

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Health Design Institute and Innovation Centre, Puma Way, CV1 2TX

Eurosafe 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	Hatch	Parapet	N/A	Green	Collective protection present, Mandatory site PPE required as specified by Coventry University.
Building 1 Roof area 1	Hatch	Chimney Flue	N/A	Green	Collective protection present, Mandatory site PPE required as specified by Coventry University.
Building 1 Roof area 1	Hatch	Lightning protection	N/A	Green	Collective protection present, Mandatory site PPE required as specified by Coventry University.
Building 1 Roof area 2	Door	Guardrail	Danialu	Green	Collective protection present, Mandatory site PPE required as specified by Coventry University.
Building 1 Roof area 2	Door	Mansafe system	Roodsafe	Green	Collective protection present, Mandatory site PPE required as specified by Coventry University. (Due to collective protection being present this somewhat removes the requirement for the system to be used) Should use be required then additional basic work at height/rescue training will be required.
Building 1 Roof area 2	Door	Lightning protection	N/A	Green	Collective protection present, Mandatory site PPE required as specified by Coventry University.
Building 1 Roof area 2	Door	Plant work	N/A	Green	Collective protection present, Mandatory site PPE required as specified by Coventry University.
Building 1 Roof area 2	Door	Gutter	N/A	Green	Collective protection present, Mandatory site PPE required as specified by Coventry University.
Building 1 Roof area 3	MEWP	N/A	N/A	Red	No safe fixed access, no assets can be identified. MEWP required for access (Approx 30m in height)
Building 1 Roof area 4	Door	Guardrail	Danialu	Green	Collective protection present, Mandatory site PPE required as specified by Coventry University.
Building 1 Roof area 4	Door	Mansafe system	Roodsafe	Green	Collective protection present, Mandatory site PPE required as specified by Coventry University.

					(Due to collective protection being present this somewhat removes the requirement for the system to be used) Should use be required then additional basic work at height/rescue training will be required.
Building 1 Roof area 4	Door	Lightning protection	N/A		Collective protection present, Mandatory site PPE required as specified by Coventry University.
Building 1 Roof area 4	Door	Chimney Flue	N/A		Collective protection present, Mandatory site PPE required as specified by Coventry University.
Building 1 Roof area 4	Door	Gutters	N/A		Collective protection present, Mandatory site PPE required as specified by Coventry University.

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 - 5



ASSET KEY:

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

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 is covered by collective protection in the form of a parapet.						
Hatch access						
We advise no lone working on this roof due to the specialized access methods.						
Tasks		Comments				
Chimney Flue Maintenance		Chimney flues can be maintained from within the confines of the collective protection.				
Hatch Maintenance		The hatch can be maintained from within the confines of the collective protection. Although we advise that the hatch is kept shut to eliminate any fall hazard whilst working on the hatch/Roof area.				
Lightning Protection Maintenance		Lightning protection can be maintained from within 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.						

Area	Building 1/ Roof 2			Roof height	Approx 20m	
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 is covered by collective protection in the form of guardrail, there is also a mansafe system present in this area both of which are not in compliance although the mansafe system is somewhat redundant due to collective protection being in place.</p>						
Door access						
We advise no lone working on this roof due to the specialized access methods.						
Tasks		Comments				
Gutter Cleaning/Maintenance		Gutters can be maintained from within the confines of the collective protection.				
Maintenance of Plant Work		Plant work can be maintained from within the confines of the collective protection.				
Lightning Protection Maintenance		Lightning protection can be maintained from within 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>Should the system be required for use then additional basic work at height/rescue training will be required.</p>						

Area	Building 1/ Roof 3			Roof height	Approx 30m	
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 is currently inaccessible, and assets cannot be confirmed.						
MEWP access will be required (Approx 30m)						
We advise no lone working on this roof due to the specialized access methods.						
Tasks		Comments				
N/A		No safe access, no assets can be identified, a MEWP would be required for access if 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.

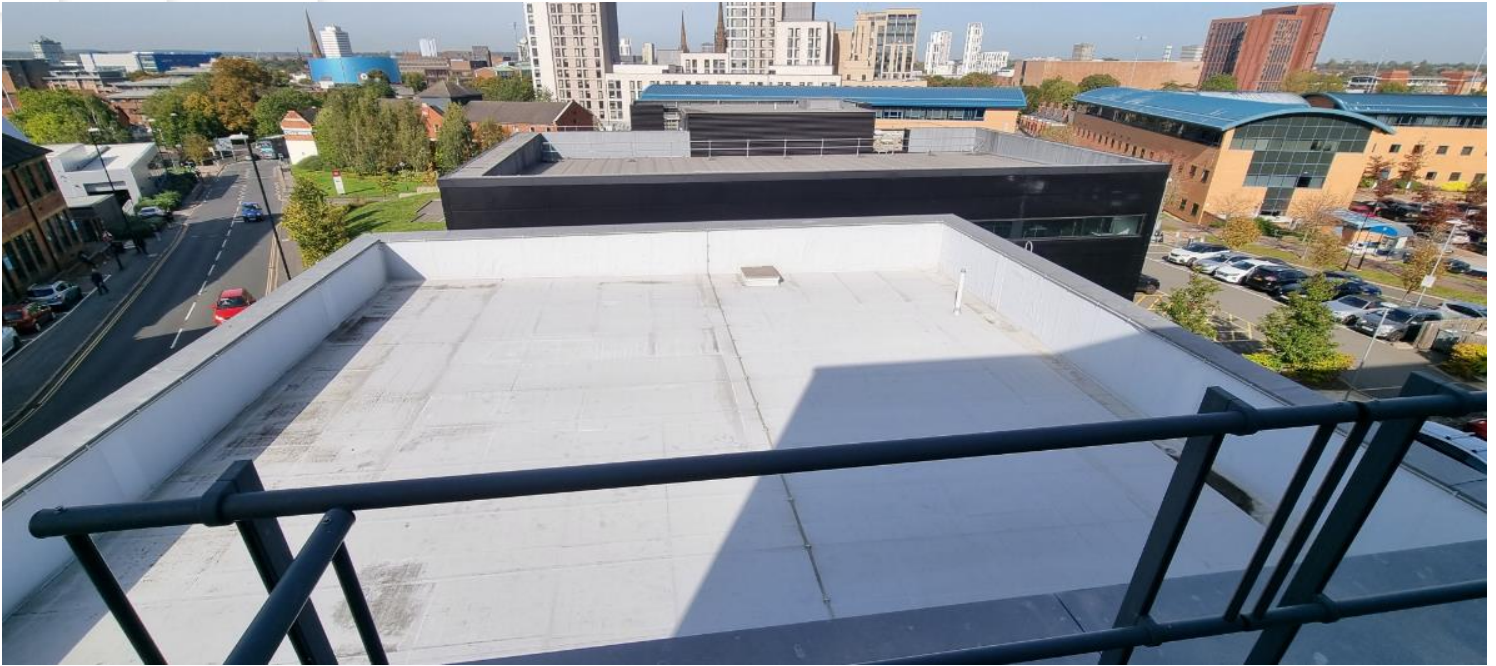
Area	Building 1/ Roof 4			Roof height	Approx 20m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
		x				
Access Comments						
<p>The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors. This roof is covered by collective protection in the form of guardrail, there is also a mansafe system present in this area both of which are not in compliance although the mansafe system is somewhat redundant due to collective protection being in place.</p>						
Door access						
<p>We advise no lone working on this roof due to the specialized access methods.</p>						
Tasks		Comments				
Gutter Cleaning/Maintenance		Gutters can be maintained from within the confines of the collective protection.				
Chimney Flue Maintenance		Chimney flues can be maintained from within the confines of the collective protection.				
Lightning Protection Maintenance		Lightning protection can be maintained from within 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>Should the system be required for use then additional basic work at height/rescue training will be required.</p>						

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory PPE required; Safety boots, hi-vis, hard hat.	Mandatory PPE required as specified by Coventry university.
Building 1/ Roof 2	Mandatory PPE required; Safety boots, hi-vis, hard hat.	Mandatory PPE required as specified by Coventry university.
Building 1/ Roof 3	MEWP Specific PPE required.	Mandatory PPE required as specified by Coventry university. Additional Harness, Restraint lanyard.
Building 1/ Roof 4	Mandatory PPE required; Safety boots, hi-vis, hard hat.	Mandatory PPE required as 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 4



Rescue

Roof Area	Building 1/ Roof 1	Roof Height	Approx. 15m
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Rescue
N/A Collective protection present.

Comments
N/A

Roof Area	Building 1/ Roof 2	Roof Height	Approx. 20m
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Rescue
N/A Collective protection present.

Comments
N/A

Roof Area	Building 1/ Roof 3	Roof Height	Approx. 30m
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Rescue
MEWP rescue/emergency lowering of MEWP.

Comments
Considerations are to be made regarding MEWP rescue, SSOW required, third operative/Ground man required for emergency lowering of MEWP.

Roof Area	Building 1/ Roof 4	Roof Height	Approx. 20m
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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.
One roof area requires an SSOW and use of MEWP
Anyone using the MEWP must be trained in how to undertake pre-use inspection of such equipment and associated PPE along with how to use/fit and hold a valid IPAF accreditation.
Should an emergency rescue be required then operatives should be trained on the equipment required.

Summary

This roof is covered by collective protection for the most part meaning little training is required and mandatory PPE.

The mansafe systems are largely redundant due to the presence of collective protection covering the areas also, should these be used then we would advise basic work at height/ rescue training is required.

For Roof 3 there is no safe access, should access be required then a MEWP must be used, this will require specific training/PPE and SSOW.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 