

Interserve Environmental Services Ltd

Asbestos Re-inspection



Interserve FM - MOJ Contract

415492
The Workshop
Victoria Park
Laindon Road
Manchester
M14 5YJ

Report Ref: 21083
Report Date: 15/Jul/2019
Issued On: 24/Jul/2019 @ 12:47
Page: Page 1 of 5



Names & Addresses

Client Name

Interserve FM - MOJ Contract

Ingenuity House
Bickenhill Lane
Elmdon Trading Estate
Solihull
Birmingham
B37 7HQ

Contact Name: Help Desk

Phone: 01527 883472

Fax:

Instructing Party

Interserve FM - MOJ Contract

Ingenuity House
Bickenhill Lane
Elmdon Trading Estate
Solihull
Birmingham
B37 7HQ

Contact Name: Help Desk

Phone: 01527 883472

Fax:

Site Full Name

The Workshop

The Workshop
Victoria Park
Laindon Road
Manchester
M14 5YJ

Contact Name: Help Desk

Phone: 01527 883472

Fax:

Report Author

John Brailsford

Litchurch Plaza
3rd Floor
Litchurch Lane
Derby
DE24 8AA

Contact Name: John Brailsford
Lead Surveyor

Phone: 03332 074167

Fax:



Surveyed By:

John Brailsford

Lead Surveyor

Assisted By

15/Jul/2019

Survey Start Date

Authorised and Verified By:

John Brailsford

Authorised By

Report Ref: 21083
Report Date: 15/Jul/2019
Issued On: 24/Jul/2019 @ 12:47
Page: Page 2 of 5

Executive Summary

Introduction

To undertake a visual inspection and re-assessment of Asbestos Containing Materials (ACMs), which have been previously identified by past asbestos surveys and assessments. This assessment is to assist the duty holder in their legal duty to manage asbestos and assist in the update of workplace asbestos register and management plans. Each identified ACM will be inspected for material degradation to include damage, surface treatment and accessibility as well as a confirmation of location, size and overall description. This report shall be read in conjunction with any valid site asbestos management survey report(s).

All inspections will be compliant with the material assessment algorithm contained within Asbestos: The Survey Guide (HSG 264).

Wherever possible or when requested by the client, priority risk ratings will also be re-evaluated. Priority Assessments will be compliant with the priority assessment algorithm stated within HSG 227: A Comprehensive Guide to Managing Asbestos in the Workplace however is outside the scope of Interserve's accreditation to ISO 17020. Any priority Assessments carried out by Interserve may not be representative of the occupation levels and room activities and as such must be reviewed by the client, duty holder or appointed person to ensure that these remain valid. Any change in use, occupational level or activity for any room/location will require the client or duty holder to re-evaluate risk ratings.

Executive Summary

A log of any updates to the data collected by the original survey and subsequent comments by the surveyor will be recorded within each individual sample assessment page, along with a date of the changes made for document control. Any other changes with regards to non-accessible areas will also be recorded.

This report will provide a revised re-inspection frequency date for the ongoing management of identified ACMs.

Asbestos Identified

Band	Sample Ref	Description	Product Type
All reasonable efforts have been made to locate suspected ACMs within the scope of this survey and there were no ACMs identified in accordance with HSG 264 Asbestos: the survey guide.			

No survey kept. Building is boarded and disused.

Risk Assessment Guide

The overall risk assessment includes a material assessment and a priority assessment.

Material Assessment

The material assessment looks at the type and condition of the ACM and the ease with which it will release fibres if disturbed.

The material assessment identifies the high risk material, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the material that should be given priority for remedial action.

Each of the parameters is scored and added to give a total MATERIAL RISK score between 0 and 12 and is banded in accordance with the table below.

Material Assessment Hazard & Score Banding Table

SCORE	HAZARD	BAND	ACTIONS
>9	High	A	Urgent Action
7-9	Medium	B	Near Term Attention
5-6	Low	C	Near Term Attention
1-4	Very Low	D	Annual Inspection
0	None	E	No asbestos detected

Priority Assessment

The priority assessment considers the likelihood of the ACM actually being disturbed and exposing your employees or others.

For there to be a risk to health it is not enough for it to be damaged or friable, but it also needs to be disturbed and get into the air we breathe. The priority assessment therefore considers the normal occupant activity in that area, the likelihood of disturbance and so on to give an average score per parameter.

Overall Risk Assessment

The scores from the material assessment (i.e. the condition of the ACM) are added to the scores of the priority assessment (the likelihood of disturbance) to give the overall risk assessment.

Note:

The priority assessment is the responsibility of the client as the surveying company will not have the specific information to provide a comprehensive priority assessment. Any priority assessment carried out by the surveying company would be based on information gathered at the time of the survey; the client should check all priority assessments for accuracy and change accordingly.

Site Outline

Building	The Workshop
Floor	External
SubArea	External
Status	Presumed Negative
Ceiling	
Walls	
Floor	
Notes	

