

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – The Print Shop (Resource Centre), 3 Whitefriars Street, Coventry, CV1 2DS

Eurosafe Solutions

51b Orgreave Drive

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S13 9NR

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	Door/Fixed ladder	Guardrail GR06	KeeGuard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Door/Fixed ladder	Guardrail GR05	Medguard	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Door/Fixed ladder	Parapet	N/A	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

Safety at **height**
without compromise

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Main Roof



ASSET KEY:

- Gutters
- Mansafe System
- - - Guardrail
- - - Lightning Protection
- Chimney Flute
- AV Air Vent
- AC Air Con
- Skylight
- Flagpole
- PW Plant Work
- Windows
- ✗ Davit Sockets
- Yellow Solar Panels
- Grey CCTV
- White Hatch
- - - D-Marc

Area	Building 1/Roof area 1			Roof height	Approx 20m	
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 collective Fall protection in the form of guardrail/parapet. This equipment is within compliance.						
Roof area accessed by Door/Fixed 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 both within the confines of the collective protection and outside, lightening protection located outside on the roof dome had no current safe means of access/fall protection. Therefore, and SSOW is required.					
Gutter 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, Basic training and mandatory PPE is required.
Additional considerations are to be made when accessing lightening protection that falls outside of the confines of the collective protection, SSOW required.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory site PPE	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







Rescue

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

Comments
Collective protection present.

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 roof is covered by means of collective protection and therefore can be accessed with little training.

This changes should access to the dome be required, then an SSOW will need to be implemented.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 