

## Height Safety Asset Management Report

### Site Assessment & Report

Coventry University – Institute for Advanced Manufacturing and Engineering (AME), Beresford Avenue,  
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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 Eurosaf 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 Eurosaf 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**

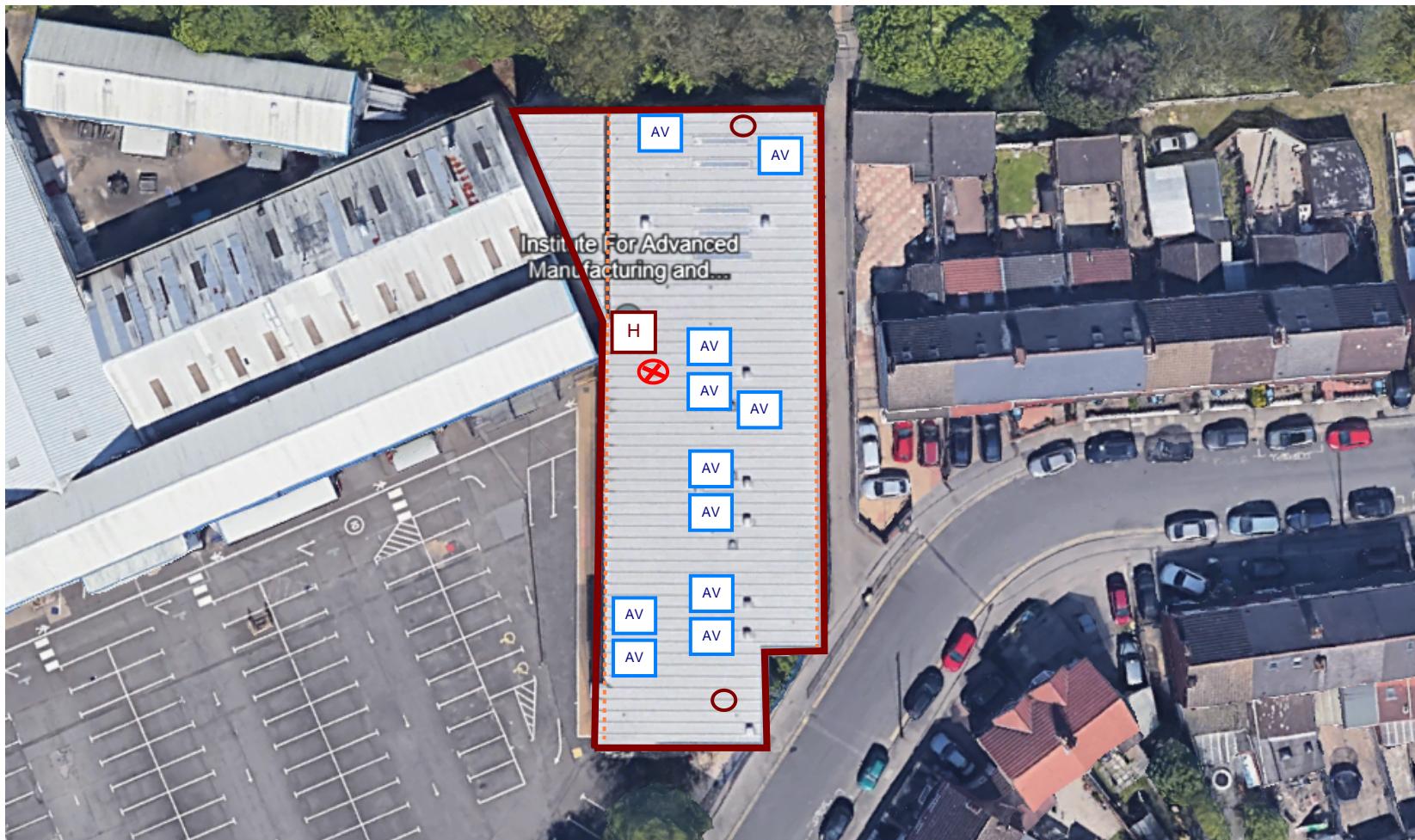
Location	Access	Asset	Manufacturer	Risk rating (GYOR)	Comment
Building 1 Roof area 1	Fixed ladder	Mansafe system MS01-02	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 1	Fixed ladder	Isolated post IP01	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 1	Fixed ladder	Air Ventilation	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 1	Fixed Ladder	Gutters	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 1	Fixed Ladder	Chimney Flue	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.

Key	
Purple	<b>Specialist (Rope access, SSOW etc.)</b>
Red	<b>SSOW Required - No collective or permanent height safety equipment installed</b>
Amber	<b>Advanced, Harness, Lanyards, advanced training/work positioning required.</b>
Yellow	<b>Standard, Harness, Lanyard, basic training</b>
Green	<b>Basic - Collective protection provided</b>

## The Institute for Advanced Manufacturing and Engineering - Building 1 - Main Roof

Safety at **height**  
without compromise

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### ASSET KEY:

- Gutters
- Plant Work
- Guardrail
- Lightning Protection
- Chimney Flue
- AV Air Vent
- AC Air Con
- Skylight
- ✖ Isolated Post

Area	Building 1/Roof area 1			Roof height	Approx 20m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
<b>Access Comments</b>						
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 and Isolated post. These systems are within compliance.						
Roof area accessed by Fixed ladder, additional considerations are to be made regarding access and egress/evacuation and rescue.						
We advise no lone working on this roof.						
Tasks	Comments					
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.					
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 area is covered by a mansafe system therefore additional work at height training/rescue training will be required.
Additional considerations are to be made when accessing assets, with additional advanced training access can be made using work positioning equipment.

## PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory site PPE, Full body harness, lanyards, and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced 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**



## Rescue

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

Comments
Advanced work at height/rescue training required due to work positioning requirements and rescue. 50m rescue kit suitable for this roof area.

## 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

This system has suitable fall protection present, advanced work at height and rescue training required.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 