

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Alma Building, Alma Street, CV1 5QA

Eurosafe Solutions

51b Orgreave Drive

Sheffield

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.

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Introduction

In this report we indicate how Eurosafes 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 Eurosafes 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	Door	Steps SU01	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Guardrail GR01	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Air conditioning units	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Chimney Flue	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 1	Door	Gutters	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 1	Door	Plant work	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	MEWP	Mansafe system MS01	MSA Latchways	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required. No safe access to roof area, MEWP required.
Building 1 Roof area 2	MEWP	Mansafe system MS02	MSA Latchways	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required. No safe access to roof area, MEWP required.
Building 1 Roof area 2	MEWP	Gutters	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required. No safe access to roof area, MEWP required.
Building 1 Roof area 3	Fixed Ladder	D-Marc	N/A	Green	Collective protection present, mandatory site PPE required.

					Please note, D-Marc is not a form of collective fall protection, this is to mark a safe working zone that should be highlighted in an SSOW
Building 1 Roof area 3	Fixed Ladder	Guardrail GR04	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Fixed Ladder	Guardrail GR05	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Fixed Ladder	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Fixed Ladder	Solar panels	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fixed Ladder	D-Marc	N/A	Green	Collective protection present, mandatory site PPE required. Please note, D-Marc is not a form of collective fall protection, this is to mark a safe working zone that should be highlighted in an SSOW
Building 1 Roof area 4	Fixed Ladder	Lightening protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fixed Ladder	Guardrail GR06-07	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fixed Ladder	Step unit SU02	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	Fixed Ladder	D-Marc	N/A	Green	Collective protection present, mandatory site PPE required.

					Please note, D-Marc is not a form of collective fall protection, this is to mark a safe working zone that should be highlighted in an SSOW
Building 1 Roof area 5	Fixed Ladder	Guardrail GR08-09	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	Fixed Ladder	Mobile Roof Anchor	MSA Latchways	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 5	Fixed Ladder	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 6	MEWP	Lightning protection IP01-06	MSA Latchways	Red	SSOW Required - No collective or permanent height safety equipment installed.

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 - Roof Areas 1 - 6



ASSET KEY:

- Gutters
- Mansafe System
- Guardrail
- Lightning Protection
- Chimney Flue
- AV Air Vents
- AC Air Con
- Skylight
- ⚑ Flagpole
- PW Plant Work
- Windows
- Isolated Posts
- Solar Panels
- CCTV
- Hatch
- D-Marc

Area	Building 1/Roof area 1			Roof height	Approx 8m	
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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 collective protection in the form of guardrail/step units. These systems are within compliance

Roof area accessed door

We advise no lone working on this roof.

Tasks	Comments
Air Conditioning Unit maintenance	Collective protection present, Mandatory PPE required to be specified by Coventry University.
Chimney Flue Maintenance	Chimney flues are located outside the confines of the collective protection with no safe means of access. SSOW Required - No collective or permanent height safety equipment installed.
Gutter cleaning/maintenance	Gutters are located outside the confines of the collective protection with no safe means of access. SSOW Required - No collective or permanent height safety equipment installed.
Plant work maintenance	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.

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 collective protection therefore Mandatory PPE is required.

Additional considerations are to be made when accessing assets located outside the confines of the collective protection, with additional equipment installed and advanced training access can be made using work positioning equipment.

Building 1/ Roof area 2			Roof height	Approx 12m	
Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
				x	
Access Comments					
<p>The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors</p> <p>Roof area is covered by fall protection in the form of mansafe systems although there is no current safe access to this roof area. These systems are withing compliance.</p> <p style="text-align: center;">MEWP Access</p> <p style="text-align: center;">We advise no lone working on this roof.</p>					
Tasks		Comments			
Gutter cleaning/maintenance		<p>Gutters are located away from the systems and access between systems requires additional advanced training/equipment. Advanced, Harness, Lanyards, advanced training/work positioning required.</p> <p>No current safe/fixed access is present to allow access.</p>			
Access Suggestions					
<p>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.</p> <p>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 mansafe systems, Advanced training and equipment is required for use of this systems for the specified task.</p> <p style="text-align: center;">MEWP Access – Specific training and equipment required for use.</p> <p style="text-align: center;">Advise fixed access is installed to provide long term solution.</p>					

Area	Building 1/Roof area 3			Roof height	Approx 10m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
			x			
Access Comments						
<p>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 collective protection and D-Marcation.</p> <p style="text-align: center;">These systems are within compliance.</p> <p>Roof area accessed by Fixed ladder, additional considerations are to be made regarding access and egress/evacuation and rescue.</p> <p style="text-align: center;">There are also step units that are used to access the change in levels between roof areas.</p> <p style="text-align: center;">We advise no lone working on this roof.</p>						
Tasks			Comments			
Lightning protection maintenance			<p>Lightning protection is located within the confines of collective protection, Mandatory PPE required to be specified by Coventry University.</p> <p>D-Marc is also in place on this roof area, this is not considered as suitable edge protection and is in place to establish a safe working zone, where this is present it must be included within the SSOW.</p>			
Solar panel maintenance			<p>Solar panels are located within the confines of collective protection, Mandatory PPE required to be specified by Coventry University.</p> <p>D-Marc is also in place on this roof area, this is not considered as suitable edge protection and is in place to establish a safe working zone, where this is present it must be included within the SSOW.</p>			
Access Suggestions						
<p>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.</p> <p>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 collective protection therefore minimal training is required and mandatory PPE is the baseline, this must be specified by Coventry University.</p>						

Area	Building 1/Roof area 4			Roof height	Approx 12m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
			x			
Access Comments						
<p>The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors, this roof area is covered by collective protection in the form of guardrail/step units. These systems are within compliance</p> <p>Roof area accessed by Fixed ladder, additional considerations are to be made regarding access and egress/evacuation and rescue.</p> <p>There are also step units that are used to access the change in levels between roof areas.</p> <p>We advise no lone working on this roof.</p>						
Tasks		Comments				
Lightning protection maintenance		<p>Lightning protection is located within the confines of collective protection, Mandatory PPE required to be specified by Coventry University.</p> <p>D-Marc is also in place on this roof area, this is not considered as suitable edge protection and is in place to establish a safe working zone, where this is present it must be included within the SSOW.</p>				
Access Suggestions						
<p>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.</p> <p>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 collective protection therefore minimal training is required and mandatory PPE is the baseline, this must be specified by Coventry University.</p>						

Area	Building 1/Roof area 5			Roof height	Approx 15m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
			x			
Access Comments						
<p>The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors, this roof area is covered by collective protection in the form of guardrail/step units and D-Marc. These systems are within compliance.</p> <p>There is also a mobile man anchor present on this roof area, we believe this is in place should personnel require to work closer to the roof edge outside of the boundaries of the De-marcation.</p> <p>Roof area accessed by Fixed ladder, additional considerations are to be made regarding access and egress/evacuation and rescue.</p> <p>There are also step units that are used to access the change in levels between roof areas.</p> <p>We advise no lone working on this roof.</p>						
Tasks		Comments				
Lightning protection maintenance		Lightning protection is located outside the boundaries of the De-marcation/safe working zone and therefore advance work at height training and work positioning will be required to access.				

Access Suggestions
<p>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.</p> <p>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 safe working zones and single point anchorage, we believe this is required to reach the lightning protection that is situated on the roof edge.</p> <p>Additional advanced training and PPE is required.</p>

Building 1/ Roof area 6			Roof height	Approx 8m	
Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
				x	
Access Comments					
<p>The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors</p> <p>Roof area is covered by fall protection in the form of isolated posts although there is no current safe access to this roof area. These systems are within compliance.</p> <p style="text-align: center;">MEWP Access</p> <p style="text-align: center;">We advise no lone working on this roof.</p>					
Tasks		Comments			
Gutter cleaning/maintenance		<p>Gutters are located away from the systems and access between systems requires additional advanced training/equipment. Advanced, Harness, Lanyards, advanced training/work positioning required.</p> <p>No current safe/fixed access is present to allow access.</p>			
Access Suggestions					
<p>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.</p> <p>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 mansafe systems, Advanced training and equipment is required for use of this systems for the specified task.</p> <p style="text-align: center;">MEWP Access – Specific training and equipment required for use.</p> <p style="text-align: center;">Advise fixed access is installed to provide long term solution.</p> <p>Please note: This Roof area could not be accessed on the day of the survey information is based on our inspection history of this area.</p>					

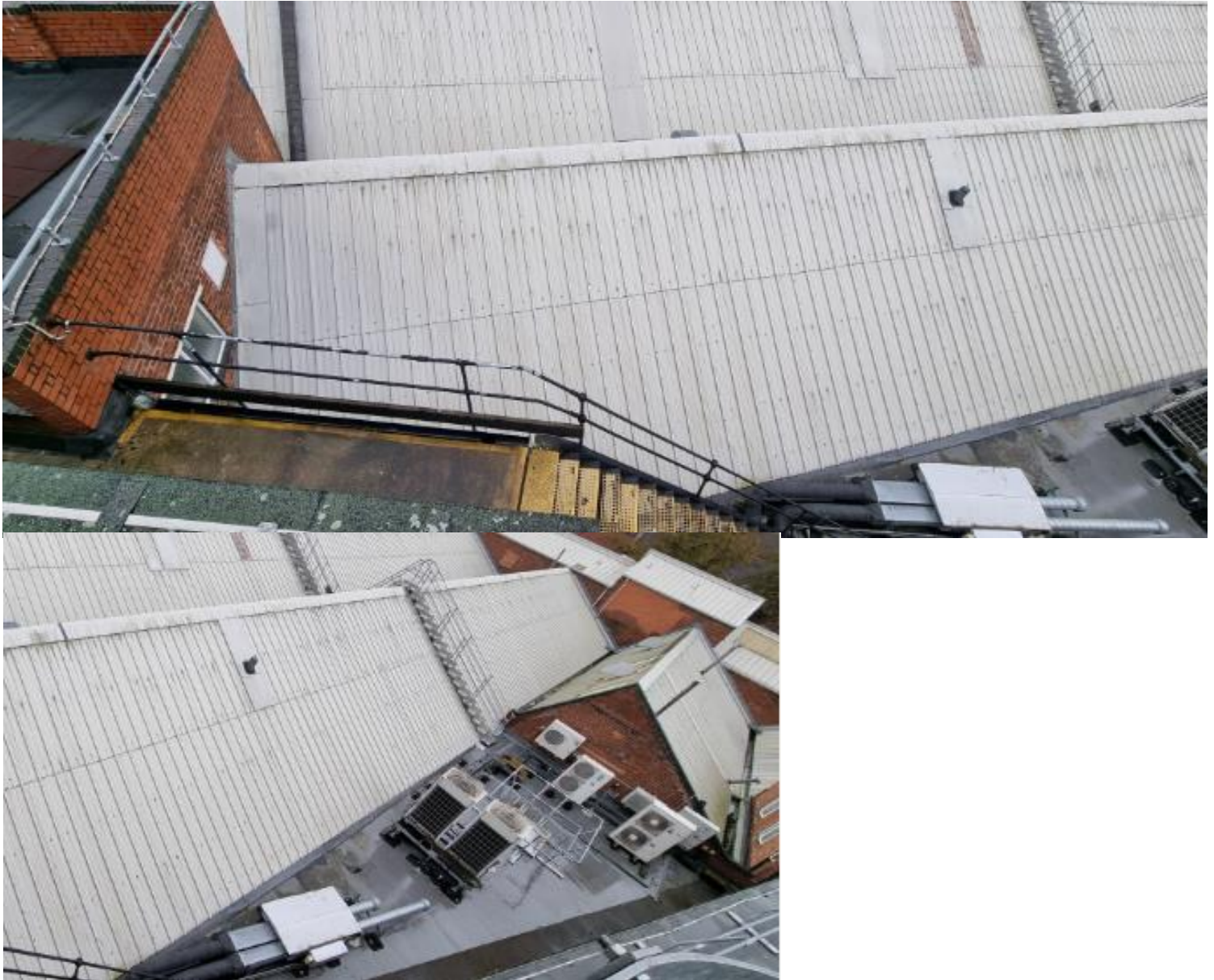
PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory PPE (specified by Coventry University)	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 2	Mandatory site PPE, Full body harness, lanyards and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 3	Mandatory PPE (specified by Coventry University)	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 4	Mandatory PPE (specified by Coventry University)	Mandatory PPE (specified by Coventry University) Additional basic training required.
Building 1/ Roof 5	Mandatory site PPE, Full body harness, lanyards and work positioning units.	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. 8m
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Rescue
N/A area collectively protected

Comments
Area covered by guardrail/walkways and step units

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 12m
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Rescue
50m IKAR Rescue Kit/MEWP Rescue

Comments
Building is approx. 12m from ground level and approx 6m from the lower roof area, although there is no safe/permanent access to this roof area. MEWP required. Training /MEWP specific rescue required.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 10m
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Rescue
N/A area collectively protected

Comments
Area covered by guardrail/D-Marc and step units

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 12m
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Rescue
N/A area collectively protected

Comments
Area covered by guardrail/D-Marc and step units

Roof Area	Building 1/Roof area 5	Roof Height	Approx. 15m
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Rescue
50m IKAR Rescue kit

Comments
<p>This area is covered by D-Marcation, this is not classes as suitable edge protection, more establishing a safe working zone. This must be included in the SSOW.</p> <p>Outside of this is a mobile man anchor, this should be used as a restraint tool only and requires additional advanced training to use.</p>

Roof Area	Building 1/Roof area 6	Roof Height	Approx. 8m
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Rescue
50m Ikar rescue kit required/MEWP Rescue

Comments
Advanced work at height/rescue training required. Training /MEWP specific rescue required.

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

Summary

Excluding Roof 2 and 6, all other roof areas are covered by some form of collective protection/exclusion zones.

2 and 6 have no safe/permanent fixed access and therefore a MEWP is required although with advanced training and work positioning/rescue training.

Roof 5 is covered by D-Marc but also has a mobile man anchor any works that may require use of this, the user must remain in **Restraint positioning at all times**.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 