

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – George Eliot, Priory street, CV1 5FB

Eurosafes Solutions

51b Orgreave Drive

Sheffield

S13 9NR

Surveyed on behalf of Coventry University



Surveyor: Aaron Daffin

Author of Document: Jordan Weston

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

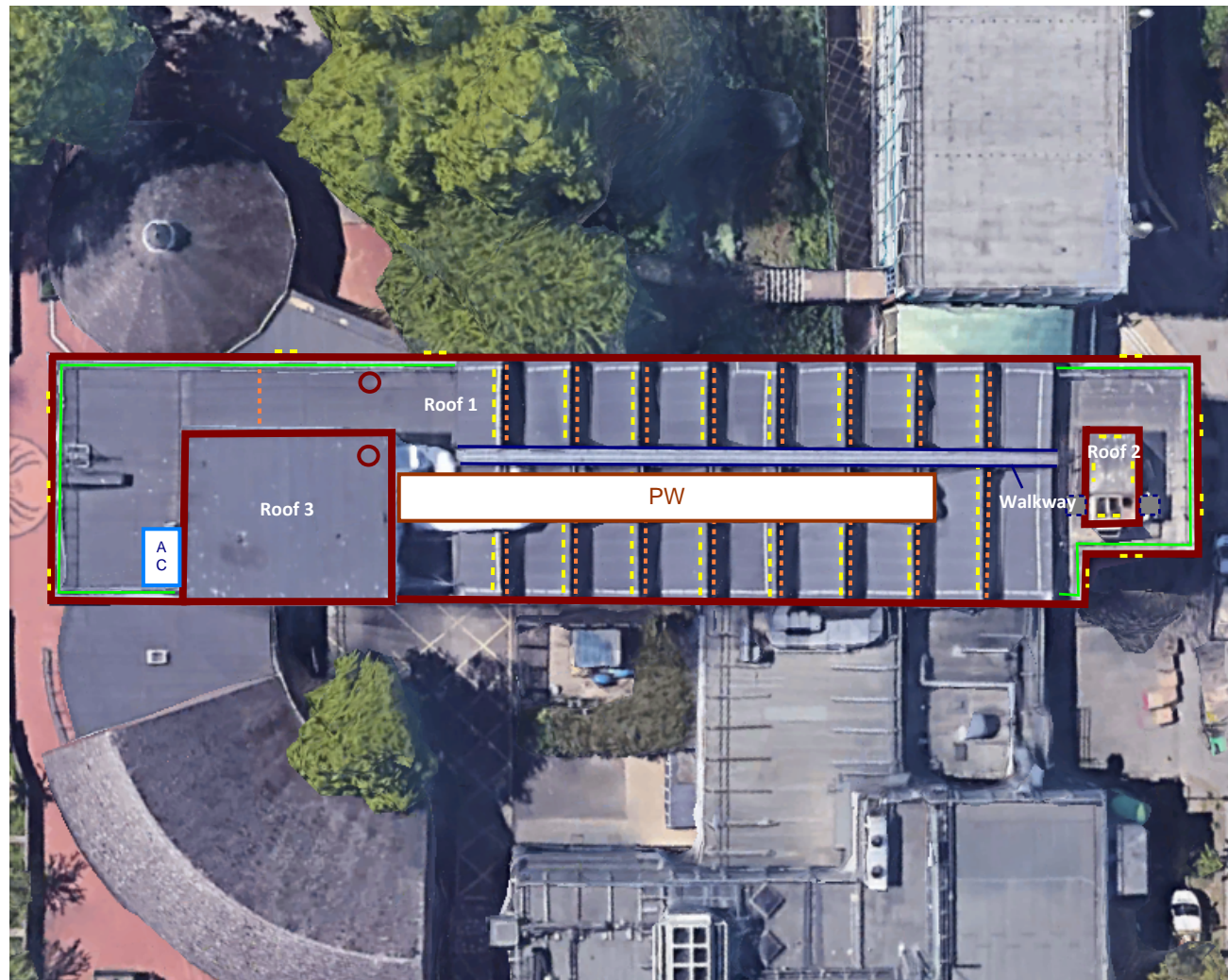
Location	Access	Asset	Manufacturer	Risk Rating (GYOR)	Comment
Building 1 Roof area 1	Hatch	GR01-02	N/A	Green	Collective protection, mandatory PPE required.
Building 1 Roof area 1	Hatch	Walkway	N/A	Green	Collective protection, mandatory PPE required.
Building 1 Roof area 1	Hatch	Gutter	N/A	Red	Exceeds guardrail boundary, no fall protection beyond boundary, SOW Required.
Building 1 Roof area 1	Hatch	Gutter	N/A	Green	Collective protection, mandatory PPE required.
Building 1 Roof area 1	Hatch	Lightning protection	N/A	Green	Collective protection, mandatory PPE required.
Building 1 Roof area 1	Hatch	Lightning protection	N/A	Red	Exceeds guardrail boundary, no fall protection beyond boundary, SOW Required.
Building 1 Roof area 1	Hatch	Plant	N/A	Red	Exceeds guardrail boundary, no fall protection beyond boundary, SOW Required.
Building 1 Roof area 1	Hatch	CCTV	N/A	Green	Collective protection, mandatory PPE required.
Building 1 Roof area 1	Hatch	Air conditioning units	N/A	Green	Collective protection, mandatory PPE required.
Building 1 Roof area 2	Temp ladder	Lightning protection	N/A	Red	No fall protection, no fixed access, SOW Required.
Building 1 Roof area 3	Temp ladder	Lightning protection	N/A	Red	No fall protection, no fixed access, SOW Required.
Building 1 Roof area 3	Temp ladder	Chimney flue	N/A	Red	No fall protection, no fixed access, SOW 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

Eurosafe Solutions Limited
Unit 51b Dorehouse Ind Est.
Orgreave Drive
Sheffield
S13 9NR
Tel: +44 (0)114 250 7411

Main Roof - Areas 1 - 6



ASSET KEY:

- | | |
|---|----------------------|
|  | Gutters |
|  | Mansafe System |
|  | Guardrail |
|  | Lightning Protection |
|  | Chimney Flue |
|  | Air Vent |
|  | Air Con |
|  | Skylight |
|  | Flagpole |
|  | Plant Work |
|  | Windows |
|  | Davit Sockets |
|  | Solar Panels |
|  | CCTV |

Area	Building 1/Roof 1			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 and is within compliance.						
Roof area accessed via hatch; additional considerations should be made regarding rescue.						
We advise no lone working on this roof.						
Tasks		Comments				
Gutter Maintenance		Gutters located both outside and inside of the confines of the collective protection, should maintenance be required outside of the guardrail then an SSOW will be required.				
Lightning Protection Maintenance		Lightening protection is located both inside and outside of the collective protection, should maintenance be required outside of the guardrail then an SSOW will be required.				
Plant Maintenance		Plant work exceeds the boundaries of the collective protection therefore an SSOW is required.				
CCTV Maintenance		Located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.				
Air Conditioning Maintenance		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, in most cases we would advise that additional Horizontal cable systems are installed to aid the safe movement around these roof areas in an aim to keep the end user away from any potential fall hazard, currently the access methods fall down to the end user and their competency/training, there is excess potential for human error involved that could potentially be mitigated by the installation of additional equipment.						

Other Comments

There is existing Guardrail installed although this does not cover all aspects and requirements on this roof in some cases there are more practical forms of fall protection available which would be more suited for these areas, due to this more often than not the end user will be required to work outside of these perimeters with the use of correct PPE and adequate training, please note there are certain assets that currently cannot be accessed without additional equipment/specialist access methods. Please see asset list where these will be highlighted.

Area	Building 1/Roof 2			Roof height	Approx 4m	
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						
Roof area accessed by temp ladder; no fall protection present therefore a SSOW is required.						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning Protection Maintenance		There is no fall protection present on this roof area, no fixed access therefore an 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.

Building 1/Roof 3			Roof height	Approx 4m	
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					
Roof area accessed by temp ladder; no fall protection present therefore a SSOW is required.					
We advise no lone working on this roof.					
Tasks		Comments			
Lightning Protection Maintenance		There is no fall protection present on this roof area, no fixed access therefore an SSOW is required.			
Chimney Flue Maintenance		There is no fall protection present on this roof area, no fixed access therefore an 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.					

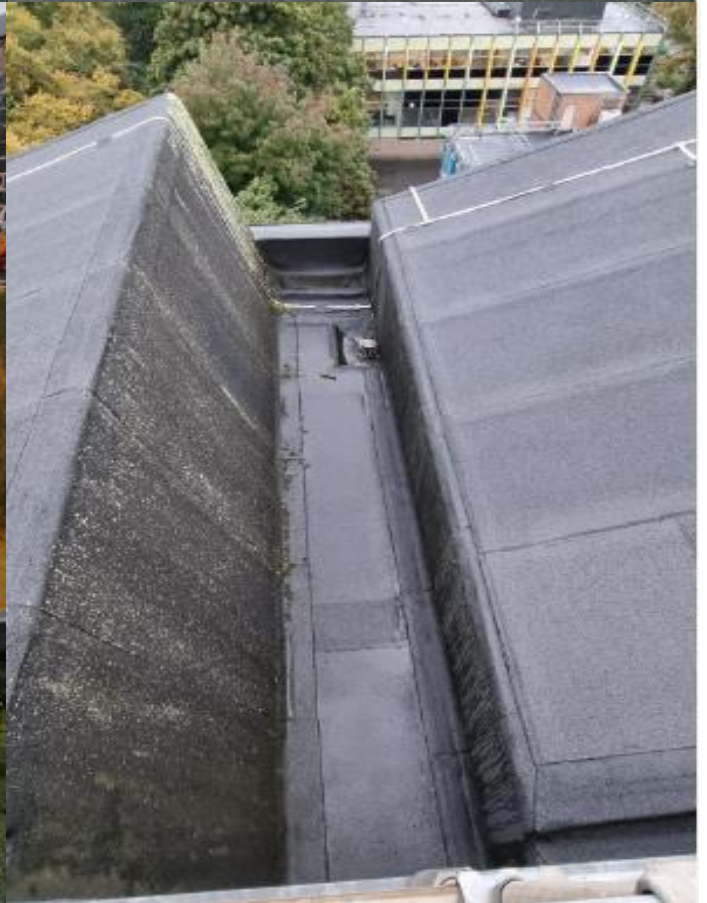
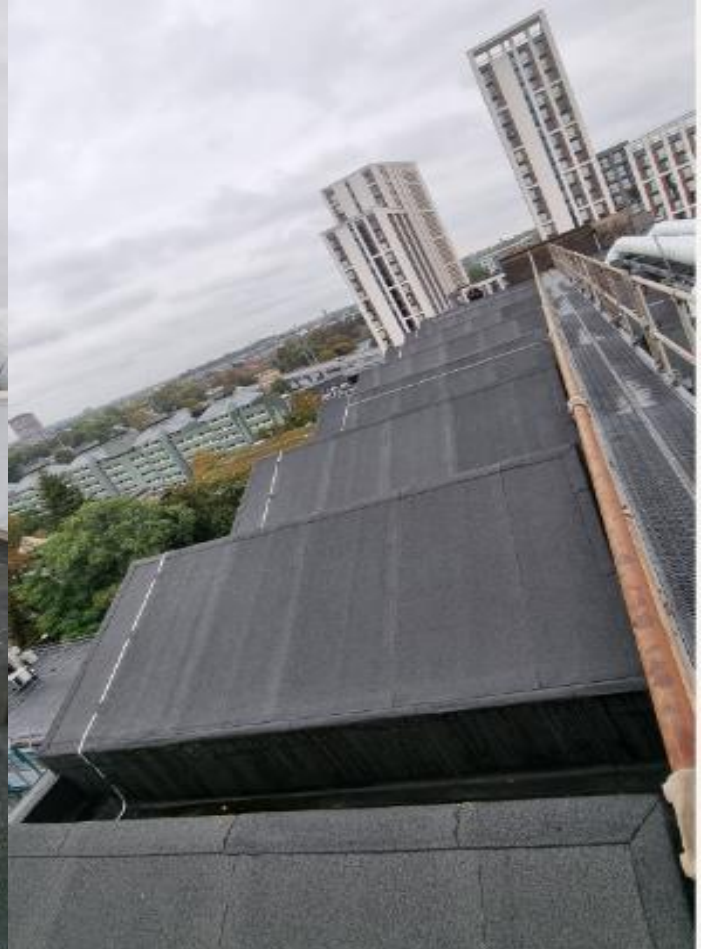
PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory site PPE	Boots, hard hat, Hi-vis (specified by Coventry University)
Building 1/ Roof 2	No fall protection located at roof level.	SSOW required, PPE To be defined in SSOW.
Building 1/ Roof 2	No fall protection located at roof level.	SSOW required, PPE To be defined in SSOW.

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 provide

Photos – Building 1/Roof 1





Building 1/ Roof 2



Building 1/ Roof 2



Rescue

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

Roof area covered by designated boundary (D-marc)

Comments

Considerations are to be made regarding SSOW and detailing that personnel must not work outside the confines of the boundary without prior risk assessment/SSOW

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 4m
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Rescue

No fall protection present, no fixed access, SSOW required.

Comments

Considerations are to be made regarding SSOW no work must take place on these roof areas without prior risk assessment/SSOW.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 4m
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Rescue

No fall protection present, no fixed access, SSOW required.

Comments

Considerations are to be made regarding SSOW no work must take place on these roof areas without prior risk assessment/SSOW.

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 requires an SSOW

Summary

Roof area 1 is covered mostly by collective protection/Walkway, and deviation from this will require prior risk assessment/SSOW. Additional fall protection such as cable systems/man anchors would benefit this roof area to safely access these assets.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 