

ROPE ACCESS WINDOW AND FACADE CLEANING

ACTIVITY RAMS — ADAPT TO SITE BEFORE USE

Two-rope abseil cleaning — trained technicians, examined kit, rescue on the roof

KD-RAMS-WK-002 Rev A0

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

Window and facade cleaning by industrial rope access — anchor selection on the roof, two-rope descent, work positioning on the elevation, and the rescue provision that stays rigged while anyone is on the wall.

This document does not cover: rigging from anchors without documented capacity (the building's anchor test records are a precondition), lone rope work in any circumstance, and elevations where the wind or the facade condition fails the pre-use assessment.

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. Falls — the system, the anchors or the edge failing the descent

At risk: Rope technicians

Controls: Two-rope working — working line and back-up line on independent anchors of documented capacity; technicians trained and certificated in industrial rope access with certificates current, working under a named rope-access supervisor competent at supervisor level (IRATA Level 3 or equivalent) who owns the rig and rescue plan; kit LOLER-examined at the statutory interval and pre-use checked against the kit log; edges protected against rope damage; descent plans agreed before anyone loads a rope.

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

5. Stranded technician — rescue that exists only on paper

At risk: Rope technicians

Controls: A rescue-capable technician and rigged rescue kit at roof level for the whole descent programme; the rescue rehearsed for THIS building's edge and elevations, not assumed from the last one; communications between roof and rope agreed and tested.

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

- 01 Roof survey — anchors identified against the building's test records; edges assessed and protected; exclusion below set.
- 02 Systems rigged — two ropes, independent anchors, edge protection; buddy checks before the edge.
- 03 Descent in planned drops across the elevation; work positioning set, tools on lanyards, buckets closed.
- 04 Rescue watch maintained at roof level; wind and conditions reviewed between drops.
- 05 Systems derigged, kit inspected and logged, the roof left as found and the exclusion lifted.

SITE-SPECIFIC AMENDMENTS TO THE SEQUENCE

5 PLANT, EQUIPMENT AND MATERIALS

Rope access kit — ropes, harnesses, descenders, back-up devices, all LOLER-examined

Rigged rescue kit at roof level

Edge protection and anchor slings

INSPECTION / THOROUGH EXAMINATION REFS

COSHH ASSESSMENT REFS

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

Head protection

Gloves — task-rated

Helmet with chinstrap rated for rope access

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

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-WH-006 — Work at Height Permit

Where the building or site operates one for roof and rope work

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

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	material	Actions the internal H&S director review — rope access teams work under a named supervisor competent at IRATA Level 3 or equivalent.	— 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.