

Mitie Environmental Services Ltd

Asbestos Re-inspection Report



Mitie FM - DFT Contract

WBRASI33
Teignmouth CRS
Ivy Lane
Teignmouth
Devon
TQ14 8BJ

Report Ref: A-04883 VI
Report Date: 01/09/2021
Issued On: 13/10/2021
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Contact Details

Client Name

Mitie FM - DFT Contract
Ingenuity House, 3rd Floor
Elmdon Trading Estate
Bickenhill Lane, B37 7HQ

Contact Name:

Phone:

Email:

Site Address

Teignmouth CRS
Teignmouth CRS
Ivy Lane
Teignmouth
Devon
TQ14 8BJ

Contact Name:

Phone:



Instructing Party

Mitie FM - DFT Contract
Ingenuity House, 3rd Floor
Elmdon Trading Estate
Bickenhill Lane, B37 7HQ

Contact Name:

Phone:

Email:

Report Author

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Surveyed By:

Ben Walters


Lead Surveyor

Assisted By

01 September 2021

Survey Start Date

Authorised and Verified By



Ben Walters

Authorised By

Executive Summary

Introduction

The purpose of this Re-inspection report was to describe the current status of previously identified Asbestos Containing Materials (ACMs) which were present in the named premises, based on historical asbestos data (surveys and past assessments).

The customer shall be aware that this is not an asbestos survey, nor are any new areas inspected or materials sampled during these works. Access into new locations or areas of previous 'no-access' shall be conducted as a new Management Survey of those areas and as a separate project.

The aim or objective of this Re-inspection was to undertake a visual inspection of previously identified ACMs and re-evaluate the risk those item(s) posed to building occupiers as well as updating recommendations and management options. This report will provide a revised re-inspection frequency date for the ongoing management of identified ACMs.

Each identified ACM was inspected for material degradation including damage, surface treatment and accessibility as well as a confirmation of location, size and overall description.

A log of any updates and subsequent comments by the surveyor was recorded within each individual Inspection Record 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.

Where relevant information was provided by the client or other third parties such as known location of ACMs and general premises information; then this has been validated during the planning and commencement of this Re-inspection and recorded within this report as required.

All Re-inspections will be compliant with the material assessment algorithm contained within HSG 264: The Survey Guide. Wherever possible or when requested by the client, priority risk ratings will also be re-evaluated. Priority Assessment is outside of the scope of Mitie's accreditation to ISO 17020. See Risk Assessment Guide for more details.

This report should be read in its entirety.

Scope of Works

Carry out a Reinspection of asbestos containing materials previously identified, where the information is readily available to the surveyor. Where no available information is available, an asbestos management survey will be recommended.

This must not be assumed to be a conclusive report outlining all asbestos containing materials present on site, and read in conjunction with relevant asbestos survey reports.

Summary of Results

Risk Band	Sample Ref	Description	Product Type	Recommendation
D	P 0007	Ground Floor, 001 / Drying room / Kitchen, Electrics	2. Textile Rope / String	Manage
D	P 0009	Ground Floor, 002 / Garage, Rope Seal	2. Textile Rope / String	Manage
D	P 0011	Ground Floor, 001 / Drying room / Kitchen, Bitumen	1. Bituminous Product	Manage
D	PS 0003	Ground Floor, 003 / Office, Floor tiles and bitumen adhesive	1. Vinyl Tiles	Manage

Areas of No Access

Location	Reason
All areas within scope have been accessed unless specified in individual room notes	

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Executive Summary

Key

ACM – Asbestos Containing Materials

DPC – Damp Proof Course

HSG 264 – Health and Safety Executive Guide, HSG 264: The Survey Guide

ISO 17020 – ISO/IEC 17020:2012 Requirements for the Operations of Various Types of Bodies Performing Inspection

MMMF – Machine Made Mineral Fibre (Non-Asbestos)

NADIS – No Asbestos Detected or No Asbestos Detected in Sample

NST – No Sample Taken

RSJ – Rolled Steel Joist

UKAS – United Kingdom Accreditation Service

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Risk Assessment Guide

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 those items which are perceived to be of a higher risk, that is, those which will most readily release airborne fibres if disturbed.

Mitie uses classification from HSG 264 (Appendix 4). 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 Risk & Score Banding Table

Score	Risk Potential	Band	Action
10 or more	High	A	Immediate Action Required
7-9	Medium	B	Actions recommended should be completed within 3 months
5-6	Low	C	Actions recommended should be completed within 6 months
4 or less	Very Low	D	Materials should be managed on an annual basis
0	None	E	No asbestos detected

It does not automatically follow that those items assigned the highest score in the material assessment will be the item that should be given priority for remedial action. Judgement should be given to the location, accessibility and room usage of where the ACM has been identified.

Priority Assessment

The priority assessment considers the likelihood of the ACM being disturbed and the potential for exposing building users or other parties to these fibres.

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.

Mitie uses classification from HSG 227 (Appendix 3 and 4). Each parameter is scored and added to give a total priority score between 0 and 12. This does not provide an accurate depiction of asbestos risk in your premises and should be combined with the material assessment to help assess the overall risk any identified ACM may pose.

Note:

Priority Assessment is outside of the scope of Mitie's accreditation to ISO 17020.

The priority assessment is the responsibility of the client or duty holder. Any priority assessments carried out by Mitie may not be representative of the occupation levels and room usage and may not provide a comprehensive assessment. Any priority assessment carried out by Mitie will be based on judgements in good faith and the information gathered at the time of the survey. The client should check all priority assessments for accuracy and any change in use, occupational level or activity for any room/location will require the client or duty holder to re-evaluate risk ratings.

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, which should assist the ready in prioritising the various recommended action.

Note:

This is not reflected in the Risk & Score Banding Table above.

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Inspection Records

Sample Location	
Building	Teignmouth CRS
Floor	Ground Floor
Sub Area	001 / Drying room / Kitchen
Component	Bitumen
Quantity	2 lin m
Lab Ref	
Accessibility	Medium
Type	Presumed

Material Assessment		
Product	I. Bituminous Product	
Condition	0. Good	
Surface	0. Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.	
Type	I. Chrysotile	
Score	2	Band - D

Very Low Risk

Sample Image(s)

<p>No Photo Available</p>

Sample Reference Number	
P 0011	
Sample Date	01/09/2021
Inspection Interval	12 months
Next Inspection	01/09/2022
Inspection Type	Re-Inspection
Surveyor 1	Ben Walters
Surveyor 2	

Notes
Reinspected 2021, No change to condition of material. Continue to manage.

Priority Assessment	
Normal Occupant Activity	
Main	0. Rare Disturbance
Secondary	0. Rare Disturbance
Likelihood of Disturbance	
Location	2. Rooms < 100M2
Accessibility	0. Usually Inaccessible or Unlikely to be disturbed
Extent / Amount	1. < 10m
Human Exposure Potential	
Occupants	0. None
Frequency of Use	0. Infrequent
Average Use Time	0. < 1 Hour
Maintenance Activity	
Type	0. Minor Disturbance
Frequency	0. Unlikely
Score	1

Overall Score	
Material + Priority Assessment =	3
Recommended Action	
Manage	

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Inspection Records

Sample Location	
Building	Teignmouth CRS
Floor	Ground Floor
Sub Area	001 / Drying room / Kitchen
Component	Electrics
Quantity	8 no
Lab Ref	
Accessibility	Difficult
Type	Presumed

Material Assessment		
Product	2. Textile Rope / String	
Condition	0. Good	
Surface	1. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.	
Type	1. Chrysotile	
Score	4	Band - D
Very Low Risk		

Sample Image(s)

No Photo Available

Sample Reference Number	
P 0007	
Sample Date	01/09/2021
Inspection Interval	12 months
Next Inspection	01/09/2022
Inspection Type	Re-Inspection
Surveyor 1	Ben Walters
Surveyor 2	

Notes
Reinspected 2021, No access into live electrics however they appear modern. Continue to manage.


Priority Assessment	
Normal Occupant Activity	
Main	0. Rare Disturbance
Secondary	0. Rare Disturbance
Likelihood of Disturbance	
Location	2. Rooms < 100M2
Accessibility	0. Usually Inaccessible or Unlikely to be disturbed
Extent / Amount	1. < 10m
Human Exposure Potential	
Occupants	0. None
Frequency of Use	0. Infrequent
Average Use Time	0. < 1 Hour
Maintenance Activity	
Type	0. Minor Disturbance
Frequency	0. Unlikely
Score	1

Overall Score	
Material + Priority Assessment =	5
Recommended Action	
Manage	

Inspection Records

Sample Location	
Building	Teignmouth CRS
Floor	Ground Floor
Sub Area	002 / Garage
Component	Rope Seal
Quantity	Small amounts no
Lab Ref	
Accessibility	Difficult
Type	Presumed

Material Assessment		
Product	2. Textile Rope / String	
Condition	0. Good	
Surface	1. Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.	
Type	1. Chrysotile	
Score	4	Band - D
Very Low Risk		

Sample Image(s)

No Photo Available

Sample Reference Number	
P 0009	
Sample Date	01/09/2021
Inspection Interval	12 months
Next Inspection	01/09/2022
Inspection Type	Re-Inspection
Surveyor 1	Ben Walters
Surveyor 2	

Notes
Reinspected 2021, No change to condition of material. Continue to manage.


Priority Assessment	
Normal Occupant Activity	
Main	0. Rare Disturbance
Secondary	0. Rare Disturbance
Likelihood of Disturbance	
Location	2. Rooms < 100M2
Accessibility	0. Usually Inaccessible or Unlikely to be disturbed
Extent / Amount	0. Small Amounts
Human Exposure Potential	
Occupants	0. None
Frequency of Use	0. Infrequent
Average Use Time	0. < 1 Hour
Maintenance Activity	
Type	0. Minor Disturbance
Frequency	0. Unlikely
Score	1

Overall Score	
Material + Priority Assessment =	5
Recommended Action	
Manage	

Inspection Records

Sample Location	
Building	Teignmouth CRS
Floor	Ground Floor
Sub Area	003 / Office
Component	Floor tiles and bitumen adhesive
Quantity	20 m ²
Lab Ref	
Accessibility	Medium
Type	Previously Sampled

Material Assessment		
Product	1. Vinyl Tiles	
Condition	0. Good	
Surface	0. Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.	
Type	1. Chrysotile	
Score	2	Band - D
Very Low Risk		

Sample Image(s)

No Photo Available

Sample Reference Number	
PS 0003	
Sample Date	01/09/2021
Inspection Interval	12 months
Next Inspection	01/09/2022
Inspection Type	Re-Inspection
Surveyor 1	Ben Walters
Surveyor 2	

Notes
Reinspected 2021, No change to condition of material. Continue to manage.

Priority Assessment	
Normal Occupant Activity	
Main	0. Rare Disturbance
Secondary	0. Rare Disturbance
Likelihood of Disturbance	
Location	2. Rooms < 100M2
Accessibility	0. Usually Inaccessible or Unlikely to be disturbed
Extent / Amount	2. 10m - 50m
Human Exposure Potential	
Occupants	0. None
Frequency of Use	0. Infrequent
Average Use Time	0. < 1 Hour
Maintenance Activity	
Type	0. Minor Disturbance
Frequency	0. Unlikely
Score	2

Overall Score	
Material + Priority Assessment =	4
Recommended Action	
Manage	

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Appendix A - Floor Plan(s)

No drawings are available

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