

## Height Safety Asset Management Report

### Site Assessment & Report

Coventry University – William Morris Building, Gosford street, Coventry, CV1 5DL

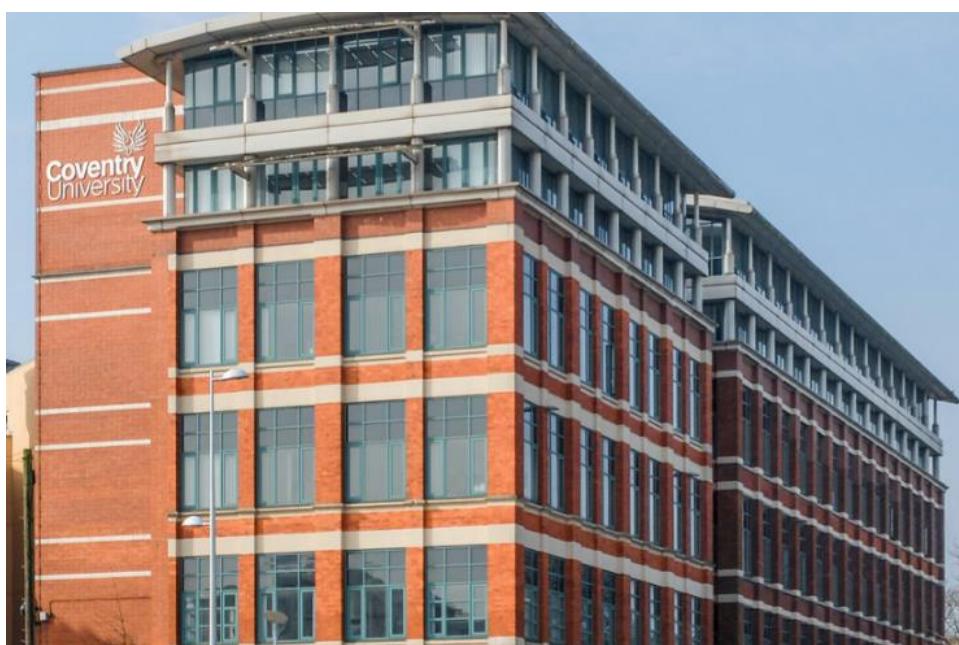
Eurosafe Solutions

51b Orgreave Drive

Sheffield

S13 9NR

**Surveyed on behalf of Coventry University**



**Surveyor: Aaron Daffin**

**Author of document: Jordan Weston**

**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	Fixed ladder/Hatch	Mansafe system MS01	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 1	Fixed ladder/Hatch	Gutter	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 2	Fixed ladder/Hatch	Mansafe system MS02	MSA Latchways	Yellow	Mandatory, Full body harness, Lanyard and basic training required.
Building 1 Roof area 2	Fixed Ladder/Hatch	Gutter	N/A	Amber	Mandatory, Full body harness, Lanyard, advanced training, and work positioning required.
Building 1 Roof area 3	Fixed Ladder/Hatch	Lightning protection	N/A	Red	No fall protection present, SSOW required.
Building 1 Roof area 4	Fixed ladder/Hatch	Guardrail GR01	Keyclamp	Green	Mandatory PPE required as specified by Coventry university.
Building 1 Roof area 4	Fixed ladder/Hatch	Lightning protection	N/A	Green	Mandatory PPE required as specified by Coventry university.
Building 1 Roof area 4	Fixed ladder/Hatch	Air ventilation	N/A	Green	Mandatory PPE required as specified by Coventry university.
Building 1 Roof area 4	Fixed ladder/Hatch	Lightning protection	N/A	Red	No fall protection present, SSOW required.
Building 1 Roof area 4	Fixed ladder/Hatch	Satellite Dish	N/A	Red	No fall protection present, SSOW required.
Building 1 Roof area 5	Fixed ladder/Hatch	Lightning protection	N/A	Red	No fall protection present, SSOW required.
Building 1 Roof area 5	Fixed ladder/Hatch	Chimney Flue	N/A	Red	No fall protection present, SSOW required.
Building 1 Roof area 6	Fixed ladder/Hatch	Parapet	N/A	Green	Mandatory PPE required as specified by Coventry university.

Building 1 Roof area 6	Fixed ladder/Hatch	Lightning protection	N/A	Green	Mandatory PPE required as specified by Coventry university.
Building 1 Roof area 7	Door	Parapet	N/A	Green	Mandatory PPE required as specified by Coventry university.
Building 1 Roof area 7	Door	Air Ventilation	N/A	Green	Mandatory PPE required as specified by Coventry university.
Building 1 Roof area 7	Door	Gutter	N/A	Green	Mandatory PPE required as specified by Coventry university.

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

## Main Roof - Roof 1 - 7



Safety at **height**  
without compromise

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

### ASSET KEY:

- Gutters
- Mansafe System
- Guardrail
- Lightning Protection
- Chimney Flue
- 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 35m		
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
	<b>x</b>		<b>x</b>			
<b>Access Comments</b>						
<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. This system is within compliance</p> <p>Roof area accessed by Fixed ladder/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					
Gutter Maintenance	Gutter is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.					

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

Building 1/ Roof area 2		Roof height	Approx 35m		
Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
<b>X</b>		<b>X</b>			
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. This system is within compliance</p>					
<p>Roof area accessed by Fixed ladder/Hatch, additional considerations are to be made regarding access and egress/evacuation and rescue.</p>					
We advise no lone working on this roof.					
Tasks	Comments				
Gutter Maintenance	<p>Gutter is located away from the mansafe system and therefore advance work at height training and work positioning will be required to access.</p>				

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/contractors 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>
<p>Additional considerations are to be made when accessing the gutters, with additional advanced training, access can be made using work positioning equipment.</p>

Area	Building 1/Roof area 3			Roof height	Approx 6m							
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 has no fall protection present, SSOW required.												
Roof area accessed by Fixed ladder/Hatch 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	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, recommend additional protection is to be installed.												

Area	Building 1/Roof area 4			Roof height	Approx 40m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
	<b>x</b>		<b>x</b>			
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 Guardrail. This system is within compliance</p> <p>Roof area accessed by Fixed Ladder/Hatch additional considerations are to be made regarding evacuation.</p>						
We advise no lone working on this roof.						
Tasks	Comments					
Lightning Protection Maintenance	Lightning protection is located both within and outside the confines of the collective protection, those within can be maintained with minimal training and mandatory PPE, those outside will require additional training/SSOW.					
Air Ventilation maintenance	Air vents can be maintained from within the confines of the collective protection, basic mandatory PPE is required.					
Satellite Dish Maintenance	Lightning protection is located outside the confines of the collective protection, additional training/SSOW 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/contractors 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>
<p>Additional considerations are to be made when accessing equipment outside the confines of the collective protection, with additional advanced training access can be made using work positioning equipment.</p>

Area	Building 1/Roof area 5			Roof height	Approx 40m							
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 has no fall protection present, SSOW required.</p> <p>Roof area accessed by Fixed Ladder/Hatch additional considerations are made regarding rescue/evacuation.</p> <p>We advise no lone working on this roof.</p>												
Tasks	Comments											
Lightning Protection Maintenance	No fall protection present SSOW Required.											
Chimney Flue Maintenance	No fall protection present SSOW 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/contractors 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 not covered by any means of fall protection, recommend additional protection is to be installed.</p>												

Area	Building 1/Roof area 6			Roof height	Approx 38m	
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 Parapet.</p> <p>Roof area accessed by Fixed Ladder/Hatch additional considerations are made regarding rescue/evacuation.</p>						
<p>We advise no lone working on this roof.</p>						
Tasks	Comments					
Lightning Protection Maintenance	Lightning protection can be maintained from within the confines of the Parapet, basic mandatory PPE is 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/contractors 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 Parapet, Mandatory PPE as specified by Coventry university is required.</p>

Area	Building 1/Roof area 7			Roof height	Approx 15m	
Access	Hatch	Door	Fixed Ladder	Temp Ladder	MEWP	Other
<b>Access Comments</b>						
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 Parapet.						
	Roof area accessed by Door.					
	We advise no lone working on this roof.					
<b>Tasks</b>		<b>Comments</b>				
Chimney Flue Maintenance		Chimney flue can be maintained from within the confines of the Parapet, basic mandatory PPE is required.				
Air Ventilation Maintenance		Air vents can be maintained from within the confines of the Parapet, basic mandatory PPE is required.				
Gutter Maintenance		Gutters can be maintained from within the confines of the Parapet, basic mandatory PPE is required.				

<b>Access Suggestions</b>
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 Parapet, Mandatory PPE as specified by Coventry university is required.

## 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	No fall protection present.	No fall protection present.
Building 1/ Roof 4	Mandatory site PPE, Boots, helmet, hi-vis.	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 5	No fall protection present.	No fall protection present.
Building 1/ Roof 6	Mandatory site PPE, Boots, helmet, hi-vis.	Mandatory PPE (specified by Coventry University)
Building 1/ Roof 7	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**

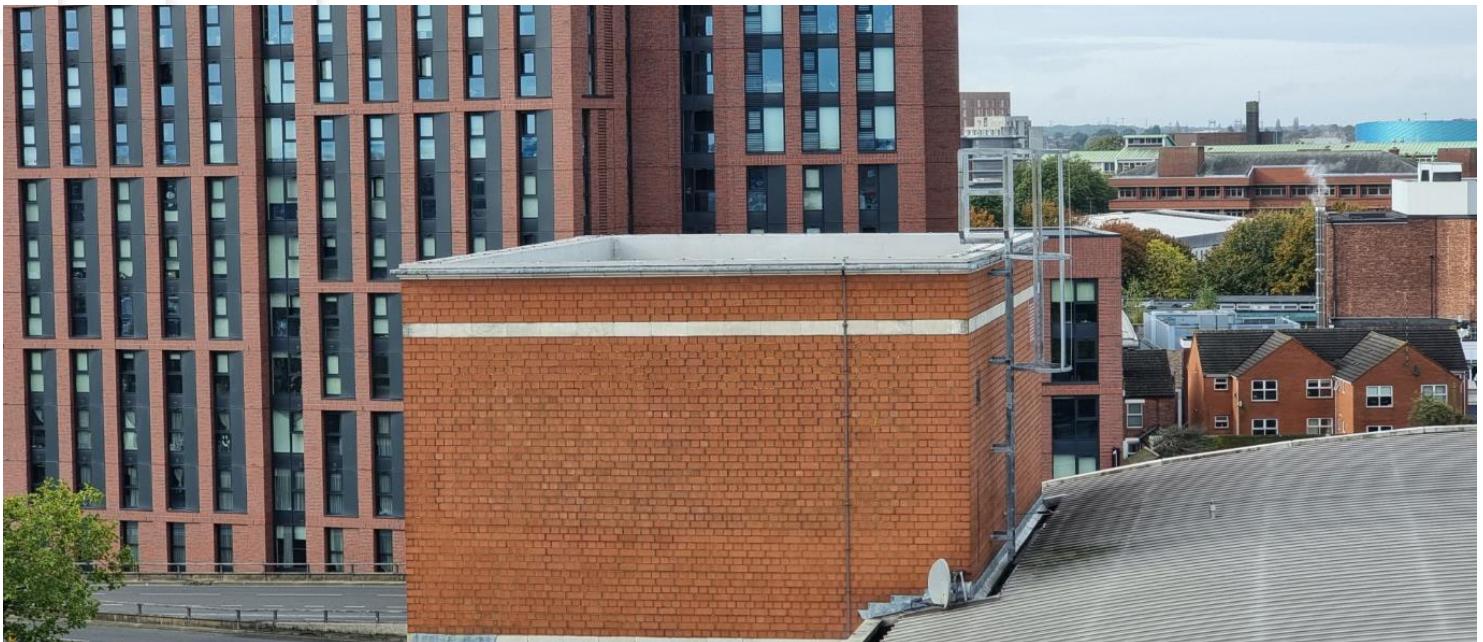
## Photos – Building 1/Roof 1



**Building 1/Roof 2**



## Building 1/Roof 3



## Building 1/roof 4





## Building 1/Roof 5



## Building 1/Roof 6



## Building 1/Roof 7



## Rescue

Roof Area	Building 1/Roof area 1	Roof Height	Approx. 35m
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### Rescue

50m IKAR rescue kit required.

### Comments

Advanced work at height/rescue training required.

Roof Area	Building 1/Roof area 2	Roof Height	Approx. 35m
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### Rescue

50m IKAR rescue kit required.

### Comments

Advanced work at height/rescue training required.

Roof Area	Building 1/Roof area 3	Roof Height	Approx. 40m
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### Rescue

N/A

### Comments

N/A No fall protection present.

Roof Area	Building 1/Roof area 4	Roof Height	Approx. 40m
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### Rescue

N/A

### Comments

Area covered by collective protection.

Roof Area	Building 1/Roof area 5	Roof Height	Approx. 40m
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Rescue
N/A

Comments
N/A No fall protection resent.

Roof Area	Building 1/Roof area 6	Roof Height	Approx. 38m
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Rescue
N/A

Comments
Area covered by collective protection.

## 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

Excluding Roof areas 3/5, all other roof areas on this building have fall protection equipment installed and within compliance.

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

Roof areas 3/5 have fixed access but no current fall protection, these areas would benefit from additional equipment installs.

Date: 23/10/2023

Print: Jordan Weston – Team operations manager

Signed: 