

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Priory Hall Block J, Priory Street, Coventry, CV1 5FB

Eurosafes Solutions

51b Orgreave Drive

Sheffield

S13 9NR

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	Fire Door	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fire Door	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fire Door	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fire Door	Gutters	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fire Door	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fire Door	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fire Door	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fire Door	Gutters	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Fire Door	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Fire Door	Chimney flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Fire Door	Lightning Protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Fire Door	Gutters	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fire Door	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fire Door	Gutter	N/A	Green	Collective protection present, mandatory site PPE required.

Building 1 Roof area 4	Fire Door	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fire Door	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	Fire Door	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	Fire Door	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	Fire Door	Gutter	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	Fire Door	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE 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 - 5



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 CCTV
- Hatch Hatch

Area	Building 1/Roof area 1			Roof height	Approx 40m	
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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 Collective protection in the form of a parapet. Mandatory PPE is required on this roof only.

Roof area accessed by Fire 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.
Gutter Cleaning/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.

Advise all assets/tasks can be completed from within the collective protection.

Area	Building 1/Roof area 2			Roof height	Approx 40m	
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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 Collective protection in the form of a parapet. Mandatory PPE is required on this roof only.

Roof area accessed by FiRe 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.
Gutter Cleaning/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.

Advise all assets/tasks can be completed from within the collective protection.

Area	Building 1/Roof area 3			Roof height	Approx 40m	
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 in the form of a parapet. Mandatory PPE is required on this roof only.						
Roof area accessed by Fire 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.			
Gutter Cleaning/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.						
Advise all assets/tasks can be completed from withing the collective protection.						

Area	Building 1/Roof area 4			Roof height	Approx 40m	
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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 Collective protection in the form of a parapet. Mandatory PPE is required on this roof only.

Roof area accessed by Fire 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.
Gutter Cleaning/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.

Advise all assets/tasks can be completed from within the collective protection.

Area	Building 1/Roof area 5			Roof height	Approx 40m	
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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 Collective protection in the form of a parapet. Mandatory PPE is required on this roof only.

Roof area accessed by Fire 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.
Gutter Cleaning/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.

Advise all assets/tasks can be completed from within the collective protection.

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	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 3	Mandatory site PPE	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 4	Mandatory site PPE	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 5	Mandatory site PPE	Mandatory PPE (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 – No photos for site.

**NO ACCESS GRANTED OUT OF FIRE DOORS, SITE CONTACT DID NOT POSSESS KEY,
BUILDING SURVEYED FROM WINDOWS, UNABLE TO CAPTURE CLEAR AND CONCISE
PHOTOGRAPHS.**

PLEASE REFER TO DRAWINGS.

Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 40m
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Rescue
N/A Area collectively protected.

Comments
Area covered by parapet.

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 40m
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Rescue
N/A Area collectively protected.

Comments
Area covered by parapet.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 40m
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Rescue
N/A Area collectively protected.

Comments
Area covered by parapet.

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 40m
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Rescue
N/A Area collectively protected.

Comments
Area covered by parapet.

Roof Area	Building 1/Roof area 5	Roof Height	Approx. 40m
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Rescue
N/A Area collectively protected.

Comments
Area covered by parapet.

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

All roof areas can be accessed via fire doors although at the time of the inspection no keys could be located.

All assets can be maintained from within the collective protection.

Mandatory PPE required to access roof area.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 