

Statutory basis: HSWA 1974 s.2(2)(a) and MHSWR 1999 regs 3 and 5 — this document is the recorded safe system of work. The Work at Height Regulations 2005 set the order this trade lives by: avoid working at height where the job can be done from the ground (the water-fed pole is that regulation in physical form), prevent falls with the right equipment where height cannot be avoided, and mitigate what remains. LOLER 1998 governs the rope access systems, cradles and MEWPs — thorough examination at the statutory intervals, inspection before use. COSHH 2002 covers the cleaning chemicals, read with each product's data sheet. Rope access is carried out by trained two-rope technicians under a system with rescue provision — one rope is a suspension, not a system. Prepared against legislation current at 10/08/2026.

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

Soft washing and chemical cleaning of render, cladding and masonry facades — biocide and hypochlorite application, dwell and rinse, low-pressure washing, and the containment of runoff and overspray.

This document does not cover: high-pressure blast cleaning of friable or painted pre-2000 substrates without the asbestos and lead checks, and any application the product data sheet does not permit on the substrate.

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. People below the work — droplets, dropped kit, the pole that slips

At risk: Public, occupants, other trades

Controls: The zone below the work barriered or a watcher posted where barriers cannot hold a footway; tools and kit lanyarded or in closed holsters at height; buckets and poles never left where doors discharge under the work; entrances worked early, late or under an escort arrangement.

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

2. Working on an occupied building — openings, occupants and their property

At risk: Occupants, operatives

Controls: The building contact and access arrangements confirmed before work; windows above the work closed by arrangement; balconies and terraces below vacated or protected; privacy respected — occupied rooms announced before working their glass; alarms, sensors and window restrictors left as found.

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

3. Wind, ice and rain on exposed elevations

At risk: Operatives

Controls: Wind limits per the access method — poles and cradles stop well below what a person on the ground finds unpleasant; no rope access or cradle work in winds above the system's stated limit; wet and iced surfaces change the footing assessment; forecasts checked before rigging, conditions reviewed at height.

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

4. Skin contact with cements, plasters, adhesives and sealants

At risk: Operatives

Controls: COSHH assessments for every substance; gloves matched to the substance; barrier and after-work creams available; washing facilities close to the work; report skin problems early — dermatitis is a reportable trend, not a private nuisance.

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

5. The chemicals — hypochlorite, biocides and acids on skin, eyes and lungs

At risk: Operatives, occupants downwind

Controls: Products per their COSHH assessment and data sheet — never mixed, never stronger than the dilution stated; gauntlets, sealed eye protection and the RPE the SDS sets for spray application; eye-wash at the point of use; occupied openings closed and intakes confirmed off or protected before spraying.

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

6. Runoff and overspray — the garden, the drain and the parked car

At risk: Occupants, environment

Controls: Vegetation and surfaces below protected or pre-wetted per the product guidance; runoff kept from surface drains — contained and disposed per the assessment; vehicles moved or sheeted; overspray managed by nozzle choice and wind judgement, and the task paused when the wind takes it.

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 HI...	RESIDUAL...	ACTION OWNER	BY WHEN

4 METHOD — SEQUENCE OF WORK

- Substrate and product matched via the data sheet; the building contact briefs occupants; openings closed.
- Protection down — vegetation, drains, vehicles; signage and exclusion below the work.
- Product mixed to the stated dilution at the van; applied low-pressure bottom-up, dwell per the product.
- Rinse top-down with runoff managed to the containment; re-treatment only per the product cycle.
- Containment recovered and disposed per the assessment; protection lifted once surfaces are safe.

SITE-SPECIFIC AMENDMENTS TO THE SEQUENCE

5 PLANT, EQUIPMENT AND MATERIALS

- Low-pressure pump and spray system
- Eye-wash and spill kit at the work
- Containment sheeting and drain covers

INSPECTION / THOROUGH EXAMINATION REFS

COSHH ASSESSMENT REFS

6 PPE — THE LAST LINE OF CONTROL, NOT THE FIRST

- Head protection
- Gloves — task-rated
- Gauntlets, sealed goggles and SDS-specified RPE for spray application
- Safety footwear
- Eye protection
- High visibility
- Hearing protection

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

7 PERMITS REQUIRED BEFORE THIS WORK STARTS

No permit is normally required for this activity. The site's own rules may still require one — check before starting, and record any permit issued below.

PERMITS ISSUED FOR THIS WORK (OR NONE)

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

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	2026-08-31	first-issue	First issue.	— not yet approved —
D1	2026-08-31	review	Reviewed against the internal H&S director's batch findings; no change to this document.	— not yet approved —
A0	2026-08-31	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.