

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Sports and Recreation center, Whitefriars Street, Coventry, CV1 2JH

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

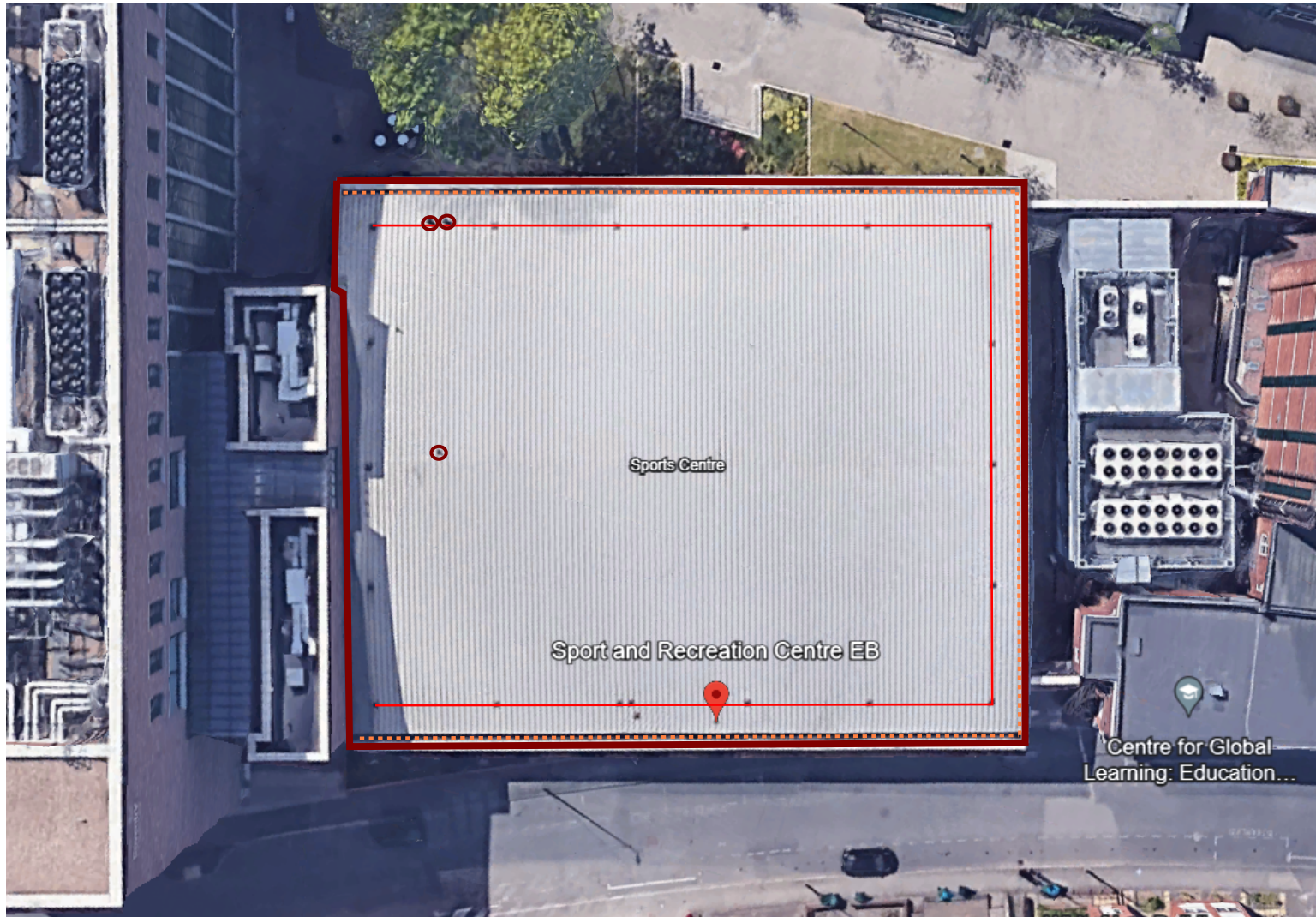
Location	Access	Asset	Manufacturer	Risk rating (GYOR)	Comment
Building 1 Roof area 1	MEWP	Mansafe system	Unknown	Yellow	Mandatory/MEWP specific, Full body harness, Lanyard and basic training required. No access to roof upon visit, assets visually confirmed from building beside.
Building 1 Roof area 1	MEWP	Lightning protection	Unknown	Amber	Mandatory/MEWP specific Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 1	MEWP	Gutters	Unknown	Amber	Mandatory/MEWP specific Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 1	MEWP	Chimney Flue	Unknown	Amber	Mandatory/MEWP specific 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



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

Area	Building 1/Roof area 1			Roof height	Approx 15m	
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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 Fall protection in the form of a mansafe system. This system is not within compliance.

Roof area should be accessed via MEWP of approx. 20-25m

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 Maintenance	Gutters are located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.
Chimney Flue Maintenance	Chimney flues 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 performing tasks. Additional advanced training required for work positioning.

Additional MEWP specific PPE required.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory site PPE, Full body harness, lanyards and work positioning units, MEWP specific PPE.	Mandatory PPE (specified by Coventry University), MEWP specific PPE, 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 1



Rescue

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

MEWP Rescue/50m IKAR rescue kit required

Comments

Advanced work at height/rescue training required, MEWP rescue training required.
 Once engineers are at roof level they will require a 50m IKAR rescue kit in close proximity at all times.

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.
Additional training such as advanced work at height and rescue and MEWP rescue.

Summary

This building can only be accessed via MEWP as there is no fixed access. PFPE (personal fall protection equipment) is present at roof level and requires advance work at height and rescue training to traverse and perform tasks required.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 