



Flat Roof Pre-access Hazard Identification Report

01.063 ARGENT COURT

Date undertaken 28th June 2023

Prepared for

University of Warwick,
Coventry,
CV4 7AL

Prepared by

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Estates

Executive Summary

01.063 Argent Court, Science Park

Key Hazards

- No edge protection so need to use man safe system. Can only be accessed by those trained and competent to use it.
- Hooped vertical ladder to upper roof.
- Slips, trips and falls around the site, however, the walkways are very well laid out and clear.
- 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 purpose Falls from height; whilst there is 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.
- Falls from height; whilst there is no 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.

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1.0	28/06/23	First Issue	SA/TM	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 01.063 Argent Court. 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

28th June 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 and a Salto fob.

3.2 Permit Requester must ensure man safe system is safe to use and can only be accessed by those trained and competent to use it.

3.3 Access is provided to the roof via the first floor Northwest of the building. The access door is at the top of the stairwell on the first floor, there are wall mounted steel step ladders to reach the door to the roof.

3.4 The user will require a Salto card to unlock the door.

3.5 As you step on to the roof, there are 2 further levels up to the roof. This is accessed by a wall mounted galvanised steel cat ladder and then a fixed wall mounted ladder.

3.6 Ensure when you are leaving the roof the door is closed securely behind you.

4. PARKING

4.1 There is parking at Argent Court

4.2 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 Argent Court are available for your use. Other University buildings are prohibited.

5.2 There are various shops & coffee shops near by the site (at Cannon Park Shopping Centre) 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. The walkways are well laid out.

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.

7.2 Falls from height: There is no edge protection in places, consideration should be given to the potential for falls from height in terms of operatives, materials, and tools, especially in high winds.

7.3 There is lightning protection in place on the roof. Consideration and awareness must be given to ensure safety and avoidance of a trip hazard. Please ensure to report any issues or defects to the permit office.

7.4 The latch line system must be used when by working by the edges and this must be mentioned during the permit application process.

8. OVERHEAD CABLES/PIPEWORK

8.1 There are no overhead cables.

9. SITE SPECIFIC HAZARDS

9.1 Slips, trips, and falls on ladders, potential presence of debris, overgrown moss and uneven surfaces or falls from heights, there is no edge protection. The upper-level roof has roof lights, and flues which may present a trip hazard.

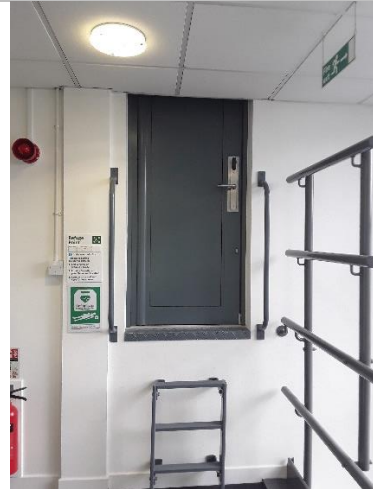
9.2 Access to the roof and the ladder in places is restricted. The cat ladder to the middle roof level is narrow so adequate consideration must be made for tools, equipment, and materials to be moved to the roof through the Cat ladder.

9.3 There is no edge protection around the roof.

10. APPENDIX A: SITE PICTURES



First floor roof access door



First floor roof access door internal



Immediate roof view as you access the roof



Upper-level roof



Top level roof



Wall mounted steel ladder to upper-level roof

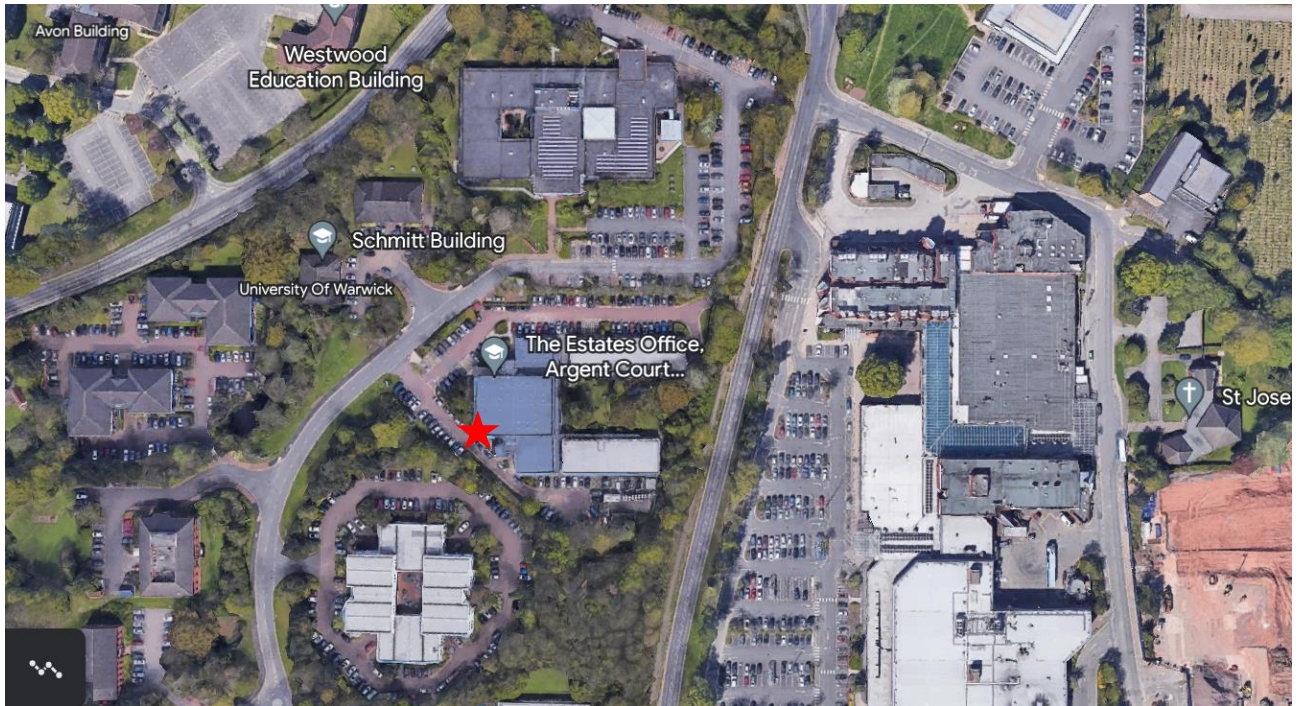


Wall Mounted steel ladder to upper-level roof



Upper-level roof view

11. CAMPUS ORIENTATION



The Red Star ★ shows the building (Argent Court)