

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – The Hub, Priory Street, Coventry, CV1 5FB

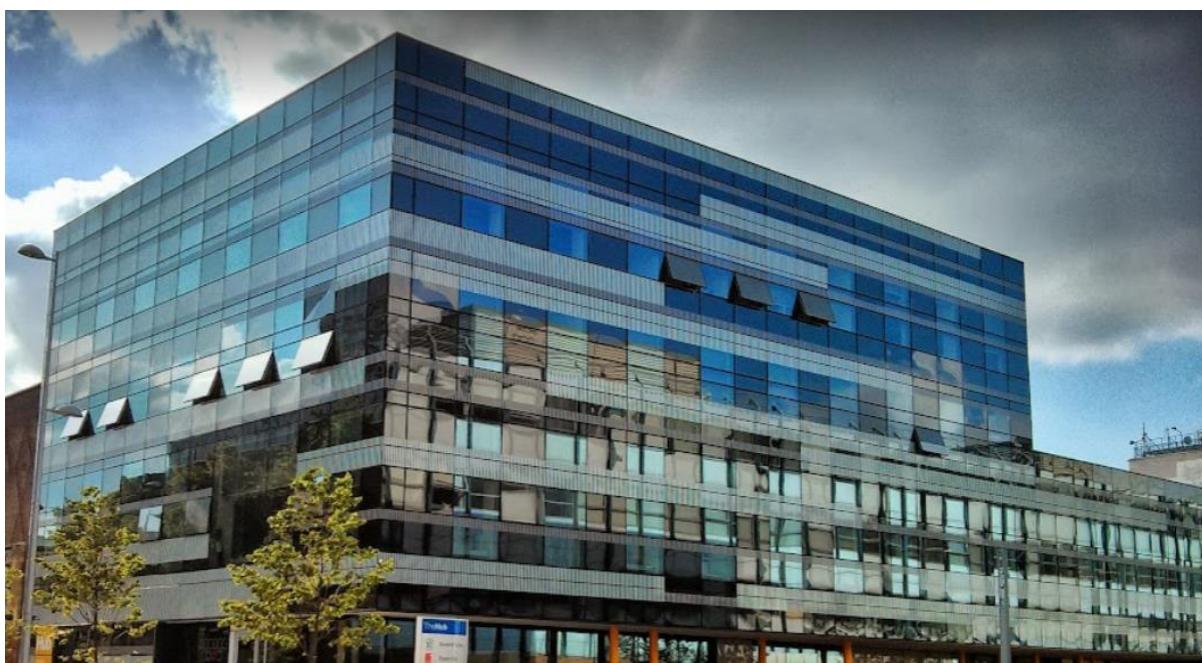
Eurosafe Solutions

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Surveyed on behalf of Coventry University



Surveyor: Aaron Daffin

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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	Hatch	Parapet	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Hatch	Mansafe System MS04	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 1	Hatch	Solar Panels	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Hatch	Air ventilation	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Hatch	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Hatch	Windows	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 1	Hatch	Chimney flue	N/A	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 1	Hatch	Air conditioning units	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Door	Mansafe System MS01-02	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 2	Door	Guardrail	N/A Bespoke Guardrail	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Door	Chimney Flue	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof are 2	Door	Air Conditioning Units	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 3	Hatch	Mansafe System MS03	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 3	Hatch	Hatch	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.

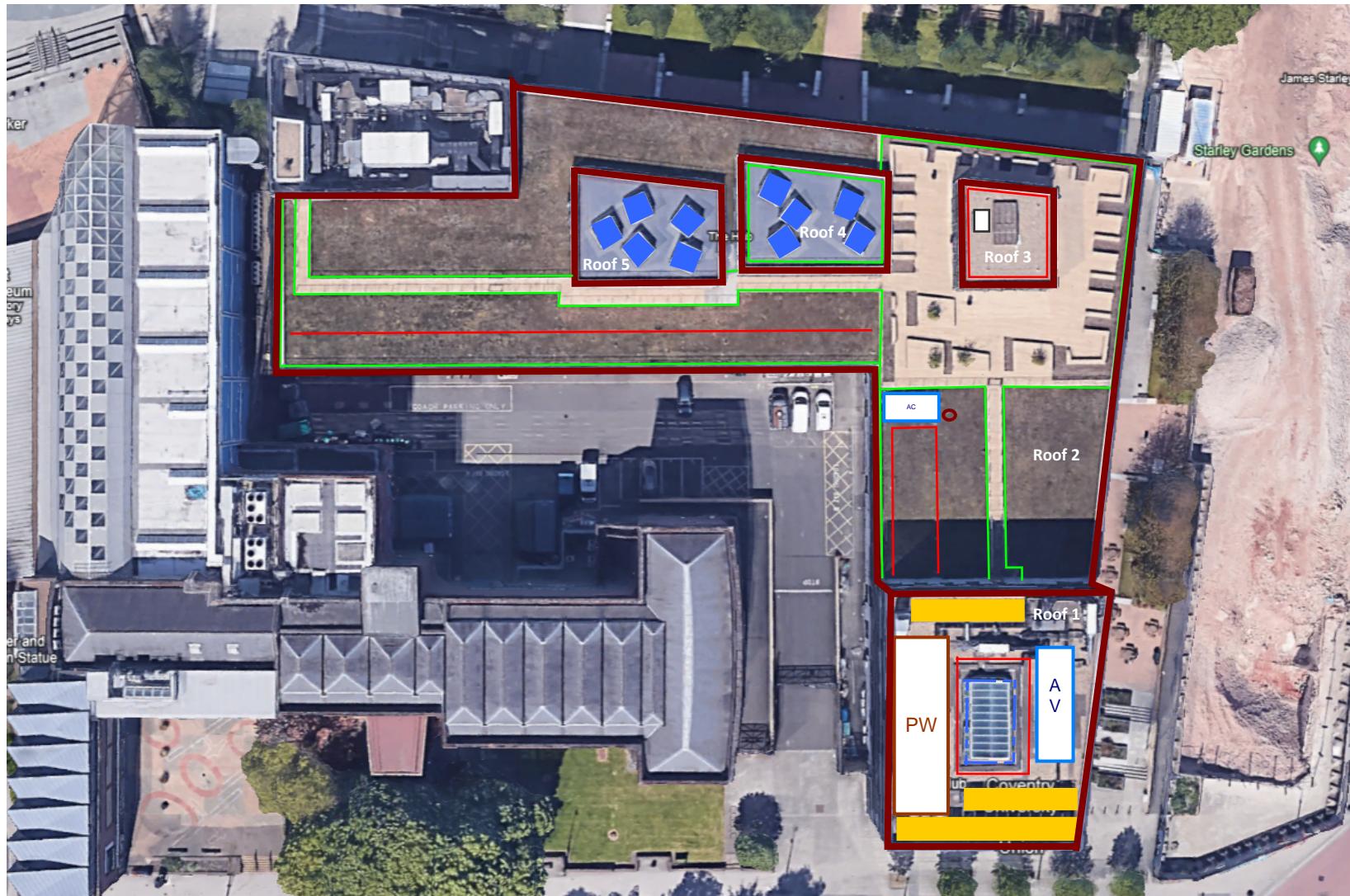
Building 1 Roof area 3	Hatch	Lightning protection	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 4	Fixed Ladder	Guardrail GR01	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fixed Ladder	Lightning protection	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 4	Fixed Ladder	Skylights	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	Fixed Ladder	Guardrail GR02	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	Fixed Ladder	Lightning Protection	Unknown	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 5	Fixed Ladder	Skylights	Unknown	Green	Collective protection present, mandatory site PPE 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

Area	Building 1/Roof area 1		Roof height	Approx 20m		
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
Access Comments						
<p>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 and a parapet.</p> <p>The mansafe system is not within compliance.</p>						
<p>Roof area accessed by hatch additional considerations are to be made regarding access and egress/evacuation and rescue.</p>						
<p>We advise no lone working on this roof.</p>						
Tasks	Comments					
Lightning Protection 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.					
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.					
Air Conditioning Unit Maintenance	Collective protection present, Mandatory PPE required to be specified by Coventry University.					
Window Cleaning/Maintenance	Windows can be reached from the mansafe system in place, Mandatory PPE, Full body harness, lanyards and basic training required.					

Access Suggestions
<p>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.</p>
<p>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.</p>

Main Roof - Roof Areas 1 - 5



Safety at **height**
without compromise

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ASSET KEY:

.....	Gutters
—	Mansafe System
—	Guardrail
.....	Lightning Protection
○	Chimney Flue
AV	Air Vents
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 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 Fall protection in the form of collective protection (Guardrail).					
Guardrail is not within compliance and is of bespoke build up.					
Roof area is accessed via door.					
We advise no lone working on this roof.					
Tasks		Comments			
Chimney Flue Maintenance		Collective protection present, Mandatory PPE required to be specified by Coventry University.			
Air Conditioning Unit 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/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.

Area	Building 1/Roof area 3			Roof height	Approx 4m	
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, this roof area is covered by Fall protection in the form of a mansafe system. This system is within compliance						
Roof area accessed by Hatch, 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					
Lightening 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.					
Hatch Maintenance	The Hatch located away from the mansafe system and therefore advance work at height training and work positioning will be required to access. Alternatively, the hatch is to be closed from the outside if possible whilst works are being undertaken.					

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 additional tasks, with additional advanced training, access can be made using work positioning equipment.

Area	Building 1/Roof area 4			Roof height	Approx 1.5m	
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, this roof area is covered by Fall protection in the form of collective protection (Guardrail).						
This Guardrail is within compliance.						
Roof area accessed by Fixed ladder; additional considerations are to be made in regard to evacuation/Rescue,						
We advise no lone working on this roof.						
Tasks	Comments					
Lightning Protection Maintenance	Collective protection present, Mandatory PPE required to be specified by Coventry University.					
Skylight 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/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.

Area	Building 1/Roof area 5			Roof height	Approx 1.5m	
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, this roof area is covered by Fall protection in the form of collective protection (Guardrail).						
This Guardrail is within compliance.						
Roof area accessed by Hatch, 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	Collective protection present, Mandatory PPE required to be specified by Coventry University.					
Skylight 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/contactors are trained and competent and that their RAMS are identified and suitable for the works required of them regarding access methods/Rescue.
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.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory site PPE, Full body harness, lanyards.	Mandatory PPE (specified by Coventry University) Additional basic training required.
Building 1/ Roof 2	Mandatory site PPE, Full body harness, lanyards.	Mandatory PPE (specified by Coventry University) Additional basic training required.
Building 1/ Roof 3	Mandatory site PPE, Full body harness, lanyards.	Mandatory PPE (specified by Coventry University) Additional basic training required.
Building 1/ Roof 4	Mandatory site PPE, Boots, Helmet, Hi-vis.	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 5	Mandatory site PPE, Boots, Helmet, Hi-vis.	Mandatory PPE (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 provided

Photos – Building 1/Roof 1





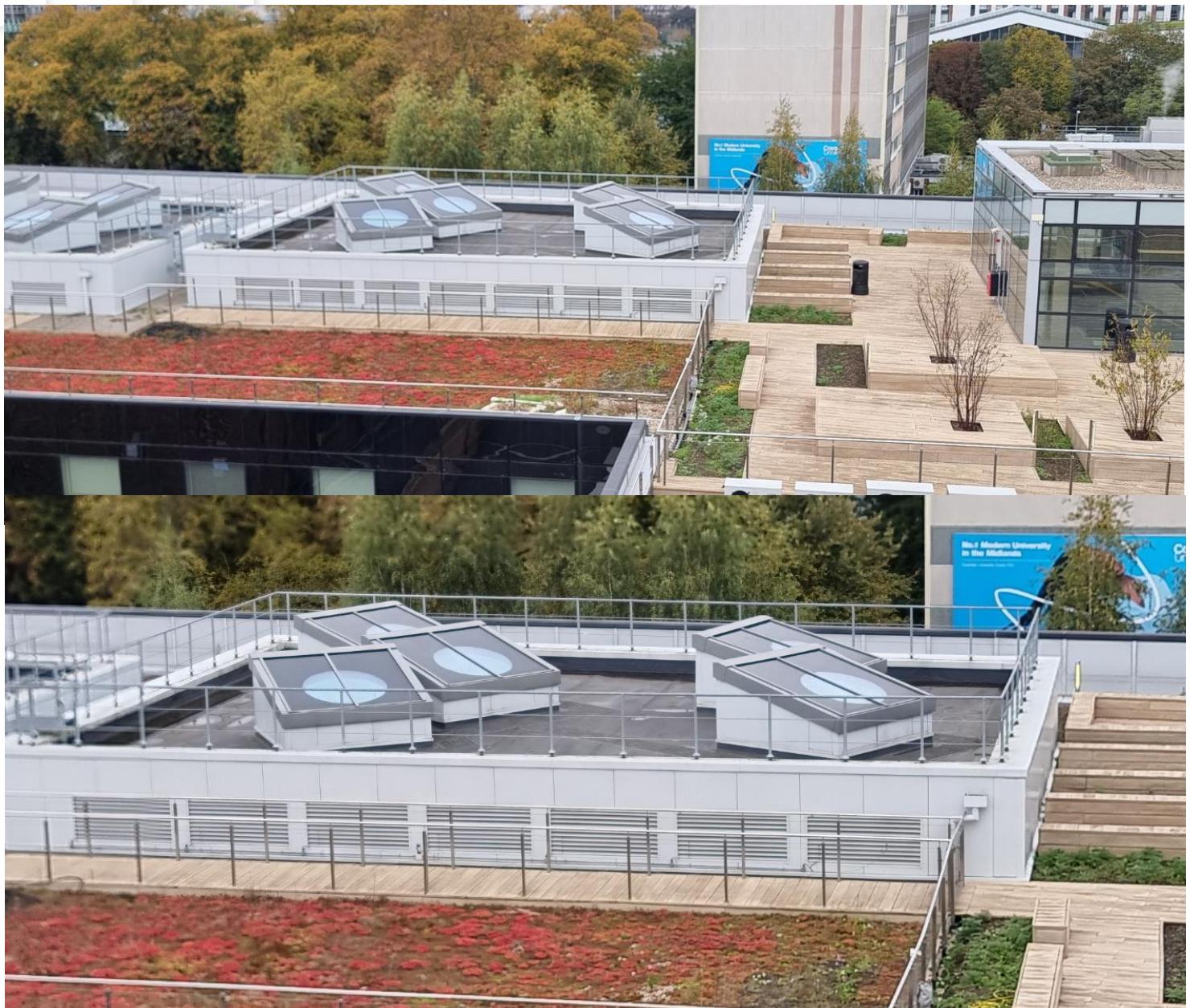
Building 1/Roof 2



Building 1/Roof 3



Building 1/roof 4



Building 1/roof 5



Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 20m
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Rescue
50m Ikar rescue kit

Comments
Area is both covered by a Parapet and Mansafe system, within the parapet area rescue equipment will not be required.
50m Ikar rescue kit will be required for use in the area covered by the Mansafe system.
Basic work at height/Rescue training required.

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 20m
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Rescue
50m Ikar rescue kit

Comments
Area is both covered by a Guardrail and Mansafe system, within the Guardrail area rescue equipment will not be required.
50m Ikar rescue kit will be required for use in the area covered by the Mansafe system.
Basic work at height/Rescue training required.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 5m
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Rescue
50m Ikar rescue kit required.

Comments
Advanced work at height/rescue training required, this is a higher roof area of 5m there may be a requirement to get a casualty down to the ground using deviation lines, this actual building all together is approx. 20-30m in height so we would advise a rescue kit suited to this.

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 1.5m
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Rescue
N/A

Comments
Roof area is collectively protected.

Roof Area	Building 1/Roof area 5	Roof Height	Approx. 1.5m
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Rescue
N/A

Comments
Roof area is collectively protected.

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

This building presents both areas covered by collective protection and Mansafe systems.
Most of but not all are within compliance.

Should access be required personnel must have suitable work at height/rescue training for safe use of the equipment.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 