

# **Mitie Environmental Services Ltd**

## **Asbestos Reinspection Report**



## **Mitie FM - Home Office Contract**

**4-3934-04**  
**Tamworth**  
**Ryton**  
**CV8 3EN**

Report Ref: A-12844 VI  
Report Date: 26/04/2024  
Issued On: 29/04/2024  
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Doc Control: SD(AM-MES-S)008T May 2023

## Contact Details

### Client Details

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**Contact:**

**Phone:**

**Email:**

### Site Details

**Address** Tamworth  
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CV8 3EN

**Contact:**

**Phone:**

### Instructing Party

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### Report Produced by

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Site Team Lead by

**Lead Surveyor:** Tony Bark

**Assisted by:**

**Date:** 26 April 2024

Authorised and Verified by

**Quality Control:** Sacha Sharp

**Report Authorised by:**

T. Bark

Tony Bark

Digital Site Records



Scan QR Code to Access Digital Site Records

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# 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

Undertake an annual asbestos inspection of the known ACM's as identified on the AlphaTracker site register.

## Summary of Results

Risk Band	Sample Ref	Description	Product Type	Recommendation
D	<a href="#">PS Roof Tiles</a>	External, 001 / Main Building, Roof Tiles	I. Cement Product	Manage
D	<a href="#">PS Undercloak</a>	External, 001 / Main Building, Undercloak	I. Cement Product	Manage

## Areas of No Access

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

## Key

ACM – Asbestos Containing Materials

DPC – Damp Proof Course

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

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## Executive Summary

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	Tamworth
Floor	External
Sub Area	001 / Main Building
Component	Roof Tiles
Quantity	150 m <sup>2</sup>
Lab Ref	
Accessibility	Difficult
Type	Previously Sampled

Material Assessment		
Product	I. Cement Product	
Condition	I. Low Damage	
Surface	0. Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles	
Type	I. Chrysotile	
Score	3	Band - D
Very Low Risk		

Sample Image(s)



Sample Reference Number	
<a href="#">PS Roof Tiles</a>	
Sample Date	26/04/2024
Inspection Interval	12 months
Next Inspection	26/04/2025
Inspection Type	Re-Inspection
Surveyor 1	Tony Bark
Surveyor 2	

Notes
Reinspection 2024. No change to condition. Continue to manage.

Priority Assessment	
Normal Occupant Activity	
Main	0. Rare Disturbance
Secondary	0. Rare Disturbance
Likelihood of Disturbance	
Location	0. Outdoors
Accessibility	0. Usually Inaccessible or Unlikely to be disturbed
Extent / Amount	3. > 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	1. <= 1 per Year
Score	2



Overall Score	
Material + Priority Assessment =	5
Recommended Action	
Manage	



# Inspection Records

Sample Location	
Building	Tamworth
Floor	External
Sub Area	001 / Main Building
Component	Undercloak
Quantity	25 lin m
Lab Ref	
Accessibility	Difficult
Type	Previously Sampled

Material Assessment		
Product	I. Cement Product	
Condition	I. Low Damage	
Surface	0. Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles	
Type	I. Chrysotile	
Score	3	Band - D
Very Low Risk		

Sample Image(s)



Sample Reference Number	
<a href="#">PS Undercloak</a>	
Sample Date	26/04/2024
Inspection Interval	12 months
Next Inspection	26/04/2025
Inspection Type	Re-Inspection
Surveyor 1	Tony Bark
Surveyor 2	

Notes
Reinspection 2024. No change to condition. Continue to manage.

Priority Assessment	
Normal Occupant Activity	
Main	0. Rare Disturbance
Secondary	0. Rare Disturbance
Likelihood of Disturbance	
Location	0. Outdoors
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	1. <= 1 per Year
Score	2

Overall Score	
Material + Priority Assessment =	5
Recommended Action	
Manage	

## Appendix A – Asbestos Register

Location No.	Floor & Area Description	Material Description	Quantity	Sample No	Material Risk				Material Risk Rating	Risk Band	Priority Risk				Priority Risk Rating	Overall Score	Inspection Interval	Recommended Action
					Product Type	Condition	Surface treatment	Asbestos Type			Normal Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity				
001	External Main Building	Undercloak	25lin m	<a href="#">PSUndercloak</a>	I	I	0	I	3	D	0	I	0	I	2	5	12 months	Manage
001	External Main Building	Roof Tiles	150m <sup>2</sup>	<a href="#">PSRoof Tiles</a>	I	I	0	I	3	D	0	I	0	I	2	5	12 months	Manage



## Appendix B – Drawings

No drawings are available