



## Flat Roof Pre-access Hazard Identification Report

### 01.057 JUNCTION

Date undertaken 4<sup>th</sup> May 2023

Prepared for

University of Warwick,  
Coventry,  
CV4 7AL

Prepared by

Samual Archer BSc. (Hons.) MSc.  
MRICS

On behalf of University of Warwick  
Estates

## Executive Summary

01.057 Junction building, Central Campus

### Key Hazards

- Slips, trips and falls around the site. There are no set out walkways for this roof, it is open plan. The roof flooring comprises slabs and there are areas where slabs have been removed or come loose that may cause trip hazards.
- High winds and gusts; your permit may be cancelled if winds are above the UoW action level but you must always adequately risk assess weather hazards for your own purposes.
- Falls from height; whilst there is partial edge protection in place, consideration should be given to the potential for falls from height in terms of operatives, materials and tools, especially in high winds.
- Access to the roof in places is restricted and narrow so adequate consideration must be made for tools, equipment and materials to be moved to the roof internally or externally.
- Falls and trips onto PV Panels, skylights, cable trays and other plant. Under no circumstance should the PV panels or skylights be stood upon.
- Access to the roof in places is restricted and narrow so adequate consideration must be made for tools, equipment, and materials to be moved to the roof internally or externally.
- Various items are discarded on the roof including slabs and building materials which will cause a trip hazard or in high winds may take off the roof.
- Some of the edge protection upstands are not weighted or anchored down, leaving questions about its integrity and sturdiness.
- Vegetation is growing throughout and could be a trip hazard.
- Part of the roof has no edge protection however, there are man safe/latch line systems in this area that must be used. The Competent Person must have evidence of training in the use of man safe systems and the correct personal equipment for their use. The Competent Person must have assurance that the lines have been inspected and certified safe to use before latching on to them.
- The roof where the man safe systems exist is constructed from a metal cladding type material which could become extremely slippery when wet. Care should be taken when working here either during or straight after rainfall.
- The plant room ceiling before exiting out of the roof hatch onto the roof is quite low.

**CONTENTS**

<b>1. BRIEF</b>	<b>4</b>
<b>2. DATE OF INSPECTION</b>	<b>4</b>
<b>3. ACCESS</b>	<b>4</b>
<b>4. PARKING</b>	<b>5</b>
<b>5. WELFARE</b>	<b>5</b>
<b>6. SEASONAL INFORMATION</b>	<b>5</b>
<b>7. GENERAL HAZARDS</b>	<b>6</b>
<b>8. OVERHEAD CABLES</b>	<b>6</b>
<b>9. SITE SPECIFIC HAZARDS</b>	<b>6</b>
<b>10. APPENDIX A: SITE PICTURES</b>	<b>7-11</b>
<b>11. CAMPUS ORIENTATION</b>	<b>12</b>

VERSION	DATE	DESCRIPTION	CREATED BY	REVIEWED BY
1.0	03/12/2019	First Issue	SA	
2.0	03/11/2023	Second issue	PM	SA/JC

## 1. BRIEF

This report is provided as a record of our inspection of access routes and identification of hazards in accessing and being on the flat roof sections of Building No. 01.057 Junction building. Site specific risk assessments for access to the work area and the work to be undertaken are the responsibility of those undertaking the work. This report is not a risk assessment; it is intended to provide a helpful guide to access and identify known hazards associated with accessing and attendance on the roof. The list of hazards is not exhaustive and is not a substitute for anyone undertaking their own assessment. Contractors are expected to comply with current Health and Safety Legislation and to have met all other requirements of the University in working on Campus (read and signed the Code of Conduct, watched the University Code of Conduct video, received local induction etc.) under separate cover.

## 2. DATE OF INSPECTION

4<sup>th</sup> May 2023

## 3. ACCESS

**3.1** A roof access permit will need to be requested with suitable RAMS at least 72 hours before it is required for any planned work. If approved, the permit is issued to the permit requester via email, usually the day before it is required. If a roof access card is required, the Permit Office issues instructions to the permit requester to say how this should be collected. Contractors should sign in on site as agreed with their Contract Supervisor. For this roof you will require; a permit, a Salto roof access card and an S1 key to access the cupboard where the roof access ladder resides.

**3.2** Part of the roof has no edge protection however, there are man safe/latch line systems in this area that must be used. The Competent Person must have evidence of training in the use of man safe systems and the correct personal equipment for their use. The Competent Person must have assurance that the lines have been inspected and certified safe to use before latching on to them.

**3.3** Upon entering the main entrance of the building, turn left past the reception desk and enter through the double doors. A lift is also available if you turn right after the reception desk and enter through double doors. The lift is on the left.

**3.4** Proceed up the stairs to the 2<sup>nd</sup> floor and exit out into the corridor from the stairwell. Enter the door immediately on your right into the breakout area. From the lift, exit on floor 2 and turn right, walk to the end of the corridor, and turn left into the breakout room.

**3.5** Once in the breakout room, use the S1 key to open the double doors on the right which will allow access to a pair of vertical ladders.

**3.6** After ascending the ladders, use the next set of vertical ladders combined with SALTO roof access card to unlock the padlock on the roof hatch and enter out onto the roof.

## **4. PARKING**

Parking is very limited on campus. The nearest car park is Car park 8 and 8a which is payable. Specialist contractor parking may be pre-booked with your University Contact/Project Manager if you are eligible.

## **5. WELFARE**

**5.1** Access to the welfare facilities in Junction are available for your use. Other University buildings are prohibited.

**5.2** There are various shops & coffee shops near by the site for food and drink.

**5.3** There must be at least one first aider on site at all times which should be organised by the Competent Person. Lone working on roofs is prohibited.

**5.4** There must be an adequate provision of first aid kits provided by the Competent Person.

**5.5** Waste must be collected and disposed of appropriately by the Competent Person. If the Competent Person is an external contractor, they should remove any waste from the site and dispose of it according to their company policy. University employees should remove any waste or redundant equipment from the roof area and dispose of it according to University policy and guidance.

## **6. SEASONAL INFORMATION**

**6.1** The site is in its best condition from May to September in which it is typically mostly dry.

**6.2** It must be taken into consideration by the user that in wet or freezing conditions throughout the year the ground and roofs may present an additional risk of slips, trips, and falls.

**6.3** In the autumn and winter months, it will be dark at the extremes of the working day and low light conditions may occur throughout the day. The Competent Person will need to assess if temporary lighting may be required.

**6.4** Operatives should wear appropriate clothing for the weather conditions and in spring, summer and early autumn, operatives should ensure to protect against UV skin damage.



## **7. GENERAL HAZARDS**

**7.1** Slips, trips, and falls around the site. There are uneven and missing slabs from the roof causing trip hazards. Numerous cable trays across the roof at floor level

**7.2** High winds and gusts: your permit may be cancelled if winds are forecast to be above the UoW action level at the time of the permit, but you must always adequately risk assess weather hazards for your own purposes.

**7.3** Falls from height: whilst partial edge protection is in place, consideration should be given to the potential for falls from height in terms of operatives, materials and tools, especially in high winds.

## **8. OVERHEAD CABLES/PIPEWORK**

8.1. No overhead pipework or cables on this site.

## **9. SITE SPECIFIC HAZARDS**

9.1. Falls and trips onto PV Panels and other plant. Under no circumstance should the PV panels or skylights be stood upon.

9.2. Access to the roof in places is restricted and narrow so adequate consideration must be made for tools, equipment, and materials to be moved to the roof internally or externally.

9.3 Various items are discarded on the roof including slabs and building materials which will cause a trip hazard or in high winds may take off the roof.

9.4 Some of the edge protection upstands are not weighted or anchored down, leaving questions about its integrity and sturdiness.

9.5 Vegetation is growing throughout and could be a trip hazard.

9.6 Part of the roof has no edge protection however, there are man safe/latch line systems in this area that must be used. The Competent Person must have evidence of training in the use of man safe systems and the correct personal equipment for their use. The Competent Person must have assurance that the lines have been inspected and certified safe to use before latching on to them.

9.7 The roof where the man safe systems exist is constructed from a metal cladding type material which could become extremely slippery when wet. Care should be taken when working here either during or straight after rainfall.

9.8 The plant room ceiling before exiting out of the roof hatch onto the roof is quite low.

**Appendix A: Site pictures**



2<sup>nd</sup> floor Break out area where door to access ladder is located



Roof ladder access door (S1 key required)



Roof access ladder



Hatch out onto roof





General edge protection around parts of roof



Typical loose slab along with raised lightning conductor cable



Area of roof without edge protection



Example of waste and materials gathered



Edge protection supports not anchored



## 10. CAMPUS ORIENTATION

| Red Triangle = Parking | Red Circle = Junction

