Your Company Ltd

RISK ASSESSMENT & METHOD STATEMENT

Asbestos Removal - School Boiler Room

Reference	EX0003
Issue	1
Assessment Date	14/11/2026
Review Date	14/11/2027
Client	Your Client Ltd
Site Location	Primary school boiler room
Assessor	Your Name, Health & Safety Manager

Executive Summary

This RAMS details the safe working procedures for the licensed removal of asbestos-containing pipe lagging and boiler insulation within a primary school boiler room. The works will be conducted during the half-term period to eliminate the risk of exposure to pupils and teaching staff. The project involves the construction of a full, negative-pressure enclosure, wet stripping techniques, and independent 4-stage clearance testing. A 3-person team ensures compliance with HSG247, allowing two operatives inside the enclosure and one operative managing the airlock, NPU monitoring, and waste transit.

Contents

1. Project Details
2. Method Statement
3. ALARP Justification
4. Risk Matrix Reference
5. Risk Assessment
6. Required PPE
7. Site Rules
8. Competency Requirements
9. Regulatory Compliance
10. Emergency Procedures
11. Inspection & Monitoring
12. Incident & Near-Miss Reporting
13. Applicable Legislation
14. Toolbox Talk
15. Site Staff Acknowledgment
16. Assessor Declaration & Client Acceptance

1. Project Details

Client:	Your Client Ltd	**Site Location:**	Primary school boiler room
Assessment Date:	14/11/2026	**Review Date:**	14/11/2027
Assessor:	Your Name, Health & Safety Manager	**Staff Count:**	3

2. Method Statement

Step 1: Pre-Start & Segregation — Arrive at site, sign in, and establish an exclusion zone around the boiler room using barriers and mandatory warning signage ('Danger - Asbestos Removal'). Secure the designated skip.

Step 2: Isolation Verification — Site manager to confirm boiler shut down and all non-essential mechanical/electrical services within the boiler room are isolated and locked out (LOTO).

Step 3: Enclosure Construction — Erect the timber/polythene framework to encapsulate the boiler room. Seal all vents, windows, and non-essential doors. Construct a 3-stage modular airlock for personnel and a separate bag-lock for waste.

Step 4: NPU Installation & Testing — Install the Negative Pressure Unit (NPU), venting to open air outside the building. Conduct a smoke test to ensure structural integrity and minimum 5 Pascals negative pressure is achieved and maintained.

Step 5: PPE/RPE Donning — Operatives to strip to disposable underwear, don transit overalls, proceed to the dirty end of the airlock, don Type 5/6 coveralls, safety boots, and face-fit tested RPE. Conduct battery checks on RPE.

Step 6: Removal Operations — Inside the enclosure, operatives carefully inject wetting agent into the lagging. Once soaked, lagging is carefully removed using shadow vacuuming (Type H vacuum) to capture loose fibres.

Step 7: Waste Bagging — Place wetted asbestos waste directly into UN-approved red bags. Wipe down the exterior of the red bag and pass it into the bag-lock. The outside operative double-bags this into a clear bag and transfers it to the locked skip.

Step 8: Fine Cleaning & Encapsulation — Once all visible asbestos is removed, fine-clean the entire enclosure using Type H vacuums and tack rags. Spray exposed pipework and enclosure walls with a PVA encapsulant to trap any microscopic fibres.

Step 9: 4-Stage Clearance — An independent UKAS analyst completes a 4-stage clearance (preliminary check, visual inspection, air monitoring, enclosure dismantling assessment). Work halts until the certificate of reoccupation is issued.

Step 10: Dismantling — Once clearance is granted, switch off the NPU, carefully fold the polythene inwards upon itself, and dispose of it as asbestos waste. Conduct a final visual sweep of the boiler room and hand back to the school management.

Resources Required

- 3x Licensed Asbestos Removal Operatives (incl. 1x Supervisor)
- Independent UKAS-accredited Asbestos Analyst
- Negative Pressure Unit (NPU) with HEPA filters
- Type H Vacuum Cleaners (110V)
- Modular 3-stage airlock and water management system
- UN-approved asbestos waste bags (red inner, clear outer)
- 1000-gauge polythene sheeting and duct tape
- Wetting agent (surfactant) and low-pressure sprayers
- Enclosed, lockable hazardous waste skip

Site Setup

Establish a rigid exclusion zone encompassing the boiler room exterior access, the NPU exhaust zone, and the transit route to the waste skip. Welfare facilities to be allocated by the school but separate from the decontamination unit. Secure the 110V power source. Ensure emergency access routes remain clear at all times.

3. ALARP Justification

As Low As Reasonably Practicable (ALARP) Declaration

The residual risks identified in this assessment have been reduced to as low as reasonably practicable (ALARP). The total elimination of the asbestos hazard is the objective of the task itself. Substitution is not applicable. High-level engineering controls (full enclosure, NPU, Type H vacuums) isolate the hazard from the environment. Strict safe systems of work (wet stripping, 3-stage decontamination) and top-tier Category 3 PPE/RPE act as the final barriers. Further risk reduction is not technically feasible in a licensed removal scenario and any additional measures would be grossly disproportionate to the risk reduction achieved.

4. Risk Matrix Reference

	Negligible (1)	Minor (2)	Moderate (3)	Major (4)	Catastrophic (5)
Almost Certain (5)	5	10	15	20	25
Likely (4)	4	8	12	16	20
Possible (3)	3	6	9	12	15
Unlikely (2)	2	4	6	8	10
Rare (1)	1	2	3	4	5

1-5 Low 6-12 Medium 15-25 High

5. Risk Assessment

1. Asbestos Exposure - Inhalation of Fibres During Stripping

25 HIGH → 5 LOW

Description	Disturbance of pipe lagging and boiler insulation releasing hazardous asbestos fibres into the air, leading to fatal long-term respiratory diseases such as mesothelioma.		
Persons at Risk	Staff		
Control Measures	• Construct a full, seamless polythene enclosure around the work area in accordance with HSE HSG247 guidelines. • Utilise a Negative Pressure Unit (NPU) compliant with BS 8520-2:2009 to maintain a minimum of 5 Pascals negative pressure and achieve at least 8 air changes per hour. • Operatives to wear full-face positive pressure respirators (EN 12942 TM3 or EN 136 with P3 filters) face-fit tested within the last 12 months. • Employ wet stripping techniques (injection or spray) using amended water (wetting agent) to suppress fibre release. • Use continuous local shadow vacuuming with a Type H vacuum cleaner (BS EN 60335-2-69) during all disturbance activities.		
Initial Risk (Pre-Control)	Likelihood **5**	Severity **5**	Score **25** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

2. Asbestos Exposure - Cross-Contamination Beyond Enclosure

20 HIGH → 5 LOW

Description	Asbestos fibres escaping the enclosure or being carried out on operative clothing, contaminating the school environment.		
Persons at Risk	Staff, Public, Contractors		
Control Measures	• Install and rigorously adhere to a 3-stage modular airlock system (BS 8520-1) for personnel entry and egress. • Implement mandatory multi-stage decontamination procedures, including wet-wiping of RPE and removal of Type 5/6 disposable coveralls (EN ISO 13982-1) before entering the clean end. • Conduct a daily smoke test of the enclosure prior to work commencing to visually verify structural integrity and air seal. • An independent UKAS-accredited analyst must conduct background, leak, and clearance air monitoring throughout the project.		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **5**	Score **20** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

3. Asbestos Exposure - Waste Handling and Transit

20 HIGH | 5 LOW

Description	Bags tearing or splitting during transit through the school corridors to the secure waste skip, releasing asbestos fibres.		
Persons at Risk	Staff, Public		
Control Measures	• All asbestos waste to be double-bagged (inner red bag with asbestos warning, outer clear bag) using UN-approved packaging. • Bags must not be overfilled (maximum 50% capacity or 20kg) to prevent stretching and splitting. • Waste must be passed through a dedicated, separate bag-lock system, being wet-wiped at each stage before reaching the clean area. • Waste to be transported directly to a locked, sealed, enclosed skip designated solely for hazardous asbestos waste, complying with Hazardous Waste Regulations 2005.		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **5**	Score **20** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

4. Confined Space - Asphyxiation or Exhaustion

16 HIGH | 8 MEDIUM

Description	The boiler room enclosure may become excessively hot or lack breathable oxygen, leading to heat exhaustion, fainting, or asphyxiation while wearing non-breathable PPE.		
Persons at Risk	Staff		
Control Measures	• Assess boiler room under Confined Spaces Regulations 1997; ensure boilers are isolated and cooled down at least 48 hours prior to enclosure build. • Implement a strict work-rest rotation regime (e.g., maximum 2 hours inside enclosure before a mandatory rest break). • The third operative remains outside the enclosure at all times, monitoring the operatives inside through a clear viewing panel and communicating via two-way radios. • Provide cool drinking water in the clean rest area and monitor operatives for signs of heat stress.		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **4**	Score **16** (High)
Residual Risk (Post-Control)	Likelihood **2**	Severity **4**	Score **8** (Medium)

5. Confined Space - Restricted Access and Emergency Rescue

12 MEDIUM → 4 LOW

Description	In the event of a medical emergency inside the boiler room enclosure, restricted airlocks may prevent rapid extraction of an unconscious casualty.		
Persons at Risk	Staff		
Control Measures	• Incorporate an emergency break-out panel (marked with a cutting knife taped nearby) in the polythene enclosure for rapid casualty extraction. • Establish an emergency rescue plan ensuring the outside operative can don emergency RPE (kept on standby) to assist rescue without waiting for external emergency services. • Brief all operatives on the casualty decontamination procedure (rough decontamination if life-threatening, prior to ambulance handover).		
Initial Risk (Pre-Control)	Likelihood **3**	Severity **4**	Score **12** (Medium)
Residual Risk (Post-Control)	Likelihood **1**	Severity **4**	Score **4** (Low)

6. Electrical - Accidental Contact with Live Services

20 HIGH → 5 LOW

Description	Working with wet stripping techniques around the school's existing boiler room electrical installations, posing a severe electrocution risk.		
Persons at Risk	Staff		
Control Measures	• School site manager to isolate all non-essential electrical circuits within the boiler room prior to works, verified by a lock-out/tag-out (LOTO) procedure. • Use a voltage detector (proving unit checked) to confirm all localized wiring and control panels are dead before erecting the enclosure. • Shield any immovable live panels with waterproof, non-conductive materials (e.g., taped heavy-duty polythene) to prevent water ingress from wet stripping.		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **5**	Score **20** (High)
Residual Risk (Post-Control)	Likelihood **1**	Severity **5**	Score **5** (Low)

7. Electrical - Use of Temporary Work Equipment

12 MEDIUM | 4 LOW

Description	Using NPUs, Type H vacuums, and temporary lighting inside a damp enclosure could cause electric shock or fire.		
Persons at Risk	Staff		
Control Measures	• All temporary site equipment (lighting, NPU, vacuums) must be 110V sourced via a step-down centre-tapped transformer. • Transformers must be positioned strictly outside the enclosure in a dry area. • All electrical equipment must hold a valid PAT certificate and be visually inspected for cable damage prior to each shift. • Cables routed into the enclosure must be suspended using non-conductive hooks to keep them out of any surface water.		
Initial Risk (Pre-Control)	Likelihood **3**	Severity **4**	Score **12** (Medium)
Residual Risk (Post-Control)	Likelihood **1**	Severity **4**	Score **4** (Low)

8. Working at Height - Reaching High Pipework

9 MEDIUM | 3 LOW

Description	Falling from stepladders or hop-ups whilst trying to reach high-level boiler headers or overhead pipe lagging.		
Persons at Risk	Staff		
Control Measures	• Use only fibreglass (non-conductive) EN 131 Professional rated stepladders or low-level access podiums; do not use wooden or domestic ladders. • Ensure stepladders are fully opened, locked, and placed on stable, level ground; operatives must maintain 3 points of contact. • Do not overreach; reposition the ladder or podium closer to the work area. • Inspect ladder feet to ensure they will not puncture the polythene floor of the enclosure.		
Initial Risk (Pre-Control)	Likelihood **3**	Severity **3**	Score **9** (Medium)
Residual Risk (Post-Control)	Likelihood **1**	Severity **3**	Score **3** (Low)

9. Manual Handling - Movement of Asbestos Waste Bags

12 MEDIUM → 6 MEDIUM

Description	Lifting and carrying heavy double-bagged wet asbestos waste out of the boiler room to the designated skip, causing musculoskeletal injuries.		
Persons at Risk	Staff		
Control Measures	• Strictly limit the weight of each waste bag to a maximum of 20kg as per Manual Handling Operations Regulations 1992. • Ensure the transit route is clear of obstructions and level where possible. • Use a wheeled, enclosed trolley to transport bags from the bag-lock to the skip to minimise carrying distances. • Operatives to be trained in kinetic lifting techniques (bend knees, keep back straight, load close to body).		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **3**	Score **12** (Medium)
Residual Risk (Post-Control)	Likelihood **2**	Severity **3**	Score **6** (Medium)

10. Slips, Trips and Falls - Congested Enclosure

8 MEDIUM → 4 LOW

Description	Slipping on wet polythene flooring or tripping over vacuum hoses and airline cables in a confined space.		
Persons at Risk	Staff		
Control Measures	• Use anti-slip floorboards or matting on top of the polythene sheeting in high foot-traffic areas within the enclosure. • Implement rigorous 'clean as you go' housekeeping; vacuum up excess water immediately and do not allow it to pool. • Suspend all cables and hoses overhead where possible, or clearly tape them against the walls to eliminate trip hazards. • Wear appropriate non-slip safety footwear (EN ISO 20345 with SRC slip resistance rating) easily decontaminated or worn with overboots.		
Initial Risk (Pre-Control)	Likelihood **4**	Severity **2**	Score **8** (Medium)
Residual Risk (Post-Control)	Likelihood **2**	Severity **2**	Score **4** (Low)

6. Required PPE


Respiratory protection


Protective clothing


Gloves


Safety footwear

- Full-Face Respirator (EN 12942 TM3 or EN 136 P3)
- Disposable Coveralls (EN ISO 13982-1 Type 5/6, Category III)
- Safety Boots without laces (EN ISO 20345 SRC)
- Disposable Nitrile Gloves (EN 374)

7. Site Rules

1. No entry to the exclusion zone for any school staff, pupils, or un-inducted personnel.
2. No smoking, eating, or drinking within the exclusion zone or enclosure.
3. Mandatory sign-in and sign-out upon arrival and departure.
4. Valid face-fit test certificates must be shown to the supervisor before wearing RPE.
5. No mobile phones inside the enclosure; communication via approved intrinsically safe two-way radios only.
6. Waste skip must remain locked at all times except during direct loading.

8. Competency Requirements

Qualification	Description	Required For	Verification
ARCA / UKATA Licensed Asbestos Removal Operative / Supervisor	Specialist training in the controlled removal of high-risk asbestos materials under HSE licence.	All operatives and the site supervisor.	Verification of training certificates and company HSE Asbestos Licence.
Face Fit Testing Certificate	Confirmation that the operative's specific make and model of respirator seals adequately to their face.	All personnel entering the enclosure.	Certificate review; must be dated within the last 12 months.
First Aid at Work (FAW)	Comprehensive first aid training, suitable for high-risk work environments.	Site Supervisor (acting as the 'outside' operative).	Certificate review.

9. Regulatory Compliance

Regulation / Standard	Section	Relevance to This Assessment
Control of Asbestos Regulations 2012	Regulation 8 — Licensing of work with asbestos	Dictates that removing boiler insulation and pipe lagging must only be carried out by a licensed contractor.
Control of Asbestos Regulations 2012	Regulation 16 — Duty to prevent or reduce the spread of asbestos	Requires the construction of the full enclosure, negative pressure units, and decontamination facilities.
Confined Spaces Regulations 1997	Regulation 4 — Work in confined spaces	Dictates the necessity of a safe system of work and adequate emergency arrangements due to the restricted nature of the boiler room and enclosure.
Hazardous Waste (England and Wales) Regulations 2005	Part 4 — Movement of hazardous waste	Regulates the double-bagging, sealing, tracking (consignment notes), and licensed disposal of the asbestos waste.

10. Emergency Procedures

First Aid
First aid kit located at the supervisor's station outside the airlock. First aider on site: Designated Site Supervisor.

Fire Emergency
If fire breaks out inside enclosure: Evacuate immediately via the airlock or emergency break-out panel, leave NPU running if safe to do so to contain fibres. Do not remove RPE until outside the building. Raise the school fire alarm.

Spillage Response
If asbestos waste is dropped and a bag splits outside the enclosure: Stop immediately. Evacuate non-essential personnel. Cordon area. Operatives in full PPE/RPE to double-bag the spill, wet-wipe the area, and shadow vacuum with a Type H vacuum.

Serious Injury
For serious medical emergency inside enclosure: Outside operative immediately dons RPE. Extract casualty via the quickest route (break-out panel). Perform rough decontamination (wet-wiping casualty) while awaiting ambulance. DO NOT remove casualty's RPE if they are breathing, until ambulance crew takes over.

Evacuation Point
Assembly point: Main school car park, well clear of the NPU exhaust zone.

Emergency Contacts
Site Supervisor: [Number], UKAS Analyst: [Number], Emergency Services: 999, HSE Asbestos Incident line: 0345 300 9923

11. Inspection & Monitoring

Supervision Arrangements
A dedicated, non-working supervisor (or an operative explicitly acting in the supervisory 'outside' role) will continuously monitor the works, NPU gauges, and manage the airlock transit from the clean end.

Inspection Schedule
Daily pre-start enclosure smoke test and NPU gauge check. Continuous background monitoring by UKAS analyst. Formal 4-stage clearance at project conclusion.

Responsible Person
Asbestos Site Supervisor

Review Triggers
- Any breach in the polythene enclosure.
- Failure or alarm sounding on the Negative Pressure Unit.
- Air monitoring detecting fibre counts above the clearance threshold outside the enclosure.
- If the UKAS analyst fails the visual inspection stage.

12. Incident & Near-Miss Reporting

Minor Injury
Administer first aid outside the enclosure (if injury allows transit). If bleeding inside the enclosure, apply temporary dressing, decontaminate, and exit. Record in Accident Book. Notify site supervisor.

Serious Incident
STOP WORK. If a casualty is inside, outside operative dons RPE and extracts casualty via the break-out panel. Perform rough wet-wipe decontamination. Call 999. Inform HSE immediately if a dangerous occurrence (e.g. major enclosure breach).

Near-Miss Reporting
Report all near-misses (e.g. split bag contained in the bag-lock, minor NPU power fluctuation) to the supervisor. Record and review procedures.

RIDDOR Reporting
Report to HSE under RIDDOR 2013 for dangerous occurrences (e.g., accidental release of asbestos fibres above control limits outside the enclosure) or specified injuries. Report within the legal timeframes.

Emergency Contacts
Site Supervisor: [Number], Company H&S Manager: [Number], Emergency Services: 999, HSE Incident Contact Centre: 0345 300 9923

13. Applicable Legislation

- Health and Safety at Work etc. Act 1974
- Management of Health and Safety at Work Regulations 1999
- Control of Asbestos Regulations 2012
- Confined Spaces Regulations 1997
- Hazardous Waste (England and Wales) Regulations 2005
- Construction (Design and Management) Regulations 2015
- Electricity at Work Regulations 1989
- Manual Handling Operations Regulations 1992
- Personal Protective Equipment at Work Regulations 1992 (as amended 2022)
- BS 8520-1:2009 - Equipment used in the controlled removal of asbestos-containing materials (Decontamination units)
- BS 8520-2:2009 - Equipment used in the controlled removal of asbestos-containing materials (Negative pressure units)
- BS EN 60335-2-69 - Vacuum cleaners for hazardous dust (Type H)
- EN 131 - Portable Ladders
- EN 12942 / EN 136 - Respiratory Protective Equipment
- EN ISO 13982-1 - Protective clothing for use against solid particulates

14. Toolbox Talk

Asbestos Removal Enclosure Integrity & Decontamination

10 minutes

Key Hazards	• Inhalation of asbestos fibres due to RPE failure • Breaching the enclosure and contaminating the school • Heat stress and dehydration inside the confined boiler room
Key Controls	• Ensure a tight seal on RPE before entering; conduct negative pressure face-piece check. • Follow the 3-stage decontamination rigorously—never bypass a stage. • Communicate clearly with the outside operative; adhere to the 2-hour maximum rotation.
PPE Required	• Full Face RPE • Type 5/6 Disposable Coveralls • Wellington/Slip-on Safety Boots
Key Message	The enclosure and your RPE are the only things standing between you, the school, and fatal asbestos fibres. Do not rush decontamination, and never break the seal of your mask inside.
Discussion Points	• What is the procedure if the NPU alarm sounds indicating a pressure drop? • How do we handle a medical emergency where a colleague faints inside the enclosure?

15. Site Staff Acknowledgment

I confirm that I have been inducted, understand the hazards identified, and agree to follow the control measures outlined in this assessment.

Name	Position	Date Signed	Verification
No staff acknowledgments recorded yet.			

Assessor Declaration & Client Acceptance

I confirm that this assessment has been prepared by a competent person and represents a suitable and sufficient assessment of the risks associated with the described work activity, in accordance with the Management of Health and Safety at Work Regulations 1999.

Prepared By (Assessor)

Your Name, Health & Safety Manager
Name & Position

Signature

Date

Accepted By (Client / Principal Contractor)

Name & Position

Signature

Date