

ANGUS COUNCIL

PERSONNEL AND PROPERTY SERVICES COMMITTEE
FINANCE AND INFORMATION TECHNOLOGY COMMITTEE

18 June 2002
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REPORT BY THE DIRECTOR OF PROPERTY SERVICES

No 756/02

SAFE ACCESS TO ROOFS INCLUDING FLAGPOLES

Abstract

This report seeks approval to the provision of supplementary funding from the Property Renewal and Repair Fund to undertake the installation of safe access to roofs and flagpoles in the Councils non-housing properties, at an estimated cost of £24,000.

RECOMMENDATION

The Committees for their respective interests are recommended to:-

1. note the requirement for the installation of safe means of access to roofs and flagpoles in Council non-housing properties
2. approve the provision of £24,000 from the Property Renewal and Repair Fund in Financial Year 2002/03 for the execution of the programme of works to install safe access to roofs in non-housing properties.
3. instruct the Director of Property Services to progress these works immediately.

1 BACKGROUND

Following the introduction of the Health & Safety Executive book "Roof Work" it has become apparent that the current access arrangements to roofs for maintenance purposes and in particular to flagpoles, which are fixed to the roofs of the various properties, are inadequate and may be in contravention of the Health & Safety at Work Act.

A survey and report of the various Council non-housing properties has been completed. The report has identified numerous works that are required to bring the access to roofs up to the required standard.

It is proposed to carryout alterations to provide a safe means of access to the roofs on which flagpoles have been erected at high level on the Councils non-housing properties. This will facilitate access for roof maintenance purposes as well as providing safe access to flagpoles. (See Appendix 1 for the list of properties)

2 FINANCIAL IMPLICATIONS

The full cost of the works has been estimated at £24,000 and cannot be contained within the Property Maintenance Revenue budgets for the various client departments.

It is considered appropriate for supplementary funding to be made available from the Property Renewal and Repair Fund, which can contain the cost of the works in Financial Year 2002/03.

3 HUMAN RIGHTS ACT IMPLICATIONS

There are no Human Rights Act implications specific to this report.

Any implications, as a consequence of discharging recommendations detailed in this report, will be managed in accordance with the standing procedures and processes established by the Property Services department.

4 CONSULTATION

The Chief Executive, the Director of Law & Administration and the Director of Finance have been consulted in the preparation of this report.

BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information), were relied on to any material extent in preparing the above report.

M G Lunny
Director of Property Services

Appendix 1

Safe access to roofs

Site	Work Required	Cost
County Buildings	Latchway system, safe access to roof from corridor, safe access to 2 no flagpoles, 4 no fixed ladders, 2 ladder ties and signs	£10,000
Municipal Buildings, Forfar	2 Safety rings, safe access, ladder walkway, fixed ladder in loft to hatch. Electric light in loft	£2,000
	Total	£12,000

Safe access to flagpoles

Site	Work Required	Cost
Brechin City Hall	Make window into door including lowering wall and forming doorsteps	£2,300
Brechin Municipal Building	Remove flag pole and make good roof only. Access to the flagpole is through the flat that is currently let to a private individual.	£2,800
Town and County Hall, Forfar	Handrails around flagpole, and new walkway to pole, 2 new roof anchors	£6,400
St. James House	Steps, platform and handrails at flagpole access door.	£500
	Total	£12,000

The "Latchway" system is a proprietary fall arrest system.

It comprises of a full body harness worn by the operative and is attached to a fixed steel cable by either an energy absorbing lanyard or a retractable lanyard. The system complies with EN795:1996