

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Richard Crossman Building, Jordan WI, Coventry, CV1 5RW

Eurosafes Solutions

51b Orgreave Drive

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S13 9NR

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/Door	Guardrail GR01	Safesite	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder/Door	Guardrail GR02	Versirail	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder/Door	Guardrail GR03	Safesite	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder/Door	Solar Panels	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder/Door	Air Conditioning Unit	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed ladder/Door	Gutters	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder/Door	Cable trays	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder/Door	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fixed Ladder	Guardrail GR04	Versirail	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fixed Ladder	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fixed Ladder	Gutters	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fixed Ladder	Skylights	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fixed Ladder	Chimney flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Temp Ladder	Lightning protection	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed

Building 1 Roof area 3	Temp Ladder	Ventilation Units	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 4	Temp Ladder	Lightning protection	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 4	Temp Ladder	Ventilation Units	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 5	Temp Ladder	Mansafe system MS01	MSA Latchways	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 5	Temp Ladder	Lightning protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 5	Temp ladder	Gutters	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 5	Temp Ladder	Windows	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 - 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 area 1			Roof height	Approx 25m	
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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 collective protection in the form of Guardrail.
 Guardrail GR01 is not within compliance.
 Guardrail GR02 is 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
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.
Cable 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.
Air Conditioning Unit Maintenance	Collective protection present, Mandatory PPE required to be specified by Coventry University.
Solar Panel 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 and therefore requires minimal training/mandatory PPE to access.

Area	Building 1/Roof area 2			Roof height	Approx 25m	
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 collective protection in the form of Guardrail.

This Guardrail is not 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
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.
Skylight 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 and therefore requires minimal training/mandatory PPE to access.

Area	Building 1/Roof area 3			Roof height	Approx 3m	
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 not covered by any collective or permanent height safety equipment SSOW required.

Roof area accessed by Temporary, 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	SSOW Required - No collective or permanent height safety equipment installed
Ventilation Unit Maintenance	SSOW Required - No collective or permanent height safety equipment installed

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 not covered by collective or permanent height safety equipment.

Roof area would benefit from additional install.

Area	Building 1/Roof area 4			Roof height	Approx 4m	
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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 not covered by any collective or permanent height safety equipment SSOW required.						
Roof area accessed by Temporary, 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	SSOW Required - No collective or permanent height safety equipment installed
Ventilation Unit Maintenance	SSOW Required - No collective or permanent height safety equipment installed

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 not covered by collective or permanent height safety equipment.	
Roof area would benefit from additional install.	

Area	Building 1/Roof area 5			Roof height	Approx 5m	
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 Fall protection in the form of a mansafe system. This system is within compliance</p> <p>Roof area accessed by temporary ladder, additional considerations are to be made in regard to rescue and evacuation.</p> <p>We advise no lone working on this roof.</p>						
Tasks		Comments				
Lightning Protection Maintenance		Lightening protection is 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.				
Window Cleaning/Maintenance		Windows are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
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>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.</p> <p>Additional considerations are to be made when accessing assets/tasks, with additional advanced training access can be made using work positioning equipment.</p>						

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	SSOW Required - No collective or permanent height safety equipment installed	SSOW Required - No collective or permanent height safety equipment installed
Building 1/ Roof 4	SSOW Required - No collective or permanent height safety equipment installed	SSOW Required - No collective or permanent height safety equipment installed
Building 1/ Roof 5	Mandatory site PPE, Full body harness, lanyards and work positioning units.	Mandatory PPE (specified by Coventry University) Additional basic 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



Building 1/roof 5







Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 25m
Rescue			
N/A Are collectively protected.			
Comments			
Area covered by Guardrail.			

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 25m
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Rescue
N/A Are collectively protected.

Comments
Area covered by Guardrail.

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

Comments
SSOW Required - No collective or permanent height safety equipment installed

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

Comments
SSOW Required - No collective or permanent height safety equipment installed

Roof Area	Building 1/Roof area 5	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 on 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

Excluding Roof area 3 and 4, all other roof areas on this building have fall protection equipment installed in the form of collective equipment and mansafe systems, most of these are in compliance except GR01, we would advise this is inspected and brought within compliance.

Roof areas 3 and 4 do not have any collective or permanent fall protection in place, these areas would benefit from additional install.

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

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 