

Risk Assessment / Management Plan:



Asbestos Containing Materials (ACM's)

04 November 2009. Version 0.3

Background

We are required by law to use the Type 2 Asbestos Survey* to risk assess the material identified as ACM in the building. [p.2 of 3 Survey Recommendations.] Factors include:

- Maintenance activity in the vicinity (planned and unplanned)
- Occupant activity in the vicinity
- Likelihood of disturbance (ACM volume plus accessibility)
- Human exposure potential (Number of people, how often the vicinity is used, how long for)

From the Survey: "It does not automatically follow that...materials assigned the highest score in the Material Assessment [provided] will be the materials that should be given priority for remedial action." [p.1 of 3 Survey Recommendations]

This Risk Assessment, coupled with the Type 2 survey, forms the basis of the ACM management plan moving forward, informing our Health and Safety procedures. The 'scores' from the Type 2 survey are added to the scores from this risk assessment to give the overall risk assessment for each instance of ACM.

This assessment takes the form of a table (overleaf) showing the 'scores' from the Type 2 survey, the scores from this risk assessment, and the resulting overall scores and actions. This is followed by the resulting Management Plan – which is essentially the details of what procedures should be added to Health and Safety procedures (maintenance schedule).

This document aims to be as brief as possible while also serving as part of an overall record on asbestos for future reference by any interested party.

Trevor Barton.

*The Type 2 Survey is dated 21 January 2009, Maylarch. A separate survey of the organ bellows and loft was conducted 4 February 2009 by Stewart Fothergills. Both surveys are treated as one in this document.

The intention is to always publish the latest version of this document for public download at the following web address:
www.saintcolumbas.org/healthandsafety/

Risk Assessment Table 0.1

Key to Type 2 scores: 0-4 = very low risk, 5-6 = low risk, 7-9 medium risk, 10-12 = high risk. These scores are based on an algorithm. Details of which p. 1 of 3 Survey Recommendations.

Key to Risk Assessment scores: 1 = low, 5 = high.

ACM description and location	Type 2 score	Maint. Planned/unplanned score	Activity score	Likelihood (volume+accessibility) score	#people + freq + duration score	Final score / 32	Resulting actions
External north guttering.	3 V LOW	1	1	1	1	7	Apply warning labels: Manage and monitor condition.
External north downpipes x3 (one has cast iron lower section)	3 V LOW	1	1	1	1	7	Apply warning labels: Manage and monitor condition.
External south guttering (around vestry door and WC)	5-LOW	4	2	3	4	42	REMOVED:
External south Downpipes x2 (one small corner of vestry WC, one large adjacent to the right of this)	3 V LOW	1	3	2	1	10	Apply warning labels: Manage and monitor condition.
External south hopper above vestry flat roof.	3 V LOW	1	1	1	1	7	Apply warning labels: Manage and monitor condition.
Hall alcove lining boards x4 in each side radiator recess.	3 V LOW	1	3	3	1	11	Apply warning labels: Manage and monitor condition. Do not disturb. Review the situation as to removal pending feedback of hall users.
Vestry wall board on 2x walls as per survey mark up.	3 V LOW	1	3	2	3	12	Apply warning labels: Manage and monitor condition. Do not disturb. A management control measure is in place for this area determining use, as specified in the Health and Safety Procedures.
Organ WC cistern (not toilet seat).	3 V LOW	1	1	1	1	7	Apply warning labels: Manage and monitor condition.
Radiator mounting board under organ keyboard.	6-LOW /MED:	4	3	4	2	46	REMOVED:

Management Plan

Immediate actions following this risk assessment are:

- Acquisition of costs to remove all items identified as per above in need of removal safely (Maylarch), and safe removal:
 - Radiator mounting board under organ keyboard
 - External south guttering around vestry yard door and WC
 - Labelling up of all ACMs requiring labelling as per above table.
- Copying the Type 2 Survey to all regular trades contacts.

Ongoing actions are:

- Construction of a monitoring plan for all ACMs requiring ongoing visual checks for any signs of deterioration (in the Fire, Health and Safety Maintenance Schedule).
- Notification to any irregular or new trades contacts (anyone working on the site) of the details outlines in this document and the Management Plan in place.
- All ACMs should be removed prior to any demolition, refurbishment, or other disturbance.
- The basement area was not inspected and so it should always be assumed that ACM's may be present.
- We need to assume that any area of the building between visible areas of fabric (ceilings, walls, floors) contain asbestos when planning building alterations or major repairs.

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