

## **Height Safety Asset Management Report**

### **Site Assessment & Report**

Coventry University – Charles Ward, Cope Street, Coventry, CV1 5FD

Eurosafe Solutions

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S13 9NR

**Surveyed on behalf of Coventry University**



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**Date: 20/10/2023**

### **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 GR06,07,10	Bespoke	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 1	Fixed ladder	Air Conditioning Units	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 1	Fixed ladder	Air Ventilation Units	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 1	Fixed Ladder	Lightening Protection	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 1	Fixed Ladder	Generator	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 2	Fixed ladder	Guardrail GR03-05	Bespoke	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 2	Fixed ladder	Lightening Protection	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 2	Fixed ladder	Air Conditioning Units	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 2	Fixed ladder	Air Ventilation Units	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 2	Fixed ladder	Windows	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 3	Fixed Ladder	Guardrail GR01-02	N/A	Green	Collective protection present (Although non-

					compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 3	Fixed Ladder	Air Ventilation Unit	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 3	Fixed Ladder	Air conditioning Unit	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 3	Fixed Ladder	Windows	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 1 Roof area 3	Fixed Ladder	Chimney Flue	N/A	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 2 Roof area 4	Door	Guardrail GR08	Bespoke	Green	Collective protection present (Although non-compliant) mandatory site PPE/SSOW required.
Building 2 Roof area 4	Door	Guardrail GR09	Pro-Guard	Green	Collective protection present, mandatory site PPE required.
Building 2 Roof area 4	Door	Lightening Protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 2 Roof area 4	Door	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 2 Roof area 4	Door	Gutters	N/A	Green	Collective protection present, mandatory site PPE required.
Building 2 Roof area 4	Door	Air Conditioning Units	N/A	Green	Collective protection present, mandatory site PPE required.
Building 2 Roof area 4	Door	Air Ventilation Units	N/A	Green	Collective protection present, mandatory site PPE required.



**eurosafesolutions®**

Safety at height  
without compromise

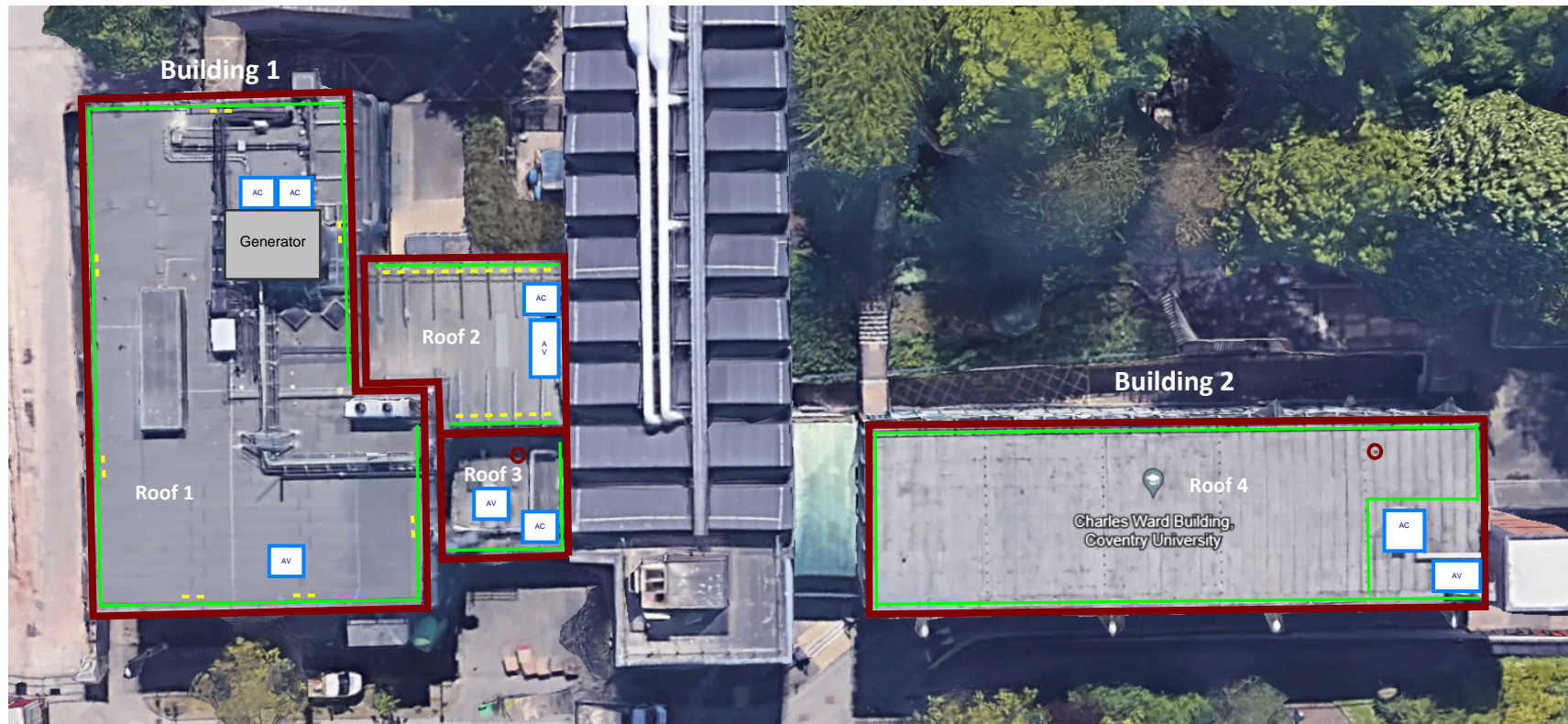
Key	
Purple	Specialist (Rope access, SSOW etc.)
Red	SSOW Required - No collective or permanent height safety equipment installed
Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Yellow	Standard, Harness, Lanyard, basic training
Green	Basic - Collective protection provided



Safety at **height**  
without compromise

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## Buildings 1 & 2 Roof Areas



### ASSET KEY:

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

Building 1/ Roof area 1			Roof height	Approx 12m	
Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
		x			
<b>Access Comments</b>					
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, mandatory PPE required on this roof only.					
Roof area is accessed via Fixed ladder, additional considerations are to be made regarding rescue and evacuation.					
Guardrail is not within Compliance.					
We advise no lone working on this roof.					
<b>Tasks</b>		<b>Comments</b>			
Maintenance of Air Conditioning Units		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Maintenance of Air vents		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Lightning Protection Maintenance		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Generator Maintenance		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
<b>Access Suggestions</b>					
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.					
The Guardrail located on this roof is not fully compliant with the current British and European standards therefore this must be risk assessed prior to access.					



Building 1/ Roof area 2			Roof height	Approx 10m	
Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
		x			
<b>Access Comments</b>					
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, mandatory PPE required on this roof only.					
Roof area is accessed via Fixed ladder, additional considerations are to be made regarding rescue and evacuation.					
Guardrail is not within Compliance.					
We advise no lone working on this roof.					
<b>Tasks</b>		<b>Comments</b>			
Maintenance of Air Conditioning Units		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Maintenance of Air vents		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Lightning Protection Maintenance		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Window Cleaning/Maintenance		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
<b>Access Suggestions</b>					
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.					
The Guardrail located on this roof is not fully compliant with the current British and European standards therefore this must be risk assessed prior to access.					

Building 1/ Roof area 3			Roof height	Approx 6m	
Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
		x			
<b>Access Comments</b>					
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, mandatory PPE required on this roof only.					
Roof area is accessed via Fixed ladder, additional considerations are to be made regarding rescue and evacuation.					
Guardrail is not within Compliance.					
We advise no lone working on this roof.					
<b>Tasks</b>		<b>Comments</b>			
Maintenance of Air Conditioning Units		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Maintenance of Air vents		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Chimney Flue Maintenance		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Window Cleaning/Maintenance		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
<b>Access Suggestions</b>					
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.					
The Guardrail located on this roof is not fully compliant with the current British and European standards therefore this must be risk assessed prior to access.					

Building 2/ Roof area 4			Roof height	Approx 20m	
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, mandatory PPE required on this roof only.					
Roof area is accessed via Fixed ladder, additional considerations are to be made regarding rescue and evacuation.					
Guardrail GR08 is not within Compliance. Guardrail GR09 is within Compliance.					
We advise no lone working on this roof.					
Tasks		Comments			
Gutter Cleaning/Maintenance		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Chimney Flue Maintenance		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Lightning Protection Maintenance		Collective protection present, although is non-compliant in regard to the current Standards. SSOW required.			
Air Conditioning unit Maintenance		Collective protection present, mandatory site PPE required.			
Air Ventilation Maintenance		Collective protection present, mandatory site PPE required.			
Lightning Protection Maintenance		Collective protection present, mandatory site PPE required. (Located within the confines of GR09)			
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.					
The Guardrail located on this roof is not fully compliant with the current British and European standards therefore this must be risk assessed prior to access.					
Any assets covered within the confines of GR09 can be accessed safely with mandatory PPE and basic training.					

## PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory site PPE required.	Mandatory PPE (specified by Coventry University) SSOW/Risk Assessment required due to guardrail being non-compliant.
Building 1/ Roof 2	Mandatory site PPE required.	Mandatory PPE (specified by Coventry University) SSOW/Risk Assessment required due to guardrail being non-compliant.
Building 1/ Roof 3	Mandatory site PPE required.	Mandatory PPE (specified by Coventry University) SSOW/Risk Assessment required due to guardrail being non-compliant.
Building 2/ Roof 4	Mandatory site PPE required.	Mandatory PPE (specified by Coventry University) Additional basic 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 2/Roof 4







## Rescue

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

Comments
Area covered by Guardrail

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 10m
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Rescue
N/A - Are collectively protected

Comments
Area covered by Guardrail

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 6m
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Rescue
N/A - Are collectively protected.

Comments
Area covered by Guardrail

Roof Area	Building 2/Roof area 4	Roof Height	Approx. 20m
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Rescue
N/A - Are collectively protected

Comments
Area covered by Guardrail

## 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

Both buildings 1 and 2 are covered by covered by collective protection although for the most part is non-compliant with the current standards, Only GR09 is suitable and within compliance.

We advise any access to these roof areas should be risk assessed and an SSOW is put in place.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 