

Pitched roof replacement RAMS example

A completed risk assessment and method statement for stripping and re-tiling the pitched roof of a lived-in terraced 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 Example, homeowner (fictional)
Job and site address	Roof replacement, 31 Example Terrace, Exometown 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 the concrete tiles, battens and felt from both slopes of the pitched roof of a 1950s mid-terrace house (fictional). Fit new breathable membrane, battens and concrete tiles, new dry ridge, and new lead flashings dressed cold (no hot work). The front of the house is on the pavement; the rear has a small yard. The family live in the house during the work.

Part 1: Risk assessment

Hazard	Who might be harmed and how	Controls in place	Further action needed	Who	When	Done
Falls from the roof edge	Workers could fall from the eaves or the verges and be seriously injured or killed.	Scaffold with guard rails, toe boards and brick guards at the eaves on the front and the rear of the house, erected, altered and taken down only by the scaffolding contractor. The scaffold is inspected before first use, at least every 7 days and after anything that could affect it, such as high winds. Nobody goes on the roof until the scaffold has been handed over.	Scaffolding contractor to hand over the scaffold and the inspection record.	Scaffolding contractor	Before first use	
Slipping on the roof slope	Workers could slip down the slope while stripping or tiling.	Work from the battens as they are fixed, or from a proper roof ladder hooked over the ridge. The scaffold edge protection at the eaves stops a slide off the roof. No roof work on wet, icy or frosty roofs, or in winds exceeding site wind-speed limits (typically 23 mph / 37 km/h).	Check the forecast each morning and stop work in the conditions above.	Site supervisor	Each morning	

Hazard	Who might be harmed and how	Controls in place	Further action needed	Who	When	Done
Fragile roof lights and the ceiling between the rafters	Workers could fall through a roof light or between the rafters into the loft.	Treat the roof as fragile until a competent person confirms it is not. The roof light on the rear slope is covered with a fixed, marked cover. Nobody stands between the rafters once the battens are off.	None.			
Falling tiles, battens and tools	People on the pavement, the household and neighbours could be hit.	Brick guards and debris netting on the scaffold. Old tiles and battens go down an enclosed chute into a covered skip, never thrown. A protection fan or covered walkway keeps people on the pavement safe under the scaffold. In England and Wales, a scaffold over the highway, including the pavement, needs a licence from the local highway authority under section 169 of the Highways Act 1980. Protection fans and pavement gantries normally need a bespoke scaffold design.	Scaffolding contractor to get the highway licence and provide the design for the protection fan or walkway.	Scaffolding contractor	Before the scaffold goes up	
Overloading the scaffold with tiles	Workers and people below could be hurt if the scaffold is overloaded.	Tiles are loaded out along the scaffold and the roof in small stacks, within the load the scaffolding contractor gives us. Tiles are raised with a hoist, not carried up ladders.	Get the safe working load from the scaffolding contractor.	Site supervisor	Before loading out	
Asbestos hidden in the roof (for example in old felt, soffits or an old flue)	Workers and the household could breathe in fibres if material containing asbestos is disturbed.	The client's refurbishment asbestos survey of the roof, soffits and loft 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	
Lead flashings	Workers could swallow lead if they handle it and then eat or smoke.	Lead is dressed cold, with no heating. Gloves are worn when handling lead. Only eat and drink in designated areas that are free from lead contamination. Wash hands and face and scrub nails before eating, drinking or smoking, and wash before going home. Clear up and get rid of any lead waste at the end of the day.	None.			
Dust from cutting tiles	Workers could breathe in silica dust, which can cause serious lung disease.	Where possible, tiles are cut with a less powerful tool, such as a hand tile cutter, to make less dust. Where a disc cutter is needed, it is used with water suppression. Workers wear FFP3 masks that have been face-fit tested when cutting.	None.			

Hazard	Who might be harmed and how	Controls in place	Further action needed	Who	When	Done
Household and visitors near the work	The homeowners, children and visitors could be hurt by tools, materials, dust or falling objects.	The family use the front door only through the covered walkway. The rear yard is closed while the chute is in use. 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	Set up: skip, chute and pavement protection. Brief the team on this RAMS.	Site supervisor	Skip, chute	Check the asbestos survey is on site.
2	Erect the scaffold at the front and the rear with edge protection at the eaves, a loading bay and a hoist.	Scaffolding contractor	Scaffold, hoist	Handover and inspection tag before anyone uses it.
3	Cover the rear roof light.	Rofer	Fixed cover	Cover fixed and marked before stripping starts.
4	Strip tiles, battens and felt one section at a time.	Roofers, labourer	Hand tools, chute	Waste down the chute. Stop if suspect material is found.
5	Check and repair the rafters. Fit membrane and battens.	Roofers	Cordless tools	Work from the battens or a roof ladder. Keep the stripped area small.
6	Load out and fix the new tiles. Fit the dry ridge.	Roofers, labourer	Hoist, tile cutter	Small stacks within the safe working load. Wet cutting.
7	Fit the lead flashings, dressed cold.	Rofer	Lead dressing tools	Gloves. Wash before eating.
8	Remove the roof light cover. Clear the gutters and scaffold.	Rofer, labourer	Hand tools	Nothing thrown from the scaffold.
9	Strike the scaffold. Clean up and hand over.	Scaffolding contractor, site supervisor	Vacuum, brushes	Pavement protection stays until the scaffold is down.

People and competence

Name	Role or trade	Relevant training, qualifications or cards
Site supervisor (example)	Supervisor and roofer	CSCS card. Site supervisor training. Emergency first aid at work. Asbestos awareness.
Rofer (example)	Rofer	CSCS card. Asbestos awareness.
Labourer (example)	Labourer	CSCS card. Asbestos awareness.
Scaffolders (example subcontractor)	Scaffolders	CISRS cards.

Personal protective equipment (PPE)

PPE	Needed for which steps
Safety boots with good grip and a hard hat	All steps
Gloves	Steps 4, 6 and 7
FFP3 mask (face-fit tested)	Steps 4 and 6 (stripping and cutting)
Eye protection and hearing protection	Step 6 (cutting)

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 outside the house

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

Assembly point Pavement opposite the house

How to raise the alarm Shout to everyone on the scaffold and 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.		
Roofer (example)	Example Building Co.		
Labourer (example)	Example Building Co.		

Approval

	Name	Signature	Date
Prepared by	Site supervisor (example)		
Approved by	Director, Example Building Co. (example)		

Based on: HSE's five steps to managing risk; CDM 2015, regulations 15 and 30; the Work at Height Regulations 2005, regulation 6; HSE guidance on roof work, scaffolds, asbestos, construction dust (including CIS36), lead 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>
- Work at Height Regulations 2005, regulation 6: <https://www.legislation.gov.uk/uksi/2005/735/regulation/6>
- HSE, Roof work: <https://www.hse.gov.uk/construction/safetytopics/roofwork.htm>
- HSE, Scaffolds: <https://www.hse.gov.uk/construction/safetytopics/scaffoldinginfo.htm>
- 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, Working safely with lead: when are you most at risk?: <https://www.hse.gov.uk/lead/mostatrisk.htm>
- HSE, Construction dust (CIS36): <https://www.hse.gov.uk/pubns/cis36.pdf>
- 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.