

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Bishop Gate Student Accommodation, Tower St, Coventry, CV1 1AJ

Eurosafes 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
Block A, Roof 1	Fixed Ladder	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Block A, Roof 1	Fixed Ladder	Abseil Anchor AA01-069	MSA Latchways	Purple	Specialist (Rope access, SSOW etc.)
Block A, Roof 1	Fixed Ladder	Guardrail GR01	Defender	Green	Collective protection present, mandatory site PPE required.
Block A, Roof 1	Fixed Ladder	Gutter	N/A	Green	Collective protection present, mandatory site PPE required.
Block A, Roof 1	Fixed Ladder	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Block A, Roof 1	Fixed Ladder	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Block A, Roof 1	Fixed Ladder	Hatch/Smoke vent	N/A	Green	Collective protection present, mandatory site PPE required.
Block A, Roof 1	Fixed Ladder	Satellite dish	N/A	Green	Collective protection present, mandatory site PPE required.
Block A, Roof 1	Fixed Ladder	Windows	N/A	Purple	Specialist (Rope access, SSOW etc.)
Block A, Roof 2	Fixed Ladder	Mansafe System MS01	Fall Angel	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block A, Roof 3	Door	Mansafe system MS02	Fall Angel	Yellow	Standard, Harness, Lanyard, basic training.
Block A, Roof 3	Door	Abseil Anchor AA070-087	MSA Latchways	Purple	Specialist (Rope access, SSOW etc.)
Block A, Roof 3	Door	Windows	N/A	Purple	Specialist (Rope access, SSOW etc.)
Block A, Roof 3	Door	Chimney flue	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block A, Roof 3	Door	Gutter	N/A	Amber	Advanced, Harness, Lanyards, advanced

					training/work positioning required.
Block A, Roof 3	Door	Lightning protection	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block A, Roof 4	Door	Mansafe system MS03	MSA Latchways	Yellow	Standard, Harness, Lanyard, basic training.
Block A, Roof 4	Door	Abseil anchors AA303-327	MSA Latchways	Purple	Specialist (Rope access, SSOW etc.)
Block A, Roof 4	Door	Windows	N/A	Purple	Specialist (Rope access, SSOW etc.)

Location	Access	Asset	Manufacturer	Risk rating (GYOR)	Comment
Block A, Roof 4	Door	Gutter	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block A, Roof 4	Door	Lightning protection	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block A, Roof 4	Door	Chimney Flue	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block B, Roof 1	Fixed ladder	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Block B, Roof 1	Fixed Ladder	Abseil anchors AA088-157	MSA Latchways	Purple	Specialist (Rope access, SSOW etc.)
Block B, Roof 1	Fixed Ladder	Windows	N/A	Purple	Specialist (Rope access, SSOW etc.)
Block B, Roof 1	Fixed ladder	Guardrail GR02	Defender	Green	Collective protection present, mandatory site PPE required.
Block B, Roof 1	Fixed ladder	Gutter	N/A	Green	Collective protection present, mandatory site PPE required.
Block B, Roof 1	Fixed ladder	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.

Block B, Roof 1	Fixed ladder	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Block B, Roof 1	Fixed ladder	Lightning Protection	N/A	Green	Collective protection present, mandatory site PPE required.
Block B, Roof 1	Fixed ladder	Hatch/Smoke vent	N/A	Green	Collective protection present, mandatory site PPE required.
Block B, Roof 1	Fixed ladder	Satellite Dish	N/A	Green	Collective protection present, mandatory site PPE required.
Block B, Roof 2	Fixed ladder	Mansafe System MS04	Fall Angel	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block B, Roof 3	Door	Abseil anchors AA158-210	MSA Latchways	Purple	Specialist (Rope access, SSOW etc.)
Block B, Roof 3	Door	Windows	N/A	Purple	Specialist (Rope access, SSOW etc.)
Block B, Roof 3	Door	Gutter	N/A	Green	Collective protection present, mandatory site PPE required.

Location	Access	Asset	Manufacturer	Risk rating (GYOR)	Comment
Block B, Roof 3	Door	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Block B, Roof 3	Door	Lightning Protection	N/A	Green	Collective protection present, mandatory site PPE required.
Block C, Roof 1	Fixed ladder	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Block C, Roof 1	Fixed Ladder	Abseil anchors AA227-284	MSA Latchways	Purple	Specialist (Rope access, SSOW etc.)
Block C, Roof 1	Fixed ladder	Guardrail GR03	Defender	Green	Collective protection present, mandatory site PPE required.
Block C, Roof 1	Fixed ladder	Gutter	N/A	Green	Collective protection present, mandatory site PPE required.
Block C, Roof 1	Fixed ladder	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.

Block C, Roof 1	Fixed ladder	Lightning Protection	N/A	Green	Collective protection present, mandatory site PPE required.
Block C, Roof 1	Fixed ladder	Hatch/Smoke Vent	N/A	Green	Collective protection present, mandatory site PPE required.
Block C, Roof 1	Fixed ladder	Satellite Dish	N/A	Green	Collective protection present, mandatory site PPE required.
Block C, Roof 1	Fixed Ladder	Windows	N/A	Purple	Specialist (Rope access, SSOW etc.)
Block C, Roof 2	Fixed ladder	Mansafe System MS06	Fall Angel	Yellow	Standard, Harness, Lanyard, basic training.
Block C, Roof 3	Door	Mansafe System MS05	Fall Angel	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block C, Roof 3	Door	Abseil anchors AA285-302	MSA Latchways	Purple	Specialist (Rope access, SSOW etc.)
Block C, Roof 3	Door	Gutter	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block C, Roof 3	Door	Chimney Flue	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block C, Roof 3	Door	Lightning Protection	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block C, Roof 4	Door	Abseil anchors AA328-349	MSA Latchways	Purple	Specialist (Rope access, SSOW etc.)
Block C, Roof 4	Fixed ladder	Mansafe System MS07	MSA Latchways	Yellow	Standard, Harness, Lanyard, basic training.
Block C, Roof 4	Door	Gutter	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block C, Roof 4	Door	Chimney Flue	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Block C, Roof 4	Door	Lightning Protection	N/A	Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.

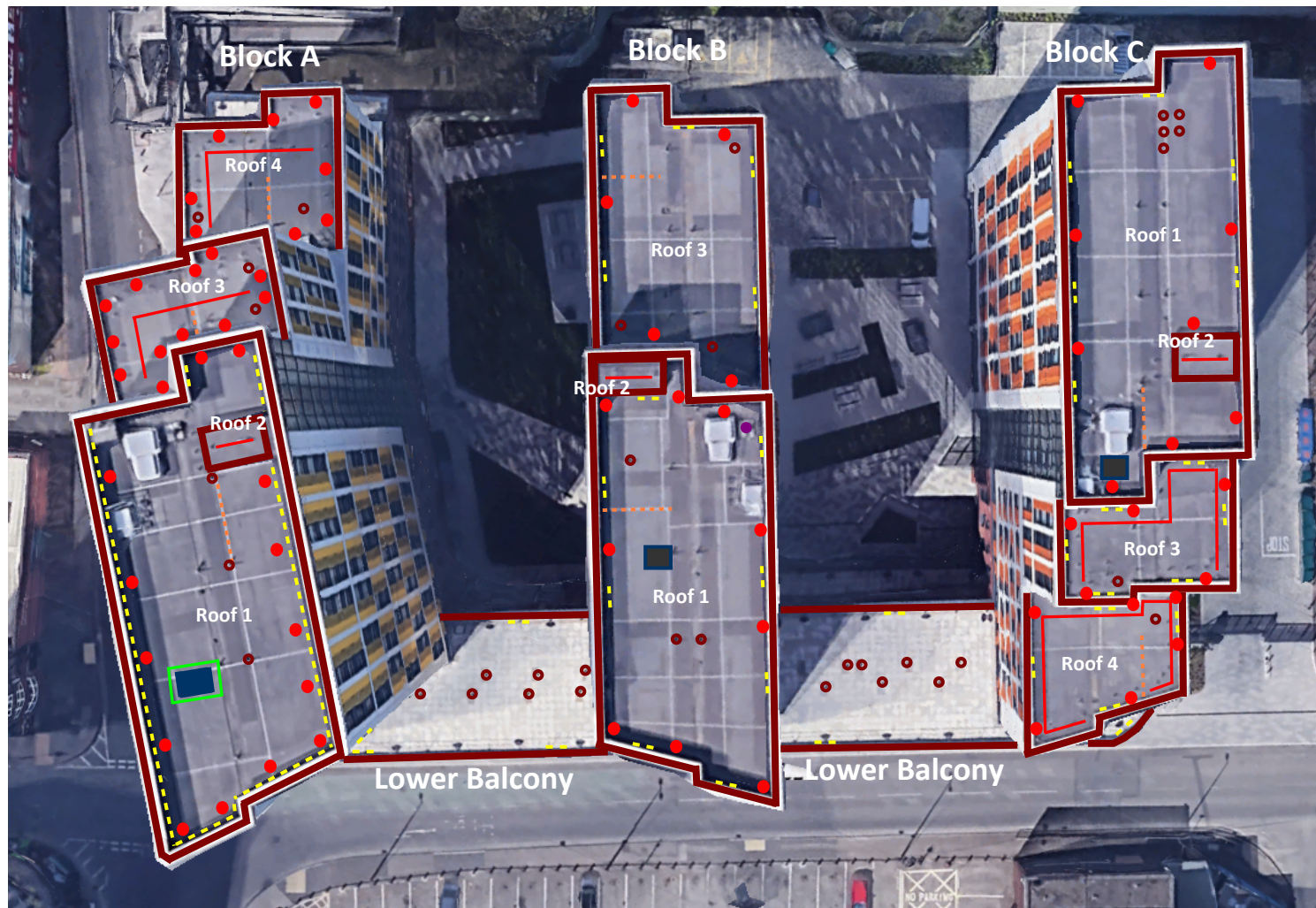
Lower balcony area	Door	Guardrail GR04-GR05	Guard Angel	Green	Collective protection present, mandatory site PPE required.
Lower balcony area	Door	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Lower balcony area	Door	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Lower balcony area	Door	Windows	N/A	Green	Collective protection present, mandatory site PPE 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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Blocks A, B, C Roof Areas and Lower Balcony



ASSET KEY:

- Gutters
- Mansafe System
- Guardrail
- Lightning Protection
- Chimney Flue
- AV Air Vent
- AC Air Con
- Skylight
- ⌵ Flagpole
- PW Plant Work
- Windows
- Abseil Anchor
- Hatch
- Fixed Ladder Hatch

*Please note due to the nature of the buildings the balcony is partially obscured in places however the above does cover the assets noted on it by the attending engineer

Area	Block A/ Roof 1			Roof height	Approx 70m	
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 Mansafe systems, Abseil anchors and guardrails.

All equipment is within compliance.

Roof area accessed by Fixed ladder, additional considerations to be taken in regard to rescue and evacuation.

We advise no lone working on this roof.

Tasks	Comments
Hatch/Smoke Vent Maintenance	Hatch is located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.
Lightning Protection Maintenance	Lightning protection is 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 within the confines of the of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.
Window Cleaning/Rope Access	Rope access anchors in place believed for cleaning windows, Specialist training and equipment required (Rope access, SSOW etc.)
Gutter Cleaning/Maintenance	Gutters are located within the confines of the of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.
Satellite Dish Maintenance	Satellite dish is located within the confines of the 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, mansafe systems and abseil anchors therefore any requirement to perform tasks outside the confines of the collective protection will require specific and specialist training when using this equipment.

Area	Block A/Roof area 2			Roof height	Approx 70m	
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 a mansafe system.						
All equipment is within compliance.						
Roof area accessed by Fixed ladder, additional considerations to be taken in regard to rescue and evacuation.						
We advise no lone working on this roof.						
Tasks		Comments				
No Serviceable assets in area.		This roof is a small section located on Roof area 1 with a mansafe system present.				
		We believe this system is to be used as a restrain tool for ease of access to the lightening protection tapes (These can be reached from standing on the lower roof within the confines of the fall protection.				
		Advise this system is used by trained personnel only as advanced work positioning would be required.				
		If a user fell from this higher roof section to the lower one the system would be ineffective due to this being approx. a 1.5m step up.				
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, mansafe systems and abseil anchors therefore any requirement to perform tasks outside the confines of the collective protection will require specific and specialist training when using this equipment.

Area	Block A/Roof area 3			Roof height	Approx 60m	
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 mansafe systems and Abseil anchors.						
All equipment is within compliance.						
Roof area accessed by Door						
We advise no lone working on this roof.						
Tasks		Comments				
Gutter Cleaning/Maintenance		Gutters are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Lightning Protection Maintenance		Lightening protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Chimney Flue Maintenance		Chimney flues are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Window Cleaning/Rope Access		Rope access anchors in place believed for cleaning windows, Specialist training and equipment required (Rope access, SSOW etc.)				

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 mansafe systems and abseil anchors therefore will require specific and specialist training when using this equipment.

Area	Block A/Roof area 4			Roof height	Approx 50m	
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 Mansafe systems and Abseil anchors.						
All equipment is within compliance.						
Roof area accessed by Door						
We advise no lone working on this roof.						
Tasks		Comments				
Gutter Cleaning/Maintenance		Gutters are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Lightning Protection Maintenance		Lightening protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Chimney Flue Maintenance		Chimney flues are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Window Cleaning/Rope Access		Rope access anchors in place believed for cleaning windows, Specialist training and equipment required (Rope access, SSOW etc.)				

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 mansafe systems and abseil anchors therefore will require specific and specialist training when using this equipment.

Area	Block B/ Roof 1			Roof height	Approx 70m	
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 Mansafe systems, Abseil anchors and guardrails.						
All equipment is within compliance.						
Roof area accessed by Fixed ladder, additional considerations to be taken in regard to rescue and evacuation.						
We advise no lone working on this roof.						
Tasks		Comments				
Hatch/Smoke Vent Maintenance		Hatch is located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Lightning Protection Maintenance		Lightning protection is located within the confines of the 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 within the confines of the of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Window Cleaning/Rope Access		Rope access anchors in place believed for cleaning windows, Specialist training and equipment required (Rope access, SSOW etc.)				
Gutter Cleaning/Maintenance		Gutters are located within the confines of the of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Satellite Dish Maintenance		Satellite dish is located within the confines of the 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, mansafe systems and abseil anchors therefore any requirement to perform tasks outside the confines of the collective protection will require specific and specialist training when using this equipment.

Area	Block B/Roof area 2			Roof height	Approx 70m	
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 a Mansafe system.</p> <p>All equipment is within compliance.</p> <p>Roof area accessed by Fixed ladder, additional considerations to be taken in regard to rescue and evacuation.</p> <p>We advise no lone working on this roof.</p>						
Tasks		Comments				
No Serviceable assets in area.		<p>This roof is a small section located on Roof area 1 with a mansafe system present.</p> <p>We believe this system is to be used as a restrain tool for ease of access to the lightening protection tapes (These can be reached from standing on the lower roof within the confines of the fall protection.</p> <p>Advise this system is used by trained personnel only as advanced work positioning would be required.</p> <p>If a user fell from this higher roof section to the lower one the system would be ineffective due to this being approx. a 1.5m step up.</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, mansafe systems and abseil anchors therefore any requirement to perform tasks outside the confines of the collective protection will require specific and specialist training when using this equipment.</p>						

Area	Block B/ Roof 3			Roof height	Approx 60m	
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 a parapet and abseil anchors.

All equipment is within compliance.

Roof area accessed by Door

We advise no lone working on this roof.

Tasks	Comments
Lightning Protection Maintenance	Lightening protection is located within the confines of the 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 within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.
Window Cleaning/Rope Access	Rope access anchors in place believed for cleaning windows, Specialist training and equipment required (Rope access, SSOW etc.)
Gutter Cleaning/Maintenance	Gutters are 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 and abseil anchors therefore any requirement to perform tasks outside the confines of the collective protection will require specific and specialist training when using this equipment.

Area	Block C/ Roof 1			Roof height	Approx 70m	
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 Mansafe systems, Abseil anchors and guardrails.						
All equipment is within compliance.						
Roof area accessed by Fixed ladder, additional considerations to be taken in regard to rescue and evacuation.						
We advise no lone working on this roof.						
Tasks		Comments				
Hatch/Smoke Vent Maintenance		Hatch is located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Lightning Protection Maintenance		Lightning protection is 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 within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Window Cleaning/Rope Access		Rope access anchors in place believed for cleaning windows, Specialist training and equipment required (Rope access, SSOW etc.)				
Gutter Cleaning/Maintenance		Gutters are located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Satellite Dish Maintenance		Satellite dish is 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, mansafe systems and abseil anchors therefore any requirement to perform tasks outside the confines of the collective protection will require specific and specialist training when using this equipment.

Area	Block C/Roof area 2			Roof height	Approx 70m	
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 a Mansafe system.						
All equipment is within compliance.						
Roof area accessed by Fixed ladder, additional considerations to be taken in regard to rescue and evacuation.						
We advise no lone working on this roof.						
Tasks		Comments				
No Serviceable assets in area.		This roof is a small section located on Roof area 1 with a mansafe system present.				
		We believe this system is to be used as a restrain tool for ease of access to the lightening protection tapes (These can be reached from standing on the lower roof within the confines of the fall protection.				
		Advise this system is used by trained personnel only as advanced work positioning would be required.				
		If a user fell from this higher roof section to the lower one the system would be ineffective due to this being approx. a 1.5m step up.				
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, mansafe systems and abseil anchors therefore any requirement to perform tasks outside the confines of the collective protection will require specific and specialist training when using this equipment.

Area	Block C/Roof area 3			Roof height	Approx 60m	
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 Mansafe systems and Abseil anchors.						
All equipment is within compliance.						
Roof area accessed by Door						
We advise no lone working on this roof.						
Tasks		Comments				
Gutter Cleaning/Maintenance		Gutters are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Lightning Protection Maintenance		Lightening protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Chimney Flue Maintenance		Chimney flues are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Window Cleaning/Rope Access		Rope access anchors in place believed for cleaning windows, Specialist training and equipment required (Rope access, SSOW etc.)				

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 mansafe systems and abseil anchors therefore will require specific and specialist training when using this equipment.

Area	Block C/Roof area 4			Roof height	Approx 50m	
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 Mansafe systems and Abseil anchors.						
All equipment is within compliance.						
Roof area accessed by Door						
We advise no lone working on this roof.						
Tasks		Comments				
Gutter Cleaning/Maintenance		Gutters are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Lightning Protection Maintenance		Lightening protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Chimney Flue Maintenance		Chimney flues are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Window Cleaning/Rope Access		Rope access anchors in place believed for cleaning windows, Specialist training and equipment required (Rope access, SSOW etc.)				

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 mansafe systems and abseil anchors therefore will require specific and specialist training when using this equipment.

Area	Lower Balcony area			Roof height	Approx 15m	
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.						
All equipment is within compliance.						
Roof area accessed by Fixed ladder, additional considerations to be taken in regard to rescue and evacuation.						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning Protection Maintenance		Lightning protection is 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 within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Window Cleaning		Windows are located within the confines of the of the collective protection, these are to be cleaned/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.



PPE Requirements

Building/Roof area	PPE Requirements	Comments
Block A/ Roof 1 and 2	Mandatory site PPE, Harness, Lanyard, and work positioning. Specialist Rope access equipment.	Mandatory site PPE (specified by Coventry University) Harness, Lanyard, and work positioning to be used in conjunction with Mansafe systems. Specialist PPE/training required for use in conjunction with Abseil anchors.
Block A/ Roof 3	Mandatory site PPE, Harness, Lanyard, and work positioning. Specialist Rope access equipment.	Mandatory site PPE (specified by Coventry University) Harness, Lanyard, and work positioning to be used in conjunction with Mansafe systems. Specialist PPE/training required for use in conjunction with Abseil anchors.
Block A/ Roof 4	Mandatory site PPE, Harness, Lanyard, and work positioning. Specialist Rope access equipment.	Mandatory site PPE (specified by Coventry University) Harness, Lanyard, and work positioning to be used in conjunction with Mansafe systems. Specialist PPE/training required for use in conjunction with Abseil anchors.
Block B/ Roof 1 and 2	Mandatory site PPE, Harness, Lanyard, and work positioning. Specialist Rope access equipment.	Mandatory site PPE (specified by Coventry University) Harness, Lanyard, and work positioning to be used in



		conjunction with Mansafe systems. Specialist PPE/training required for use in conjunction with Abseil anchors.
Block B/ Roof 3	Mandatory site PPE, Harness, Lanyard, and work positioning. Specialist Rope access equipment.	Mandatory site PPE (specified by Coventry University) Harness, Lanyard, and work positioning to be used in conjunction with Mansafe systems. Specialist PPE/training required for use in conjunction with Abseil anchors.
Block C/ Roof 1 and 2	Mandatory site PPE, Harness, Lanyard, and work positioning. Specialist Rope access equipment.	Mandatory site PPE (specified by Coventry University) Harness, Lanyard, and work positioning to be used in conjunction with Mansafe systems. Specialist PPE/training required for use in conjunction with Abseil anchors.
Block C/ Roof 3	Mandatory site PPE, Harness, Lanyard, and work positioning. Specialist Rope access equipment.	Mandatory site PPE (specified by Coventry University) Harness, Lanyard, and work positioning to be used in conjunction with Mansafe systems. Specialist PPE/training required for use in conjunction with Abseil anchors.
Block C/ Roof 4	Mandatory site PPE, Harness, Lanyard, and work positioning.	Mandatory site PPE (specified by Coventry University) Harness, Lanyard, and work positioning to be used in

	Specialist Rope access equipment.	conjunction with Mansafe systems. Specialist PPE/training required for use in conjunction with Abseil anchors.
Lower Balcony	Mandatory site PPE.	Mandatory site PPE (specified by Coventry University)

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 – Block A/ Roof 1 and 2



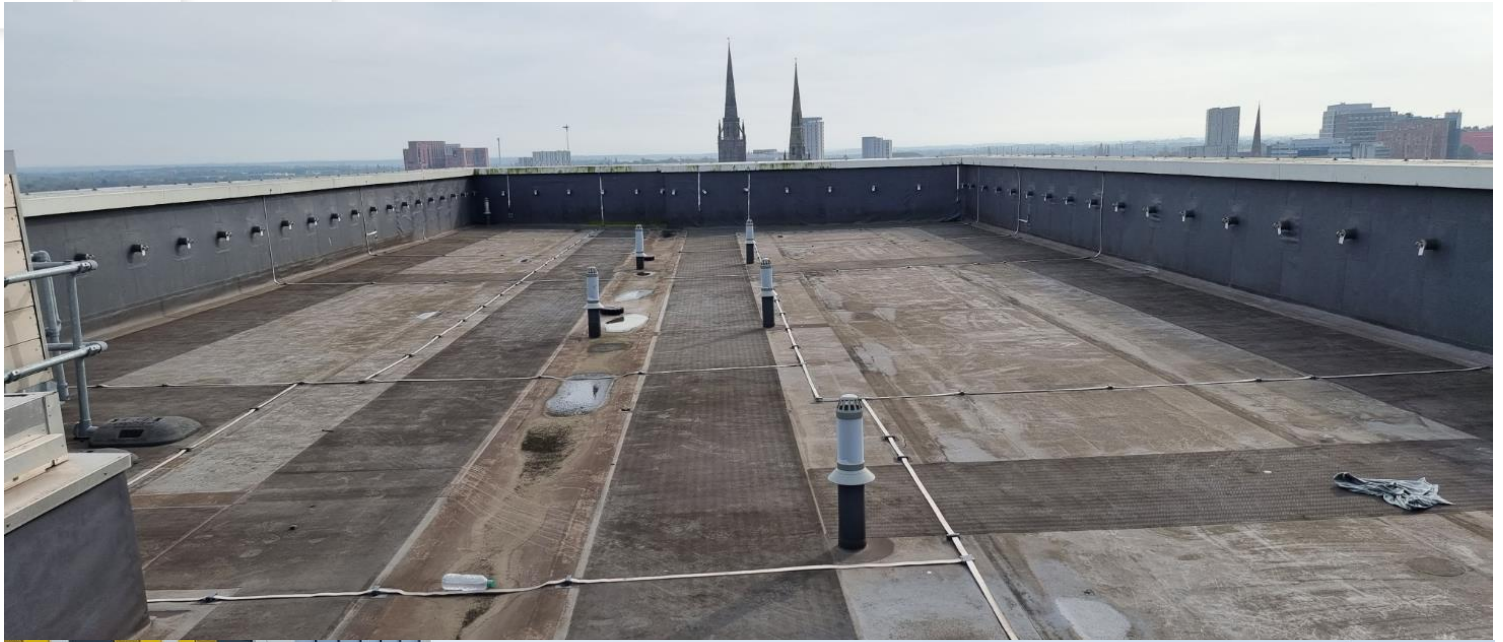
Block A/ Roof 3



Block A/ Roof 4



Block B/ Roof 1 and 2



Block B/ Roof 3



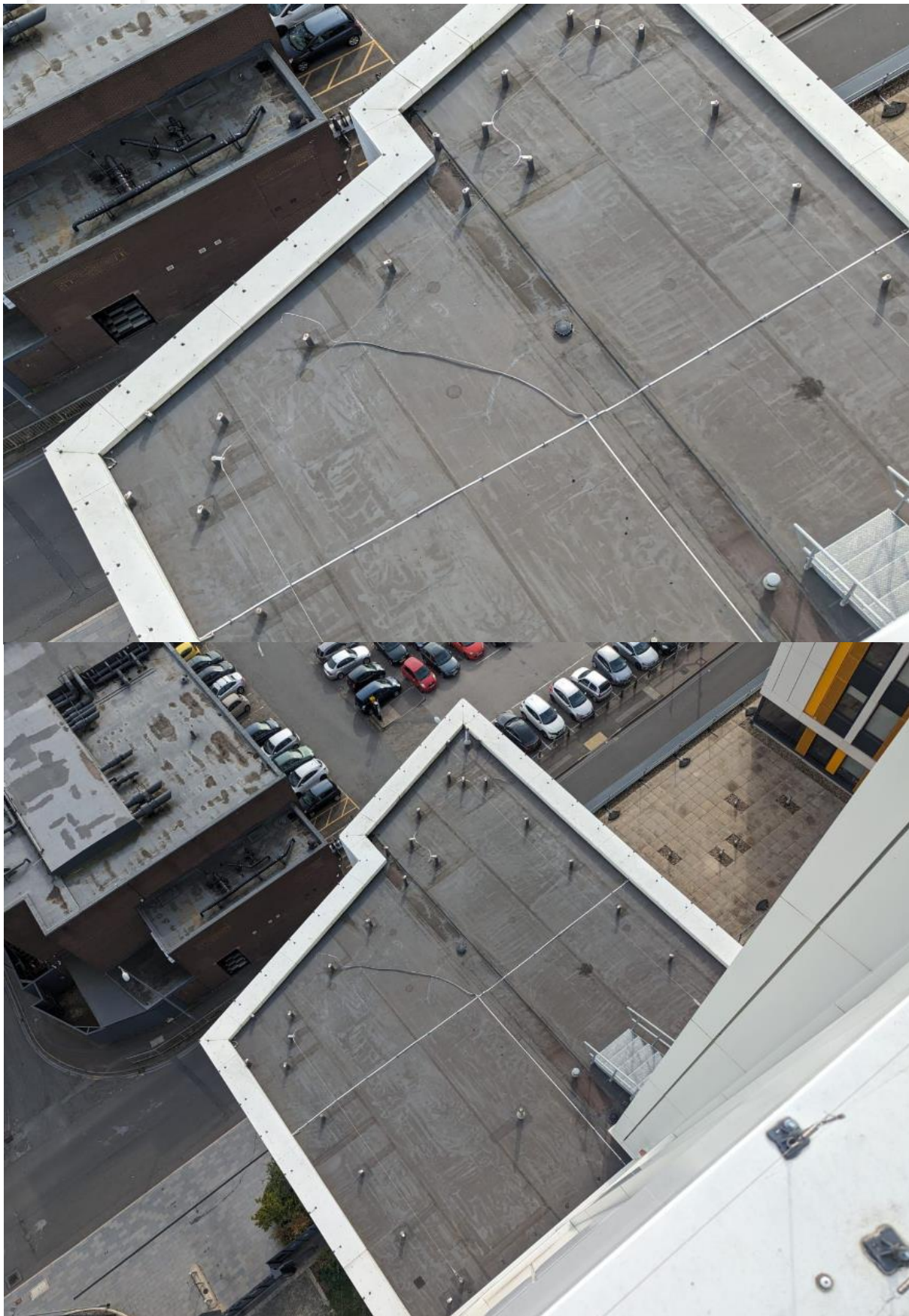
Block C/ Roof 1 and 2



Block C/ Roof 3



Block C/ Roof 4



Lower Balcony



Rescue

Roof Area	Block A/ Roof 1 and 2	Roof Height	Approx. 70m
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Rescue
100m IKAR rescue kit.

Comments
<p>Areas covered with collective protection would not require this rescue kit although considerations should be made regarding evacuation.</p> <p>100m Rescue kit would be suitable for use outside the confines of the collective protection.</p>

Roof Area	Block A/ Roof 3	Roof Height	Approx. 60m
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Rescue
100m IKAR rescue kit.

Comments
100m rescue kit will cover all basis on this building.

Roof Area	Block A/ Roof 4	Roof Height	Approx. 60m
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Rescue
100m IKAR rescue kit.

Comments
100m rescue kit will cover all basis on this building.

Roof Area	Block B/ Roof 1 and 2	Roof Height	Approx. 70m
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Rescue
100m IKAR rescue kit.

Comments
<p>Areas covered with collective protection would not require this rescue kit although considerations should be made regarding evacuation.</p> <p>100m Rescue kit would be suitable for use outside the confines of the collective protection.</p>

Roof Area	Block B/ Roof 3	Roof Height	Approx. 60m
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Rescue
100m IKAR rescue kit.

Comments
100m rescue kit will cover all basis on this building.

Roof Area	Block C/ Roof 1 and 2	Roof Height	Approx. 70m
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Rescue
100m IKAR rescue kit.

Comments
<p>Areas covered with collective protection would not require this rescue kit although considerations should be made regarding evacuation.</p> <p>100m Rescue kit would be suitable for use outside the confines of the collective protection.</p>

Roof Area	Block C/ Roof 3	Roof Height	Approx. 60m
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Rescue
100m IKAR rescue kit.

Comments
100m rescue kit will cover all basis on this building.

Roof Area	Block C/ Roof 4	Roof Height	Approx. 60m
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Rescue
100m IKAR rescue kit.

Comments
100m rescue kit will cover all basis on this building.

Roof Area	Lower Balcony	Roof Height	Approx. 15m
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Rescue
N/A

Comments
Area collectively protected.

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

This building is fully covered in regard to fall protection, Special considerations are to be made for in regards to training as not all serviceable assets can be accessed directly from the fall protection equipment present, advanced training requirements are essential.

Specialist training is required for the use of abseil anchors.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 