

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Beatrice shilling building, Coventry, West midlands, CV1 5JH

Eurosafe Solutions

51b Orgreave Drive

Sheffield

S13 9NR

Surveyed on behalf of Coventry University



Surveyor: Aaron Daffin

Author of document: Jordan Weston

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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	Guardrail	Lockinex	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Windows	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Chimney Flue	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Lightning	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Lightning	Unknown	Red	Asset located outside the bounds of the collective protection, No fall protection present, SSOW required.
Building 1 Roof area 1	Door	Chimney Flue	Unknown	Red	Asset located outside the bounds of the collective protection, No fall protection present, SSOW required.
Building 1 Roof area 1	Door	Air Vents	Unknown	Red	Asset located outside the bounds of the collective protection, No fall protection present, SSOW required.
Building 1 Roof 2	Door	Parapet	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof 2	Door	Plant Work	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof 3	Door	Guardrail	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof 3	Door	Windows	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof 3	Door	Brise Soleil	Unknown	Green	Collective protection present, mandatory site PPE required.



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Safety at height

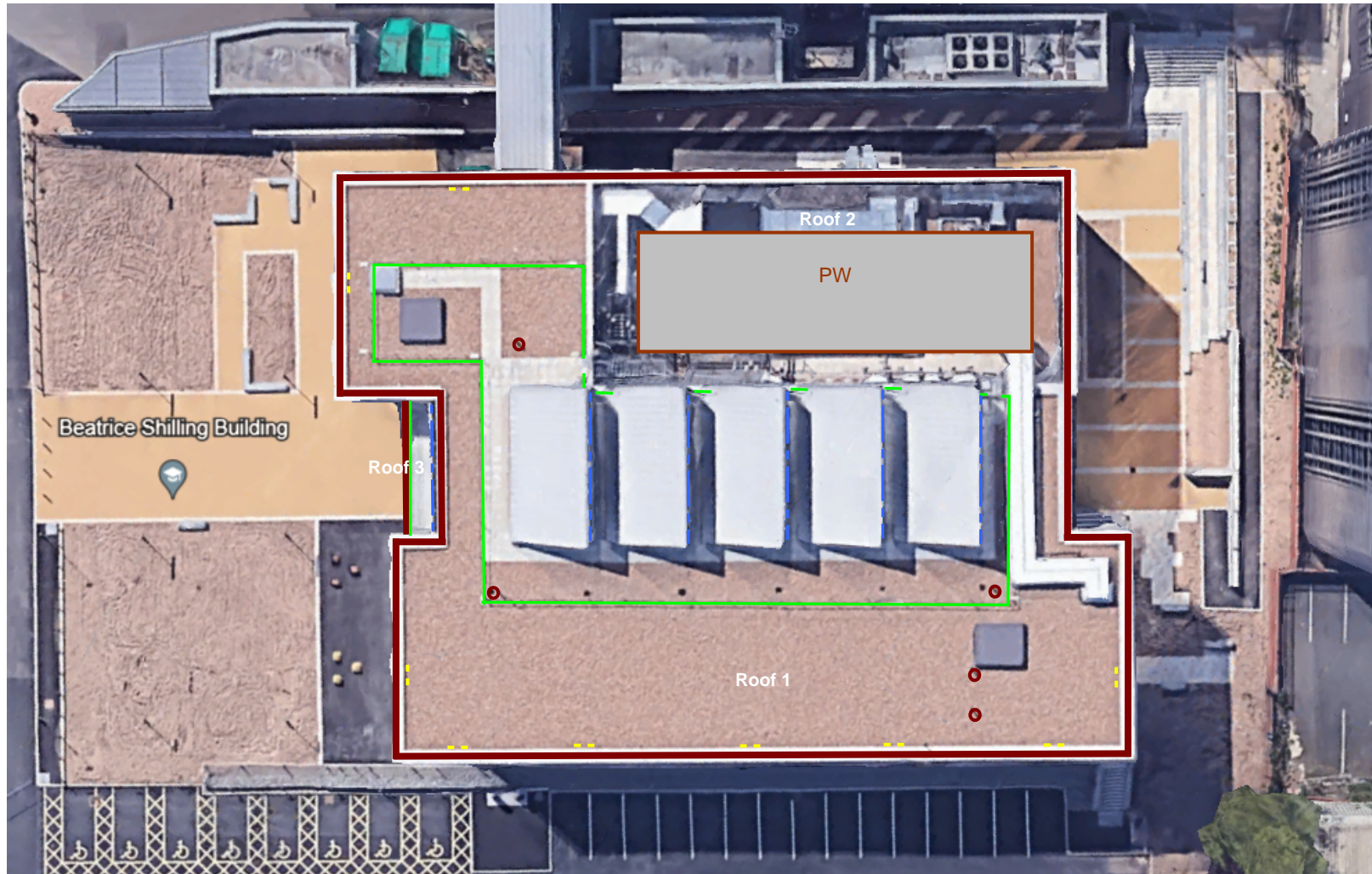
without compromise

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 - 3



ASSET KEY:

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

Area	Building 1/Roof 1			Roof height	Approx 25m	
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 certified and within compliance						
Roof area accessed via door.						
We advise no lone working on this roof with consideration towards evacuation.						
Tasks		Comments				
Window Maintenance		These are located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Chimney Flue Maintenance		Chimney Flues are located both within the confines of the collective protection & outside it, should maintenance be required on those that are located outside the boundaries of the collective protection then an SSOW, training and additional equipment is required.				
Lightning Protection Maintenance		Lightning Protection is both within the confines of the collective protection & outside it, should maintenance be required on those that are located outside the boundaries of the collective protection then an SSOW, training and additional equipment is required.				
Air Vent Maintenance		Air Vents are located both within the confines of the collective protection & outside it, should maintenance be required on those that are located outside the boundaries of the collective protection then an SSOW, training and additional equipment is 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/contactors 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, especially with the specialist access/traversal methods required on this roof by way of work positioning and the minimal fall protection installed, in most cases we would advise that additional Horizontal cable systems are installed to aid the safe movement around these roof areas in an aim to keep the end user away from any potential fall hazard, currently the access methods fall down to the end user and their competency/training, there is excess potential for human error involved that could potentially be mitigated by the installation of additional equipment.

Area	Building 1/Roof 2			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 collective protection (Parapet)						
Roof area accessed via door.						
We advise no lone working on this roof with consideration towards evacuation.						
Tasks		Comments				
Plant work maintenance		Plant works 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/contactors 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, mandatory site PPE as specified by Coventry University required.

Area	Building 1/Roof 3			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 collective protection and is certified and within compliance						
Roof area accessed via door.						
We advise no lone working on this roof with consideration towards evacuation.						
Tasks		Comments				
Plant Work Maintenance		Plant Works located within the confines of the collective protection; these are to be maintained whilst staying in the confines of the collective protection.				
Window Cleaning		Windows located within the confines of the collective protection; these are to be maintained/cleaned whilst staying in the confines of the collective protection.				
Brise Soleil		Brise Soleil 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, mandatory site PPE as specified by Coventry University required.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/Roof 1	Hard hat, Boots, Hi-vis.	<p>Mandatory site PPE as specified by Coventry University is required within the confines of the collective protection.</p> <p>Outside of that and in addition to the above then specialist PPE such as Work positioning units, harness, additional anchorage points are required</p>
Building 1/Roof 2	Hard hat, Boots, Hi-vis.	Mandatory site PPE as specified by Coventry University is required within the confines of the collective protection.
Building 1/Roof 3	Hard hat, Boots, Hi-vis.	Mandatory site PPE as specified by Coventry University is required within the confines of the collective protection.

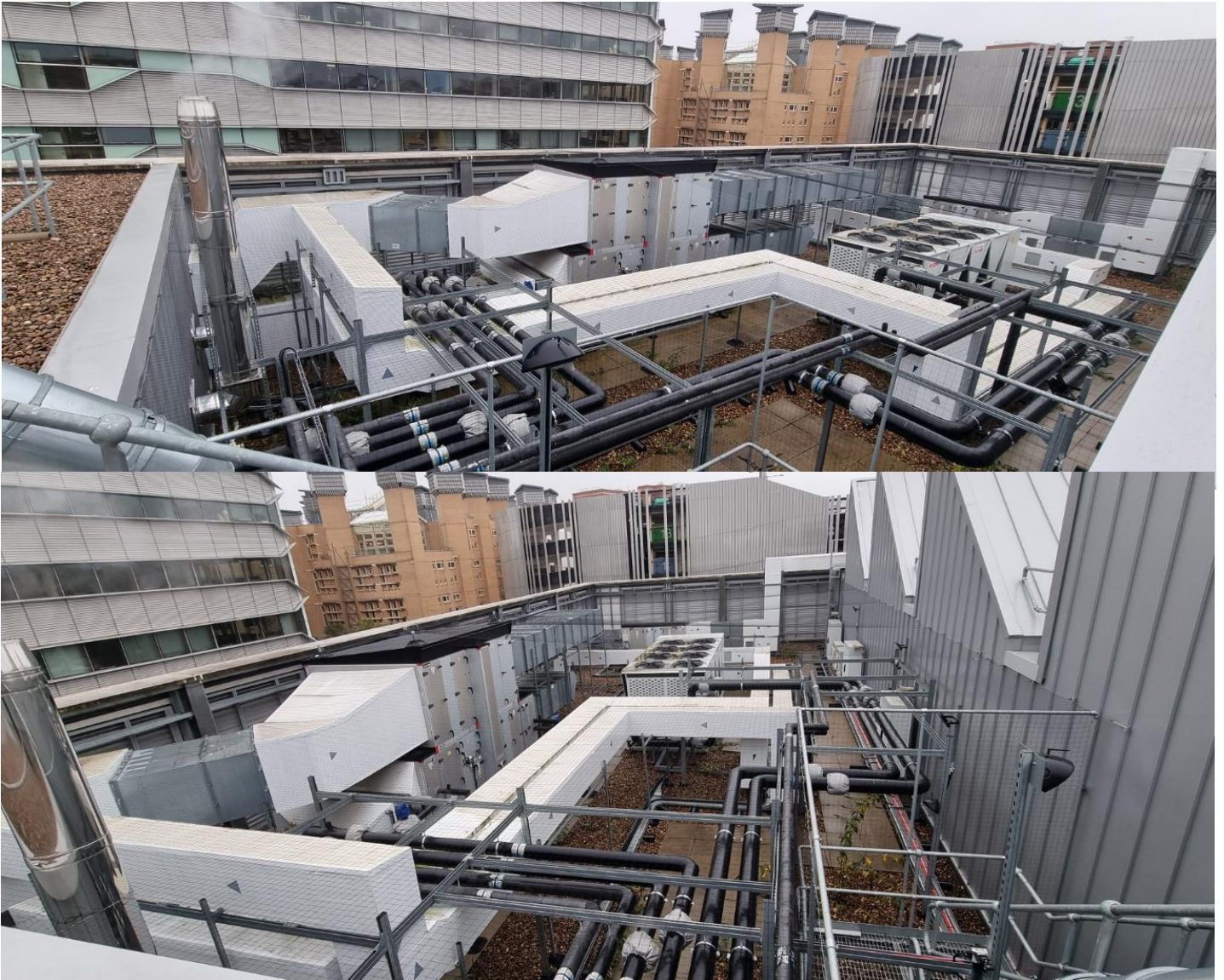
Please note that the PPE regulations state that the employer must provide suitable training and instruction for the equipment provided. All operatives be suitably trained in the safe use of any equipment provided.

Photos Building 1/Roof 1





Building 1/Roof 2



Building 1/Roof 3



Rescue

Roof Area	Building 1/Roof 1	Roof Height	Approx. 25
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Rescue
N/A Collective protection present.

Comments
Considerations are to be made if access to assets located outside of the confines of the collective protection is required.

Roof Area	Building 1/Roof 2	Roof Height	Approx. 20
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Rescue
N/A - Collective protection present.

Comments
N/A

Roof Area	Building 1/Roof 3	Roof Height	Approx. 20
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Rescue
N/A - Collective protection present.

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 training 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.
This roof area is covered by collective protection, although there are assets located outside the collective areas.
Anyone requiring access to areas not covered by collective protection must have suitable specialist work at height training.
Should an emergency rescue be required then operatives should be trained on the equipment required.

Summary

These roof areas are covered mainly by collective protection, although there are assets located outside of this on Roof area 1. Should access be required to these assets then an SSOW, specialist equipment and training will be required.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 