

## Recommendations

It is recommended that in order to comply with the requirements of regulation 4 of The Control of Asbestos Regulations 2012, the following is undertaken for all presumed and identified ACMs within the premises:

Undertake priority risk assessments, using the algorithm contained in appendix 3 of this report, in order to provide a total material and priority risk assessment score for each presumed and identified ACM.

Review the risk assessments contained within this report at least every twelve months and especially if there is reason to believe that they are no longer valid, or when changes are made to the premises which affect the assessments (regulation 4(6)).

Record the results of all assessments and reviews (regulation 4(7)).

Develop a management plan which clearly establishes how the asbestos in the premises is to be managed (regulation 4(8) and (9)), or if a management plan has been developed, ensure that it is reviewed at least every six months (regulation 4 (10)).

This must include:

1. A strategy for each of the ACMs (i.e. removal, encapsulation, signing, monitoring etc.).
2. Who is responsible for the management of the ACMs.
3. How the information is to be recorded.
4. How the information is to be disseminated to all those likely to disturb the ACMs and to employees.
5. How the information is to be made available to the emergency services.
6. Review the material assessments at least every twelve months (regulation 4(9)), or sooner if any previous assessment becomes invalid.
7. Review the management plan at least every six months (regulation 4(10)).

It is also essential that a policy is developed covering the control of all contractors employed to work on the site to ensure that they are aware of the risks associated with ACMs, together with the findings and limitations of this survey and the associated register and management plan.

Finally, it should be re-iterated that, as a result of the limitations detailed in the survey caveat, there is a possibility that all ACMs might not have been discovered. It is therefore recommended that prior to any demolition, major refurbishment, or structural alterations, areas where a management survey has been undertaken are subjected to a full access refurbishment/demolition survey covering the area(s) concerned. Thereafter, arrangements should be made to sample and analyse any suspect materials discovered during the refurbishment/demolition works that are not identified within the management and refurbishment/demolition survey reports.