

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Armstrong Siddeley Building, Coventry, West Midlands, CV1 5PY.

Eurosafes Solutions

51b Orgreave Drive

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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.

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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	Fixed Ladder	Guardrail	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder	Gutters	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder	Air Ventilation	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	4m Temp Ladder	Chimney Flue	N/A	Red	No Fixed access, no fall protection present, SSOW required.
Building 1 Roof area 2	4m Temp Ladder	Air Ventilation	N/A	Red	No Fixed access, no fall protection present, SSOW required.
Building 1 Roof area 2	4m Temp Ladder	Ariel/Satellites	N/A	Red	No Fixed access, no fall protection present, SSOW required.
Building 1 Roof area 2	4m Temp Ladder	Lightning protection	N/A	Red	No Fixed access, no fall protection present, SSOW required.
Building 1 Roof area 3	Door/ 4m Temp Ladder	Lightning protection	N/A	Red	No Fixed access, no fall protection present, SSOW 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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Building 1 - Main Roof - Areas 1, 2 and 3



ASSET KEY:

- Gutters
- Plant Work
- Guardrail
- - - - - Lightning Protection
- Chimney Flue
- AV Air Vent
- AC Air Con

Area	Roof Area 1			Roof height	Approx 40m	
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 and is within compliance.						
Roof area accessed by fixed ladder.						
We advise no lone working on this roof.						
Tasks		Comments				
Gutter maintenance		There are gutters located to the perimeter of the building, these are to be cleaned/maintained whilst staying in the confines of the collective protection.				
Air Vents		There are air vents located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Lightning Protection		Lightning Protection located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Chimney Flue		Chimney Flue located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				

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 although the access is via fixed ladder, therefore we could advise that additional ladder training would benefit the end user, also the inclusion of suitable PPE, in this case Mandatory site PPE as specified by Coventry University.

Roof Area 2			Roof height	Approx 4m	
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 accessed by 4m temp ladder; no fall protection present therefore a SSOW is required.					
We advise no lone working on this roof.					
Tasks		Comments			
N/A		No Assets present.			

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 not covered by any fall protection although there are no serviceable assets located on this upper section, no cause for access.

Roof Area 3			Roof height	Approx 40m	
Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
					No safe access

Access Comments

The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors

Roof area has no current safe access/Fall protection present, SSOW required.

We advise no lone working on this roof.

Tasks	Comments
Lightning protection maintenance	No safe access, no fall protection present, Bespoke SSOW 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 not covered by any fall protection although there are no serviceable assets located on this upper section, no cause for access.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory site PPE	Boots, hard hat, Hi-vis (specified by Coventry)
Building 1/ Roof 2	N/A (Roof area not accessible)	N/A (Roof area not accessible)
Building 1/ Roof 3	N/A (Roof area not accessible)	N/A (Roof area not accessible)

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 – Roof 1



Roof 2



Roof 3



Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 40m
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Rescue
Area collectively protected

Comments
Considerations are to be made regarding evacuation from roof level.

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 4m
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Rescue
N/A - No access to roof area.

Comments
N/A

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 40m
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Rescue
N/A No access to roof area.

Comments
N/A

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

The main roof area 1 is collectively protected and can be accessed with minimal training and basic PPE, all assets can be maintained with the collective protection with some considerations to PPE/equipment. Roof 2 and Roof 3 cannot be accessed due to no fall protection/assets present, SSOW and additional considerations are to be made should maintenance be required on these roof areas.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 