SITE survey. APP

SITE SURVEY REPORT

RAMS: Risk Assessment and Method Statement

Prepared for	Hallamvale Housing Association (sample organisation)
Date	3 Nov 2026
Site	Ravensworth Court flat 14
Prepared by	H. Doyle

FORM

RAMS: Risk Assessment and Method Statement

1. The job

Project	Ravensworth Court flat 14: void clearance and deep clean (completed example)
RAMS reference	RAMS-CPS-2026-118
Revision	A
Date written	3 Nov 2026
Client	Hallamvale Housing Association (sample organisation)
Site	Ravensworth Court, flat 14 (second floor)
Site address	Ravensworth Court, Wincobank Avenue, Sheffield S9 1HL
Where on site is the work?	Flat 14 on the second floor of a six-storey 1960s block. Entry through the communal door on Wincobank Avenue, then the east stair. Van parked in the marked bay by the bin store.
Work position on site (GPS)	Ravensworth Court, east entrance · 53.413040, -1.436210 (SK 37760 91060, ±8 m)
What type of work is this RAMS for?	Facilities, cleaning and maintenance
Task	Clear, sharps sweep and deep clean a void two-bedroom flat ready for re-letting
Scope of the work	Remove all contents left by the outgoing tenant: furniture, a fridge freezer, a washing machine, soiled bedding and bagged rubbish. Sweep every room for needles and other sharps before anything else is moved. Lift and bag the hall and bedroom carpets. Treat the mould on the main bedroom wall, then deep clean the kitchen, bathroom, windows and floors. Electrical, plumbing and decorating repairs are by the housing association's own trades after handover and are outside this RAMS. Nothing is to be drilled, scraped or sanded.
Start date	11 Nov 2026
Expected finish date	12 Nov 2026
Calendar days, including the start and finish	2
Working hours	08:00 to 16:00 on both days. P. Nowak leaves at 12:30 on 12 November, so K. Ashworth works alone that afternoon.

Will the building, venue or area be in use while the work is done?	Yes
How are occupants and the public kept away from the work?	The flat is empty but the rest of the block is occupied, including families with young children on the second floor landing. The flat door is kept closed with a notice on it, nothing is stacked on the landing or the stair, and the housing officer has put a letter through the second floor doors giving the two dates. Lifts and carries down the stair are done between 09:30 and 14:30 to miss the school run.
Is this construction work under CDM 2015?	No

2. People and competence

Written by	H. Doyle
Role	Health and safety coordinator, Castlegate Property Services
Supervisor on site	G. Mellor
Supervisor phone number	07700 900318

Crew 1: K. Ashworth

Name	K. Ashworth
Company	Castlegate Property Services
Cards and training held	BICSc or cleaning operator training, First aid at work, Asbestos awareness, Manufacturer training for the equipment
Earliest expiry date of the cards needed for this job	28 Feb 2028
Has this person the skills, knowledge, training and experience for the tasks given to them?	Yes

Crew 2: P. Nowak

Name	P. Nowak
Company	Castlegate Property Services
Cards and training held	BICSc or cleaning operator training, Asbestos awareness, Manufacturer training for the equipment
Earliest expiry date of the cards needed for this job	30 Sep 2027
Has this person the skills, knowledge, training and experience for the tasks given to them?	Yes

People on the crew	2
Are any subcontractors doing part of this work?	No
Who could be affected by this work?	The crew, Client staff or building occupants, Members of the public
Is anyone especially at risk?	Yes
Who?	Lone worker, Children or vulnerable people on the premises
What is being done differently for them?	K. Ashworth is alone in the flat from 12:30 to 16:00 on 12 November for the final clean only. No lifting, no sharps handling and no chemical mixing is done alone. Check-in calls to G. Mellor at 13:30, 14:30 and 15:30 and a lone worker device with a man-down alarm are carried. Children live on the landing, so the flat door stays closed, the sharps box never leaves the flat until it goes to the van, and bags are carried straight down, never left on the stair.

3. Risk assessment

Hazards and controls 1: Biological hazards and sharps

Type of hazard	Biological hazards and sharps
Where is it?	Bathroom (needles reported behind the bath panel and in the cabinet) and the main bedroom (soiled bedding)
What is the hazard, who might be harmed, and how?	Needlestick injury and infection from used needles, and contact with soiled bedding, body fluids and a blocked toilet. The housing officer reported needles in the bathroom at the void inspection. The crew, and anyone on the landing if a bag splits.

Photos of the hazard



Controls in place or planned for this hazard	Sharps picked up with a litter picker, never by hand, into a sharps box, Waste bagged, labelled and kept away from food and welfare areas, Hands washed before eating, drinking or smoking, Needlestick first aid and reporting covered in the briefing, Gloves, covered arms and legs, and eye protection where splashing is possible
How these controls apply on this job	The sharps sweep is step 2 and nothing else is moved until it is done. Both operatives in long sleeves, nitrile gloves under rigger gloves and safety glasses. Needles lifted with the 90 cm litter picker into the 5 litre sharps box, which is sealed and labelled before it leaves the bathroom. Bedding and soft furnishings go into yellow and black bags, double bagged, tied and carried straight to the van. Welfare is at the van, not in the flat, and hands are washed with the water container and soap before any break. The needlestick procedure is covered word for word in the briefing.
Likelihood of harm with these controls	3. Possible
Severity of the harm	5. Death
Risk score (likelihood x severity)	15
Rating	High

> High, 15 to 25. Do not start this work until further controls are in place and the risk has been rated again.

Further action needed	Sharps sweep of every room, including inside cupboards, under furniture and behind the bath panel, completed and the sealed sharps box photographed by G. Mellor as the hold point in step 2 before general clearance starts. Mattress and bedding bagged without being shaken out.
What kind of control is it?	Changes the job, equipment or materials to reduce exposure
Who will do it?	G. Mellor
Needed by	11 Nov 2026
Likelihood once the action is done	1. Very unlikely
Severity once the action is done	5. Death
Residual risk score	5
Residual rating	Medium

Hazards and controls 2: Manual handling

Type of hazard	Manual handling
Where is it?	Two flights of the east stair, second floor to ground, and the path to the van

What is the hazard, who might be harmed, and how?	Back, shoulder and hand injuries moving a three-seat sofa, a double bed base, a fridge freezer (about 60 kg) and a washing machine (about 70 kg) down two flights of stairs with a half landing. Fingers trapped against the handrail. The crew.

Photos of the hazard



Controls in place or planned for this hazard	Materials delivered to the point of use or moved by hoist, trolley or telehandler, Loads broken down or smaller packs ordered, Two-person lifts for heavy or awkward items, Routes cleared and kept clear before carrying starts, Crew trained in lifting technique for the loads on this job
How these controls apply on this job	The fridge is emptied, defrosted and taped shut and the washing machine drained before either is moved. The bed base is split and the sofa legs taken off so each load is smaller. White goods go down the stair on the stair-climbing sack truck with one person steering and one below, and across the car park on the flat trolley. All furniture lifts are two person, with K. Ashworth calling the lift. The stair and the path are walked and cleared first, and a doorstop holds each fire door open only while a load passes.
Likelihood of harm with these controls	3. Possible
Severity of the harm	3. Injury needing time off work
Risk score (likelihood x severity)	9
Rating	Medium

> Medium, 5 to 12. Record what further action would lower the risk, who will do it and by when.

Further action needed	All lifts and carries done on 11 November while both operatives are on site; nothing heavier than a bagged carpet is moved on the afternoon of 12 November.
What kind of control is it?	Changes the job, equipment or materials to reduce exposure
Who will do it?	K. Ashworth

Needed by	11 Nov 2026
Likelihood once the action is done	2. Unlikely
Severity once the action is done	3. Injury needing time off work
Residual risk score	6
Residual rating	Medium

Hazards and controls 3: Slips, trips and falls on the level

Type of hazard	Slips, trips and falls on the level
Where is it?	Whole flat, worst in the bathroom and the hall
What is the hazard, who might be harmed, and how?	Standing water and fluids on the bathroom floor, a loose and rucked hall carpet with exposed gripper rod, rubbish bags across the floors, and poor light because the electricity is off at the meter until the housing association's electrician reconnects it on the afternoon of 11 November. The crew.
Controls in place or planned for this hazard	Cordless tools so there are no trailing leads, Waste cleared as the work goes and routes kept clear, Spills cleaned at once and wet or icy surfaces gritted or covered, Temporary lighting where daylight is poor, Safety boots with a good grip worn
How these controls apply on this job	Two battery LED site lights and head torches used on 11 November, placed before anyone works in a room. The bathroom floor is mopped and dried before the sharps sweep starts and spills are dealt with as they happen. The hall carpet is lifted and bagged early in step 3 so the trip is gone before the furniture goes out. Bags are taken down as they are filled, not stacked in the hall. Cordless tools only until the power is back, and the 230 V machines on 12 November are run on an RCD plug with the lead kept against the skirting. Safety boots worn by both operatives.
Likelihood of harm with these controls	3. Possible
Severity of the harm	3. Injury needing time off work
Risk score (likelihood x severity)	9
Rating	Medium

> Medium, 5 to 12. Record what further action would lower the risk, who will do it and by when.

Further action needed	Lighting placed and the bathroom floor dried before the sweep starts; checked by G. Mellor at the step 2 hold point.
What kind of control is it?	Changes the job, equipment or materials to reduce exposure
Who will do it?	P. Nowak

Needed by	11 Nov 2026
Likelihood once the action is done	2. Unlikely
Severity once the action is done	2. Injury needing first aid
Residual risk score	4
Residual rating	Low

Hazards and controls 4: Hazardous substances and dust

Type of hazard	Hazardous substances and dust
Where is it?	Kitchen and bathroom (cleaning chemicals), main bedroom wall (mould), and every room during the clearance (dust)
What is the hazard, who might be harmed, and how?	Skin and eye burns and breathing irritation from the sanitiser, mould wash and degreaser, mould spores disturbed when the bedroom wall is treated, and dust raised when carpets are lifted and cupboards emptied. The crew.
Controls in place or planned for this hazard	A less harmful product chosen where one does the job, COSHH assessment for every product on this job, kept with the RAMS, Work in the open air or with ventilation, and skin contact avoided, Washing facilities available and used before eating, Respiratory protection face-fit tested and gloves suited to the product
How these controls apply on this job	Three products only, each with a COSHH assessment in the van folder: the chlorine sanitiser, the mould wash and the kitchen degreaser. Never mixed, and the sanitiser is used at the diluted rate on the label. Windows opened in each room before cleaning starts. The mould is wiped with the wash, not brushed or sanded, and FFP3 masks (face fit tested in September 2026) are worn for the mould and the carpet lift. Carpets are rolled, not dragged, and bagged in the room. Nitrile gloves and safety glasses for all chemical work, eyewash in the first aid kit, and hands washed at the van before eating.
Likelihood of harm with these controls	3. Possible
Severity of the harm	3. Injury needing time off work
Risk score (likelihood x severity)	9
Rating	Medium

> Medium, 5 to 12. Record what further action would lower the risk, who will do it and by when.

Further action needed	COSHH references recorded on page 5. Mould treated last thing on 11 November with both operatives on site, so the room has aired overnight before the final clean.
What kind of control is it?	Changes the job, equipment or materials to reduce exposure

Who will do it?	K. Ashworth
Needed by	11 Nov 2026
Likelihood once the action is done	1. Very unlikely
Severity once the action is done	3. Injury needing time off work
Residual risk score	3
Residual rating	Low

Hazards and controls 5: Asbestos

Type of hazard	Asbestos
Where is it?	Textured coating to the living room and hall ceilings, and thermoplastic floor tiles under the kitchen vinyl
What is the hazard, who might be harmed, and how?	Disturbing asbestos in the 1960s textured ceiling coating or the kitchen floor tiles while cleaning or lifting floor coverings. The crew and the next tenant.
Asbestos survey or register reference	Hallamvale management survey MS-RC-0417 (March 2025): textured coating to living room and hall ceilings and thermoplastic floor tiles in the kitchen presumed to contain asbestos, good condition, manage in place
Controls in place or planned for this hazard	Asbestos survey or register for the area checked before work starts, Work planned to avoid disturbing the materials the survey names, Stop and report if any unexpected board, lagging or cement sheet is found, Asbestos awareness training current for everyone on the job
How these controls apply on this job	The survey is in the van folder and was walked through at the briefing. Ceilings are not cleaned, touched or scraped; cobwebs come off with a soft brush on a pole only where the coating is sound. The kitchen vinyl is cleaned in place and not lifted. The hall carpet is lifted by hand off the gripper, no scraping of the floor beneath. If any debris, board or tile not described in the survey is found, work in that room stops and G. Mellor is called before anyone goes back in.
Likelihood of harm with these controls	1. Very unlikely
Severity of the harm	5. Death
Risk score (likelihood x severity)	5
Rating	Medium

> Medium, 5 to 12. Record what further action would lower the risk, who will do it and by when.

Further action needed	None beyond the survey check and the stop and report rule, which is on the briefing sheet.

What kind of control is it?	Instruction, briefing or supervision
Who will do it?	G. Mellor
Needed by	11 Nov 2026
Likelihood once the action is done	1. Very unlikely
Severity once the action is done	5. Death
Residual risk score	5
Residual rating	Medium

> The further action does not lower the score. Look again at whether the hazard can be removed or guarded.

Hazards and controls 6: Lone working

Type of hazard	Lone working
Where is it?	Flat 14, 12:30 to 16:00 on 12 November
What is the hazard, who might be harmed, and how?	K. Ashworth works alone for the final afternoon. A slip, a chemical splash or a sudden illness with nobody there to help, in a flat with the door closed. K. Ashworth.
Controls in place or planned for this hazard	High risk tasks done only when a second person is present, Check-in times agreed and a named person expecting the call, Phone or lone worker device carried and tested, Supervisor knows where the person is and when they are due back, First aid kit and the emergency procedure with the lone worker
How these controls apply on this job	Everything with a second-person rule (sharps, lifting, chemical mixing, mould treatment) is finished on 11 November or the morning of 12 November while P. Nowak is there. The afternoon is wiping down, windows and floors only. K. Ashworth carries the lone worker device with the man-down alarm and a charged phone, tested at 12:30, and calls G. Mellor at 13:30, 14:30 and 15:30. If a call is missed by 15 minutes G. Mellor rings back, then rings the housing officer, who holds a key. The first aid kit and the emergency sheet with the address are in the flat hallway.
Likelihood of harm with these controls	2. Unlikely
Severity of the harm	4. Major injury
Risk score (likelihood x severity)	8
Rating	Medium

> Medium, 5 to 12. Record what further action would lower the risk, who will do it and by when.

Further action needed	Device test and check-in times confirmed with G. Mellor at the 12:30 handover on 12 November.

What kind of control is it?	Instruction, briefing or supervision
Who will do it?	G. Mellor
Needed by	12 Nov 2026
Likelihood once the action is done	1. Very unlikely
Severity once the action is done	4. Major injury
Residual risk score	4
Residual rating	Low

Hazards and controls 7: Members of the public and building occupants

Type of hazard	Members of the public and building occupants
Where is it?	Second floor landing, the east stair, the communal entrance and the car park by the bin store
What is the hazard, who might be harmed, and how?	Neighbours, including children who play on the landing, struck by furniture on the stair, tripping over bags, reaching the sharps box or chemicals, or walking behind the van as it is loaded. Passers-by on Wincobank Avenue.
Controls in place or planned for this hazard	Work area fenced or barriered and signed, Occupants and neighbours told what is happening and when, Routes past the work kept open, lit and free of materials, No tools, materials or plant left unattended where people can reach them, Noisy or dusty work timed to suit the building
How these controls apply on this job	The housing officer has told the second floor residents the dates by letter. The flat door stays closed with a notice on it and nothing is left on the landing or the stair at any time. Carries down the stair are done between 09:30 and 14:30 and one operative checks the stair is clear before each load. The van bay is coned, the van is locked whenever both operatives are upstairs, and the sharps box and chemicals are never left where anyone can reach them. Noisy work (the carpet extractor) runs between 10:00 and 15:00.
Likelihood of harm with these controls	2. Unlikely
Severity of the harm	4. Major injury
Risk score (likelihood x severity)	8
Rating	Medium

> Medium, 5 to 12. Record what further action would lower the risk, who will do it and by when.

Further action needed	Cones and the door notice put out at the start of each day; checked by G. Mellor on the morning visit.
What kind of control is it?	Practical safeguard, such as a barrier or guardrail

Who will do it?	P. Nowak
Needed by	11 Nov 2026
Likelihood once the action is done	1. Very unlikely
Severity once the action is done	3. Injury needing time off work
Residual risk score	3
Residual rating	Low

Hazards and controls 8: Fire

Type of hazard	Fire
Where is it?	Whole flat, the landing and the east stair
What is the hazard, who might be harmed, and how?	Fire in the bags of rubbish, paper and soft furnishings before they are removed, spread to the landing if bags are stacked there, and the escape route blocked for the other flats. The crew and the block's residents.
Controls in place or planned for this hazard	Flammable materials stored outside the building or in a cabinet, Fire routes and exits kept clear throughout the work, Waste removed from the work area every day, Extinguishers available at the work and the crew shown where they are, Alarm, assembly point and how to raise the alarm covered in the briefing
How these controls apply on this job	No smoking or vaping in the flat, the landing or the stair. Rubbish bags are carried to the van as they are filled and nothing is left in the flat overnight. Aerosols and the degreaser are kept in the van, not the flat. The flat's fire door and the stair are never wedged open except while a load passes. A 6 litre foam extinguisher comes up from the van to the flat hallway each morning and both operatives know where it is. The block has no communal alarm, so the briefing covers shouting a warning, knocking the second floor doors, calling 999 and meeting at the assembly point.
Likelihood of harm with these controls	2. Unlikely
Severity of the harm	5. Death
Risk score (likelihood x severity)	10
Rating	Medium

> Medium, 5 to 12. Record what further action would lower the risk, who will do it and by when.

Further action needed	Extinguisher brought up and its gauge checked at the start of each day, recorded in the daily check.
What kind of control is it?	Instruction, briefing or supervision
Who will do it?	K. Ashworth

Needed by	11 Nov 2026
Likelihood once the action is done	1. Very unlikely
Severity once the action is done	5. Death
Residual risk score	5
Residual rating	Medium
Hazards recorded	8
Highest risk score	15
Hazards rated high	1
Still high after further action	0

> Every hazard rated high has a further action that brings it below 15. Those actions must be done, and checked, before the step that needs them.

4. Sequence of work

Sequence of work 1: Set up and make the flat safe to work in

What is done at this step	Set up and make the flat safe to work in
How it is done	Collect the keys from the housing officer at 08:00 and confirm the electricity is off at the meter. Cone the van bay and bring up the first aid kit, extinguisher, battery lights and water container to the flat hallway. Put the notice on the flat door. Open the windows. Walk every room from the doorway with a head torch, placing a light in each room, and mop and dry the bathroom floor. Test both lone worker devices and phones.
Hazards at this step	Slips, trips and falls on the level, Members of the public and building occupants, Fire
Controls at this step	Nobody walks into a room until it is lit. Nothing is touched or moved on this walk. Photos of each room taken from the doorway for the void record.
Is there a hold point before the next step?	No

Sequence of work 2: Sharps sweep of every room

What is done at this step	Sharps sweep of every room
How it is done	Starting in the bathroom, then the main bedroom, then the rest of the flat: check floors, cupboards, drawers, behind the bath panel, under and inside furniture, down the sides of the sofa and the mattress, and in the bins. Needles and blades lifted with the litter picker into the sharps box. Soiled bedding is left where it is until the sweep is complete.

Hazards at this step	Biological hazards and sharps, Slips, trips and falls on the level
Controls at this step	Both operatives sweep together, one room at a time, in gloves, long sleeves and safety glasses. Nothing is picked up by hand and nothing is shaken out. The sharps box is kept closed between finds and sealed and labelled at the end of the sweep.
Is there a hold point before the next step?	Yes
What is checked, and by whom?	G. Mellor confirms the sweep covered every room, checks the sealed sharps box and the lighting, and photographs both before any clearance starts.

Sequence of work 3: Bag soiled items, rubbish and carpets

What is done at this step	Bag soiled items, rubbish and carpets
How it is done	Bag the bedding, mattress cover, towels and soft furnishings into yellow and black bags, double bagged and tied. Bag loose rubbish, food waste and the contents of the fridge. Lift the hall carpet first, then the bedroom carpets, rolling them and bagging them in the room. Carry bags to the van as they are filled. Empty, defrost and tape the fridge freezer and drain the washing machine ready for step 4.
Hazards at this step	Biological hazards and sharps, Hazardous substances and dust, Slips, trips and falls on the level, Members of the public and building occupants
Controls at this step	FFP3 masks for the carpet lift. Bags carried straight down, never left on the landing. Stair checked for neighbours before each trip. Carpet gripper left in place and no scraping of the floor beneath.
Is there a hold point before the next step?	No

Sequence of work 4: Move the furniture and white goods down to the van

What is done at this step	Move the furniture and white goods down to the van
How it is done	Between 09:30 and 14:30 on 11 November. Split the bed base, take the legs off the sofa and unbolt the wardrobe doors. Carry furniture as two-person lifts down the east stair. Take the fridge freezer and washing machine down on the stair-climbing sack truck, one person steering above and one below, then across the car park on the flat trolley. Load the van with white goods at the front and strapped.
Hazards at this step	Manual handling, Members of the public and building occupants, Slips, trips and falls on the level
Controls at this step	K. Ashworth calls every lift. Fire doors held only while a load passes. One operative walks the stair before each white goods move and asks anyone on it to wait. Gloves worn for the metal edges on the washing machine.
Is there a hold point before the next step?	No

Sequence of work 5: Mould treatment and deep clean

What is done at this step	Mould treatment and deep clean
How it is done	Late on 11 November, once the power is back: treat the main bedroom wall with the mould wash, wiping on and off, and leave the room to air overnight. On 12 November, deep clean the kitchen with the degreaser and sanitiser, the bathroom with the sanitiser, then windows, doors, skirtings and floors throughout. Run the carpet extractor on the living room carpet, which stays. From 12:30 K. Ashworth finishes the wipe-down, windows and floors alone.
Hazards at this step	Hazardous substances and dust, Asbestos, Lone working, Slips, trips and falls on the level
Controls at this step	Products never mixed and used at label dilution with the windows open. FFP3, gloves and safety glasses for the mould. Ceilings not touched and the kitchen vinyl cleaned in place. Machines on an RCD plug with the lead along the skirting. Lone worker device tested and check-in calls at 13:30, 14:30 and 15:30. Wet floor signs at the flat door while floors dry.
Is there a hold point before the next step?	No

Sequence of work 6: Final check and handover

What is done at this step	Final check and handover
How it is done	Walk every room with the void checklist, photograph each room, close the windows, remove the door notice, cones and equipment, and load the last bags. Hand the keys and the waste transfer note to the housing officer at the van at 15:45. Sharps box and chemicals back in the locked van cabinet.
Hazards at this step	Members of the public and building occupants, Lone working
Controls at this step	Nothing left in the flat, on the landing or in the car park. K. Ashworth makes the 15:30 check-in call before the walk round and G. Mellor arrives for the handover.
Is there a hold point before the next step?	Yes
What is checked, and by whom?	G. Mellor walks the flat with the void checklist and confirms the sharps box, chemicals and all waste are off the premises before the keys are handed back.
Steps recorded	6
Steps with a hold point	2
Steps with work at height	0

5. Plant, materials and PPE

Plant and power tools	Cordless power tools, 230 V equipment on RCD, Pressure washer or floor machine
Access equipment	No work at height
Will equipment be checked before each use, and faults reported?	Yes
Materials delivered and used	90 cm litter picker, 5 litre sharps box, yellow and black clinical waste bags, heavy duty rubble sacks, stair-climbing sack truck, flat trolley, ratchet straps, two battery LED site lights and head torches, carpet extractor and wet vacuum (230 V on RCD plug), chlorine sanitiser, mould wash, kitchen degreaser, microfibre cloths and mop system, wet floor signs, 6 litre foam extinguisher, water container and soap.
Will any hazardous substances be used or produced?	Yes

Hazardous substances 1: Chlorine sanitiser (sodium hypochlorite, diluted on site)

Product or substance	Chlorine sanitiser (sodium hypochlorite, diluted on site)
Has a COSHH assessment been made for this work?	Yes
COSHH assessment reference	COSHH-CPS-014

Hazardous substances 2: Mould wash (quaternary ammonium)

Product or substance	Mould wash (quaternary ammonium)
Has a COSHH assessment been made for this work?	Yes
COSHH assessment reference	COSHH-CPS-022

Hazardous substances 3: Kitchen degreaser (alkaline, trigger spray)

Product or substance	Kitchen degreaser (alkaline, trigger spray)
Has a COSHH assessment been made for this work?	Yes
COSHH assessment reference	COSHH-CPS-007
Could the work disturb materials that may contain asbestos?	Yes
Asbestos survey or register reference	Hallamvale management survey MS-RC-0417 (March 2025): textured ceiling coating in the living room and hall and kitchen floor tiles presumed to contain asbestos, good condition, manage in place. Not to be disturbed.

PPE to be worn	Safety boots, Gloves, Eye protection, Respiratory protective equipment

6. Permits, emergency and environment

Permits needed	None
First aider on site	K. Ashworth
Where is the first aid kit?	Van first aid kit, brought up to the flat hallway each morning, with the needlestick kit and eyewash
Nearest hospital with an emergency department	Northern General Hospital, Herries Road, Sheffield S5 7AU (emergency department, about 10 minutes by car)
Fire assembly point	Car park by the bin store, next to the Castlegate van
Assembly point (GPS)	Ravensworth Court car park · 53.412880, -1.436520 (SK 37740 91040, ±6 m)
What happens in an emergency	Needlestick or cut from a sharp: encourage the wound to bleed, wash it under running water, cover it, keep the sharp in the sharps box, and go to the Northern General emergency department within the hour; tell G. Mellor and H. Doyle the same day and record it on the accident form. Chemical in the eyes: rinse with the eyewash for 15 minutes and go to the emergency department. Serious injury or collapse: call 999, give the address and flat number, send the other operative or a neighbour to the communal door to meet the ambulance, and ring G. Mellor. Fire: get out, shout a warning and knock the second floor doors on the way, call 999 and meet at the car park. Lone worker alarm or a missed check-in: G. Mellor rings K. Ashworth, then the housing officer, who holds a key and attends. All incidents and near misses reported to H. Doyle the same day.
Waste produced	General waste, Hazardous waste, Metal
Will waste be taken off site?	Yes
Waste carrier and licence number	Steel City Clearances Ltd, waste carrier CBDU654321, for general waste and the white goods (fridge freezer handled as WEEE). The sealed sharps box goes to Hallam Clinical Waste under a hazardous waste consignment note.
Noise, dust, spills and neighbours	Nothing poured down the drains except diluted cleaning water; chemical containers go back to the van. The fridge freezer is taken by the licensed carrier with its gas intact. Carpets and soft furnishings bagged so nothing blows across the car park. The van engine is switched off while loading. Noisy work kept to 10:00 to 15:00.

7. Briefing

Has everyone on the crew had the site or venue induction?	Yes
Has the crew been briefed on this RAMS?	Yes

Briefed by	G. Mellor
Date	11 Nov 2026
Does anyone need the briefing in another language or format?	No
Has the crew been told to stop and report if the work or conditions change from this RAMS?	Yes
Questions or points raised by the crew	Asked whether the carpet extractor can run on 11 November: no, the power is off until the electrician has been, and the living room carpet is done on 12 November. Asked what happens if a neighbour's child is on the landing during a carry: the carry waits until they have gone inside, and the housing officer is told if it keeps happening. Asked whether the bath panel can be taken off to check behind it: yes, it is plastic and is not in the asbestos survey, and it goes back on afterwards.

Crew briefed and signed 1: K. Ashworth

Name	K. Ashworth
Signature	

Crew briefed and signed 2: P. Nowak

Name	P. Nowak
Signature	
People signed	2

8. Approval and review

Points to resolve before work starts	0

> Nothing counted above. The RAMS is ready for the work to start, once the site conditions match it.

Written by	H. Doyle

Author signature	
Has someone other than the author checked and approved this RAMS?	Yes
Approved by	S. Byrne, contracts manager
Date approved	5 Nov 2026
Approver signature	
Review date	12 Nov 2026
Days from writing to review	9
What would prompt a review on this job?	New people joining the crew, Change to the method or sequence, Incident or near miss, Building occupancy changed