



Flat Roof Pre-access Hazard Identification Report

02.004 GIBBET HILL MAIN BUILDING

Date undertaken: 7th December 2023

Prepared for

University of Warwick,
Coventry,
CV4 7AL

Prepared by

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On behalf of University of Warwick
Estates

Executive Summary

02.004 Gibbet Hill Main Building, Central Campus

Key Hazards

- Access to the roof is via fixed vertical hooped ladders.
- 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. There are gantries available for traversing across some of the plant and services. There is also a small part of the roof that is made up of loose ballast which can become unstable underfoot.
- 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 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 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.
- Vegetation is growing throughout and could be a trip or slip hazard.
- Lab gasses – There are several flues which exhaust potentially toxic chemicals. There are no departmental restrictions or permits in place for these as they discharge at a safe height, but care should still be taken when working in close proximity to these.

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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. 02.004 Gibbet Hill Main 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

7th December 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 roof access card.

3.2 After parking in Gibbet Hill East car park follow the footpath in the direction of the arrow on the below site plan.

3.3 You will emerge into the rear service area of the Gibbet Hill Main Building and will see a large silver external compound for chemical waste. Turn left past this and proceed up the ramp towards the rear of the building.

3.4 Before entering the building, you will see a set of vertical ladders on your right, these are the access ladders that will facilitate access to the roof.

4. PARKING

Parking is very limited on campus. The nearest car park is **Gibbet Hill East car park** 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 Gibbet Hill Main Building are available for your use.

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. Access to the roof is via fixed vertical hooped ladders.

9.2. 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. There are gantries available for traversing across some of the plant and services. There is also a small part of the roof that is made up of loose ballast which can become unstable underfoot.

9.3 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.

9.4 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.

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

9.6 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.

9.7 Vegetation is growing throughout and could be a trip or slip hazard.

9.8 Lab gasses – There are several flues which exhaust potentially toxic chemicals. There are no departmental restrictions or permits in place for these as they discharge at a safe height, but care should still be taken when working in close proximity to these.

Appendix A: Site pictures

	
<p>Ladder access for roof in service area entrance</p>	<p>Second vertical ladder to access roof</p>
	
<p>Roof pipework and plant with gantry</p>	<p>Pipework that shows signs of damage as there is no gantry over them.</p>



Area where gantry is required to access roof



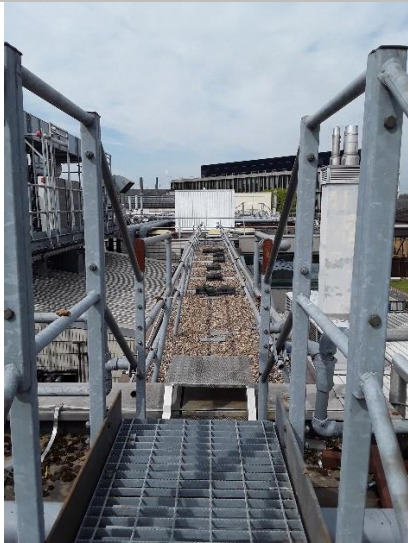
Typical pipework layout and debris



Sky lights



Edge protection, sky lights and plant



Walkway with loose ballast



Typical Lab flues



PV Panels loose ballast



Abandoned equipment

10. CAMPUS ORIENTATION

| Red Triangle = Gibbet Hill East car park | Red Circle = Gibbet Hill Main Building

