

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – The Cycle Works, 1 Raglan Street, Coventry, CV1 5QD

Eurosafes Solutions

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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 Eurosafe 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 Eurosafe 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	Window	Guardrail GR06	Proguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Window	Lightning protection	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 1	Window	Air conditioning units	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Window	Air ventilation units	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Window	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Window	Solar panels	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Door	Guardrail GR04	Proguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Door	Guardrail GR05	Proguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Door	Lightning protection	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 2	Door	Chimney flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Temp Ladder	Mansafe system MS01	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 3	Temp Ladder	Lightning protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 3	Temp ladder	Windows	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.

Building 1 Roof area 3	Temp ladder	Air ventilation units	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 4	External staircase	Guardrail GR01	Proguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	External staircase	Guardrail GR02	Proguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	External staircase	Lightning protection	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 4	External staircase	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	External staircase	Air ventilation units	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	External staircase	Plant work	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	External staircase	Solar panels	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	External staircase	Guardrail GR03	Proguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	External staircase	Lightning protection	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 5	External staircase	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	External staircase	Air Vents	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	External staircase	Plant work	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 6	Temp ladder	Mansafe System MS02	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 6	Temp ladder	Lightning Protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.

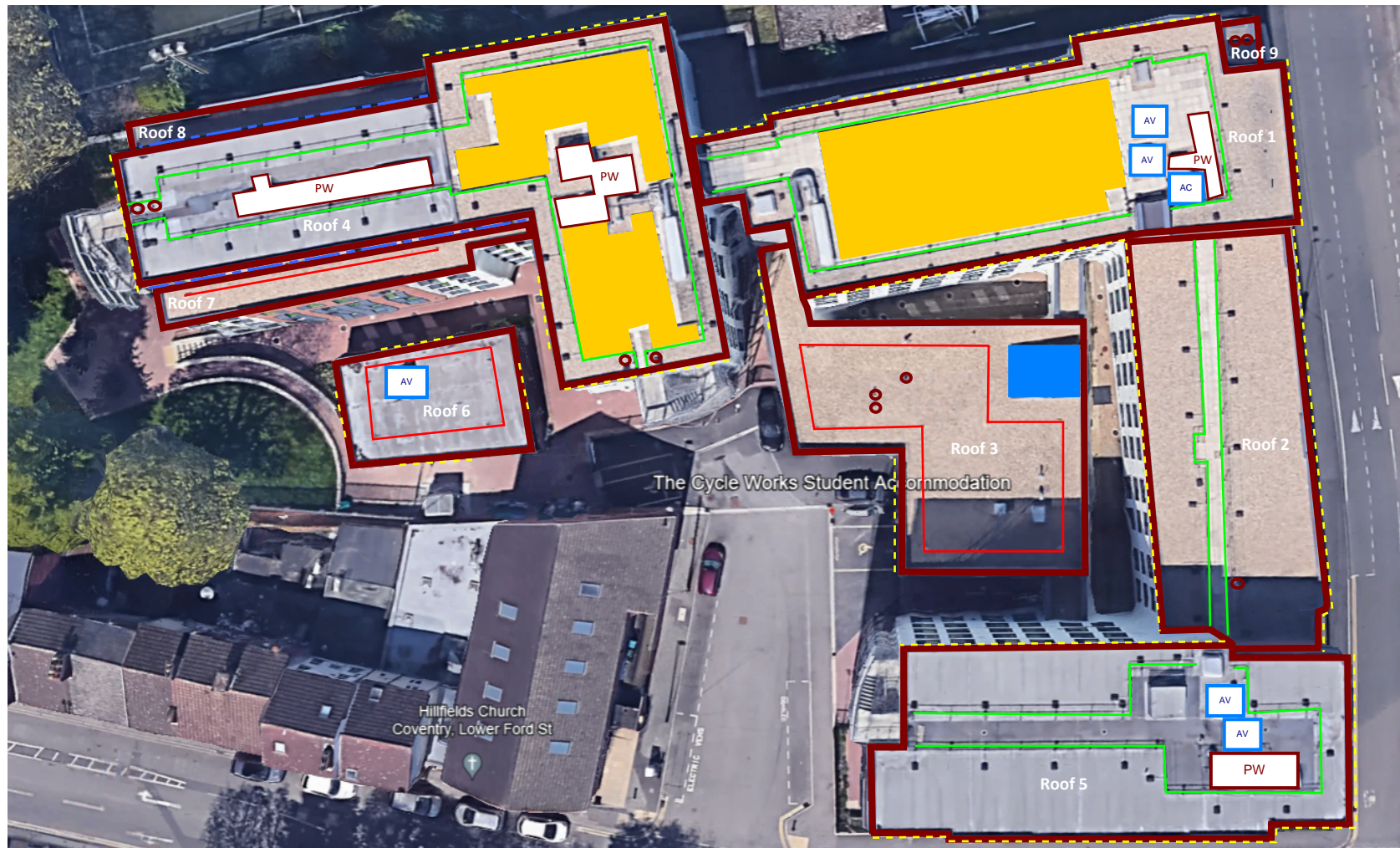
Building 1 Roof area 6	Temp ladder	Ait ventilation units	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 7	Window	Mansafe System MS03	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 7	Window	Windows	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 8	Window	Mansafe System MS04	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 8	Window	Windows	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 9	Window	Isolated Post IP 01	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 9	Windows	Signage	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 - Roof Areas 1 - 9



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 20m	
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 guardrail.

Guardrail is not within compliance.

Roof area accessed by window, 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 outside the confines of the collective protection, therefore an SSOW will be required.
Air Conditioning Unit Maintenance	Collective protection present, Mandatory PPE required to be specified by Coventry University.
Air Ventilation 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.
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 therefore minimal training is required.

Additional considerations are to be made when accessing lightening protection, with additional advanced training and equipment, access can be made using work positioning equipment.

Building 1/ Roof area 2			Roof height	Approx 20m	
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 guardrail.					
Guardrail is within compliance.					
Roof area is accessed via door.					
We advise no lone working on this roof.					
Tasks		Comments			
Lightning Protection Maintenance		Lightning protection is located outside the confines of the collective protection, therefore an SSOW will be required.			
Chimney Flue 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 therefore minimal training is required.
Additional considerations are to be made when accessing lightening protection, with additional advanced training and equipment, access can be made using work positioning equipment.

Area	Building 1/Roof area 3			Roof height	Approx 8m	
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 accessed by Temporary 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		Lightning protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Air Ventilation Maintenance		Air vents located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.				
Window Cleaning		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
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 assets located away from the mansafe system in place, with additional advanced training access can be made using work positioning equipment.

Area	Building 1/Roof area 4			Roof height	Approx 25m	
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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 guardrail.

Guardrail is within compliance.

Roof area accessed by external staircase.

We advise no lone working on this roof.

Tasks	Comments
Lightning Protection Maintenance	Lightning protection is located outside the confines of the collective protection, therefore an SSOW will be required.
Air Ventilation Unit Maintenance	Collective protection present, Mandatory PPE required to be specified by Coventry University.
Plant Work 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.
Chimney Flue 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 therefore minimal training is required.

Additional considerations are to be made when accessing lightening protection, with additional advanced training and equipment, access can be made using work positioning equipment.

Area	Building 1/Roof area 5			Roof height	Approx 30m	
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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 guardrail.

Guardrail is within compliance.

Roof area accessed by external staircase.

We advise no lone working on this roof.

Tasks	Comments
Lightning protection maintenance	Lightning protection is located outside the confines of the collective protection, therefore an SSOW will be required.
Air Ventilation Unit 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.
Plant Work 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 a mansafe system therefore additional work at height training/rescue training will be required.

Additional considerations are to be made when accessing lightening protection, with additional advanced training access can be made using work positioning equipment.

Area	Building 1/Roof area 6			Roof height	Approx 6m	
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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 accessed by Temporary 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	Lightning protection is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.
Air Ventilation Unit Maintenance	Air vents 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 assets located away from the mansafe system in place, with additional advanced training access can be made using work positioning equipment.

Area	Building 1/Roof area 7			Roof height	Approx 25m	
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 accessed via window.						
We advise no lone working on this roof.						
Tasks		Comments				
Window Cleaning		Windows can be cleaned from the existing mansafe system with the use of suitable equipment, training, and PPE.				

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.
Assets can be maintained from the existing mansafe system, basic work at height/rescue training is required. Also standard PPE including Harness/lanyard is required.

Area	Building 1/Roof area 7			Roof height	Approx 25m	
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 accessed by window, additional considerations are to be made regarding access and egress/evacuation and rescue.						
We advise no lone working on this roof.						
Tasks		Comments				
Window Cleaning		Windows can be cleaned from the existing mansafe system with the use of suitable equipment, training, and PPE.				

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.
Assets can be maintained from the existing mansafe system, basic work at height/rescue training is required. Also, standard PPE including Harness/lanyard is required.

Area	Building 1/Roof area 8			Roof height	Approx 25m	
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 accessed by window, additional considerations are to be made regarding access and egress/evacuation and rescue.						
We advise no lone working on this roof.						
Tasks		Comments				
Window Cleaning		Windows can be cleaned from the existing mansafe system with the use of suitable equipment, training, and PPE.				

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.
Assets can be maintained from the existing mansafe system, basic work at height/rescue training is required. Also, standard PPE including Harness/lanyard is required.

Area	Building 1/Roof area 9			Roof height	Approx 20m	
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 single point anchor (Isolated post)						
This anchor is not within compliance.						
Roof area accessed by window, additional considerations are to be made regarding access and egress/evacuation and rescue.						
We advise no lone working on this roof.						
Tasks		Comments				
Signage Cleaning		Signage is located away from the anchor point 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 single point anchor therefore additional work at height training/rescue training will be required.
Additional considerations are to be made when accessing assets located away from the anchor point, with additional advanced training access can be made using work positioning equipment.

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, 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	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 5	Mandatory site PPE, Full body harness, lanyards.	Mandatory PPE (specified by Coventry University) Additional basic training required.
Building 1/ Roof 6	Mandatory site PPE, Full body harness, lanyards, and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 7	Mandatory site PPE, Full body harness, lanyards, and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 8	Mandatory site PPE, Full body harness, lanyards, and work positioning units.	Mandatory PPE (specified by Coventry University) Additional advanced training required.
Building 1/ Roof 9	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 1





Building 1/Roof 2

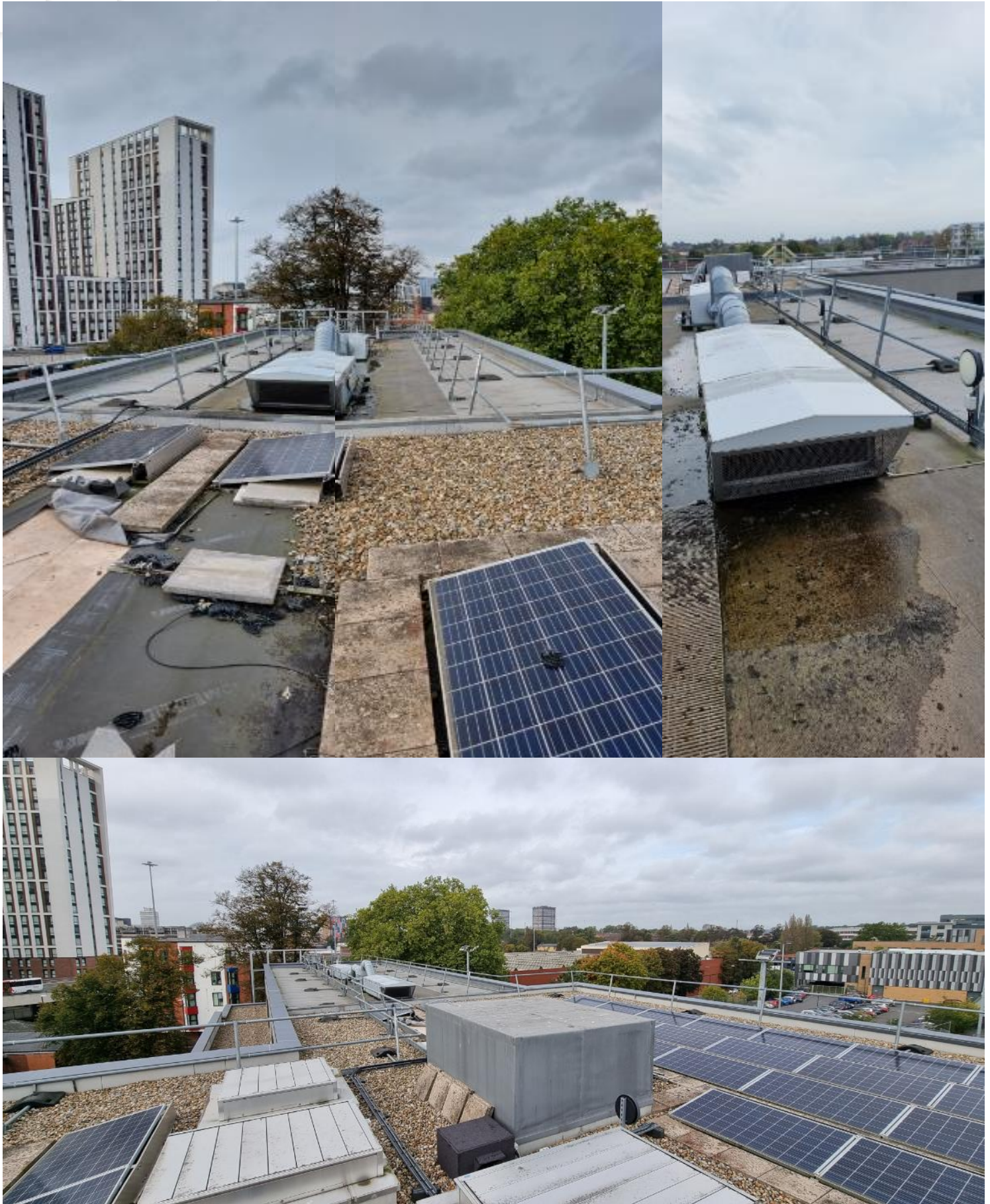


Building 1/Roof 3



Building 1/roof 4







Building 1/roof 5







Building 1/Roof 6



Building 1/Roof 7/8



Building 1/Roof 9



Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 20m
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Rescue
N/A - Area collectively protected.

Comments
Area covered by Guardrail.

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 20m
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Rescue
N/A - Area collectively protected.

Comments
Area covered by Guardrail.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 8m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required, this area is a higher roof area and therefore may require the use of deviation lines for recovery. 50m IKAR rescue kit suitable for this roof area.

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 25m
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Rescue
N/A - Area collectively protected

Comments
Area covered by Guardrail.

Roof Area	Building 1/Roof area 5	Roof Height	Approx. 30m
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Rescue
N/A - Area collectively protected

Comments
Area covered by Guardrail.

Roof Area	Building 1/Roof area 6	Roof Height	Approx. 6m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required, this area is a higher roof area and therefore may require the use of deviation lines for recovery. 50m IKAR rescue kit suitable for this roof area.

Roof Area	Building 1/Roof area 7	Roof Height	Approx. 25m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required, this area is a higher roof area and therefore may require the use of deviation lines for recovery. 50m IKAR rescue kit suitable for this roof area.

Roof Area	Building 1/Roof area 8	Roof Height	Approx. 25m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required, this area is a higher roof area and therefore may require the use of deviation lines for recovery. 50m IKAR rescue kit suitable for this roof area.

Roof Area	Building 1/Roof area 9	Roof Height	Approx. 25m
Rescue			
50m Ikar rescue kit required.			
Comments			
Advanced work at height/rescue training required, this area is a higher roof area and therefore may require the use of deviation lines for recovery. 50m IKAR rescue kit suitable for 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

All roof areas covered by collective protection can be accessed with minimal training/mandatory PPE.

Additional considerations/training is required when accessing roof area covered only by mansafe systems and single point anchors.

Areas where personnel are required to venture outside the confines of the fall protection would benefit from additional installation.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 

