

Height Safety Asset Management Report

Site Assessment & Report

Coventry University – Whitefriars Building, Coventry, West midlands, 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 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

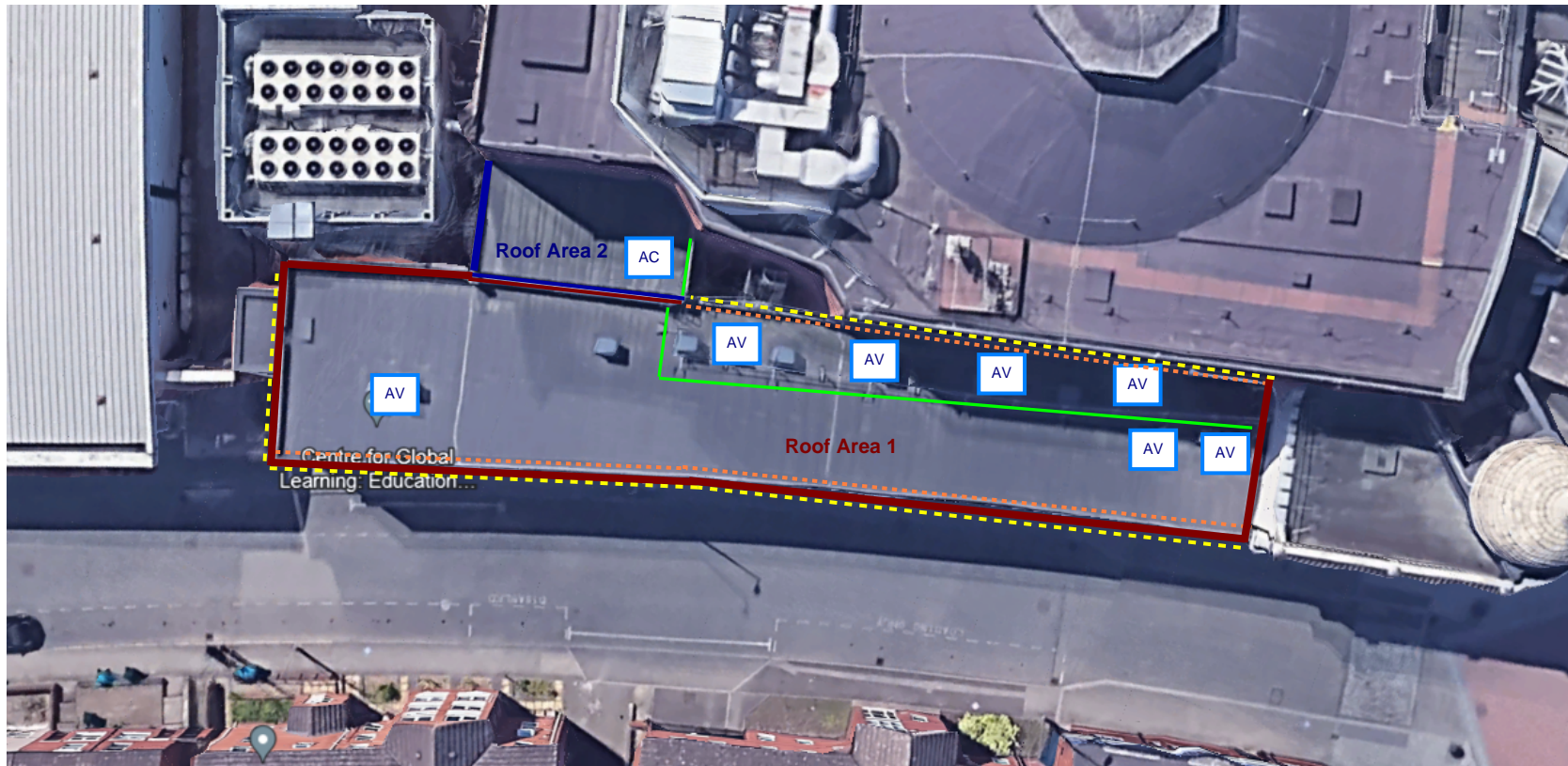
Location	Access	Asset	Manufacturer	Risk Rating (GYOR)	Comment
Building 1 Roof area 1	Fixed Ladder/Door	Guardrail 1	Rhinorail	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder/Door	Guardrail 2	Rhinorail	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder/Door	Gutter 1	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder/Door	Gutter 1	N/A	Red	No Fixed access, no fall protection present, SSOW required.
Building 1 Roof area 1	Fixed Ladder/Door	Lightning 1	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder/Door	Lightning 2	N/A	Red	No Fixed access, no fall protection present, SSOW required.
Building 1 Roof area 1	Fixed Ladder/Door	Air vent 1	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 1	Fixed Ladder/Door	Air vent 2	N/A	Red	No Fixed access, no fall protection present, SSOW required.
Building 1 Roof area 2	Fixed ladder	Air Conditioning Unit	N/A	Green	Collective protection present, mandatory site PPE required.
Building 1 Roof area 2	Fixed ladder	Lightning Protection	N/A	Red	No Fixed access, no fall protection present, SSOW 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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Whitefriars Building 1 - Main Roof - Areas 1 & 2



ASSET KEY:

- Gutters
- Plant Work
- Guardrail
- Lightning Protection
- Chimney Flue
- AV Air Vent
- AC Air Con
- Skylight

Area	Roof area 1			Roof height	Approx 15m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
		x	x			
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 collective protection and is within compliance. Although certain assets on this roof are located outside the confines of the collective protection, In this case SSOW is required.</p>						
Roof area accessed by fixed ladder/door						
We advise no lone working on this roof.						
Tasks		Comments				
Gutter Maintenance		<p>Gutters are located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.</p> <p>Gutters are also located outside of the confines of the collective protection therefore additional training/PPE and SSOW will be required.</p>				
Air Vent Maintenance		<p>There are Air Vents located within the confines of the collective protection, these are to be maintained whilst staying in the confines of the collective protection.</p> <p>Air vents are also located outside of the confines of the collective protection therefore additional training/PPE and SSOW will be required.</p>				
Lightning Protection Maintenance		<p>Lightning Protection is located within the confines of the collective protection, this to be maintained whilst staying in the confines of the collective protection.</p> <p>Lightning Protection is also located outside of the confines of the collective protection therefore additional training/PPE and SSOW will be required.</p>				

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 although the access is via fixed ladder, therefore we could advise that additional ladder training would benefit the end user, also the inclusion of suitable PPE, in this case Mandatory site PPE as specified by Coventry University.

Also, there are some assets that venture outside the confines of the collective protection and therefore will require additional training/equipment and SSOW.

Roof area 2			Roof height	Approx 16m	
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 and is within compliance. Although certain assets on this roof are located outside the confines of the collective protection, In this case SSOW is required.					
Roof area accessed by fixed ladder					
We advise no lone working on this roof.					
Tasks	Comments				
Air Conditioning Unit Maintenance	Air conditioning units are located within the confines of the of the collective protection, this to be maintained whilst staying in the confines of the collective protection.				
Lightning Protection Maintenance	Lightning protection is located within the confines of the of the collective protection, this to be maintained whilst staying in the confines of the collective protection. Lightening protection is also located outside of the confines of the collective protection by an exposed roof edge therefore additional training/PPE and SSOW will be 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 covered by collective protection although the access is via fixed ladder, therefore we could advise that additional ladder training would benefit the end user, also the inclusion of suitable PPE, in this case Mandatory site PPE as specified by Coventry University. Also, there are some assets that venture outside the confines of the collective protection and therefore will require additional training/equipment and SSOW.

PPE Requirements

Building/Roof area	PPE Requirements	Comments
Building 1/ Roof 1	Mandatory site PPE	Boots, hard hat, Hi-vis (specified by Coventry)
Building 1/ Roof 2	Mandatory site PPE	Boots, hard hat, Hi-vis (specified by Coventry)

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



Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 15m
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Rescue
Area collectively protected

Comments
Considerations are to be made regarding evacuation from roof level. There are areas outside the confines of the collective protection that have no existing Fall protection rescue/evacuation should be highlighted in SSOW

Rescue

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 16m
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Rescue
Area collectively protected

Comments
Considerations are to be made regarding evacuation from roof level. There are areas outside the confines of the collective protection that have no existing Fall protection rescue/evacuation should be highlighted in SSOW

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.
Should an emergency rescue be required then operatives should be trained on the equipment required.

Summary

Collective protection is present on these roof areas and most assets can be maintained from within the guardrail, although there are assets that fall outside of the confines of the guardrailed area and therefore will require SSOW/Additional training and equipment dependent on the task.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 