

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Ellen Terry, Coventry, West midlands, CV1 5RW

Eurosafes Solutions

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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	Safesite	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder	Guardrail	Medguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder	Guardrail	Medguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder	Guardrail	Safesite	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder	Mansafe system	MSA Latchways	Yellow	Harness, Lanyard, basic training required.
Building 1 Roof area 1	Fixed ladder	Lightening	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder	Lightening	Unknown	Amber	Harness, Lanyards, advanced training/work positioning required.
Building 1 Roof area 1	Fixed ladder	Gutters	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder	Air vents	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder	Demarcation	Unknown	Green	Designated Route highlighted via demarcation; Personnel must not venture outside the confines of the demarcation.
Building 1 Roof area 2	Door	Guardrail	Medguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Fixed ladder	Guardrail	Medguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Fixed ladder	Lightening	Unknown	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 3	Fixed ladder	Windows	Unknown	Red	SSOW Required - No collective or permanent height safety equipment installed

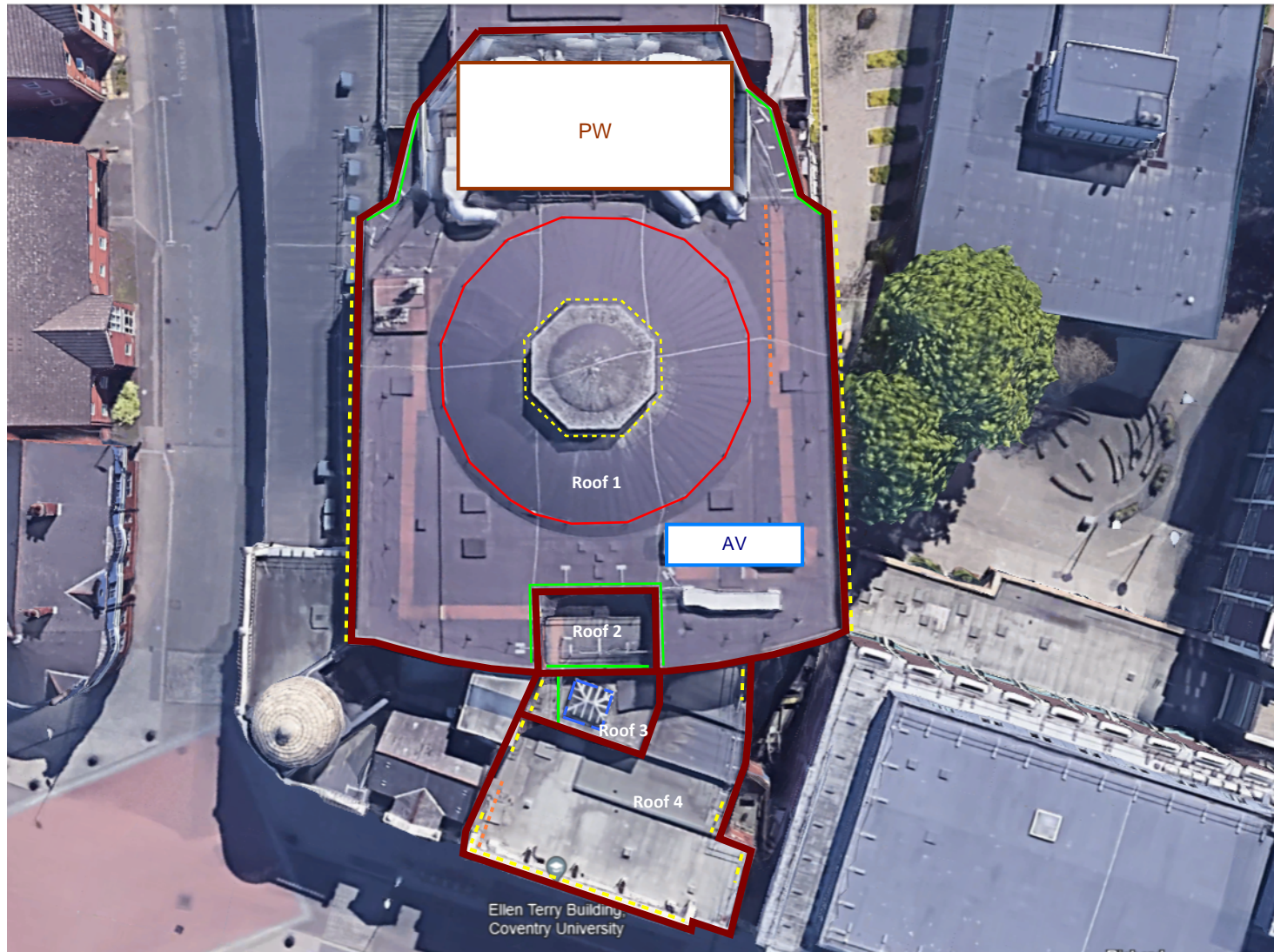
Building 1 Roof area 4	Fixed ladder	Guardrail	Medguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fixed ladder	Lightening	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof 4	Fixed ladder	Gutters	Unknown	Green	Collective 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 - 4



ASSET KEY:

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

Area	Building 1/Roof 1			Roof height	Approx 25m	
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 and is certified and within compliance. Areas that are not covered by collective protection is covered by a mansafe system, additional training and specialized PPE should be utilized. Also, demarcation is present on this roof area, this is not a form of fall protection and should not be considered as such, this is to highlight a collective walking route, this should be highlighted in risk assessment and should be adhered to.</p>						
Roof area accessed via fixed ladder; additional considerations should be made in regard to rescue.						
We advise no lone working on this roof with consideration towards evacuation.						
Tasks		Comments				
Gutter 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.				
Lightning Protection Maintenance		Lightening are both located within the confines of the collective protection and outside, should maintenance be required on those that are located outside the boundaries of the collective protection then an SSOW, use of existing mansafe systems, training and additional equipment/work positioning is required.				
Air Vent Maintenance		Air vents 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						
<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, especially with the requirement to use the existing mansafe systems and the potential to have to utilize work positioning to access the lightening protection that is located outside of the boundaries of the collective protection.</p>						

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 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				
N/A		No additional assets located on this roof area.				

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, mandatory site PPE as specified by Coventry University required.</p>

Area	Building 1/Roof 3			Roof height	Approx 20m	
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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. This roof area also has assets located outside the confines of the collective protection, should access to these be required an SSOW will be required as there is no fall protection present.

Roof area accessed via fixed ladder; additional considerations are to be taken in regards to rescue.

We advise no lone working on this roof with consideration towards evacuation.

Tasks	Comments
Lightning Protection Maintenance	Lightening protection is located within the confines of the collective protection and runs outside of it also, these are to be maintained whilst staying in the confines of the collective protection where possible, otherwise SSOW and additional training/equipment is required.
Window Cleaning	Windows are located outside the confines of the collective protection although could be cleaned from within with the use of suitable equipment.

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 for the most part mandatory site PPE as specified by Coventry University required.

Any requirement to move outside of the collective protection, SSOW, training and additional PPE will be required.

Area	Building 1/Roof 4			Roof height	Approx 18m	
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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 fixed ladder; additional considerations are to be taken in regards to rescue.

We advise no lone working on this roof with consideration towards evacuation.

Tasks	Comments
Lightning Protection Maintenance	Lightening protection is located within the confines of the collective protection; these are to be maintained whilst staying in the confines of the collective protection.
Gutter 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 for the most part 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, harness, lanyard, work positioning unit.	Mandatory site PPE as specified by Coventry University is required within the confines of the collective protection. Outside of that and in addition to the above then specialist PPE such as Work positioning units, harness and lanyards are required
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



Building 1/Roof 4



Rescue

Roof Area	Building 1/Roof 1	Roof Height	Approx. 25
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Rescue
50m IKAR Rescue kit

Comments
Collective protection is present in areas on this roof although rescue has been considered due to the presence of a mansafe system.

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, there is a mansafe system also located on this roof area, adequate training required.
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 is 1no mansafe systems located on Roof area 1, we suggest the task should determine the level of training/equipment required, this should all be detailed within an SSOW.

Roof area 3 is mainly covered by collective protection, although to fully maintain the lightening protection personnel must step out of the collective areas. Due to this an SSOW will be required.

All other roof areas are covered by collective protection.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 