

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Alison Gingell Building, Whitefriars street, Coventry, CV1 2DS

Eurosafes Solutions

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S13 9NR

Surveyed on behalf of Coventry University



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Disclaimer

The Assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Table of Contents

Item:

1. Intro
2. Assets
3. Roof Plans
4. PPE
5. Training
6. Summary
7. Photos

Introduction

In this report we indicate how Eurosafe Solutions will provide support in the three main objectives within the safety at height management system:

1. Minimize work performed at height and create a safe (Work) environment.
2. Save costs responsively.
3. Create a reliable multi-year maintenance plan.

More than the sum of the parts

Together with our clients we ensure a safe environment whilst working at height without compromise. That is what Eurosafe Solutions stands for. To achieve this, we have developed the Safety at height Management system (SHMS). It is an integral safety concept that supports clients in:

1. Improving insight into your risk profile and safety level.
2. Minimizing the risks and therefore your liability
3. Increasing safety
4. Reducing the total cost of ownership
5. Increasing the buildings return on investment.
6. Optimizing processes for work at height to save time and money.
7. Improving company image.

By following the SHMS process, you can return greater results in terms of safety and finances.



Assets

Location	Access	Asset	Manufacturer	Risk rating (GYOR)	Comment
Building 1 Roof area 1	Fixed ladder	Mansafe system MS02	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 1	Fixed ladder	Lightning protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 2	Door	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Fixed Ladder	Mansafe system MS01	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 3	Fixed Ladder	Lightning protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 3	Fixed ladder	Air ventilation	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 4	Hatch	Mansafe system MS05	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 4	Hatch	Lightning protection	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 4	Hatch	Gutter	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 4	Hatch	Chimney flue	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 4	Hatch	Plant work	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 5	Hatch	Mansafe system MS04	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.

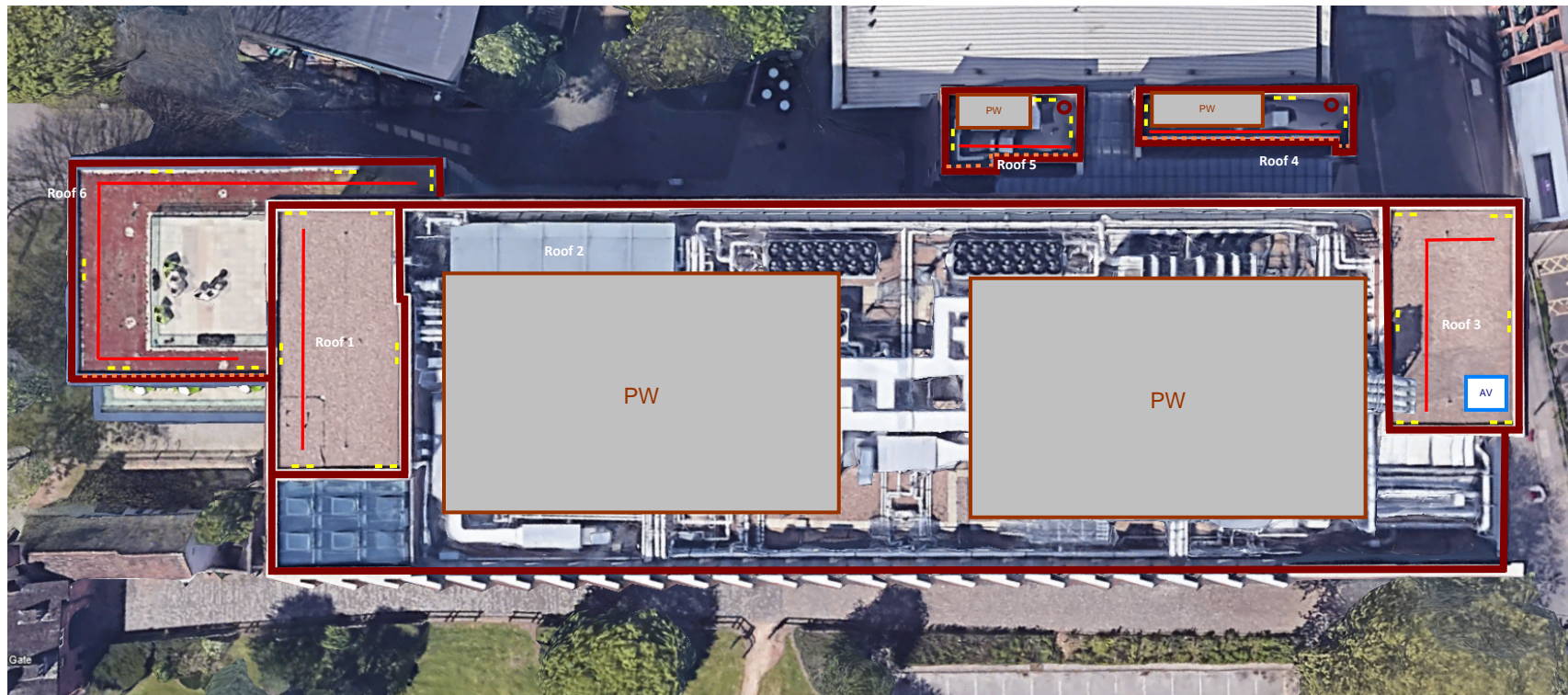
Building 1 Roof area 5	Hatch	Lightening protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 5	Hatch	Gutter	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 5	Hatch	Chimney Flue	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 5	Hatch	Plant work	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 6	Door	Mansafe system MS03	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 6	Door	Lightning protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 6	Door	Gutter	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.

Key	
Purple	Specialist (Rope access, SSOW etc.)
Red	SSOW Required - No collective or permanent height safety equipment installed
Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Yellow	Standard, Harness, Lanyard, basic training
Green	Basic - Collective protection provided

Safety at **height**
without compromise

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Main Roof - Areas 1 - 6



ASSET KEY:

- - - - - Gutters
- Mansafe System
- Guardrail
- - - - - Lightning Protection
- Chimney Flue
- AV Air Vent
- AC Air Con
- Skylight
- ⌵ Flagpole
- PW Plant Work

Area	Building 1/Roof area 1			Roof height	Approx 6m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
			x			
Access Comments						
The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors, this roof area is covered by Fall protection in the form of a mansafe system. This system is within compliance						
Roof area accessed by Fixed ladder, additional considerations are to be made regarding access and egress/evacuation and rescue.						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning protection maintenance		Lightning protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				

Access Suggestions	
A permit to work system could help control who goes on the roof area to ensure they understand the risk associated with this area and the procedures in place also to identify that the engineers/contractors are trained and competent and that their RAMS are identified and suitable for the works required of them regarding access methods/Rescue.	
We suggest that anyone going to the roof areas should always work in pairs in case of an emergency, this roof area is covered by a mansafe system therefore additional work at height training/rescue training will be required.	
Additional considerations are to be made when accessing lightening protection, with additional advanced training access can be made using work positioning equipment.	



Building 1/ Roof area 2			Roof height	Approx 50m	
Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
	x				
Access Comments					
The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors					
Roof area is covered by collective protection in the form of a parapet, mandatory PPE required on this roof only.					
We advise no lone working on this roof.					
Tasks		Comments			
Maintenance on plant work		Collective protection present, Mandatory PPE required to be specified by Coventry University.			

Access Suggestions
A permit to work system could help control who goes on the roof area to ensure they understand the risk associated with this area and the procedures in place also to identify that the engineers/contractors are trained and competent and that their RAMS are identified and suitable for the works required of them regarding access methods/Rescue.

Area	Building 1/Roof area 3			Roof height	Approx 6m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
			X			
Access Comments						
The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors, this roof area is covered by Fall protection in the form of a mansafe system. This system is within compliance						
Roof area accessed by Fixed ladder, additional considerations are to be made in regard to access and egress/evacuation and rescue.						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning protection maintenance		Lightning protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Air ventilation maintenance		Air vents located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				

Access Suggestions
A permit to work system could help control who goes on the roof area to ensure they understand the risk associated with this area and the procedures in place also to identify that the engineers/contractors are trained and competent and that their RAMS are identified and suitable for the works required of them regarding access methods/Rescue.
We suggest that anyone going to the roof areas should always work in pairs in case of an emergency, this roof area is covered by a mansafe system therefore additional work at height training/rescue training will be required.
Additional considerations are to be made when accessing lightening protection, with additional advanced training access can be made using work positioning equipment.

Area	Building 1/Roof area 4			Roof height	Approx 20m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
	x					
Access Comments						
The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors, this roof area is covered by Fall protection in the form of a mansafe system. This system is within compliance						
Roof area accessed by Hatch; additional considerations are to be made in regard to evacuation.						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning protection maintenance		Lightning protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Gutter cleaning/maintenance		Gutters can be reached from the mansafe system in place, Mandatory PPE, Full body harness, lanyards and basic training required.				
Chimney flue maintenance		Chimney flue can be reached from the mansafe system in place, Mandatory PPE, Full body harness, lanyards and basic training required.				
Maintenance on plant work		Plant can be reached from the mansafe system in place, Mandatory PPE, Full body harness, lanyards and basic training required.				

Access Suggestions
A permit to work system could help control who goes on the roof area to ensure they understand the risk associated with this area and the procedures in place also to identify that the engineers/contractors are trained and competent and that their RAMS are identified and suitable for the works required of them regarding access methods/Rescue.
We suggest that anyone going to the roof areas should always work in pairs in case of an emergency, this roof area is covered by a mansafe system therefore additional work at height training/rescue training will be required.
Additional considerations are to be made when accessing lightning protection, with additional advanced training access can be made using work positioning equipment.

Area	Building 1/Roof area 5			Roof height	Approx 20m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
	x					
Access Comments						
The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors, this roof area is covered by Fall protection in the form of a mansafe system. This system is within compliance						
Roof area accessed by Hatch; additional considerations are to be made in regard to evacuation.						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning protection maintenance		Lightning protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Gutter cleaning/maintenance		Gutters can be reached from the mansafe system in place, Mandatory PPE, Full body harness, lanyards and basic training required.				
Chimney flue maintenance		Chimney flue can be reached from the mansafe system in place, Mandatory PPE, Full body harness, lanyards and basic training required.				
Maintenance on plant work		Plant can be reached from the mansafe system in place, Mandatory PPE, Full body harness, lanyards and basic training required.				

Access Suggestions
A permit to work system could help control who goes on the roof area to ensure they understand the risk associated with this area and the procedures in place also to identify that the engineers/contractors are trained and competent and that their RAMS are identified and suitable for the works required of them regarding access methods/Rescue.
We suggest that anyone going to the roof areas should always work in pairs in case of an emergency, this roof area is covered by a mansafe system therefore additional work at height training/rescue training will be required.
Additional considerations are to be made when accessing lightning protection, with additional advanced training access can be made using work positioning equipment.

Area	Building 1/Roof area 6			Roof height	Approx 25m	
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Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
		x				

Access Comments

The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors, this roof area is covered by Fall protection in the form of a mansafe system. This system is within compliance

Roof area accessed by Door

We advise no lone working on this roof.

Tasks	Comments
Lightning protection maintenance	Lightning protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.
Gutter cleaning/maintenance	Gutter is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.

Access Suggestions

A permit to work system could help control who goes on the roof area to ensure they understand the risk associated with this area and the procedures in place also to identify that the engineers/contractors are trained and competent and that their RAMS are identified and suitable for the works required of them regarding access methods/Rescue.

We suggest that anyone going to the roof areas should always work in pairs in case of an emergency, this roof area is covered by a mansafe system therefore additional work at height training/rescue training will be required.

Additional considerations are to be made when accessing lightening protection, with additional advanced training access can be made using work positioning equipment.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory site PPE, Full body harness, lanyards and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 2	Mandatory site PPE	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 3	Mandatory site PPE, Full body harness, lanyards and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 4	Mandatory site PPE, Full body harness, lanyards.	Mandatory PPE (specified by Coventry University) Additional basic training required.
Building 1/ Roof 5	Mandatory site PPE, Full body harness, lanyards.	Mandatory PPE (specified by Coventry University) Additional basic training required.
Building 1/ Roof 6	Mandatory site PPE, Full body harness, lanyards and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced training required.

Please note that the PPE regulations state that the employer must provide suitable training and instruction for the equipment provided. All operatives be suitably trained in the safe use of any equipment provided

Photos – Building 1/Roof 1



Building 1/Roof 2





Building 1/Roof 3



Building 1/roof 4



Building 1/roof 5



Building 1/Roof 6



Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 6m
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Rescue

100m Ikar rescue kit required.

Comments

Advanced work at height/rescue training required, this is a higher roof area of 6m there may be a requirement to get a casualty down to the ground using deviation lines, this actual building all together is approx. 50m in height so we would advise a rescue kit suited to this.

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 50m
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Rescue

N/A - Are collectively protected.

Comments

Area covered by parapet.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 10m
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Rescue

100m Ikar rescue kit required.

Comments

Advanced work at height/rescue training required, this is a higher roof area of 10m there may be a requirement to get a casualty down to the ground using deviation lines, this actual building all together is approx. 50m in height so we would advise a rescue kit suited to this.

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 20m
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Rescue

100m Ikar rescue kit required.

Comments

Advanced work at height/rescue training required, there are smaller 50m rescue kits available that would cover these areas although a 100m will cover all areas.

Roof Area	Building 1/Roof area 5	Roof Height	Approx. 20m
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Rescue

100m Ikar rescue kit required.

Comments

Advanced work at height/rescue training required, there are smaller 50m rescue kits available that would cover these areas although a 100m will cover all areas.

Roof Area	Building 1/Roof area 6	Roof Height	Approx. 25m
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Rescue

100m Ikar rescue kit required.

Comments

Advanced work at height/rescue training required, there are smaller 50m rescue kits available that would cover these areas although a 100m will cover all areas.

Training

Those working on a roof need to have the appropriate knowledge, skills, and experience to carry out the work safely and competently. Those who are less experienced will require supervision by a competent person. Competency is an ongoing process which is developed through work experience and regular training. Training for roof workers should include relevant health and safety disciplines for working at height.

Rescue training must be provided by carrying out a simulated rescue where safe to do so.

Comments
Anyone accessing the roof areas contained within this report, must have undergone appropriate training required for the task being carried out.
Should an emergency rescue be required then operatives should be trained on the equipment required.

Summary

Excluding Roof area 2, all other roof areas on this building have fall protection equipment installed and in compliance.

Should access be required personnel must have suitable work at height/rescue training for safe use of the equipment.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 