

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – National Transport Design Centre, Swift Road off Puma Way, Coventry, CV1 2TT

Eurosafe Solutions

51b Orgreave Drive

Sheffield

S13 9NR

Surveyed on behalf of Coventry University



Surveyor: Aaron Daffin

Author of Document: Jordan Weston

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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	Door	Guardrail	Rhino Rail	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Hatch/Smoke vent	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Lightning Protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door	Plant work	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	MEWP	Lightning Protection	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 2	MEWP	Gutters	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 2	MEWP	Windows	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 3	Door	Guardrail	Rhino Rail	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	Gutter	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Door	Lightning Protection	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 4	Temporary Ladder	N/A	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed

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

Main Roof - Areas 1 - 4



Safety at **height**
without compromise

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

ASSET KEY:

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

Area	Building 1/Roof area 1		Roof height	Approx 15m								
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other						
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 in the form of guardrail.												
Guardrail is within compliance.												
Roof area accessed by Door												
We advise no lone working on this roof.												
Tasks	Comments											
Lightning Protection Maintenance	Collective protection present, Mandatory PPE required to be specified by Coventry University.											
Chimney Flue Maintenance	Collective protection present, Mandatory PPE required to be specified by Coventry University.											
Smoke Vent Maintenance	Collective protection present, Mandatory PPE required to be specified by Coventry University.											
Plant Maintenance	Collective protection present, Mandatory PPE required to be 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 collective protection, mandatory PPE required.												

Building 1/ Roof area 2		Roof height	Approx 10m		
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</p> <p>Roof area is not covered by any means of fall protection equipment. No fixed access, we advise a MEWP is the only suitable access for this roof area.</p>					
We advise no lone working on this roof.					
Tasks	Comments				
Lightning Protection Maintenance	No fixed access, no fall protection, SSOW/MEWP required.				
Gutter Cleaning/Maintenance	No fixed access, no fall protection, SSOW/MEWP required.				
Window Cleaning	No fixed access, no fall protection, SSOW/MEWP 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.

A MEWP is required for access onto this roof area therefore suitable training, PPE and SSOW must be in place.

Area	Building 1/Roof area 3		Roof height	Approx 15m		
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
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 in the form of guardrail.						
Guardrail is not within compliance.						
Roof area accessed by Door						
We advise no lone working on this roof.						
Tasks		Comments				
Lightning Protection Maintenance		Lightning protection is located outside the confines of the collective protection 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.
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.
Additional considerations are to be made when accessing lightening protection, with additional advanced training access can be made using work positioning equipment.

Area	Building 1/Roof area 4			Roof height	Approx 5m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
Access Comments						
The roof areas are accessed on a case-by-case basis by site maintenance staff and contractors, this roof has no fixed access or permanent fall protection equipment.						
	Roof area accessed by Temporary ladder.					
	We advise no lone working on this roof.					
Tasks	Comments					
No Assets present.	No requirement to access this roof area, no assets present.					

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 had no fixed access or permanent fall protection. Although there appears that there are no maintainable assets present therefore no obvious reason for access.

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	Mandatory site PPE/MEWP specific PPE req	Mandatory PPE (specified by Coventry University) MEWP specific PPE required.
Building 1/ Roof 3	Mandatory site PPE	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 4	Defined within SSOW.	No fixed access/ permanent fall protection present.

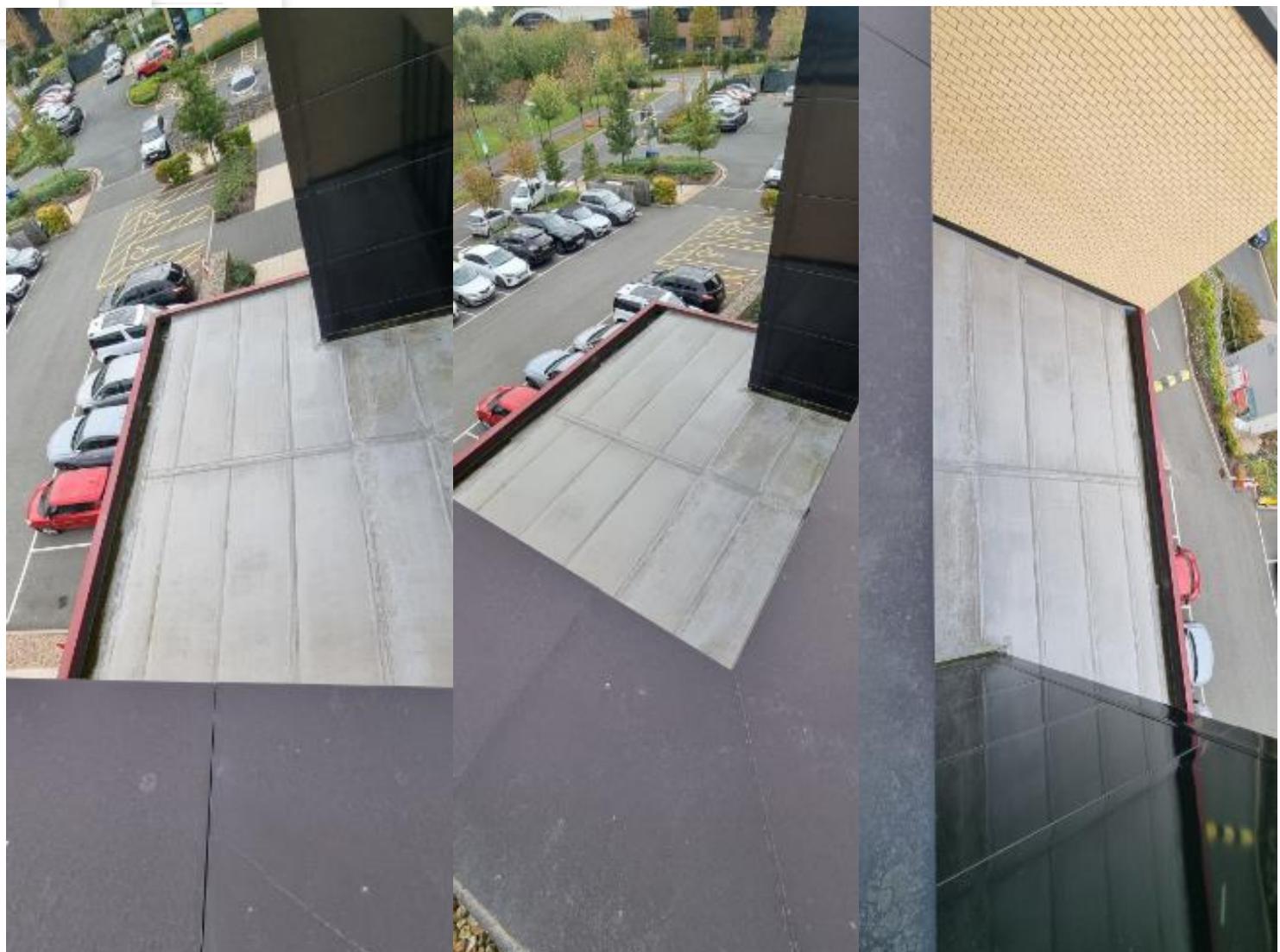
Please note that the PPE regulations state that the employer must provide suitable training and instruction for the equipment provided. All operatives be suitably trained in the safe use of any equipment provided

Photos – Building 1/Roof 1

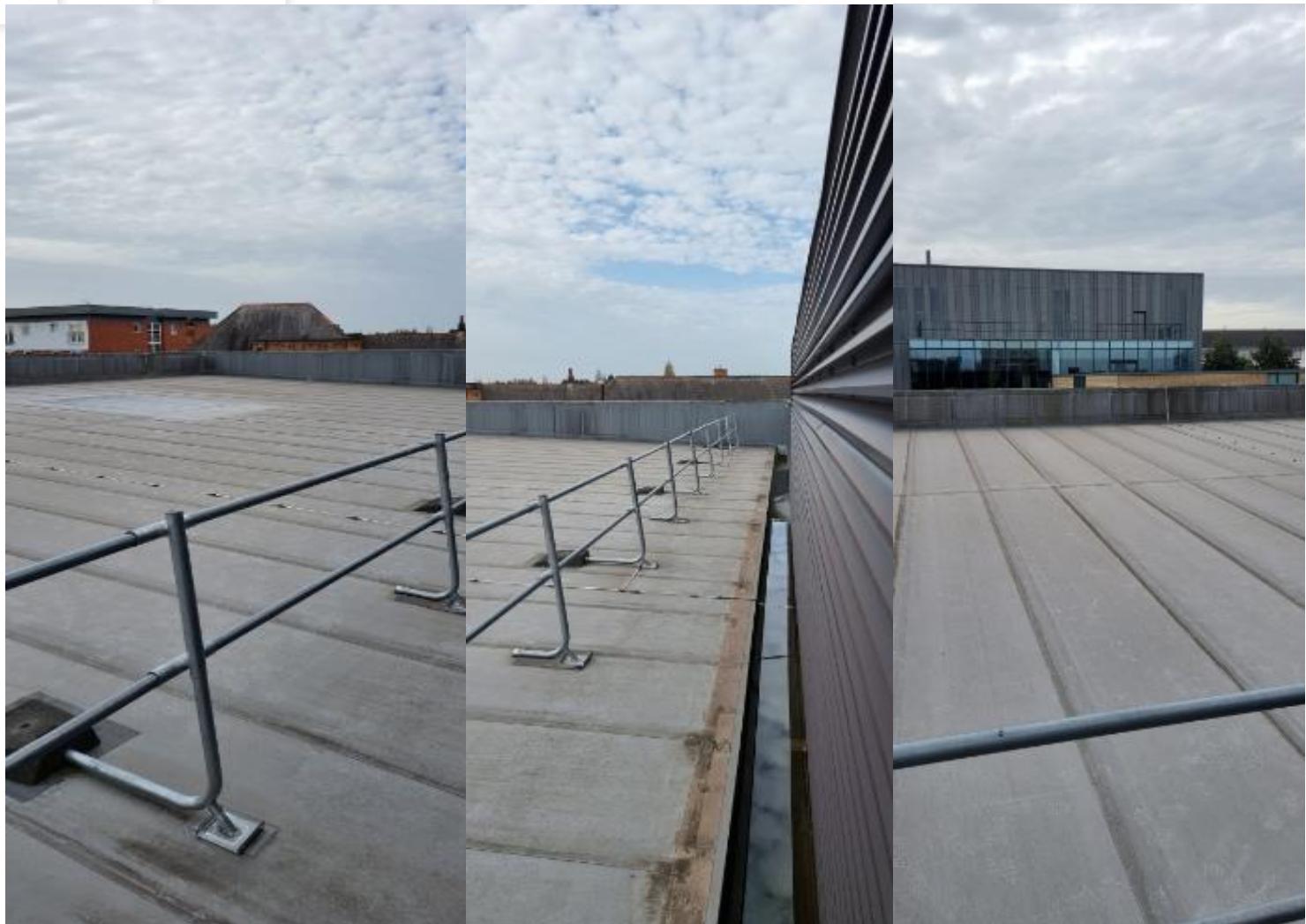




Building 1/Roof 2



Building 1/Roof 3



Building 1/roof 4



Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 15m
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Rescue
N/A

Comments
Area covered by collective protection.

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 10m
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Rescue
MEWP specific rescue training required.

Comments
No fixed permanent access MEWP/SSOW required.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 15m
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Rescue
N/A

Comments
Area covered by collective protection.

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 5m
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Rescue
N/A

Comments
No fixed access/permanent fall protection/ assets present.

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

Roof areas 1 and 3 are both covered by collective protection, therefore minimal training is required. All assets are located within the confines of the collective protection.

Roof 2 has maintainable assets although can only be reached via way of MEWP.

Roof 4 Does not appear to have any maintainable assets along with no fixed/permanent means of access. Any access to this roof area will require an SSOW.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 