THE BUILDING MAINTENANCE COMPANY
RISK ASSESSMENT

GENERIC [X] SITE SPECIFIC [ ]

GRA07

Activity/Element	Potential Hazards
Work involving Asbestos Products	Asbestosis, Lung Cancer, Mesothelioma, Laryngeal Cancer. Environmental issues.

RISK RATING: Consequence x Likelihood = Risk Rating

Consequence		Likelihood		Risk Rating	
1 Negligible/No effect	[ ]	1 Extremely Remote	[ ]	1-4 Trivial	[ ]
2 Marginal	[ ]	2 Remote	[ ]	5-8 Acceptable	[ ]
3 Critical	[ ]	3 Reasonably Probable	[X]	9-12 Substantial	[X]
4 Catastrophe	[X]	4 Probable	[ ]	13-16 Intolerable	[ ]

BEFORE CONTROLS: CONSEQUENCE [4] LIKELIHOOD [3] RISK RATING [12]

People Affected by the works:-

Members of the Public [X] Site Staff [X] Site Operatives [X] Visitors to Site [X]

CONTROL MEASURES:

- All suspect materials will be assumed to be Chrysotile, Crocidolite or Amosite, (All proven, Hazardous to Health), unless samples taken, analysed and shown to be to the contrary - R/A includes materials and priority assessment.
- Initial assessment should include details of premises and any Asbestos Material findings, or presumed Asbestos Containing Materials(ACM's), along with any surveys carried out with lists/registers for all pre-works inspections.
- Should any suspect materials be noted this must be reported immediately to Regional Office Management. The company policy in respect of dealing with asbestos will be implemented - Only Licensed persons or contractors will be engaged for ANY sampling, repair, removal or disturbance of Asbestos materials.
- The enforcing authority (The HSE) shall be notified 28 days before commencement of work, unless a Licensed Contractor is in possession of a waiver.
- Licensed persons or contractors will provide written Risk Assessments and Method Statements, to enable control measures, including Emergency Arrangements (e.g. Fire/Evacuation) to be identified, implemented and enforced.
- The area(s) where Asbestos treatment/removal work is being undertaken will be sealed off and well signposted to prevent unauthorised access.
- Records of all Adverse Events, I.e. accidental exposure/disturbance, etc, will be reported, investigated and kept.
- Employees who may have been exposed to Asbestos above recommended action levels must be medically examined by an HSE approved Medical Practitioner and at 2 yearly intervals thereafter. Health records must be retained and information regarding results given to the Employee.
- Control measures in respect of any Personal Protective Equipment or clothing after contact will be enforced.
- Procedures in respect of cleaning, washing and changing facilities will be enforced to prevent transfer of materials.
- Premises will be left clean and free from all dust and no contamination of plant or other materials etc.
- Air monitoring, if considered necessary, will be arranged to check on effectiveness of controls and exposure to employees only when Asbestos work is complete.
- Exposure limits measured in fibres per mililitre of air over the prescribed time periods will be applied.
- Regulations concerning Asbestos Waste disposal, transportation and labelling will be applied and fully complied with. Waste will be double bagged and labelled. Large sections of Asbestos will not be cut, but wrapped in plastic sheeting. All Asbestos waste will be placed in sealed vehicles/skips as appropriate, prior to and during delivery to Licensed persons or contractors Waste facility.

N.B. Employees duties under Regulation 14 of MHSWR to inform employer of any circumstances which might indicate a shortcoming in the above assessment. Asbestos awareness training and memo for reg changes to CAWR 2006

AFTER CONTROLS: CONSEQUENCE [4] LIKELIHOOD [2] RISK RATING [8]

Project: Generic Date _____

Issued To: _____ Issued By : MJ Lancaster

Signature: _____ Signature: _____

Position: _____ Position: Health & Safety Manager

Reviewed: April 2025