

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Engineering and Computing building (Frank Whittle Building) – 3 Gulson Road,
Coventry, CV1 2JH

Eurosafe 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
Building 1 Roof area 1	Fixed ladder	Lightning protection	N/A	Red	No Fall protection present, SSOW required.
Building 1 Roof area 2	Fixed ladder	Lightning protection	N/A	Red	No Fall protection present, SSOW required.
Building 1 Roof area 3	Door	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	Guardrail GR01	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	Plant work	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	CCTV	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	Solar panels	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fixed ladder	Guardrail GR02	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fixed ladder	Lightning protection	N/A	Red	No Fall protection present, SSOW required.
Building 1 Roof area 4	Fixed ladder	Chimney flue	N/A	Red	No Fall protection present, SSOW required.
Building 1 Roof area 4	Fixed ladder	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	Door	Mansafe system MS02	Sayfa	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 5	Door	Mansafe system MS03	Sayfa	Yellow	Mandatory, Full body harness, Lanyard and basic training required.

Building 1 Roof area 5	Door	Guardrail GR03	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required. (Guardrail does not offer full collective protection)
Building 1 Roof area 5	Door	Guardrail GR04	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required. (Guardrail does not offer full collective protection)
Building 1 Roof area 5	Door	Lightning protection	N/A	Amber	Mandatory, harness, lanyard and advanced training/work positioning required.
Building 1 Roof area 5	Door	Chimney flue	N/A	Amber	Mandatory, harness, lanyard and advanced training/work positioning required.
Building 1 Roof area 5	Door	Air ventilation	N/A	Amber	Mandatory, harness, lanyard and advanced training/work positioning required.
Building 1 Roof area 5	Door	Green roof	N/A	Amber	Mandatory, harness, lanyard and advanced training/work positioning required.
Building 1 Roof area 6	Door	Mansafe system MS01	Sayfa	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 6	Door	Green Roof	N/A	Amber	Mandatory, harness, lanyard and advanced training/work positioning required.
Building 1 Roof area 6	Door	Lightning protection	N/A	Amber	Mandatory, harness, lanyard and advanced training/work positioning required.
Building 1 Roof area 6	Door	Air ventilation	N/A	Amber	Mandatory, harness, lanyard and advanced training/work positioning 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 - 6



ASSET KEY:

- Gutters
- Mansafe System
- Guardrail
- - - - - Lightning Protection
- Chimney Flue
- AV Air Vent
- AC Air Con
- Skylight
- ⌵ Flagpole
- PW Plant Work
- - - Windows
- ⊗ Davit Sockets
- Solar Panels
- CCTV

Area	Building 1/Roof area 1			Roof height	Approx 7m	
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 has fixed access, but no fall protection is present.						
Roof area accessed by fixed ladder; additional considerations are to be taken in regard to rescue/evacuation.						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning Protection Maintenance		No Fall protection located on this roof area, bespoke SSOW 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/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, there is currently no safe means of access to onto this roof. The addition of fall protection equipment would benefit here.

Area	Building 1/Roof area 2			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 has fixed access, but no fall protection is present.						
Roof area accessed by fixed ladder; additional considerations are to be taken in regard to rescue/evacuation.						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning Protection Maintenance		No Fall protection located on this roof area, bespoke SSOW 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/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, there is currently no safe means of access to onto this roof. The addition of fall protection equipment would benefit here.

Area	Building 1/Roof area 3			Roof height	Approx 30m	
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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 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	Lightning protection is located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.
Plant Maintenance	Plant work is located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.
CCTV Maintenance	CCTV cameras 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.
Solar Panel Maintenance	Solar panels 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.

Area	Building 1/Roof area 4			Roof height	Approx 4m	
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, his roof area is covered by collective protection via Guardrail, although there may be a requirement to venture outside of the confines of the collective protection to access certain assets.</p> <p style="text-align: center;">This Guardrail is within compliance.</p> <p style="text-align: center;">Roof area accessed by fixed ladder; additional considerations are to be made in regard to rescue/evacuation.</p> <p style="text-align: center;">We advise no lone working on this roof.</p>						
Tasks		Comments				
Lightening Protection Maintenance		<p>Lightening Protection is located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.</p> <p>Further to the above, some of the lightening protection is located outside the confines of the collective protection, bespoke SSOW will be required to access.</p>				
Chimney Flue Maintenance		<p>Chimney flues are located and can be maintained from within the confines of the collective protection, Mandatory PPE required specified by Coventry University.</p> <p>Further to the above, some of the Flues are located outside the confines of the collective protection, bespoke SSOW will be required to access.</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. Although there may be a requirement to venture outside the confines of the collective protection therefore additional SSOW will be required.</p>

Area	Building 1/Roof area 5			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 Fall protection in the form of a mansafe systems and guardrail. All of which are not withing compliance.

Roof area accessed by door.

We advise no lone working on this roof.

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.
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.
Air Ventilation Maintenance	Air vents are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.
Maintenance of Green Roof	To maintain the green roof 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 area is covered by a mansafe system therefore additional work at height training/rescue training will be required.

Due to the work positioning requirements of this roof advanced work at height/rescue training would be required.

Area	Building 1/Roof area 6			Roof height	Approx 15m	
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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 Fall protection in the form of a mansafe system. This system is within compliance

Roof area accessed by Door

We advise no lone working on this roof.

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.
Air Ventilation Maintenance	Air vents 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 area is covered by a mansafe system therefore additional work at height training/rescue training will be required.

Due to the work positioning requirements of this roof advanced work at height/rescue training would be required.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	N/A No Safe access	N/A No Safe access
Building 1/ Roof 2	N/A No Safe access	N/A No Safe access
Building 1/ Roof 3	Mandatory site PPE required.	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 4	Mandatory site PPE required	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 5	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 6	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

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



Building 1/roof 5





Building 1/Roof 6





Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 7m
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Rescue
N/A

Comments
No fall protection present, SSOW required.

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 6m
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Rescue
N/A

Comments
No fall protection present, SSOW required.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 30m
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Rescue
N/A

Comments
Collective protection present.

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 20m
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Rescue
N/A

Comments
Collective protection present.

Roof Area	Building 1/Roof area 5	Roof Height	Approx. 20m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required.

Roof Area	Building 1/Roof area 6	Roof Height	Approx. 15m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required.

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.

Certain roof areas indicated have no fall protection and would benefit from install should access be required.

Advise advanced work at height/rescue training is required for this building and bespoke SSOW should access be required outside of the limitations of the fall protection.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 