

Risk Assessment: Replacement of Damaged Roof Tiles on Two-Storey Residential Property

Change some tiles on second floor

REFERENCE

RA-2026-0217

ASSESSMENT DATE

17 February 2026

ASSESSOR

John Smith

COMPANY

Not specified

REVIEW DATE

17 February 2027

INDUSTRY

Roofing

✓ Prepared following the HSE 5-Step Risk Assessment Methodology (INDG163)

1. Introduction & Methodology

Activity Description

This assessment covers the replacement of damaged or slipped roof tiles on the pitched roof of a two-storey residential property. The work involves accessing the roof, removing defective tiles, and installing new tiles to restore weatherproofing. The scope includes all associated tasks such as material handling, use of tools, and work at height.

LOCATION	Domestic property (two-storey terraced house with pitched roof)
WORKERS INVOLVED	2 to 5 experienced roofers. All workers are trained and competent in roofing work. Vulnerable persons considered include the workers themselves while working at height, and the house occupants/residents or members of the public who may be in proximity to the work area.
DURATION	1 working day (approximately 8 hours total), depending on extent of damage

Risk Rating Matrix (5×5)

Risk ratings are calculated as Likelihood (1–5) × Severity (1–5). The matrix below shows how combined scores map to risk levels.

LIKELIHOOD ↑	SEVERITY →				
	1	2	3	4	5
5	5	10	15	20	25
4	4	8	12	16	20
3	3	6	9	12	15
2	2	4	6	8	10
1	1	2	3	4	5

Low (1–4) Medium (5–14) High (15–25)

2. Hazard Identification & Risk Assessment

RA-2026-0217

Each identified hazard is assessed below with existing controls, additional controls required, and both initial and residual risk ratings.

Hazard 1: Fall from height during roof access, egress, and tile replacement

HIGH (20)

WHO IS AT RISK?

Roofers working on or near the roof edge, or on sloping surfaces. Risk of serious injury or fatality.

EXISTING CONTROLS

Workers hold valid CSCS cards and have received roof work training. Roof ladders or crawling boards will be used for work on sloping surfaces. Safety boots with good grip are worn.

ADDITIONAL CONTROLS REQUIRED

Erect a suitable edge protection system (guardrails and toe boards) around the perimeter of the roof working area, or use a properly erected and inspected mobile scaffold tower with full edge protection. Where collective protection is not reasonably practicable, a work restraint (harness and lanyard) system must be used, anchored to a suitable and tested anchorage point. Implement a safe system of work for accessing the roof, avoiding the use of ladders for prolonged work. Brief all workers on the rescue plan before work starts.

INITIAL RISK RATING

Likelihood 4 × Severity 5 = **20 (HIGH)**

RESIDUAL RISK RATING

Likelihood 2 × Severity 5 = **10 (MEDIUM)**

Hazard 2: Falling materials or tools striking persons below

HIGH (16)

WHO IS AT RISK?

Workers on the ground, house occupants, and members of the public in the vicinity of the property.

EXISTING CONTROLS

General site awareness. Hard hats are provided and worn by all workers on site.

ADDITIONAL CONTROLS REQUIRED

Erect debris netting or covered scaffolding to catch falling materials. Implement an exclusion zone on the ground around the work area, marked with barrier tape and signage. Use tool lanyards for all hand tools used at height. Store tiles and materials securely on roof battens or in roof cradles. Use a materials hoist or gin wheel to raise/lower tiles instead of throwing them.

INITIAL RISK RATING

Likelihood 4 × Severity 4 = **16 (HIGH)**

RESIDUAL RISK RATING

Likelihood 2 × Severity 4 = **8 (MEDIUM)**

Hazard 3: Manual handling of heavy roof tiles and materials

MEDIUM (12)

WHO IS AT RISK?

Roofers lifting, carrying, and positioning tiles, leading to musculoskeletal injuries.

EXISTING CONTROLS

Workers are trained in manual handling techniques.

ADDITIONAL CONTROLS REQUIRED

Use mechanical handling aids such as a tile hoist or conveyor to transport tiles to roof level. Plan material storage on the roof to minimise carrying distances. Break down bulk deliveries into smaller, manageable loads. Encourage team lifting for heavier materials like ridge tiles.

INITIAL RISK RATING

Likelihood 4 × Severity 3 = **12 (MEDIUM)**

RESIDUAL RISK RATING

Likelihood 2 × Severity 3 = **6 (MEDIUM)**

Hazard 4: Fragile roof surfaces (e.g., roof lights, old battens)

HIGH (15)

WHO IS AT RISK?

Roofers falling through a fragile surface while traversing or working on the roof.

EXISTING CONTROLS

Visual inspection of the roof before work commences to identify fragile areas.

ADDITIONAL CONTROLS REQUIRED

Cover all identified fragile surfaces (e.g., roof lights) with protective covers that are clearly marked and capable of supporting personnel and materials. Ensure all work on or near fragile surfaces is done from a properly supported platform (e.g., roof ladder spanning across multiple rafters). Include specific warnings about fragility in the pre-work briefing.

INITIAL RISK RATING

Likelihood 3 × Severity 5 = **15 (HIGH)**

RESIDUAL RISK RATING

Likelihood 1 × Severity 5 = **5 (MEDIUM)**

Hazard 5: Slips, trips, and falls on same level due to roof debris or trailing cables

MEDIUM (9)

WHO IS AT RISK?

All workers on the roof and in the work area at ground level.

EXISTING CONTROLS

Good housekeeping is encouraged. Safety footwear is worn.

ADDITIONAL CONTROLS REQUIRED

Implement a dedicated clean-as-you-go policy for tile fragments and mortar. Route power tool cables overhead or along protected routes to avoid trip hazards. Keep the roof work platform and ground access routes clear of obstructions at all times.

INITIAL RISK RATING

Likelihood 3 × Severity 3 = **9 (MEDIUM)**

RESIDUAL RISK RATING

Likelihood 1 × Severity 3 = **3 (LOW)**

Hazard 6: Use of hand tools (tile rippers, hammers) causing cuts or impact injuries

MEDIUM
(9)

WHO IS AT RISK?

Roofers using tools, and others in close proximity.

EXISTING CONTROLS

Tools are maintained in good condition. Workers are experienced in their use.

ADDITIONAL CONTROLS REQUIRED

Provide and ensure use of cut-resistant gloves for handling tiles and using cutting tools. Use safety goggles when breaking or cutting tiles to protect eyes from flying fragments. Implement a tool check before use and secure tools when not in use to prevent them falling.

INITIAL RISK RATING

Likelihood 3 × Severity 3 = **9 (MEDIUM)**

RESIDUAL RISK RATING

Likelihood 1 × Severity 3 = **3 (LOW)**

Hazard 7: Adverse weather conditions (wind, rain, ice) increasing slip/fall risk

MEDIUM (12)

WHO IS AT RISK?

Roofers working on exposed, wet, or icy surfaces.

EXISTING CONTROLS

Work will be postponed in obviously dangerous weather (e.g., high winds, lightning).

ADDITIONAL CONTROLS REQUIRED

Monitor weather forecasts continuously. Establish a clear safe wind speed limit (e.g., stop work if gusts exceed 23 mph). Immediately stop work during rain or if frost/ice makes surfaces slippery. Dry off wet roof ladders or platforms before use.

INITIAL RISK RATING

Likelihood 3 × Severity 4 = **12 (MEDIUM)**

RESIDUAL RISK RATING

Likelihood 2 × Severity 4 = **8 (MEDIUM)**

Hazard 8: Inadequate emergency arrangements for incident or injury at height

MEDIUM (10)

WHO IS AT RISK?

Injured worker suspended in a harness or requiring rescue from the roof.

EXISTING CONTROLS

A first aid kit is available in the work vehicle. Mobile phones are carried for communication.

ADDITIONAL CONTROLS REQUIRED

Develop and communicate a specific rescue plan for workers at height before work starts, including methods for lowering an incapacitated worker. Ensure all workers are briefed on the plan. Nominate a designated person on the ground to raise the alarm and assist. Verify mobile phone signal on the roof. Confirm the location of the nearest hospital/A&E department.

INITIAL RISK RATING

Likelihood 2 × Severity 5 = **10 (MEDIUM)**

RESIDUAL RISK RATING

Likelihood 1 × Severity 5 = **5 (MEDIUM)**

3. Legislation, Declaration & Sign-off

RA-2026-0217

Relevant Legislation

The following legislation is relevant to this risk assessment and should be consulted for full compliance requirements.

- Health and Safety at Work etc. Act 1974
- Management of Health and Safety at Work Regulations 1999
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013 (RIDDOR)
- Work at Height Regulations 2005
- Construction (Design and Management) Regulations 2015
- Provision and Use of Work Equipment Regulations 1998
- Manual Handling Operations Regulations 1992
- Control of Substances Hazardous to Health Regulations 2002 (COSHH) - for potential dust

Declaration

This risk assessment has been prepared following the HSE 5-step methodology (INDG163) and is believed to be suitable and sufficient for the described activity. It must be reviewed at the stated review date, or sooner if: (a) there is reason to suspect it is no longer valid, (b) there has been a significant change in the work activity, equipment, or personnel, (c) an accident, incident, or near-miss occurs related to the assessed activity, or (d) new legislation or industry guidance is published that affects the assessment.

⚠ Important: This assessment must be reviewed and approved by a competent person (as defined in Regulation 7 of the Management of Health and Safety at Work Regulations 1999) before implementation in the workplace. The employer retains ultimate responsibility for ensuring the health and safety of employees and others affected by the work activity.

Sign-off

ASSESSOR NAME	John Smith
ASSESSOR SIGNATURE	
DATE	17 February 2026
REVIEWED BY	
REVIEW DATE	17 February 2027

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