

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – The Enterprise Centre, Coventry, West midlands, CV1 2TX

Eurosafes Solutions

51b Orgreave Drive

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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	MEWP	Gutter	N/A	Red	No fixed access, no fall protection, MEWP access required.

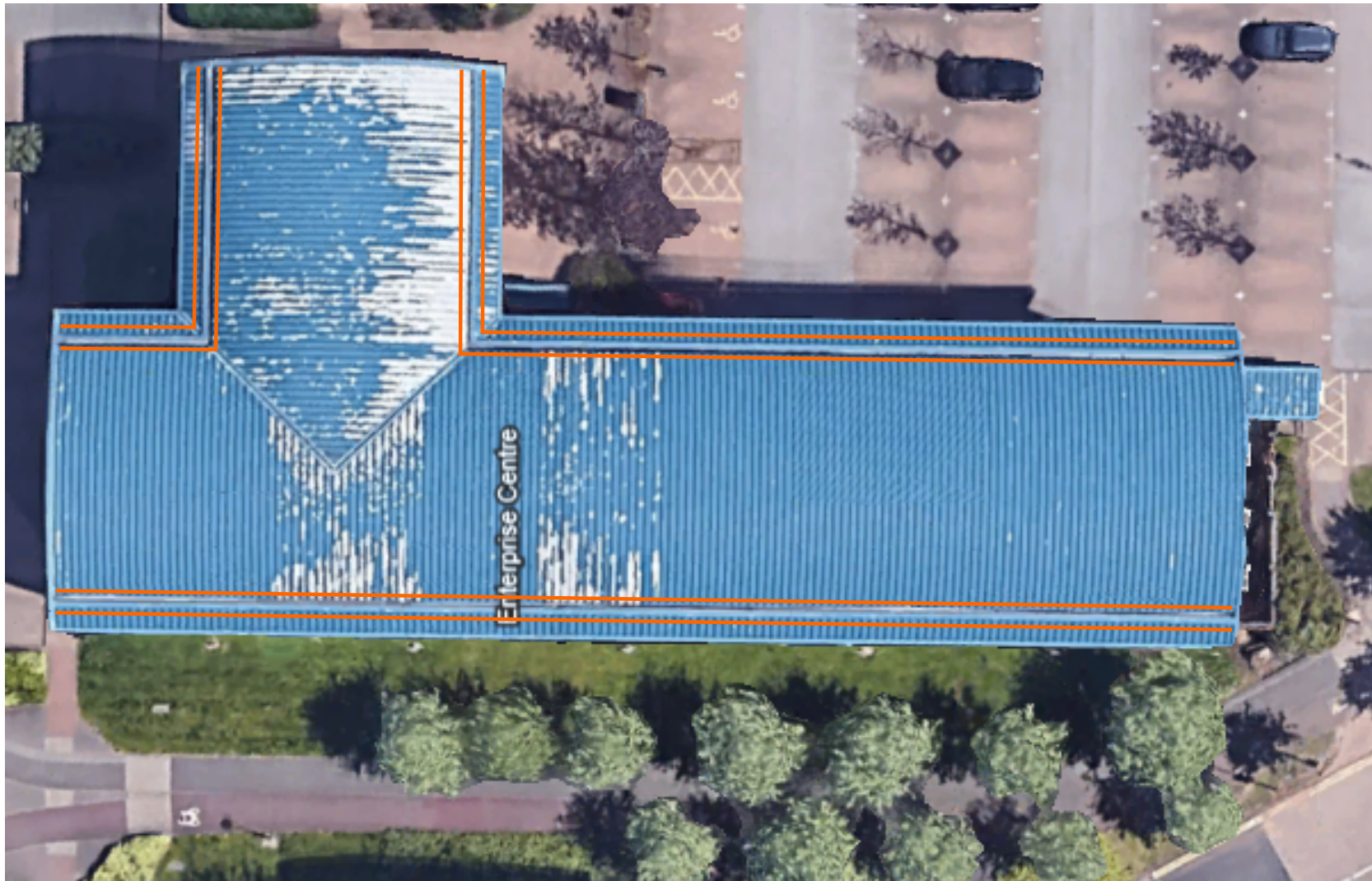
Key	
Purple	Specialist (Rope access, SSOW etc.)
Red	SSOW Required - No collective or permanent height safety equipment installed
Amber	Advanced, Harness, Lanyards, advanced training/work positioning required.
Yellow	Standard, Harness, Lanyard, basic training
Green	Basic, Collective protection provided

Please refer to Page 5 for the Roof Plan.

Safety at **height**
without compromise

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Building 1 - Main Roof



ASSET KEY:

— Gutters

Area	Main Roof			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						
No Current Fixed access, MEWP required.						
We advise no lone working on this roof due to the specialized access methods, MEWP required in order to access.						
Tasks		Comments				
Gutter Maintenance		There are gutters located to the perimeter of the building, These are to be cleaned/maintained from MEWP. MEWP specific PPE 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, especially with the specialist access/traversal methods required on this roof by way of work positioning and the minimal fall protection installed, 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 Height safety equipment installed although this does not cover all aspects and requirements on this roof in some cases there a more practical forms of fall protection available which would be more suited for these areas, due this more often than not the end user will be required to work outside of these perimeter 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.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/Main Roof	MEWP SPECIFIC	MEWP SPECIFIC PPE REQUIRED/ RESTRAINT LANYARD, FULL BODY HARNESS

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

Rescue

Roof Area	Building 1 Main Roof	Roof Height	Approx. 20-30m
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Rescue
MEWP rescue/emergency lowering of MEWP.

Comments
Considerations are to be made regarding MEWP rescue, SSOW required, third operative/Ground man required for emergency lowering of MEWP.

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 and use of MEWP
Anyone using the MEWP must be trained in how to undertake pre-use inspection of such equipment and associated PPE along with how to use/fit and hold a valid IPAF accreditation.
Should an emergency rescue be required then operatives should be trained on the equipment required.

Summary

This roof area is largely inaccessible due to having no fixed access/access hatch, there are gutters present that can be seen from ground level. Adequate space surrounds the building to allow for MEWP, advise any works be undertaken via MEWP.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 