RISK ASSESSMENT AND METHOD STATEMENT (RAMS)

Business name

Document: RAMS-001 Rev 1
Prepared: 9 Nov 2026
Review by: 9 Dec 2026
Highest risk after controls: Medium

1. BUSINESS AND JOB DETAILS

Job	Replace a boiler	**Start date**	9 Nov 2026
Working hours	7:00 am to 3:30 pm	**Trade**	Heating and ventilation

2. WORK INVOLVING PARTICULAR RISKS (CDM 2015 SCHEDULE 3)

	Risk of burial under earthfalls, engulfment in swampland or falling from a height, made worse by the work, processes or site		Work on wells, underground earthworks and tunnels
YES	Chemical or biological substances that are a particular danger, or that need health monitoring by law		Divers with a system of air supply
	Ionising radiation needing controlled or supervised areas		Work in caissons with a compressed air atmosphere
	Work near high voltage power lines		Use of explosives
	Risk of drowning		Assembling or dismantling heavy prefabricated components

3. RISK ASSESSMENT

#	Activity / step	Hazards	Who might be harmed and how	Risk before	Controls	Risk after	Responsible
1	A Gas Safe registered engineer isolates gas and power, then the supplies are locked off	Gas and fuel lines Electric shock from live wiring Rules: Gas Safety (Installation and Use) Regulations 1998; Electricity at Work Regulations 1989	Workers, Occupants, Public. How: Damaging or opening a gas or fuel line causes a leak, fire or explosion. Contact with live wires, distribution boards or equipment gives an electric shock or arc flash burn that can kill.	**Very high (15) Possible / Fatal**	1.1 Isolate and purge the line before work, with the owner's approval. [Eliminate] 1.2 Lock off and tag the isolation valve. [Isolate] 1.3 Check for leaks with a gas detector before and during work, and ventilate the area. [Control (engineering)] 1.4 Only Gas Safe registered engineers work on gas fittings. [Control (procedures)] 1.5 Remove ignition sources: no smoking, no hot work and no sparking tools near the line. [Control (procedures)] 1.6 Know where the shut-off valve is and what to do if a leak happens. [Control (procedures)] 1.7 Wear safety glasses and gloves, and keep a fire extinguisher close by. [PPE] 1.8 Isolate the power before any work. Do not work live. [Eliminate] 1.9 Lock out and tag the isolation point with your own personal lock and danger tag. [Isolate] 1.10 Prove dead at the point of work with an approved voltage indicator (GS38), and prove the tester before and after. [Control (engineering)] 1.11 Only competent, qualified electricians do electrical work,	**Medium (5) Very unlikely / Fatal**	Site supervisor

#	Activity / step	Hazards	Who might be harmed and how	Risk before	Controls	Risk after	Responsible
					following a safe isolation procedure. [Control (procedures)] 1.12 Check for back feeds from solar, batteries and generators that can keep a circuit live after the main switch is off. [Control (procedures)] 1.13 If live work cannot be avoided, use a permit, a safety observer and insulated tools. [Control (procedures)] 1.14 Wear insulated gloves, arc-rated clothing and a face shield when testing or working near live parts. [PPE]		
2	Check flues and surrounds for asbestos	Disturbing asbestos Rules: Control of Asbestos Regulations 2012	Workers, Occupants, Public. How: Buildings built before 2000 may contain asbestos. Drilling, cutting or breaking it releases fibres that cause cancer years later.	**Very high (15) Possible / Fatal**	2.1 Before work on any building built before 2000, check the refurbishment and demolition asbestos survey for the work area (HSE HSG264). If there is none, presume asbestos is present or have it sampled before you start. [Eliminate] 2.2 Seal off the work area and keep everyone else out. [Isolate] 2.3 If asbestos must be disturbed, keep it wet, use hand tools not power tools, and clean up with an H-class vacuum. [Control (engineering)] 2.4 Most asbestos insulation, coatings and insulating board need a licensed contractor. Notifiable non-licensed work is notified to HSE before it starts. Other work needs trained workers and controls. [Control (procedures)] 2.5 Stop work straight away if you find suspect asbestos. Do not touch it and tell your supervisor. [Control (procedures)] 2.6 Wear a fit-tested FFP3 mask (or better) and disposable type 5 coveralls. [PPE]	**Medium (5) Very unlikely / Fatal**	Site supervisor
3	Remove the old unit with two people	Lifting and carrying heavy loads Cuts from sharp edges Tight spaces: roof spaces and under floors Rules: Manual Handling Operations Regulations 1992	Workers. How: Lifting, carrying, pushing or twisting with heavy or awkward loads strains the back, shoulders or knees. Sheet metal, glass, blades, cable tray and offcuts cut hands and arms.	**High (12) Likely / Lost time injury**	3.1 Plan to avoid carrying: have materials delivered, and old items picked up, as close as possible to where they are used. [Eliminate] 3.2 Use lighter or smaller loads: order smaller bags and shorter lengths, and drain or break down old items before moving them. [Reduce / substitute] 3.3 Use trolleys, pallet jacks, hoists, vacuum lifters or plant instead of carrying by hand. [Control (engineering)] 3.4 Use a two-person lift for anything heavy, long or awkward. Plan the route first and clear it. [Control (procedures)] 3.5 Keep the load close, back straight and no twisting. Turn with your feet. [Control (procedures)] 3.6 Deburr or cover sharp edges, and fit edge protectors on exposed sheet metal. [Control (engineering)] 3.7 Use knives with retractable or self-retracting blades. [Control (engineering)] 3.8 Cut away from your body and keep your other hand clear. [Control (procedures)] 3.9 Put used blades in a blade bin or sharps container. [Control (procedures)] 3.10 Use two people to handle large sheets of metal or glass. [Control (procedures)]	**Medium (6) Unlikely / Lost time injury**	Site supervisor

#	Activity / step	Hazards	Who might be harmed and how	Risk before	Controls	Risk after	Responsible
					3.11 Do as much of the work as you can from outside the tight space. [Eliminate] 3.12 Turn the power off at the consumer unit or distribution board before entering where you can, as damaged cables may be live. [Isolate] 3.13 Lay crawl boards across the joists so you cannot step through the ceiling. [Control (engineering)] 3.14 Set up ventilation and lighting in the space. [Control (engineering)] 3.15 Limit time in hot roof spaces and take breaks somewhere cool. [Control (procedures)]		
4	Install the new unit, flue and connections	Gas and fuel lines Fire from hot works Falling from a ladder Rules: Gas Safety (Installation and Use) Regulations 1998; CDM 2015 regs 29 to 31 (fire on construction sites). Occupied premises: Regulatory Reform (Fire Safety) Order 2005 (England and Wales), Fire (Scotland) Act 2005, Fire Safety Regulations (NI) 2010; Work at Height Regulations 2005	Workers, Occupants, Public. How: Damaging or opening a gas or fuel line causes a leak, fire or explosion. Sparks and heat from welding, grinding or flame torches set fire to timber, insulation, rubbish or fuel nearby.	**Very high (15) Possible / Fatal**	4.1 Gas and fuel lines: see step 1 for the full controls [Control (procedures)] 4.2 Use cold work methods where you can, such as bolting, press fittings or cutting with a saw instead of a torch. [Eliminate] 4.3 Move anything that can burn at least 10 metres away, or cover it with fire blankets. [Isolate] 4.4 Use fire-resistant screens to stop sparks reaching people or gaps in walls and floors. [Control (engineering)] 4.5 Get a hot work permit before starting. [Control (procedures)] 4.6 Keep a charged fire extinguisher and fire blanket at the work spot. [Control (procedures)] 4.7 Use a podium step, mobile tower or MEWP for longer jobs instead of a straight ladder. [Reduce / substitute] 4.8 Use EN 131 professional ladders in good condition. Remove any damaged ladder from site. [Control (engineering)] 4.9 Set extension ladders at a 4 to 1 angle on firm, level ground, tied or footed, and reaching 1 metre above the landing. [Control (engineering)] 4.10 Use ladders only for short, light work (about 30 minutes in one spot). Do not carry heavy or awkward loads up a ladder. [Control (procedures)] 4.11 Keep three points of contact and your belt buckle between the stiles. Do not overreach. [Control (procedures)]	**Medium (8) Unlikely / Major injury**	Site supervisor
5	Leak test, commission and check for carbon monoxide	Pressure testing Gas and fuel lines Fire and emergencies Rules: Pressure Systems Safety Regulations 2000; Gas Safety (Installation and Use) Regulations 1998; CDM 2015 regs 29 to 31 (fire on construction	Workers, Occupants, Public, Visitors. How: A pipe, fitting or cap fails under test pressure and blows apart, hitting people nearby. Damaging or opening a gas or fuel line causes a leak, fire or explosion.	**High (10) Unlikely / Fatal**	5.1 Test with water instead of air or gas where the system allows it. Never put water in refrigerant pipework, which is tested with dry nitrogen. [Reduce / substitute] 5.2 Keep people out of the test area with signs and barriers. [Isolate] 5.3 Use a calibrated gauge and a relief valve set to protect the system. [Control (engineering)] 5.4 Test to the pressure the system calls for and hold it for the set time. Never go over. [Control (procedures)] 5.5 Release the pressure fully before tightening anything or fixing leaks. [Control (procedures)] 5.6 Gas and fuel lines: see step 1 for the full controls [Control	**Medium (5) Very unlikely / Fatal**	Site supervisor

#	Activity / step	Hazards	Who might be harmed and how	Risk before	Controls	Risk after	Responsible
		sites). Occupied premises: Regulatory Reform (Fire Safety) Order 2005 (England and Wales), Fire (Scotland) Act 2005, Fire Safety Regulations (NI) 2010			(procedures)] 5.7 Provide fire extinguishers suited to the site, checked and easy to reach. [Control (engineering)] 5.8 Keep exits and escape routes clear and signed. [Control (engineering)] 5.9 Have a site emergency plan: alarm, exits, assembly point and emergency contacts. [Control (procedures)] 5.10 Keep a stocked first aid kit and at least one trained first aider on site. [Control (procedures)] 5.11 Know the site address and how emergency services get in. Call 999. [Control (procedures)]		
6	Remove old unit and clean up	Poor housekeeping and waste	Workers, Visitors. How: Rubbish, offcuts and materials left lying around cause trips, cuts and fires, and block exits.	**Medium (8) Likely / Minor injury**	6.1 Order materials to size and send packaging back where you can. [Eliminate] 6.2 Put skips and waste chutes close to the work. [Control (engineering)] 6.3 Clean as you go, and do a full clean up at the end of each day. [Control (procedures)] 6.4 Keep exits, stairs and walkways clear at all times. [Control (procedures)] 6.5 Stack materials neatly on level ground, away from edges. [Control (procedures)] 6.6 Use a registered waste carrier and keep waste transfer notes for at least 2 years. Keep hazardous waste such as asbestos separate, with consignment notes (special waste in Scotland). [Control (procedures)] 6.7 Wear gloves when handling waste. [PPE]	**Low (4) Unlikely / Minor injury**	Site supervisor

Risk key: risk = likelihood x consequence on a 5 x 5 matrix. Low, Medium, High, Very high. Work must not start while the risk after controls is high or above. Controls are listed in order of the hierarchy of control (eric-pd): Eliminate, Reduce / substitute, Isolate, Control (engineering), Control (procedures), PPE.

4. METHOD STATEMENT: SEQUENCE OF WORK

Step	What we will do	How it is done safely
1	A Gas Safe registered engineer isolates gas and power, then the supplies are locked off	Isolate and purge the line before work, with the owner's approval. Lock off and tag the isolation valve. Check for leaks with a gas detector before and during work, and ventilate the area.
2	Check flues and surrounds for asbestos	Before work on any building built before 2000, check the refurbishment and demolition asbestos survey for the work area (HSE HSG264). If there is none, presume asbestos is present or have it sampled before you start. Seal off the work area and keep everyone else out. If asbestos must be disturbed, keep it wet, use hand tools not power tools, and clean up with an H-class vacuum.
3	Remove the old unit with two people	Plan to avoid carrying: have materials delivered, and old items picked up, as close as possible to where they are used. Use lighter or smaller loads: order smaller bags and shorter lengths, and drain or break down old items before moving them. Use trolleys, pallet jacks, hoists, vacuum lifters or plant instead of carrying by hand.

Step	What we will do	How it is done safely
4	Install the new unit, flue and connections	Gas and fuel lines: see step 1 for the full controls Use cold work methods where you can, such as bolting, press fittings or cutting with a saw instead of a torch. Move anything that can burn at least 10 metres away, or cover it with fire blankets.
5	Leak test, commission and check for carbon monoxide	Test with water instead of air or gas where the system allows it. Never put water in refrigerant pipework, which is tested with dry nitrogen. Keep people out of the test area with signs and barriers. Use a calibrated gauge and a relief valve set to protect the system.
6	Remove old unit and clean up	Order materials to size and send packaging back where you can. Put skips and waste chutes close to the work. Clean as you go, and do a full clean up at the end of each day.

5. PPE AND PERMITS

Required PPE	Permits and plans
Safety boots Rigger gloves Safety glasses FFP3 dust mask Insulated electrical gloves Arc-rated clothing and face shield Half-mask respirator (P3 filters) Coveralls Cut-resistant gloves Knee pads Safety helmet Welding gauntlets Face shield	Permit to work (electrical isolation) Hot works permit (fire watch at least 60 minutes after)

6. PLANT AND EQUIPMENT

Plant / equipment	Licence or training needed	Inspection needed	Rego / ID	Last inspected	Certificate / report
Hand tools					
Press fitting tool					
Electrical test equipment (multifunction tester)		Check leads and probes meet HSE GS38 before each use; prove the voltage indicator on a proving unit before and after; calibrate at the maker's interval (usually yearly)			
Trailer					

7. CREW COMPETENCY, TICKETS AND LICENCES

Crew listed at sign-on below, with ticket and licence numbers.

8. EMERGENCY ARRANGEMENTS

Emergency number	999	**First aid kit**	In the work vehicle
Fire extinguisher	In the work vehicle	**Alarm and evacuation**	Shout "Fire" or "Stop" and use the site alarm. Stop work, make the area safe and go to the assembly point. Do not go back in until the supervisor says it is safe.
Reporting incidents	Report reportable incidents to HSE under RIDDOR 2013 (hse.gov.uk/riddor).		

9. SITE ARRANGEMENTS

Welfare	Toilets, drinking water, hand washing and a break area on site	**Security and access**	Work area fenced or kept locked when unattended. Tools and materials secured. Public kept out.
Environmental and waste	Waste goes in a skip or the van and is taken away by a registered waste carrier, with waste transfer notes kept (duty of care). Hazardous waste such as asbestos is kept separate and consigned correctly. Dust and noise kept to a minimum. No run-off into drains.		

10. MONITORING, REVIEW AND LEGAL BASIS

The supervisor checks the controls at the start of each shift and during the work. Stop work and review this RAMS if the work, the crew or the site conditions change, after any incident or near miss, or if the principal contractor asks.

Legal basis: Management of Health and Safety at Work Regulations 1999 and the Construction (Design and Management) Regulations 2015. Employers must assess the risks of their work and record the significant findings (required where you employ 5 or more people). On CDM projects, contractors give their RAMS to the principal contractor before starting, and brief the workers on it.

Keep this RAMS, every revision and the signed briefing register with the site file for the length of the job, and keep a copy in your records afterwards.

11. REVISION HISTORY

Rev	Date	By	What changed
1	9 Nov 2026		First issue

12. APPROVAL AND BRIEFING REGISTER

	Name	Signature	Date	
Prepared by				
Approved by				
Supervisor				
Principal contractor review				Accepted for use: Yes / No

By signing below, each person confirms this RAMS was explained to them in a site briefing, they understand it and will follow it, and they will stop work and tell the supervisor if anything changes.

Name	Role / company	Tickets / licences	Inducted	Signature	Date

Name	Role / company	Tickets / licences	Inducted	Signature	Date