles and floor covering. Make good walls and floor. Fit a new bath with shower over, basin, toilet and tiling. Our subcontract electrician wires the new extractor fan and the shower. The family live in the house during the work. Access is up the internal stairs. The skip is on the drive.

## Part 1: Risk assessment

| Hazard                                                                                           | Who might be harmed and how                                                                                                      | Controls in place                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Further action needed                                                                        | Who             | When               | Done |
|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------|--------------------|------|
| Asbestos hidden in the bathroom (for example in old floor tiles, adhesive or a textured ceiling) | Workers and the household could breathe in fibres if material containing asbestos is disturbed.                                  | The client's refurbishment asbestos survey of the bathroom found no asbestos in the areas to be worked on (example). Everyone on the job has asbestos awareness training. If anyone finds or suspects asbestos, they stop work on it, keep people away and tell the site supervisor. Work does not restart until it has been assessed and controlled.                                                                                                                                  | Check the survey covers every area to be opened up.                                          | Site supervisor | Before work starts |      |
| Water leaks and flooding from pipework, and fire from soldering joints                           | Workers could slip. The household could lose water, and water could damage the ceiling below. A fire could start from soldering. | Water is isolated at the stopcock and pipes are drained before they are cut. Open pipe ends are capped. Floors are dried straight away. Any soldering is hot work and is done under a hot works permit issued before the work starts. A suitable fire extinguisher is positioned within immediate reach of the operative. After hot works finish, a competent person keeps a continuous fire watch for at least 60 minutes, then checks the area again two hours after the work ended. | The permit is issued by a competent person who is not the person carrying out the hot works. | Plumber         | During the job     |      |

| Hazard                                                                           | Who might be harmed and how                                                                           | Controls in place                                                                                                                                                                                                                                                                                      | Further action needed                                                                | Who             | When                  | Done |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------|-----------------------|------|
| Electric shock from existing circuits in the bathroom                            | Workers could get an electric shock when stripping out or drilling near hidden cables.                | Treat all cables as live until the electrician has proved them dead. The electrician isolates the bathroom circuits, locks them off and tests them dead before strip-out. Only the electrician works on the wiring.                                                                                    | Electrician to confirm isolation each morning before work starts.                    | Electrician     | Each day of strip-out |      |
| Electric shock from power tools and leads                                        | Workers could get an electric shock from damaged tools or leads.                                      | Cordless tools, or tools run from a 110V centre-tapped to earth (CTE) transformer. Tools and leads are checked before use and taken out of use if damaged. Leads are run where they will not be damaged or trip anyone.                                                                                | None.                                                                                |                 |                       |      |
| Dust from cutting tiles and chasing walls                                        | Workers and the household could breathe in silica dust, which can cause serious lung disease.         | Tiles are cut with a wet tile cutter outside. Walls are chased with a tool fitted with on-tool extraction to an M-class or H-class vacuum. Workers wear FFP3 masks that have been face-fit tested. Clean up with the vacuum or damp down, never by dry sweeping. Doors to other rooms are kept closed. | None.                                                                                |                 |                       |      |
| Lifting and carrying the old bath, the new bath and boxes of tiles on the stairs | Workers could hurt their backs, or fall on the stairs while carrying.                                 | Plan the route and clear it first. Two people carry the baths. The old bath is taken out in one piece; it is not broken up. Tiles and adhesive are carried in loads people can manage. Nobody carries a load they cannot see over.                                                                     | Check the weight of the old bath before moving it, and get a third person if needed. | Site supervisor | Before strip-out      |      |
| Cement-based adhesive and grout                                                  | Workers could get skin burns or dermatitis from wet cement products, and breathe in dust when mixing. | Read the safety data sheet for each product. Wear gloves and eye protection when mixing. Mix outside or with the window open. Wash hands after use.                                                                                                                                                    | None.                                                                                |                 |                       |      |
| Slips and trips on wet floors, dust sheets and waste                             | Workers and the household could slip or trip on the landing and stairs.                               | Waste is bagged and taken to the skip as it is made. Spills are cleaned up straight away. Dust sheets are taped down. The landing and stairs are kept clear.                                                                                                                                           | None.                                                                                |                 |                       |      |
| Household and visitors near the work                                             | The homeowners, children and visitors could be hurt by tools, materials, dust or falling objects.     | The bathroom door is kept shut while we work and the family use the downstairs toilet. Tools and materials are not left out where children can reach them. The work area is left safe and tidy at the end of each day.                                                                                 | Agree with the homeowners which rooms and routes they will use.                      | Site supervisor | Before work starts    |      |

## Part 2: Method statement

### Sequence of work

| Step | What will be done                                                                        | Who                  | Plant, equipment and materials           | Controls for this step                                                                 |
|------|------------------------------------------------------------------------------------------|----------------------|------------------------------------------|----------------------------------------------------------------------------------------|
| 1    | Arrive and set up. Protect the stairs and landing. Brief the team on this RAMS.          | Site supervisor      | Dust sheets, floor protection, tape      | Check the asbestos survey before any strip-out.                                        |
| 2    | Isolate and drain the water. Electrician isolates and proves dead the bathroom circuits. | Plumber, electrician | Lock-off kit, voltage tester             | No strip-out until isolation is confirmed.                                             |
| 3    | Strip out the toilet, basin and bath. Cap the pipes.                                     | Plumber, labourer    | Hand tools, pipe caps                    | Two-person lift for the bath. Route cleared.                                           |
| 4    | Remove tiles and floor covering. Bag the waste.                                          | Labourer             | Hand tools, M-class or H-class vacuum    | Stop if suspect material is found. FFP3 masks. No dry sweeping.                        |
| 5    | First fix: pipework, extractor fan and shower cable.                                     | Plumber, electrician | Cordless drill, push-fit fittings        | On-tool extraction when chasing walls. Any soldering is done under a hot works permit. |
| 6    | Board and make good the walls and floor.                                                 | Plumber, labourer    | Tile backer board, screws                | Cut boards outside.                                                                    |
| 7    | Fit the bath, basin and toilet.                                                          | Plumber              | Hand tools                               | Two-person lift for the new bath.                                                      |
| 8    | Tile walls and floor. Grout and seal.                                                    | Tiler                | Wet tile cutter (outside), mixing paddle | Gloves and eye protection when mixing. Ventilate the room.                             |
| 9    | Electrician connects and tests the fan and shower. Plumber tests for leaks.              | Electrician, plumber | Test equipment                           | Electrician's own safe isolation procedure.                                            |
| 10   | Clean up, remove protection and hand over.                                               | Site supervisor      | Vacuum                                   | Leave no waste or tools behind.                                                        |

### People and competence

| Name                                | Role or trade          | Relevant training, qualifications or cards                                            |
|-------------------------------------|------------------------|---------------------------------------------------------------------------------------|
| Site supervisor (example)           | Supervisor and plumber | CSCS card. Site supervisor training. Emergency first aid at work. Asbestos awareness. |
| Tiler (example)                     | Tiler                  | CSCS card. Asbestos awareness.                                                        |
| Labourer (example)                  | Labourer               | CSCS card. Asbestos awareness.                                                        |
| Electrician (example subcontractor) | Electrician            | Qualified electrician. Asbestos awareness.                                            |

### Personal protective equipment (PPE)

| PPE                         | Needed for which steps           |
|-----------------------------|----------------------------------|
| Safety boots                | All steps                        |
| FFP3 mask (face-fit tested) | Steps 4, 5, 6 and 8 (dusty work) |
| Gloves                      | Steps 3, 4 and 8                 |
| Eye protection              | Steps 4, 5 and 8                 |

### Emergencies

Record the arrangements for any foreseeable emergency, including how to evacuate the site.

**First aider** Site supervisor (example)

**First aid kit location** In the van on the drive

**Nearest A&E (name and address)** [Before work starts, find and write in the nearest A&E department and its address]

**Assembly point** Front garden, by the gate

**How to raise the alarm** Shout to everyone in the house. Call 999.

**Site contact and phone number** Site supervisor: 01632 960123 (fictional number)

*If there is serious and imminent danger, workers should stop work immediately, report it and go to a place of safety.*

**Who workers report danger to** Site supervisor (example)

## Briefing record

*Brief everyone doing the work on this RAMS before the work begins. Each person signs to confirm.*

| Name                      | Company                        | Signature | Date |
|---------------------------|--------------------------------|-----------|------|
| Site supervisor (example) | Example Building Co.           |           |      |
| Tiler (example)           | Example Building Co.           |           |      |
| Labourer (example)        | Example Building Co.           |           |      |
| Electrician (example)     | Example Electrical (fictional) |           |      |

## Approval

|                    | Name                                     | Signature | Date |
|--------------------|------------------------------------------|-----------|------|
| <b>Prepared by</b> | Site supervisor (example)                |           |      |
| <b>Approved by</b> | Director, Example Building Co. (example) |           |      |

**Based on:** HSE's five steps to managing risk; CDM 2015, regulations 15 and 30; HSE guidance on asbestos, construction dust, electricity and manual handling.

- HSE, Managing risks and risk assessment at work: steps needed to manage risk: <https://www.hse.gov.uk/simple-health-safety/risk/steps-needed-to-manage-risk.htm>
- CDM 2015, regulation 15: <https://www.legislation.gov.uk/uksi/2015/51/regulation/15>
- CDM 2015, regulation 30: <https://www.legislation.gov.uk/uksi/2015/51/regulation/30>
- HSE, A worker's guide to asbestos safety: <https://www.hse.gov.uk/asbestos/workers.htm>
- HSE, Construction dust: <https://www.hse.gov.uk/construction/healthrisks/hazardous-substances/construction-dust.htm>
- HSE, Electricity: systems in buildings: <https://www.hse.gov.uk/construction/safetytopics/systems.htm>
- HSE, Manual handling at work: <https://www.hse.gov.uk/msd/manual-handling/index.htm>

Completed example from The Site Book, October 2026. This is an example for a fictional job. The company, people, address and phone number are made up. Do not copy it for real work: write your own RAMS for the actual job, site and team, and have a competent person check it.