

Estates and Facilities

**Risk Review – Roof Space Access**

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| Serial | Risk Element | Risk Reduction or Mitigation Methodology |
| 001 | Fire Spread along the enclosed pitch roof area. | The potential for fire to skip several fire protected zones on lower occupied floors is high; any fire in the pitched roof buildings on Whiteknights campus will cover several protected zones due to the inconsistent fire protection between the roof space and the lower floor. Therefore, any works in the roof void must have a specific method statement that covers fire risk in detail, generic method statements will not be adequate. |
| 002 | Entrapment of workers or staff in roof spaces. | A limited number of restrictive access and egress points with very little protection between areas of the roof voids means that someone could be trapped by a fire or damage to the point of entry. Therefore, a specific briefing on access and egress must be provided for all contractors and staff entering those areas. |
| 003 | Restricted and narrow walkways in roof spaces. | The existing walkways are suitable for light works and access for inspection only, for more extensive works the walkways may need to be enhanced and this should be a consideration in any proposed work method statement. The areas outside the defined walkways are fragile and in some cases contain asbestos and therefore, they need to be assessed be for any work is undertaken in those areas. There is some lighting on the walkways but this could be inadequate in the event of a power loss, some works in the area of the roof voids may need additional lighting and this needs to be raised in the contractors RAs. |
| 004 | Pests both living and dead. | There is evidence of pests in the roof voids and an inspection of any proposed work areas for pests (live and dead) should be carried out before work starts. |
| 005 | Asbestos | There are both intact asbestos materials and residues in the roof voids and any works in the area should consult the WREN register before access. The normal rules of ‘if anything suspicious is found the UoR Asbestos Co-ordinator should be informed at once’ must be stressed. |
| 006 | Storage of materials and the removal of waste. | In a number of the roof voids there are large amounts of school archive materials stored along with IT support equipment. Any works in these areas should be co-ordinated with the school or IT/network teams.  Any works in these areas should include the removal of redundant equipment. This removal may involve the cutting up of materials to permit removal via the restricted access points (see issue 001 above and the UoR Permit to Work process) |
| 007 | Work in the roof void during term time. | Works in the roof void should be controlled during term time when rooms below could be occupied by students. The risk of debris, tools and individuals falling through the fragile surfaces is too high to be discounted. A further issue is one of nuisance where noise, vibration and dust/debris falling in to the rooms below or via air vents should be monitored. |