

Statutory basis: CDM 2015 reg 20(2) — the arrangements for demolition or dismantling recorded in writing before the work begins; this document is part of that record, with BS 6187:2011 practice. The Work at Height Regulations 2005, with HSE HSG33 (5th edition, 2020) for roof work; Manual Handling Operations Regulations 1992; COSHH 2002 for bird droppings and roof-space dust; CAR 2012 for asbestos. The Wildlife and Countryside Act 1981 s.1 protects active wild bird nests, and the Conservation of Habitats and Species Regulations 2017 reg 43 protects bats and their roosts. 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

Stripping and dismantling pitched timber roofs by hand ahead of demolition or re-roofing: checking for bats and nesting birds, removing tiles or slates, battens and underlay, roof-space contents and water tanks, then rafters, purlins or trusses in a controlled sequence, and lowering the materials to ground.

This document does not cover: asbestos cement coverings and any asbestos in the roof space (KD-RAMS-AS-001 and KD-RAMS-DM-007), fragile roof sheeting and rooflights (KD-RAMS-RO-006), hand demolition of walls and gables below the wall plate (KD-RAMS-DM-003), machine demolition of the roof (KD-RAMS-DM-002), and scaffold design and erection.

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. Falls from the eaves, gables and roof slope

At risk: Operatives

Controls: Work from a scaffold with edge protection at the eaves and gable ends, following HSE HSG33 (5th edition, 2020) practice; roof ladders or boards on the slope; nobody stands on the covering being removed; edge protection stays until the structure is down to the wall plate.

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

2. Falls through ceilings into the building

At risk: Operatives

Controls: Nobody stands on ceilings or between joists: boards laid across the ceiling joists, or ceilings removed first with crash decks or nets below where the plan needs them; openings formed during dismantling covered or barriered.

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

3. Domino collapse of trusses or rafters as battens and bracing come off

At risk: Operatives, those below

Controls: Battens, binders and bracing hold the roof up: coverings stripped in bays, temporary braces fixed before permanent bracing is removed, and timbers taken down one at a time from the end the written sequence gives; no gable left free-standing above the height the sequence allows.

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

4. Tiles, slates and timbers falling on people below; overloaded scaffold

At risk: Operatives, others, the public

Controls: Materials lowered by hoist, chute or skip, or passed down — never thrown; stripped tiles and slates stacked on the scaffold only within its load class, in small stacks; exclusion zone below the eaves and at the chute base; debris netting and brick guards on the scaffold.

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

5. Bats and nesting birds in the roof

At risk: Protected wildlife, the project

Controls: The ecology survey is checked before work starts. If bats, a roost or an active bird nest are found, work in that area STOPS and the ecologist is told; it resumes only on their advice and under any licence required. Destroying an active wild bird nest is an offence under the Wildlife and Countryside Act 1981 s.1, and disturbing bats or damaging a roost under the Conservation of Habitats and Species Regulations 2017 reg 43.

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

6. Manual handling — repetitive lifting of tiles, heavy timbers and tanks

At risk: Operatives

Controls: Tiles and slates moved in small loads to the hoist point, not carried on ladders; long timbers cut to handleable lengths at the wall plate and lowered by hoist or rope by two people; water tanks drained and cut down in place; tasks rotated over the shift.

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

7. Nails, sharp slate edges, bird droppings and roof-space dust

At risk: Operatives

Controls: Cut-resistant gloves; nails removed or knocked over as timbers come down. Droppings damped down, never dry-swept, and removed wearing FFP3 RPE, disposable overalls and gloves under the COSHH 2002 assessment; washing before breaks.

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

8. Disturbing asbestos-containing materials in existing buildings

At risk: Operatives, building occupants

Controls: Check the asbestos register before any intrusive work (CAR 2012). No register, or unclear entries, means stop and refer. If suspect material is found: STOP, withdraw, secure the area and report it — the discovery procedure applies before any further work.

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

9. Wind on a partly stripped roof

At risk: Operatives, the public

Controls: Work stops when wind makes handling sheets and timbers unsafe; loose materials secured at every break; no loose coverings or unbraced timbers left overnight.

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

- 1 Check the ecology survey for bats and nesting birds, and the asbestos survey for coverings, roof space and tanks; confirm roof-space services are isolated.
- 2 Obtain the written dismantling sequence; confirm the roof type — trussed, cut or purlin roof — and where temporary bracing is needed.
- 3 Confirm the scaffold, its load class, edge protection, debris netting and hoist or chute are inspected and handed over.
- 4 Clear the roof space; drain tanks and cut them down in place; board across joists or remove ceilings as planned.
- 5 Strip coverings bay by bay, lowering materials by hoist or chute and stacking only within the scaffold's load class — never throwing.
- 6 Remove battens and underlay in bays, fixing temporary bracing before permanent bracing comes out.
- 7 Take down rafters or trusses one at a time in the sequence given, cutting to handleable lengths and lowering under control.
- 8 Keep the exclusion zone below the eaves and at the chute enforced throughout.
- 9 STOP on bats, a roost or an active nest, any sign of instability, suspect asbestos, or wind making handling unsafe; secure loose materials before leaving the roof.
- 10 At each break and at the end of the shift, leave no loose covering or unbraced timber; remove edge protection only when the structure is down to the wall plate.

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

- | | |
|--|--|
| Scaffold of a suitable load class, with edge protection, debris netting and brick guards | Hand tools, nail bars and battery saws |
| Roof ladders and crawling boards | Temporary bracing timbers |
| Materials hoist or enclosed chute | Skips at the chute base |

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

- | | | |
|-----------------|---------------------|---|
| Head protection | Gloves — task-rated | Cut-resistant gloves |
| Safety footwear | Eye protection | FFP3 RPE and disposable overalls for bird droppings and roof-space dust |
| High visibility | 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-RF-007 — Roof Work Permit
Where the site controls roof access by permit.

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.