

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Sir John Laing, Much park street, Coventry, CV1 2LT

Eurosafe Solutions

51b Orgreave Drive

Sheffield

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.



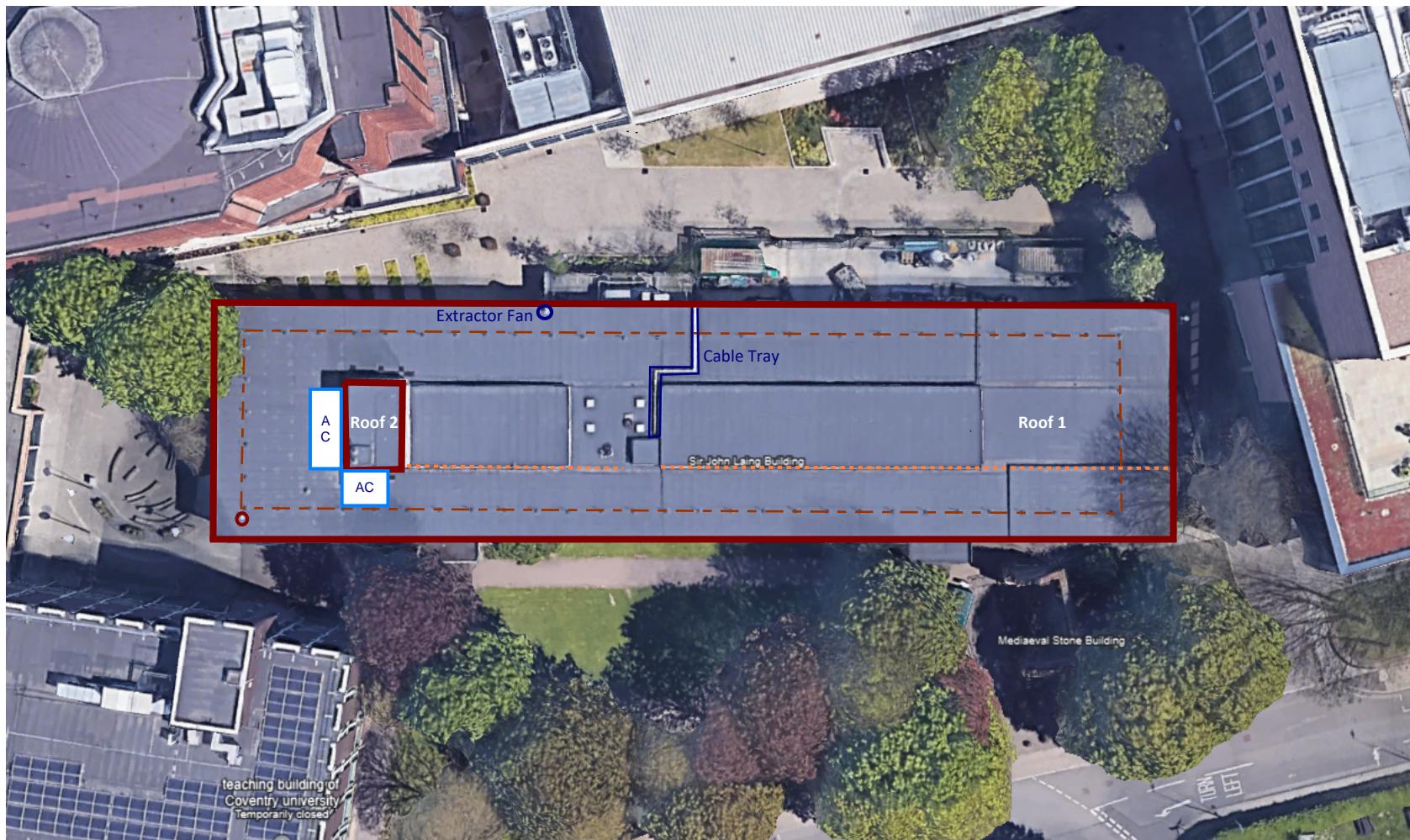
Assets

Location	Access	Asset	Manufacturer	Risk Rating (GYOR)	Comment
Building 1 Roof area 1	Fixed ladder/door	D-Marc	Safe site Crawley	Green	Designated walking route present, route to be always adhered to, no means of fall protection present.
Building 1 Roof area 1	Fixed ladder/door	Gutter	N/A	Green	Designated walking route present, route to be always adhered to, no means of fall protection present.
Building 1 Roof area 1	Fixed ladder/door	Air conditioning units	N/A	Green	Designated walking route present, route to be always adhered to, no means of fall protection present.
Building 1 Roof area 1	Fixed ladder/door	Extraction fan	N/A	Green	Designated walking route present, route to be always adhered to, no means of fall protection present.
Building 1 Roof area 1	Fixed ladder/door	Chimney flue	N/A	Green	Designated walking route present, route to be always adhered to, no means of fall protection present.
Building 1 Roof area 1	Fixed ladder/door	Extraction fan	N/A	Red	Exceeds walking route boundaries, no fall protection present, SSOW required.
Building 1 Roof area 1	Fixed ladder/door	Cable trays	N/A	Green	Designated walking route present, route to be always adhered to, no means of fall protection present.
Building 1 Roof area 1	Fixed ladder/door	Cable trays	N/A	Red	Exceeds walking route boundaries, no fall protection present, SSOW required.
Building 1 Roof area 2	Temp ladder	N/A	N/A	Red	No fixed access, temp ladder required, no means of fall protection present, SSOW 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

Roof Plans

Main Roof - Areas 1 - 2



Safety at **height**
without compromise

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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
- D-Marc

Area	Building 1/Roof 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						
Roof area accessed via fixed ladder; additional considerations should be made in regard to rescue.						
We advise no lone working on this roof.						
Tasks	Comments					
Gutter Maintenance	Located within D-marc boundary, this must be always adhered to and should be detailed within SSOW.					
Air Conditioning Unit Maintenance	Located within D-marc boundary, this must be always adhered to and should be detailed within SSOW.					
Extraction Fans Maintenance	Located within D-marc boundary, this must be always adhered to and should be detailed within SSOW. Some of these are located outside of the boundaries of the D-marc SSOW also required.					
Chimney Flue Maintenance	Located within D-marc boundary, this must be always adhered to and should be detailed within SSOW.					
Cable Tray Maintenance	Located within D-marc boundary, this must be always adhered to and should be detailed within SSOW. Some of these are located outside of the boundaries of the D-marc SSOW also 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, in most cases we would advise that additional Horizontal cable systems are installed to aid the safe movement around these roof areas in an aim to keep the end user away from any potential fall hazard, currently the access methods fall down to the end user and their competency/training, there is excess potential for human error involved that could potentially be mitigated by the installation of additional equipment.

Other Comments

There is existing D-marc installed although this does not cover all aspects and requirements on this roof in some cases there are more practical forms of fall protection available which would be more suited for these areas, due to this more often than not the end user will be required to work outside of these perimeters with the use of correct PPE and adequate training, please note there are certain assets that currently cannot be accessed without additional equipment/specialist access methods.

Please see asset list where these will be highlighted.

Area	Building 1/Roof 2		Roof height	Approx 6m		
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						
Roof area accessed by temp ladder; no fall protection present therefore a SSOW is required.						
We advise no lone working on this roof.						
Tasks	Comments					
N/A	No assets visible/present on this raised roof area, no requirement for access.					

Access Suggestions

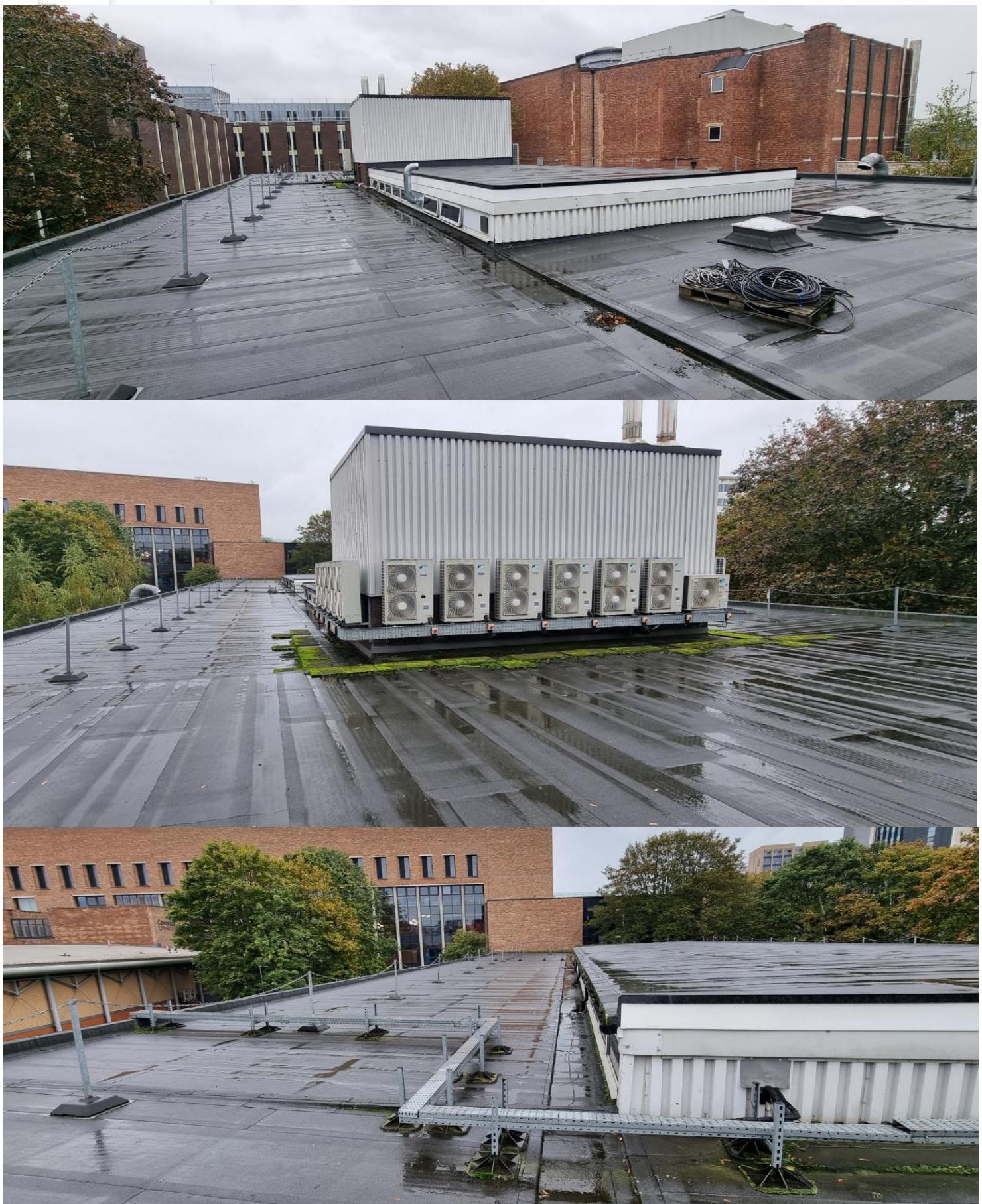
A permit to work system could help control who goes on the roof area to ensure they understand the risk associated with this area and the procedures in place also to identify that the engineers/contractors are trained and competent and that their RAMS are identified and suitable for the works required of them regarding access methods/Rescue.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory site PPE	Boots, hard had, Hi-vis (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 provide

Photos – Building 1/Roof 1



Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 15m
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Rescue
Roof area covered by designated boundary (D-marc)

Comments
Considerations are to be made regarding SSOW and detailing that personnel must not work outside the confines of the boundary without prior risk assessment/SSOW

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 training 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.
This roof area requires an SSOW

Summary

This roof area has demarcation (D-Marc) present, due to this not being deemed as suitable fall protection rather a boundary to indicate a safe walking route around the roof area. We would advise an SSOW is always put in place when working on this roof. Also, considerations are to be made in regard to assets that fall outside of the boundaries. Additional fall protection such as cable systems/man anchors would benefit this roof area in order to safely access these assets.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 