

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Delia Derbyshire, Gosford Street, Coventry, CV1 5PH

Eurosafes Solutions

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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	Door	Guardrail	Safesite	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Davit Socket	Unknown	Purple	Specialist (Rope access, SSOW etc.)
Building 1 Roof area 1	Door	Exterior Windows	N/A	Purple	Specialist (Rope access, SSOW etc.)
Building 1 Roof area 1	Door	Windows	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Gutters	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Air ventilation units	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Lighting	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Chimney flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fixed ladder	Mansafe System	Sayfa	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 2	Fixed ladder	Chimney flue	N/A	Amber	Mandatory, harness, lanyard and advanced training/work positioning required.
Building 1 Roof area 2	Fixed ladder	Lightning protection	N/A	Amber	Mandatory, harness, lanyard and advanced training/work positioning required.
Building 1 Roof area 2	Fixed ladder	Gutters	N/A	Amber	Mandatory, harness, lanyard and advanced training/work positioning required.

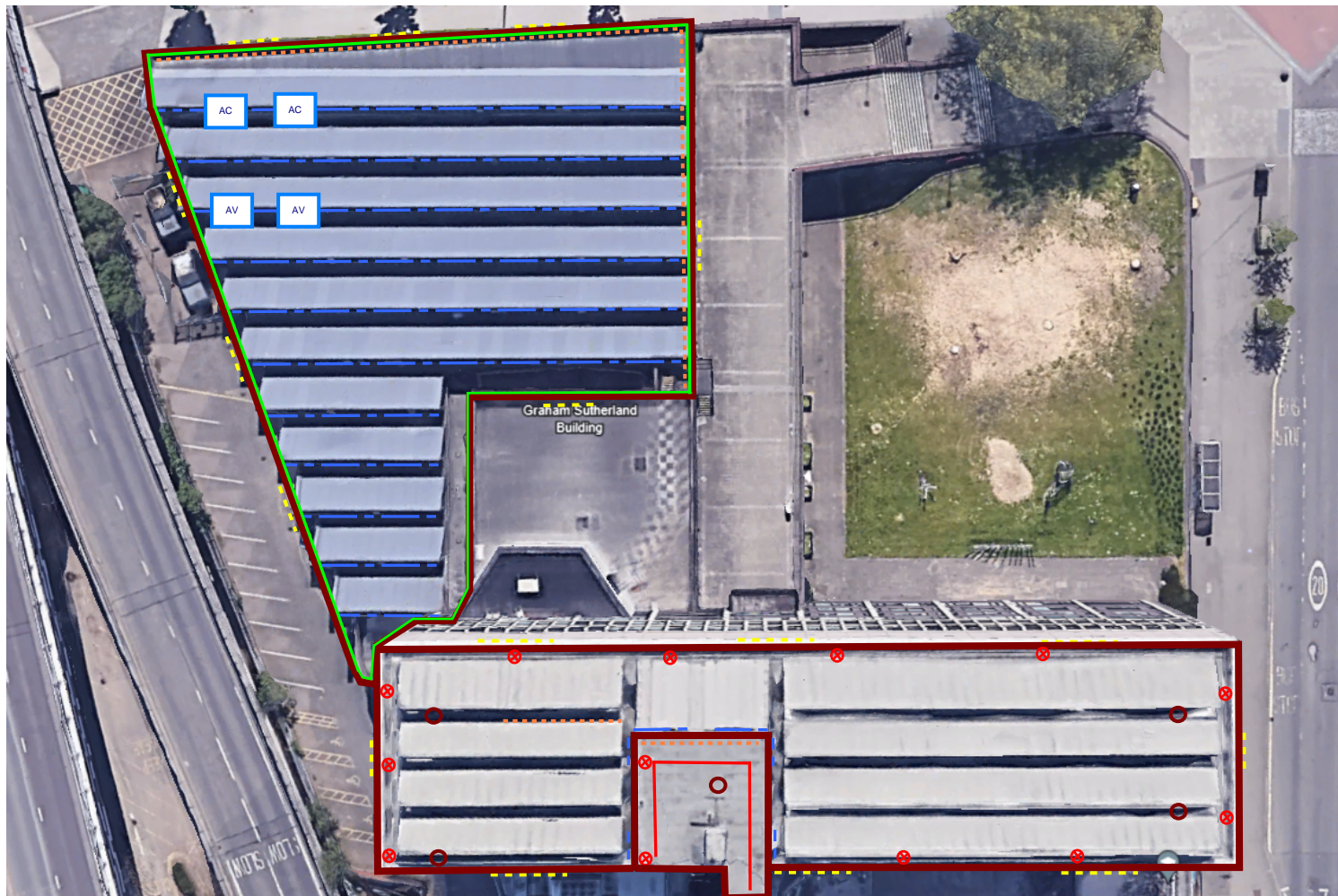
Building 1 Roof area 2	Fixed ladder	Davit socket	Unknown	Purple	Specialist (Rope access, SSOW etc.)
Building 1 Roof area 3	Door	Guardrail	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	Gutters	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	Lightening protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	Air Conditioning units	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	Air ventilation units	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	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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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
- ⊗ Davit Sockets

Area	Building 1/Roof area 1			Roof height	Approx 50m	
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.</p> <p>Guardrail is within compliance.</p> <p>Davit sockets are also present within the confines of the guardrail, these are not within compliance and are believed to be in situ to access the exterior windows.</p>						
Roof area accessed by Door.						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning Protection maintenance		Lightening protection is located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.				
Gutter Cleaning/Maintenance		Gutters are located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.				
Air Ventilation Unit Maintenance		Air vents are located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.				
Window Cleaning		<p>Windows are located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.</p> <p>Please note: There are davit sockets located on this roof area believed to be in place for abseil/window cleaning for the external surfaces of the building/</p> <p>In order to use these specialist equipment and training is required for rope access in addition to an SSOW.</p>				
Lighting Maintenance		Lighting is located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.				
Chimney Flue Maintenance		Chimney flues are located and can be maintained from within the confines of the collective protection, Mandatory PPE required 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 is covered by collective protection therefore personnel must remain within the confines of the edge protection at all times.

Any deviation from this will require specialist training and PPE.

Area	Building 1/Roof area 2			Roof height	Approx 54m	
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 a mansafe system.</p> <p>Mansafe system is not within compliance.</p> <p>Davit sockets are also present on this roof area, these are not within compliance and are believed to be in situ to access the exterior windows.</p> <p>Specialist equipment and training is required for rope access in addition to an SSOW.</p> <p>Roof area accessed by fixed ladder; additional considerations are to be taken regarding rescue/evacuation.</p> <p>We advise no lone working on this roof.</p>						
Tasks		Comments				
Lightning Protection Maintenance		Lightning protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
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.				
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.				

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 is covered by a mansafe system although the assets/tasks present require the user to have to deviate from the system using advanced work positioning techniques.

The addition of fall protection equipment would benefit here.

Area	Building 1/Roof area 3			Roof height	Approx 6m	
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 via parapet/Guardrail, although there may be a requirement to venture outside of the confines of the collective protection to access certain assets.						
This Guardrail is not withing compliance.						
Roof area accessed by Door						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning Protection Maintenance		Lightening protection is located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.				
Gutter Cleaning/Maintenance		Gutters are located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.				
Air Ventilation Unit Maintenance		Air vents are located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.				
Air Conditioning Unit Maintenance		Air conditioning units are located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.				
Window Cleaning		Windows are located and can be maintained from within the confines of the collective protection, Mandatory PPE required 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 a collective protection.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory PPE Required. Specialist PPE required.	Mandatory PPE (specified by Coventry University) for use within the collective protection. Specialist PPE/SSOW required for use of Davit equipment.
Building 1/ Roof 2	Mandatory site PPE, Full body harness, lanyards and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced work at height/rescue training required.
Building 1/ Roof 3	Mandatory site PPE required.	Mandatory PPE (specified by Coventry University) .

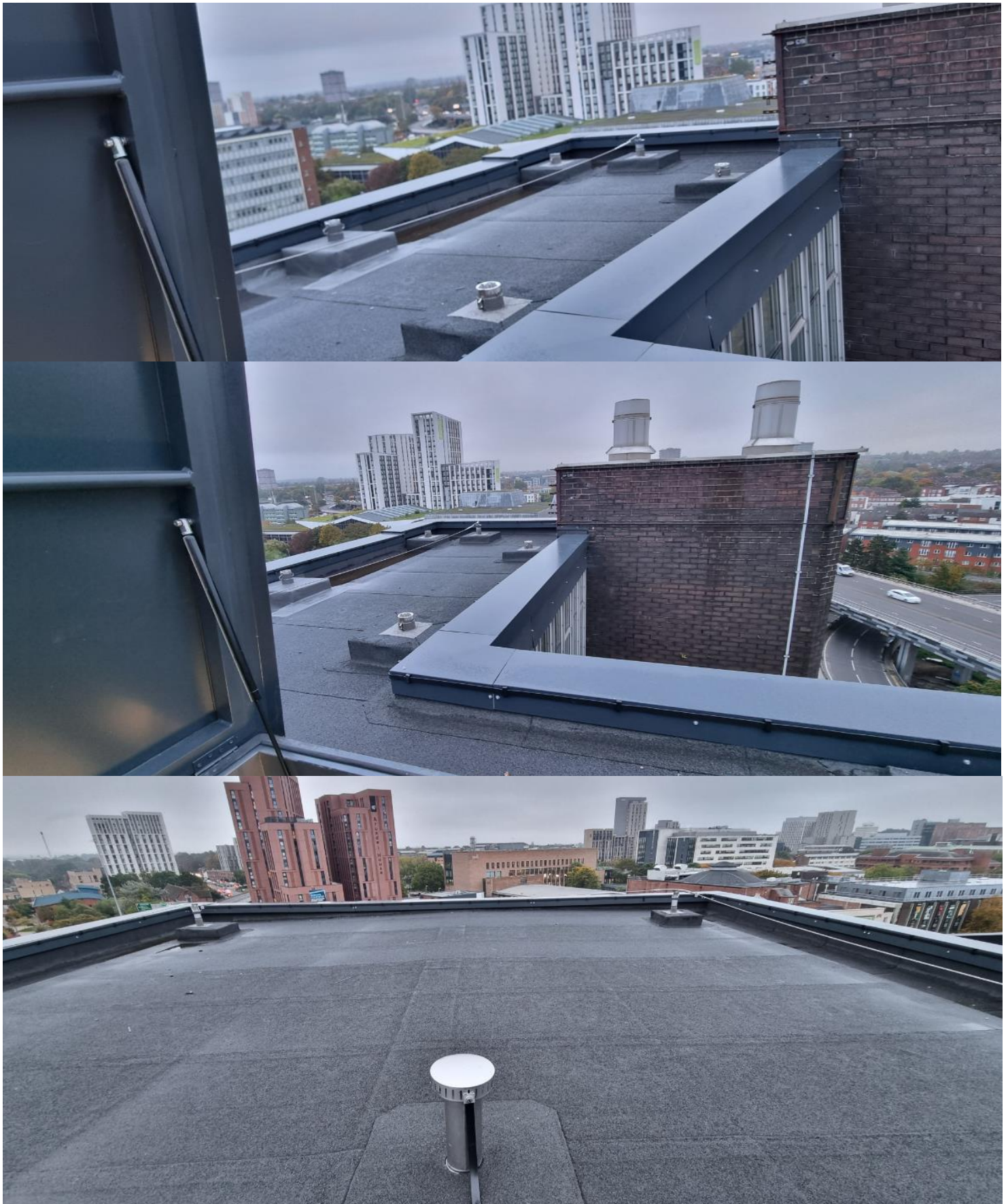
Please note that the PPE regulations state that the employer must provide suitable training and instruction for the equipment provided. All operatives be suitably trained in the safe use of any equipment provided

Photos – Building 1/Roof 1





Building 1/Roof 2





Building 1/Roof 3





Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 50m
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Rescue
100m IKAR Rescue kit

Comments
Due to the highest area being in excess of 50m it is advised that a 100m rescue kit would cover this building in its entirety.
Advanced work at height and rescue required.

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 55m
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Rescue
100m IKAR Rescue kit

Comments
Due to the highest area being in excess of 50m it is advised that a 100m rescue kit would cover this building in its entirety.
Advanced work at height and rescue required.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 6m
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Rescue
N/A

Comments
Collective protection present.

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

Most roof areas are covered by fall protection such as mansafe systems and guardrails, some of which are out of compliance and would require inspection.

Roofs 1 and 2 have davit sockets located on them, these are typically used for abseil, therefore additional advanced equipment/training and SSOW would be required in order to use these.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 