



Flat Roof Pre-access Hazard Identification Report

01.255 Nursery

Date undertaken 18th October 2023

Prepared for

University of Warwick,
Coventry,
CV4 7AL

Prepared by

Samual Archer BSc. (Hons.) MSc.
MRICS
& Ms Tina Maisuria
On behalf of University of Warwick
Estates

Executive Summary

01.255 Nursery, Central Campus

Key Hazards

- Slips, trips and falls when wet conditions. There are no set out walkways for this roof, it is open plan. Slip hazard, especially in wet conditions.
- Falls from height; there is no edge protection in place, so latchlines must be used. The permit requester must check that the mansafe system has passed a current insurance inspection and the competent person(s) must be trained and competent in its use. Consideration should be given to the potential for falls from height in terms of operatives, materials, and tools, especially in high winds.
- Falls and trips onto skylights and plant. Tripping over latchlines or posts.
- Access to the roof is via contractor's own ladder. Fixed eyebolts are provided for securing the ladder. Adequate consideration must be made for tools, equipment, and materials to be moved to the roof.
- 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.

CONTENTS

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

VERSION	DATE	DESCRIPTION	CREATED BY	REVIEWED BY
1.0	18/10/2023	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 the Nursery, Building Number 01.255. 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

18th October 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 just require a permit.

3.2 When you reach the Nursery, you will need to approach from the West side and access the building through the front doors. There is a reception to sign in at in this building.

3.3 Proceed to the right-hand side of the building, on the wall there are some fixed eyebolts to tie your portable ladder to. The roof has a latch line system which you need to attach to as you get on to the roof as there is no edge protection.

4. PARKING

4.1 Specialist contractor parking may be pre-booked with your University Contact/Project Manager if you are eligible.

4.2 There is limited parking beside the Nursery.

4.3 The nearest carpark is Cryfield Village carpark which operates a cashless system.

5. WELFARE

5.1 Please check with the Nursery Manager for toilet facilities that you may use.

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

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.

6.5 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, although the walkways are very 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.

7.3 Falls from height; 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 There are no overhead cables on site.

9. SITE SPECIFIC HAZARDS

9.1 Slips, trips and falls when wet conditions. There are no set out walkways for this roof, it is open plan. Slip hazard, especially in wet conditions.

9.2 Falls from height; there is no edge protection in place, so latchlines must be used. The permit requester must check that the mansafe system has passed a current insurance inspection and the competent person(s) must be trained and competent in its use. Consideration should be given to the potential for falls from height in terms of operatives, materials and tools, especially in high winds.

9.3 Access to the roof is via contractor's own ladder. Fixed eyebolts are provided for securing the ladder. Adequate consideration must be made for tools, equipment, and materials to be moved to the roof.

9.4 Falls and trips onto skylights and plant. Tripping over latchlines or posts.

9.5 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.

10. APPENDIX A: SITE PICTURES



Eyebolts at the edge of the roof to fix ladder



External Roof



External roof



External Roof



External Roof



Ladder fixed to Eyebolts

11. CAMPUS ORIENTATION

I Red Triangle = Parking I Red Circle = The Nursery

