

## **Height Safety Asset Management Report**

### **Site Assessment & Report**

Coventry University – Jaguar building and Jaguar Link, 113A Gosford Street, Coventry, CV1 5DL

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	D-Marc	Safesite Crawley	Green	Mandatory site PPE required specified by Coventry University.
Building 1 Roof area 1	Fixed ladder	Guardrail GR01-05	Safesite Crawley	Green	Mandatory site PPE required specified by Coventry University.
Building 1 Roof area 1	Fixed ladder	Gutters	N/A	Green	Mandatory site PPE required specified by Coventry University.
Building 1 Roof area 1	Fixed ladder	Windows	N/A	Green	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 1	Fixed ladder	Air ventilation	N/A	Green	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 1	Fixed ladder	Skylights	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder	Chimney flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder	Lightning protection	N/A	Red	No fall protection present, SSOW required.
Building 1 Roof area 2	Temp ladder	Chimney flue	N/A	Red	No fall protection present, SSOW required.
Building 1 Roof area 3	Fixed ladder/Door	Mansafe system MS01	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 3	Fixed ladder/Door	Air ventilation	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 3	Fixed ladder/Door	Air conditioning units	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.

Building 1 Roof area 3	Fixed ladder/Door	Lightning protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 4	Temp ladder	Mansafe system MS02	MSA Latchways	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 4	Temp ladder	Lightning protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 4	Temp ladder	Air ventilation	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.

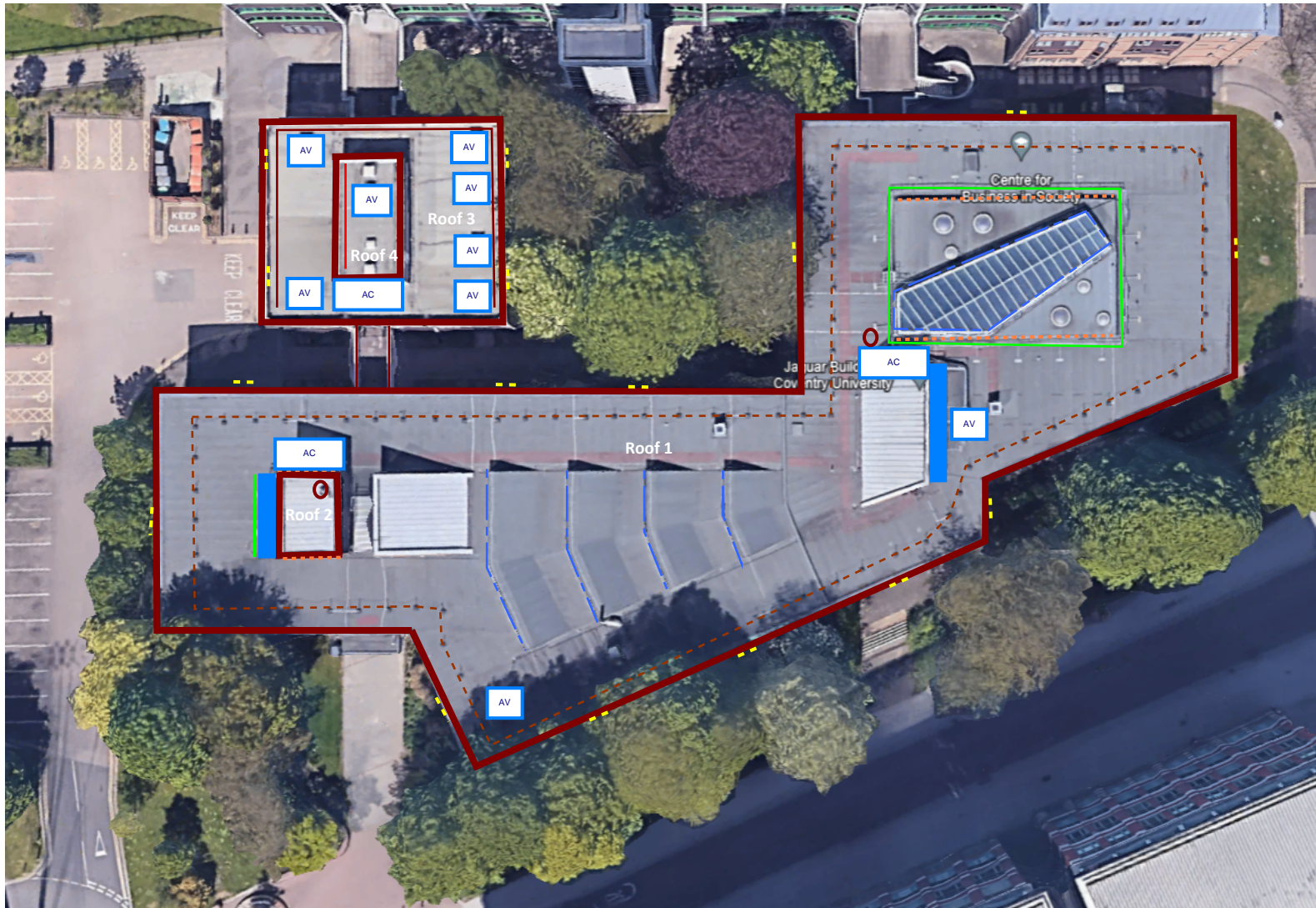
Key	
Purple	Specialist (Rope access, SSOW etc.)
Red	SSOW Required - No collective or permanent height safety equipment installed
Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Yellow	Standard, Harness, Lanyard, basic training
Green	Basic - Collective protection provided



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
- ⊗ Davit Sockets
- Solar Panels
- CCTV
- Hatch
- - - - - D-Marc

Area	Building 1/Roof area 1			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 area is covered by collective protection in the form of guardrail, there is also D-Marc surrounding this roof area that forms a highlighted safe area more than 2m away from the roof edge.</p> <p>Guardrails and D-Marc is withing compliance.</p> <p>D-Marc is not a form of fall protection/edge protection and is solely used to highlight safe walking areas, this should be included in a risk assessment/SSOW.</p> <p>Any works being undertaken outside the confines of the collective protection will require task specific PPE and additional training.</p> <p>Roof area accessed by fixed ladder, Additional considerations are to be made regarding recue and evacuation.</p> <p>We advise no lone working on this roof.</p>						
Tasks		Comments				
Gutter Cleaning/Maintenance		Gutters can be cleaned within the safe walking zone created by the D-Marc, this zone must be always adhered too. Advise this is included in risk assessment/SSOW.				
Window Cleaning		Windows can be cleaned within the safe walking zone created by the D-Marc, this zone must be always adhered too. Advise this is included in risk assessment/SSOW.				
Air Vent Maintenance		Gutters can be cleaned within the safe walking zone created by the D-Marc, this zone must be always adhered too. Advise this is included in risk assessment/SSOW.				
Skylight Maintenance		Skylights can be maintained within the safe walking zone created by the D-Marc, this zone must be always adhered too. Advise this is included in risk assessment/SSOW.				
Chimney Flue Maintenance		Chimney flues can be maintained within the safe walking zone created by the D-Marc, this zone must be always adhered too. Advise this is included in risk assessment/SSOW.				
Lightning Protection Maintenance		<p>Most of the lightning protection can be maintained within the safe walking zone created by the D-Marc, this zone must be always adhered too. Advise this is included in risk assessment/SSOW.</p> <p>Although some of the lightening protection is located outside of the D-Marc, any works required outside of this safe walking zone must also be subject to risk assessment/SSOW.</p>				

#### 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, D-Marc is present defining a safe zone on the roof, although this is located in excess of 2m from the roof edge this should be detailed in the risk assessment/SSOW.

Additional considerations are to be made when accessing lightning protection outside of the D-Marc.



Building 1/ Roof area 2			Roof height	Approx 6m	
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 is not covered by any means of fall protection therefore an SSOW will be required.					
We advise no lone working on this roof.					
Tasks		Comments			
Lightning Protection Maintenance		No fall protection present, SSOW required.			
Chimney Flue Maintenance		No fall protection present, SSOW 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 area 3			Roof height	Approx 20m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
		x	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 Fixed ladder and door, additional considerations are to be made in regard to access and egress/evacuation and rescue.						
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 located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Air Conditioning Unit Maintenance.		Air conditioning units 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 that are located away from the mansafe system, with additional advanced training access can be made using work positioning equipment.						

Area	Building 1/Roof area 4			Roof height	Approx 5m	
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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 via temporary ladder; additional considerations are to be made regarding evacuation.

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.

Additional considerations are to be made when accessing assets that are located away from the mansafe system, 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.	Mandatory PPE (specified by Coventry University).
Building 1/ Roof 2	No fall protection present.	No fall protection present.
Building 1/ Roof 3	Mandatory site PPE, Full body harness, lanyards.	Mandatory PPE (specified by Coventry University) Additional basic training required.
Building 1/ Roof 4	Mandatory site PPE, Full body harness, lanyards. Work positioning.	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**

















## Building 1/Roof 2





## Building 1/Roof 3







**Building 1/roof 4**



## Rescue

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

Comments
Roof area covered by D-Marc and Guardrail; no rescue equipment required when working withing the confines of these. Any requirement to venture outside of the guardrail/D-marc requires SSOW and additional advanced work at height/rescue training.

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 6m
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Rescue
N/A no fall protection present.

Comments
N/A no Fall protection present

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 20m
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Rescue
50m IKAR rescue kit required.

Comments
Advanced work at height/rescue training required, 50m IKAR rescue kit is suitable.

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 5m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required, 50m IKAR rescue kit is suitable.

## 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

Excluding Roof area 2, all other roof areas on this building have fall protection equipment installed and in compliance.

Should access be required personnel must have suitable work at height/rescue training for safe use of the equipment.

Please note: Roof 1 has a perimeter covered by D-Marc, this is not deemed as suitable means of fall protection although is set back approximately 2m away from any edge. This should only be used as a exclusion zone to create a safe walking route around this roof area. This should be detailed withing SSOW/RAMS.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 