

## **Height Safety Asset Management Report**

### **Site Assessment & Report**

Coventry University – Sir William Lyons Building, Gosford street, Coventry, CV1 5DL

Eurosafe Solutions

51b Orgreave Drive

Sheffield

S13 9NR

### **Surveyed on behalf of Coventry University**



**Surveyor: Aaron Daffin**

**Author of Document: Jordan Weston**

**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	Door	Lightening Protection	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 2	Fixed ladder	Mansafe System MS03	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 2	Fixed ladder	Lightening protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 2	Fixed Ladder	Gutters	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 3	Fixed Ladder/Door	Mansafe System MS04	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 3	Fixed Ladder/Door	Lightening Protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 3	Fixed Ladder/Door	Gutters	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 4	Fixed Ladder/Door	Mansafe System MS01	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 4	Fixed Ladder/Door	Lightening Protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 4	Fixed Ladder/Door	Gutters	N/A	Amber	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 5	Fixed Ladder/Door	Mansafe System MS02	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 5	Fixed Ladder/Door	Lightening Protection	MSA Latchways	Amber	Mandatory, Full body harness, Lanyard and basic training required.



Building 1 Roof area 5	Fixed Ladder/Door	Gutters	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
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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

Key:

Area	Building 1/Roof area 1			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 has no collective or permanent fall protection installed, SSOW required.						
Roof area accessed by Door						
We advise no lone working on this roof.						
Tasks		Comments				
Lightening protection maintenance		SSOW Required - No collective or permanent height safety equipment installed				

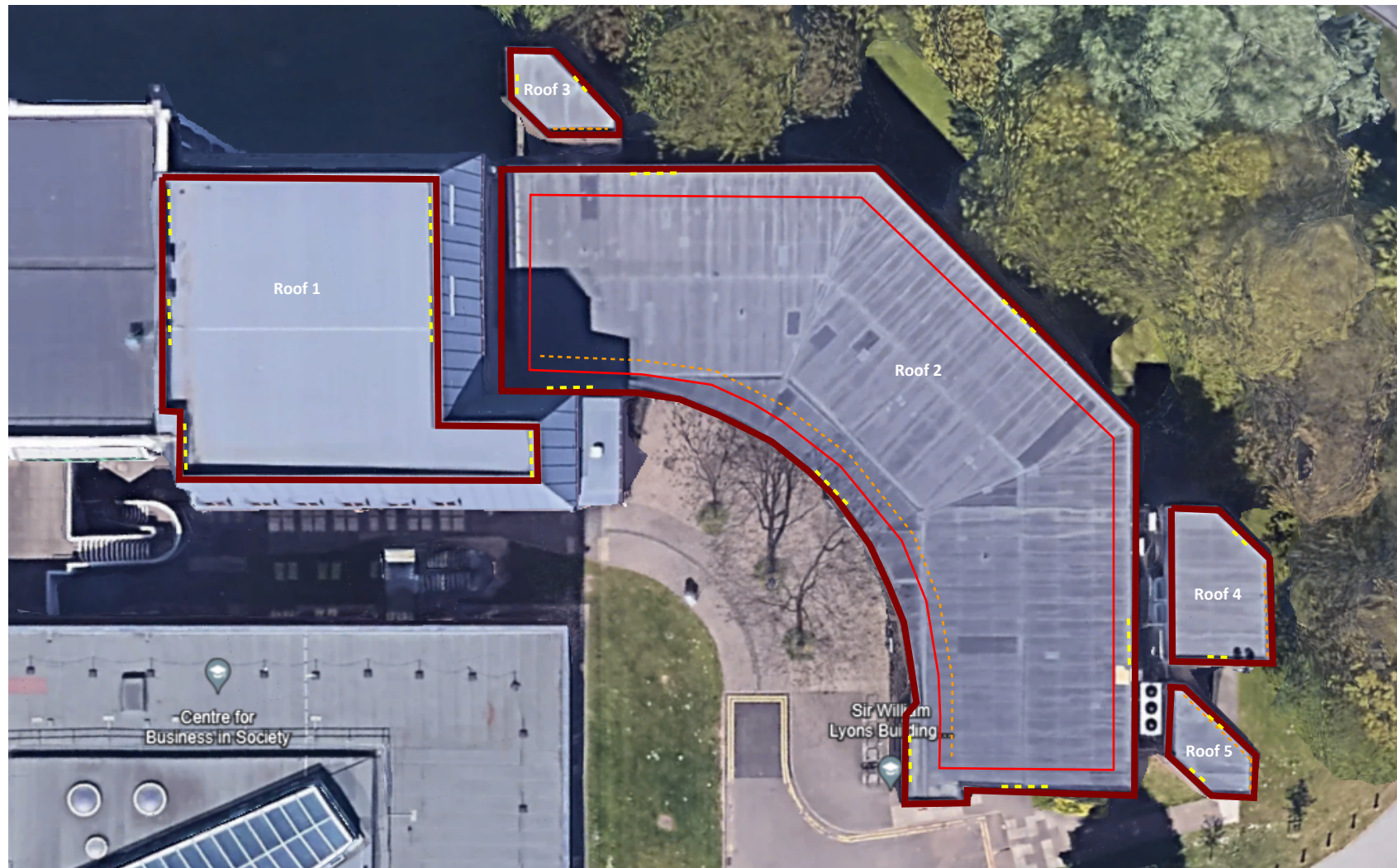
Access Suggestions
A permit to work system could help control who goes on the roof area to ensure they understand the risk associated with this area and the procedures in place also to identify that the engineers/contactors are trained and competent and that their RAMS are identified and suitable for 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 has no collective or permanent height safety equipment installed.
This roof would benefit from having equipment installed in order to safely access the lightening protection present.
Temporary access equipment could be used due to being a flat roof, SSOW required.



Safety at **height**  
without compromise

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

## 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
- Hatch
- - - - D-Marc

Building 1/ Roof area 2			Roof height	Approx 18m	
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/Door, 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		Lightning 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.			

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 Lightening protection/Gutters, with additional advanced training access can be made using work positioning equipment.	



Area	Building 1/Roof area 3			Roof height	Approx 18m	
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/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.				
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.				

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 Lightning protection/Gutters, with additional advanced training access can be made using work positioning equipment.

Area	Building 1/Roof area 3			Roof height	Approx 18m	
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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 Fall protection in the form of a mansafe system. This system is within compliance

Roof area accessed by Fixed ladder/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.
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.

#### 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 Lightening protection/Gutters, with additional advanced training access can be made using work positioning equipment.

Area	Building 1/Roof area 4			Roof height	Approx 18m	
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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 Fall protection in the form of a mansafe system. This system is within compliance

Roof area accessed by Fixed ladder/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.
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.

#### 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 Lightning protection/Gutters, with additional advanced training access can be made using work positioning equipment.

Area	Building 1/Roof area 5			Roof height	Approx 18m	
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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 Fall protection in the form of a mansafe system. This system is within compliance

Roof area accessed by Fixed ladder/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.
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.

#### 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 Lightning protection/Gutters, with additional advanced training access can be made using work positioning equipment.

## PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	SSOW Required - No collective or permanent height safety equipment installed	SSOW Required - No collective or permanent height safety equipment installed
Building 1/ Roof 2	Mandatory site PPE, Full body harness, lanyards, and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 3	Mandatory site PPE, Full body harness, lanyards, and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 4	Mandatory site PPE, Full body harness, lanyards, and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 5	Mandatory site PPE, Full body harness, lanyards, and work positioning units.	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





## 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. 40m
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Rescue
N/A

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

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 18m
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Rescue
50m Ikar rescue kit required.

Comments
Area covered by parapet.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 18m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required.

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 18m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required.

Roof Area	Building 1/Roof area 5	Roof Height	Approx. 18m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required.

## 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 1 all other roof areas are covered by permanent fall protection, Advanced work at height and rescue training is required to access all assets on this roof.

Regarding Roof area 1, it is advised that additional permanent equipment is installed.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 