

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Westwood Health and Sports Pavilion and Grounds Shed, Westwood Heath Road,
Coventry, CV4 8GP

Eurosafes Solutions

51b Orgreave Drive

Sheffield

S13 9NR

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 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	Temporary Ladder/Door	Windows	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 1	Temporary Ladder/Door	Air ventilation	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 1	Temporary Ladder/Door	Chimney flue	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 1	Temporary Ladder/Door	Skylight	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 1	Temporary Ladder/Door	Roof tiles	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 2	Temporary Ladder/Door	Windows	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 2	Temporary Ladder/Door	Air Ventilation	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 2	Temporary Ladder/Door	Chimney flue	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 2	Temporary Ladder/Door	Roof Tiles	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 2	Temporary Ladder/Door	Skylight	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 3	Temporary Ladder/Door	Windows	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed

Building 1 Roof area 3	Temporary Ladder/Door	Air Ventilation	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 3	Temporary Ladder/Door	Chimney flue	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 3	Temporary Ladder/Door	Roof Tiles	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 3	Temporary Ladder/Door	Skylight	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 4	Temporary Ladder/Door	Chimney	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 5	Fixed ladder	Plant work	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 5	Fixed ladder	Skylight	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Building 1 Roof area 5	Fixed ladder	Air ventilation	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Grounds Shed Roof area 1	Temporary Ladder	Air ventilation	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed
Grounds Shed Roof area 1	Temporary Ladder	Chimney	N/A	Red	SSOW Required - No collective or permanent height safety equipment installed



eurosafesolutions®

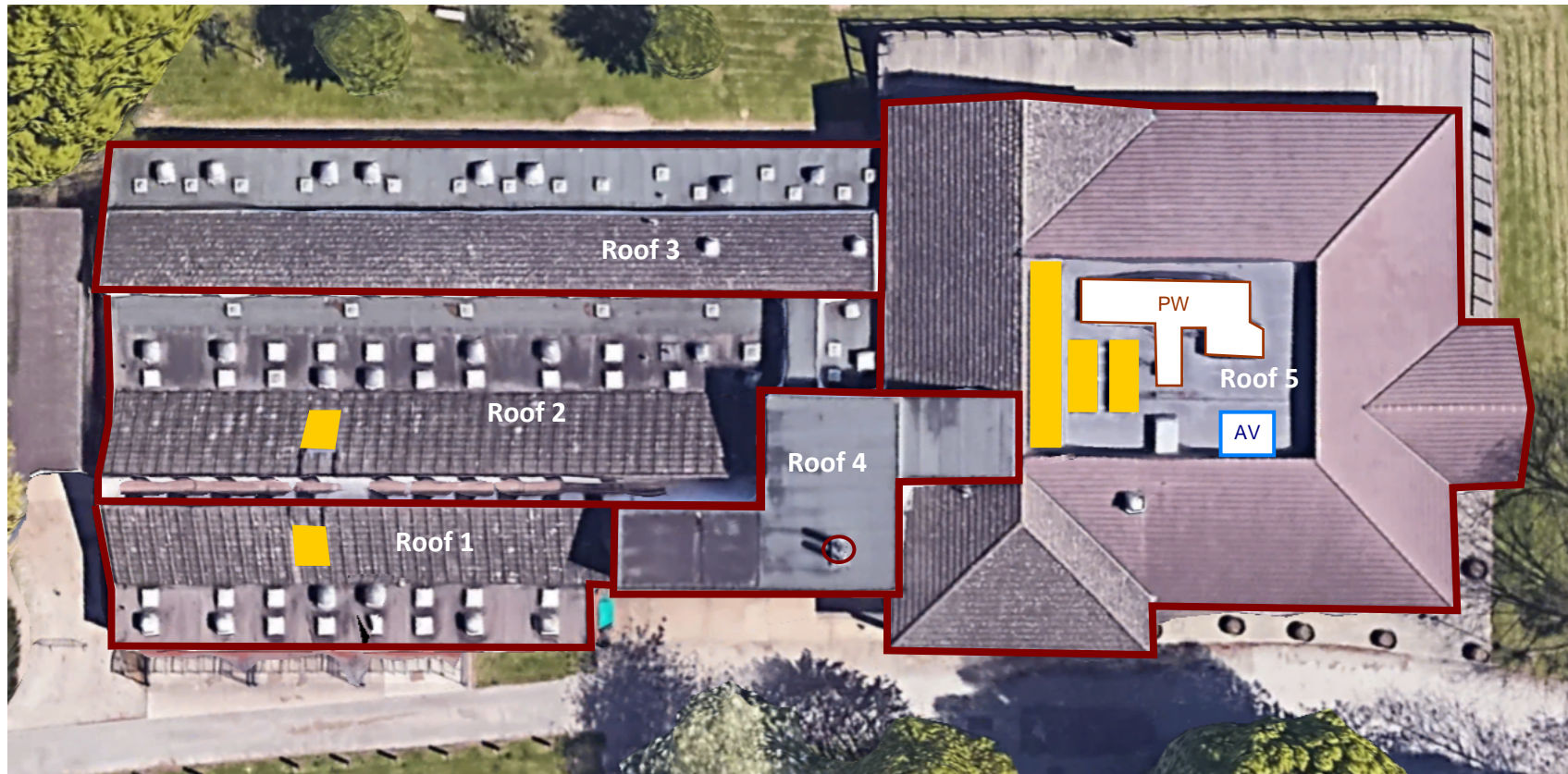
Safety at height
without compromise

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

Eurosafe Solutions Limited
Unit 51b Dorehouse Ind Est.
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S13 9NR
Tel: +44 (0)114 250 7411

Main Roof - Roof 1 - 5



ASSET KEY:

- Gutters
- Mansafe System
- Guardrail
- Lightning Protection
- Chimney Flute
- 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 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 not covered by any means of safety equipment.

Roof area accessed by temporary ladder/door, no fixed/permanent access present.

We advise no lone working on this roof.

Tasks	Comments
Window cleaning/maintenance	No fixed access or fall protection present, SSOW required.
Air vent maintenance	No fixed access or fall protection present, SSOW required.
Chimney Flue maintenance	No fixed access or fall protection present, SSOW required.
Skylight maintenance	No fixed access or fall protection present, SSOW required.
Roof tile replacement/maintenance	No fixed access or fall protection present, SSOW 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/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, this roof area is not covered by any means of fall protection therefore an SSOW is required.

Area	Building 1/Roof area 2			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 not covered by any means of safety equipment.

Roof area accessed by temporary ladder/Door, no fixed/permanent access present.

We advise no lone working on this roof.

Tasks	Comments
Window cleaning/maintenance	No fixed access or fall protection present, SSOW required.
Air vent maintenance	No fixed access or fall protection present, SSOW required.
Chimney Flue maintenance	No fixed access or fall protection present, SSOW required.
Skylight maintenance	No fixed access or fall protection present, SSOW required.
Roof tile replacement/maintenance	No fixed access or fall protection present, SSOW 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, this roof area is not covered by any means of fall protection therefore an SSOW is required.

Area	Building 1/Roof area 3			Roof height	Approx 6m	
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 not covered by any means of safety equipment.						
Roof area accessed by temporary ladder/Door, no fixed/permanent access present.						
We advise no lone working on this roof.						
Tasks		Comments				
Window cleaning/maintenance		No fixed access or fall protection present, SSOW required.				
Air vent maintenance		No fixed access or fall protection present, SSOW required.				
Chimney Flue maintenance		No fixed access or fall protection present, SSOW required.				
Skylight maintenance		No fixed access or fall protection present, SSOW required.				
Roof tile replacement/maintenance		No fixed access or fall protection present, SSOW 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, this roof area is not covered by any means of fall protection therefore an SSOW is required.						

Area	Building 1/Roof area 4			Roof height	Approx 10m	
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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 not covered by any means of safety equipment.

Roof area accessed by Fixed ladder; additional consideration is to be taken in regard to rescue/evacuation.

We advise no lone working on this roof.

Tasks	Comments
Plant work maintenance	No fall protection present, SSOW required.
Skylight maintenance	No fall protection present, SSOW required.
Air vent maintenance	No fall protection present, SSOW 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, this roof area is not covered by any means of fall protection therefore an SSOW is required.

Area	Building 1/Roof area 5			Roof height	Approx 10m	
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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 not covered by any means of safety equipment.

Roof area accessed by temporary ladder/Door, no fixed/permanent access present.

We advise no lone working on this roof.

Tasks	Comments
Window cleaning/maintenance	No fixed access or fall protection present, SSOW required.
Air vent maintenance	No fixed access or fall protection present, SSOW required.
Chimney Flue maintenance	No fixed access or fall protection present, SSOW required.
Skylight maintenance	No fixed access or fall protection present, SSOW required.
Roof tile replacement/maintenance	No fixed access or fall protection present, SSOW 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/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, this roof area is not covered by any means of fall protection therefore an SSOW is required.

Safety at **height**
without compromise

Eurosafe Solutions Limited
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Building 2 Roof (Westwood Grounds Shed)



ASSET KEY:

- Gutters
- Mansafe System
- Guardrail
- Lightning Protection
- Chimney Flue
- AV Air Vents
- AC Air Con
- Skylight
- Flagpole
- PW Plant Work
- Windows
- Isolated Posts
- Solar Panels
- CCTV
- Hatch
- D-Marc

Area	Grounds Shed/ Roof area 1			Roof height	Approx 4m	
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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 not covered by any means of safety equipment.

Roof area accessed by temporary ladder, no fixed/permanent access present.

We advise no lone working on this roof.

Tasks	Comments
Air vent maintenance	No fixed access or fall protection present, SSOW required.
Chimney maintenance	No fixed access or fall protection present, SSOW 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/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, this roof area is not covered by any means of fall protection therefore an SSOW is required.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	N/A	SSOW Required - No collective or permanent height safety equipment installed. PPE to be highlighted within SSOW.
Building 1/ Roof 2	N/A	SSOW Required - No collective or permanent height safety equipment installed. PPE to be highlighted within SSOW.
Building 1/ Roof 3	N/A	SSOW Required - No collective or permanent height safety equipment installed. PPE to be highlighted within SSOW.
Building 1/ Roof 4	N/A	SSOW Required - No collective or permanent height safety equipment installed. PPE to be highlighted within SSOW.
Building 1/ Roof 5	N/A	SSOW Required - No collective or permanent height safety equipment installed. PPE to be highlighted within SSOW.
Grounds shed/Roof area 1	N/A	SSOW Required - No collective or permanent height safety equipment installed. PPE to be highlighted within SSOW.

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



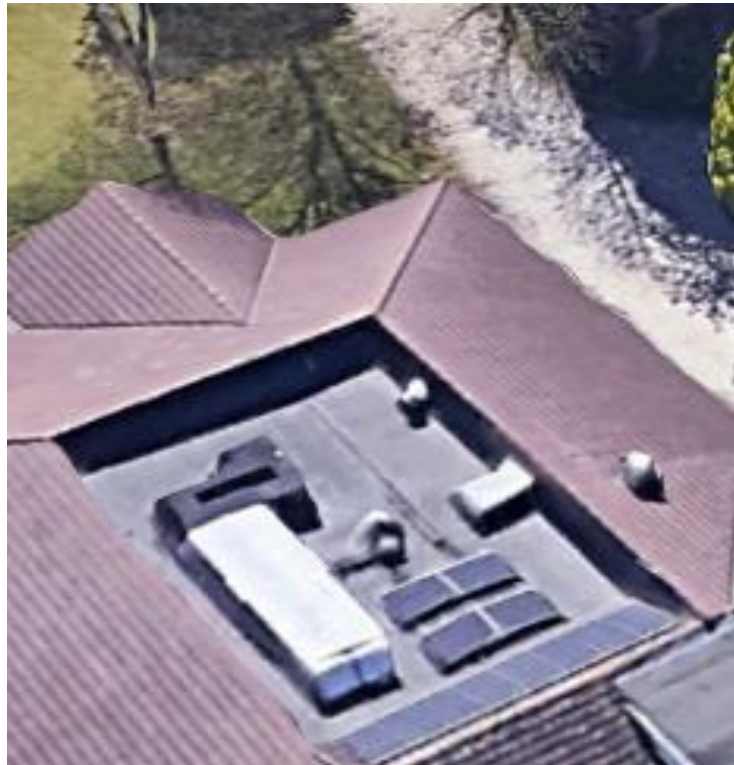
Building 1/Roof 3



Building 1/roof 4



Building 1/Roof 5



Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 6m
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Rescue
N/A

Comments
SSOW Required - No collective or permanent height safety equipment installed

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 6m
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Rescue
N/A

Comments
SSOW Required - No collective or permanent height safety equipment installed

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 6m
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Rescue
N/A

Comments
SSOW Required - No collective or permanent height safety equipment installed

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 10m
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Rescue
N/A

Comments
SSOW Required - No collective or permanent height safety equipment installed

Roof Area	Building 1/Roof area 5	Roof Height	Approx. 10m
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Rescue
N/A

Comments
SSOW Required - No collective or permanent height safety equipment installed

Roof Area	Grounds Shed/Roof area 1	Roof Height	Approx. 3m
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Rescue
N/A

Comments
SSOW Required - No collective or permanent height safety equipment installed

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

No collective or permanent height safety equipment is installed across the entirety of site.

All works will require SSOW/Risk Assessment, It is advised that additional equipment is installed across site to provide safe access.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 