

IPS house construction RAMS

Risk assessments and method statement | Revision 1 | 11 October 2026

This master controls the assembly of finished IPS panels using the corrected build sequence. It must be completed for the actual site, checked by competent persons and briefed before work starts. The videos explain the sequence; issued drawings, temporary works and product instructions control the work.

STATUS Site-specific completion and release required

Required detail	Site record
Project and site address	_____
Client and principal contractor	_____
IPS supervisor and contact	_____
Assessor and competent reviewer	_____
Planned dates and crew size	_____
Drawing and fixing schedule revisions	_____

Fixings: Tapcon concrete fixings for sole plates and wall plates; Rawlplug screws for panel fixing. Use sizes, spacing, embedment, edge distances and installation requirements from the applicable Fixings North West specification and technical detail. Quote Q299705 dated 9 October 2026 is the pricing reference; listed stock sizes do not by themselves establish structural suitability.

Scope and boundaries

Multi-storey IPS house walls, intermediate floors, trussed tiled roof, openings, finishes and fit-out.

Excludes raw PU manufacture, foam injection, factory chemical mixing and machine cleaning. Also excludes excavation, live services, asbestos work and whole-building lifting/transport. Separate task plans are required if these activities enter the scope.

Use with IPS-COSHH-C01 to C16 and HomePod and IPS Build Process Master Revision 8, including the fixing clarification dated 11 October 2026.

Site controls and emergency arrangements

Before mobilisation

Principal contractor/site manager: coordinate these RAMS with the construction phase plan, site induction, traffic plan, welfare, public protection and other trades. Supervisor: verify competence, drawings, ground/platform capacity, services, plant checks, lifting plan, bracing design and safe access. Set the work zone and material storage before delivery.

Competence and equipment

Appoint the lift planner, lift supervisor and slinger/signaller; temporary works design/checking and site coordination; trained access-equipment operators; panel installers; competent electrical/plumbing trades; first aider. Verify guarded tools, compatible extraction, inspected access equipment, bracing, restraints and suitable handling aids. Record evidence rather than assuming competence from attendance.

PPE and exposure control

Select footwear, head protection, eye protection, high-visibility clothing and task gloves for the site. Add hearing protection, dust RPE or chemical PPE where the assessment requires it. Tight-fitting RPE needs a successful fit test and a clean seal area. Confirm glove material, breakthrough time and replacement frequency for actual site products. Use C01 for cured-panel dust, not a raw production chemical SDS.

Required detail	Site record
First aider and first-aid / eyewash location	_____
Muster point and emergency vehicle access	_____
Site address / location to give 999 or 112	_____
Rescue lead and height-rescue equipment	_____
Wind and weather limits / monitoring	_____
Fire points and spill-response equipment	_____

Stop and respond

Stop work, make safe without entering danger, isolate the zone and tell the supervisor. For serious injury, fire, collapse or breathing difficulty call 999/112 and direct responders to the access point. Do not attempt an unplanned rescue or enter smoke/contaminated air. Use the planned height rescue without relying solely on emergency services. For exposure follow the actual product SDS and first-aid plan; retain the label/SDS for responders.

Review after changed design/product, incident, near miss, weather event or failed control. Brief revisions before restarting. All workers may stop unsafe work.

Risk assessment 1

Scoring: likelihood 1 rare, 2 unlikely, 3 possible, 4 likely, 5 almost certain; severity 1 minor, 2 treatment, 3 lost-time injury, 4 permanent harm, 5 fatality. Risk = L × S. 1–4 low; 5–9 medium; 10–16 high; 17–25 extreme. No high/extreme residual work. Medium requires verified controls and supervisor acceptance.

RA01 Delivery and panel handling

Operatives, driver and nearby people: crushing, strains or cuts. Initial $4 \times 4 = 16$; target residual $1 \times 4 = 4$. Owner: Site supervisor.

Agree delivery route and unloading zone; separate pedestrians; verify panel weights and centre of gravity. Use suitable mechanical handling and protected storage supports. No hands under loads or leaning unsecured panels. Assess any team lift for the actual load and route; no assumed safe weight. Wear task-suitable gloves and safety footwear.

Verify before task: Record load data, handling equipment, route and storage layout before unloading.

RA02 Lifting panels and roof components

Lift team and anyone in the exclusion zone: struck by or crushed load, potentially fatal. Initial $4 \times 5 = 20$; target residual $1 \times 5 = 5$. Owner: Lift planner and lift supervisor.

Use a task-specific lift plan, verified attachment points and compatible certified lifting accessories. Check working platform capacity, radius, overhead services and wind limits. Appoint a competent slinger/signaller; maintain clear communications. Exclude people below suspended loads; secure and brace components before releasing lifting gear.

Verify before task: Record lift plan, equipment examinations, attachment approval, wind limit and release check.

RA03 Panel stability and temporary works

Erection crew, other trades and public: collapse or overturning, potentially fatal. Initial $4 \times 5 = 20$; target residual $1 \times 5 = 5$. Owner: Temporary works lead and supervisor.

Install designed temporary bracing and anchors progressively. Verify substrate capacity and anchorage. Complete each stable bay before proceeding; prevent unintended loads from stored materials or lifting operations. Keep braces until the designer-authorised release stage. Inspect after changes, impacts and adverse weather. Stop on movement, missing restraints or uncertain bearing.

Verify before task: Bracing design, erection sequence, inspection and removal authority must be recorded.

RA04 Falls from walls floors and roofs

Installers and other trades: falls from edges, openings or incomplete surfaces, potentially fatal. Initial $4 \times 5 = 20$; target residual $1 \times 5 = 5$. Owner: Site supervisor and access contractor.

Plan collective protection and guarded working platforms before work begins. Guard stairwells, floor openings and roof edges. Treat unverified roof panels as non-loadbearing for access; do not walk on incomplete or unsupported panels. Use an appropriate MEWP or scaffold. Any personal fall system needs suitable anchors, training and a rehearsed rescue plan.

Verify before task: Record access inspection, edge protection, floor/roof loading authority and rescue arrangements.

Risk assessment 2

Ratings below are planning estimates. Residual scores are targets only, conditional on the stated controls and site verification; they are not a release to start work.

RA05 Cutting and drilling finished panels

Cutters, helpers and cleaners: mixed board and cured-core dust, eye injury and respiratory harm. Initial $4 \times 4 = 16$; target residual $1 \times 4 = 4$. Owner: Supervisor and COSHH assessor.

Prefer factory-sized finished panels and planned openings. Use supported guarded tools and compatible on-tool extraction in a segregated area. Confirm finished-panel dust information, including board constituents; do not assign raw foam chemical hazards to the cured panel. Select RPE for residual exposure and fit-test tight-fitting masks. Vacuum cleanup; no dry sweeping, compressed air or thermal cutting.

Verify before task: Release C01 and verify extraction/RPE before cutting; stop for failed extraction or visible dust escape.

RA06 Power tools noise and vibration

Tool users and nearby trades: cuts, eye injury, hearing damage, hand-arm vibration or electric shock. Initial $4 \times 4 = 16$; target residual $1 \times 4 = 4$. Owner: Tool operator and supervisor.

Use trained operators, correct guards, clamps, blades and maintained tools. Isolate before adjustment. Prefer suitable cordless or reduced-voltage tools and protect leads. Assess noise and daily trigger time; choose quieter low-vibration tools, manage exposure and specify hearing protection. Keep loose clothing clear. Remove defective equipment from use.

Verify before task: Check equipment, exposure assessment, maintenance and operator briefing each shift.

RA07 Services and hidden hazards

Drillers and adjacent people: contact with buried or concealed services, fire or shock. Initial $3 \times 5 = 15$; target residual $1 \times 5 = 5$. Owner: Site supervisor.

Obtain service information, scan and mark the work area before drilling or anchoring. Confirm isolation where needed and obtain the applicable permit. Do not cut unknown existing materials; stop if suspect asbestos or contamination is found. Electrical and plumbing work is by competent trades with agreed isolation and testing.

Verify before task: Record service survey, drilling clearance, isolation and specialist handover.

RA08 Site adhesives sealants and coatings

Applicators, other trades and cleaners: skin/eye injury, sensitisation or inhalation exposure depending on product. Initial $3 \times 4 = 12$; target residual $1 \times 4 = 4$. Owner: COSHH assessor and applicator.

Only use identified construction products with accepted task assessments. Keep production chemicals out of this site method. Prefer low-exposure application; segregate spray work, provide ventilation and select chemically compatible gloves and eye protection. Particulate masks do not protect against vapours. Keep washing and eyewash available.

Verify before task: Confirm actual product, SDS, quantity, method, PPE, ventilation and any curing/re-entry restrictions.

Risk assessment 3

Ratings below are planning estimates. Residual scores are targets only, conditional on the stated controls and site verification; they are not a release to start work.

RA09 Fire and hot work

Everyone on or near the works: smoke inhalation or burns, potentially fatal. Initial $3 \times 5 = 15$; target residual $1 \times 5 = 5$. Owner: Site supervisor and fire marshal.

Keep ignition sources away from panels, dust, packaging and stored products. No hot-wire or flame cutting of PU cores. Protect escape routes; provide suitable fire points and alarm arrangements. Any exceptional hot work needs a separate permit, shielding, fire watch and post-work checks. A board fire classification is not a fire-resistance rating for the panel assembly.

Verify before task: Record fire points, muster point, emergency access and applicable hot-work permit.

RA10 Housekeeping and falling objects

All workers and visitors: trips, slips or injury from unsecured tools/materials. Initial $4 \times 3 = 12$; target residual $1 \times 3 = 3$. Owner: All trades and supervisor.

Keep routes clear, route hoses and leads safely, remove offcuts and secure stored sheets. Maintain lighting and dry footing. Secure tools/materials at height, provide toe boards and exclude work beneath. Collect dust and waste into closed containers; use an agreed waste route and prevent slurry entering drains.

Verify before task: Daily housekeeping and exclusion-zone check; named waste contractor/collection point.

RA11 Weather and exposed working areas

Erection and roof teams: loss of panel control, falls, heat/cold effects or lightning exposure. Initial $4 \times 5 = 20$; target residual $1 \times 5 = 5$. Owner: Lift supervisor and site supervisor.

Use the lower applicable limit from the lift plan, access equipment and temporary works design. Monitor gusts and conditions at the workface. Stop lifting/roof work when limits, visibility or footing are unsafe. Secure loose sheets and leave a stable structure at breaks. Reinspect after adverse weather before restarting.

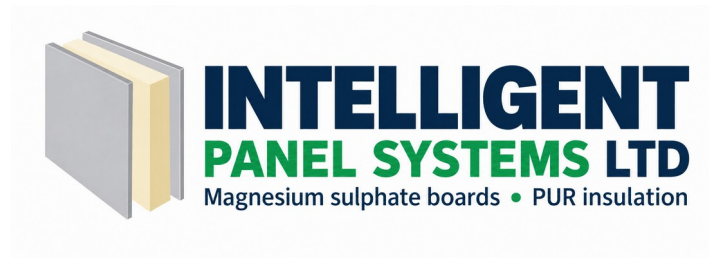
Verify before task: Enter actual wind/weather limits and monitoring method; no generic wind limit is assumed.

RA12 Floor roof and finishing loads

Installers and adjacent trades: local collapse, falling glazing or slips; some events potentially fatal. Initial $3 \times 5 = 15$; target residual $1 \times 5 = 5$. Owner: Supervisor and structural designer.

Verify bearing, fixing and permitted loading before placing deck bundles, roof panels or finishes. Spread loads only as designed. Install glazing with suitable aids and temporary restraint. Isolate pressurised spray equipment before clearing blockages; never locate leaks with a hand. Keep other trades clear during overhead installation and spray work.

Verify before task: Record load limits, bearing/fixing inspections, glazing handling and spray-equipment checks.



Construction method 1

Stage numbers refer to the matching build video and process manual. Hold points on the next page apply throughout. Do not proceed past an unaccepted design or safety check.

01 to 02 Base DPC and sole plate

Accept the base survey, strength, level, setting out, services and anchorage design. Install DPC and the specified sole plate. Check line and anchors before panels arrive. Do not substitute fixing type or drill into an uncleared zone.

03 to 04 Wall panels and joints

Lift each finished panel by approved means and slot it over the sole plate. Face boards overlap the plate. Fit the specified timber or IPS panel spline into the adjacent rebates with the specified Plixxent construction glue (exact grade and SDS to be confirmed). IPS panel spline width is 98 mm total across the joint; maintain a 2 mm panel edge gap. Brace before releasing the lift.

04 Fixings

Make panels level and truly upright. The recorded fixing arrangement is 400 mm down each panel edge, staggered to give 200 mm along the joint. Screw type, length, edge distances, embedment and any different engineered spacing must be confirmed in the construction issue fixing schedule.

05 to 06 Corners and wall perimeter

Erect returns in the designed stable order and maintain bracing. Check opening sizes and locations. Install the specified 35 mm TR26 and Sulfrack IPS top-hat closures at corners, ends and openings, bonding interfaces as specified to encapsulate the insulation.

07 to 08 Header and closures

Timber and IPS splines finish level with the rebated Plixxent PU insulation and sit on the sole plate. Fit the header on top of the insulation and splines within the face boards. Plates are concealed in the completed wall; exposed timber in illustrations is explanatory only. Check top-hat orientation against the approved detail.

09 Hangers and joists

From a protected platform, install the engineered hanger and joist system. The recorded detail hooks the hanger over the Sulfrack top-hat and shows 400 mm centres, subject to designer confirmation of bearing and fixing. Seat each joist fully; install restraint and prohibit access/loading until released.

10 to 11 First floor

Fit the approved 22 mm chipboard or 18 mm Sulfrack deck and guard openings. Deck continues to the outside face beneath external wall panels. Fix the next sole plate through the deck into the header below to the engineered schedule. Record concealed fixings and do not assume material fire classification establishes junction performance.

Construction method 2

Stage numbers refer to the matching build video and process manual. Hold points on the next page apply throughout. Do not proceed past an unaccepted design or safety check.

12 to 13 Upper walls

Repeat the approved wall, spline, bracing, header and encapsulation sequence at each further floor. Keep the upper panel build-up consistent with the specified lower panel: the illustrated 150 mm core has 12 mm Sulfrock each side. Verify loading and stability at each level.

14 to 15 Trussed tiled roof

Use the truss designer's lift, restraint and permanent bracing sequence. Fit roof layers, battens and tiles from protected access. Guard edges and openings, prevent unplanned tile stockpiles and keep the area below clear. No loading of an incomplete roof without design release.

16 to 17 Windows doors and seals

Fit and restrain glazed units using the assessed handling arrangement. Complete 35 mm TR26 and top-hat closures, sill drainage and weather details. Apply SIGA Fentrim internally and the selected external sealant to the approved detail after the actual product assessment is released.

18 to 21 External finish

Confirm the complete Terrix system before starting. Prepare panel joints with RNL8 and fibre scrim; apply the specified AD-AB, mesh and beads where required by the selected system. Install the approved brick-slip finish or render alternative. Verify adhesive, primer and grout compatibility; never layer render over brick slips as an assumed sequence.

22 to 24 Services and lining

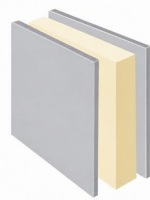
Fit battens and service void, then competent electrical/plumbing trades complete first fix and tests. Do not chase structural panels without approval. Record and seal penetrations, inspect concealed work and fit the specified plasterboard. Keep dust controls operating during cutting and cleanup.

25 to 27 Internal finishes

Use RNL5 and scrim where the accepted lining/joint detail requires it. Apply the selected PL-SX product and IP-ST-P finish after substrate and drying checks. Resolve the exact plaster grade and spray method before work; segregate aerosol application and respect ventilation/re-entry requirements.

28 Inspection and handover

Complete snagging, services testing, weather seals and documented inspections. Release temporary bracing only on authorised design confirmation. Remove waste and temporary access in the planned order. Hand over as-built details, product records and outstanding restrictions; do not certify unverified structural or fire performance.



Hold points briefing and release

Hold point	Required record and release
HP1 Before delivery	Accepted drawings, site logistics, services and base/platform capacity. Supervisor: _____ Date: _____
HP2 Before panel erection	Lift plan, approved attachments, weather limits, access protection and temporary bracing/anchors. Supervisor/TW lead: _____
HP3 Before closing joints	Correct spline, 2 mm panel gap, adhesive identity/COSHH and fixing schedule; concealed plate and closure inspection. Inspector: _____
HP4 Before floor or roof loading	Bearings, restraint, fixings, deck/roof limits and protected access accepted by responsible designer/supervisor. Record: _____
HP5 Before chemical or dusty task	Relevant C01–C16 assessment completed; exact product/SDS, exposure controls and PPE verified. Assessor: _____
HP6 Before handover / brace removal	Design release, recorded concealed work, tests, weather seals and outstanding restrictions. Authorised by: _____

Briefing and site acceptance

Project-specific additions / excluded activities / attached plans:

Name and role	Briefed revision / date	Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Assessor: _____ Reviewer: _____ Site release/date: _____

Next review: _____ Actual residual ratings accepted: Yes / No

Reference basis

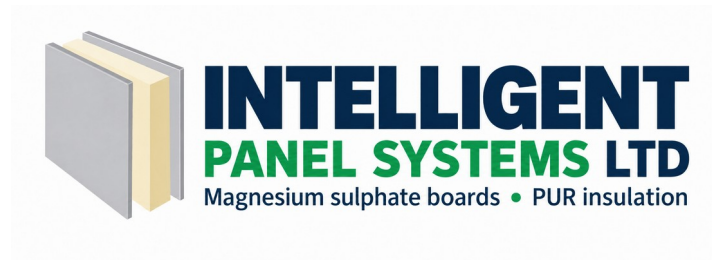
Process Master Rev 8, 11 October 2026; IPS-COSHH construction register. HSE guidance checked 11 October 2026: construction planning; lifting operations; temporary works; roof work; construction dust. RAMS sit alongside the construction phase plan and do not replace structural design or manufacturer installation instructions.

<https://www.hse.gov.uk/construction/safetytopics/planning.htm>

<https://www.hse.gov.uk/construction/safetytopics/lifting-operations.htm>

<https://www.hse.gov.uk/construction/safetytopics/temporary-works.htm>

<https://www.hse.gov.uk/construction/safetytopics/roofwork.htm>



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