



**Asbestos Survey
Update/Re-Inspection
Report**

(To be retained with original report)

4

Birtley House, Birtley House Group Ltd
Undertaken at

**Birtley House
Nursing Home
Bramley
Surrey
GU5 0LB
Care of
Hunter FM**



**Report Compiled By
Daniel Walker**

4site Consulting Limited

Report reference No: ASBRI12695/0020/070318

Site Visit Date: 07/03/2018

Next re-inspection: 06/03/2019

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Introduction

Legislation for Re-Inspections

If you own, occupy, manage or have responsibilities for non domestic premises which may contain asbestos you will have a legal duty to manage the risk from this material under new guidance within the Control of Asbestos at Work Regulations 2012. The duty will require you to manage the risk from asbestos by making and keeping up to date a record of the ACM`s or presumed ACM`s within your premises and to make this record available to those who are liable to work on or disturb these materials. The legislation also requires that you have an effective plan for inspecting ACM`s within the buildings under your control to ensure the condition has not changed. The time between inspections will depend on the type of material, its location and condition, but it should be at least every twelve to six months.

Caveats for Re-Inspections

The original survey on which this re-inspection is based, if conducted by 4site consulting Ltd, was carried out using the prescribed methods within the HSG 264 by a qualified and experienced surveyor, namely the visual examination and bulk sampling of any materials presumed to be asbestos. It is always possible that asbestos based materials may not have been located during the course of the survey and could remain in the property or area covered by that survey, this could be due to:

Asbestos materials existing within areas not specifically covered by this report, therefore outside the scope of the survey.

Asbestos containing materials may have been hidden or obscured by other items or finishes or over boarding, during the original survey.

Asbestos may be hidden as part of the internal structure of building and not visible until the structure is dismantled or demolished.

Where an area has been previously stripped of asbestos and new insulation or decorative finishes added, it must be pointed out that asbestos removal techniques have improved since its introduction and there could be a possibility of debris or residue beneath the new finishes.

The original survey detailed all areas accessed, within the re-inspection every effort will be made to access any areas previously inaccessible and record this in the re-inspection report.

Access for the re-inspection may be restricted for reasons beyond our control such as height, locked doors, immovable obstacles or confined space. Where electrical equipment is present, no access will be attempted until the electrical switchgear has been isolated by a qualified electrician. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.

In a building where asbestos has been located any material that is found to be suspicious and not detailed as part of the original survey, will be sampled and appended to the original survey.

4site Consulting Limited cannot accept any liability for loss, injury, and damage or penalty issues due to errors or omissions within this report. No responsibility is accepted for the presence of asbestos in voids (floor, under floor, wall or ceiling) other than those opened up during the original survey.

Protection of Workforce/Contractors

The new duty requires that you make information on the location and condition of the asbestos available to anyone liable to work on, or disturb the ACM's within the premises under your control, you must ensure that employees involved in building maintenance or any contractors working on the premises know that the building contains, or may contain asbestos. You also need to inform anyone installing telephones, computers or any electrical equipment as they may also disturb asbestos.

Alongside this new duty to manage, the Health & Safety at Work Act 1974 requires that you protect the health and safety of people who might be affected by your undertaking, whether they work for you or not. The Management of Health & Safety at Work Regulations 1999 expands on this by adding "Employers should assess risks to the health and safety of employees and others who might work on their premises and identify what measures are needed to protect them."

To assist you in your duty to manage we have attached tick sheets to be signed by maintenance personnel or contractors before they commence work on the site detailed within the original survey and this re-inspection report.

Sample/Ref No.: B03



no drawing available

Sample/Ref No.: B04



no drawing available

Sample/Ref No.: B05




no drawing available


Sample/Ref No.: B06





no drawing available

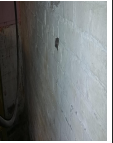
Sample/Ref No.: B07	
	no drawing available


Re-Inspection Sheet:

Sample/Ref No.	Sampled	Floor	Room/ area No	Description of Product	Product type	Condition at survey	Comments	Picture
B03	Yes	2nd Floor	2.01	Insulation board loose panel in Lakeview Apartment loft area	Insulating board	Good	Programme for planned removal	
Recommendations from Original Report							Condition at reinspection	
Implement management and inspection programme:							Unable to gain access due to contamination risk from hatch	

Sample/Ref No.	Sampled	Floor	Room/ area No	Description of Product	Product type	Condition at survey	Comments	Picture
B04	Yes	2nd Floor	2.02	Insulation board panel under water tank in Lakeview Apartment loft area	Insulating board	Good	Programme for planned removal	
Recommendations from Original Report							Condition at reinspection	
Implement management and inspection programme:							Unable to gain access due to contamination risk from hatch	

Sample/Ref No.	Sampled	Floor	Room/ area No	Description of Product	Product type	Condition at survey	Comments	Picture
B05	Yes	2nd Floor	2.03	Insulation board loft hatch panel to Lakeview Apartment loft	Insulating board	Good	Programme for planned removal	
Recommendations from Original Report							Condition at reinspection	
Implement management and inspection programme:							The panel is to the front of the loft hatch. Unable to lift hatch due to disturbing asbestos	

Sample/Ref No.	Sampled	Floor	Room/ area No	Description of Product	Product type	Condition at survey	Comments	Picture
B06	Yes	Basement	B.01	Lagging debris to boiler room walls	Insulation	Medium Damage	Encapsulate damaged or exposed areas. Label as asbestos. Manage and re-inspect	
Recommendations from Original Report							Condition at reinspection	
Programme for planned removal:							Medium Damage	

Sample/Ref No.	Sampled	Floor	Room/ area No	Description of Product	Product type	Condition at survey	Comments	Picture
B07	Yes	Basement	B.02	Insulation board panels to basement stairwell (behind plasterboard)	Insulating board	Low Damage	Encapsulate damaged or exposed areas. Label as asbestos. Manage and re-inspect	
Recommendations from Original Report							Condition at reinspection	
Programme for planned removal:							Low Damage	

Details of Remediation Works:

No re-mediation work was carried out at the time of re-inspection.

Maintenance Personnel/Contractor Sign Off Sheet

The Control of Asbestos at Work Regulations require that the manager of this building is duty bound to inform any maintenance personel or contractors of the presence of asbestos within this building. Before commencing any work on this site you must read and understand the asbestos register paying particular attention to any possible incidences of asbestos in the areas you are due to work within.Once you have read the Asbestos Register could you please fill in the form below:

Name (print):

Date:

Sign to say you have Read & Understood the Asbestos Register

Name (print):

Date:

Sign to say you have Read & Understood the Asbestos Register

Name (print):

Date:

Sign to say you have Read & Understood the Asbestos Register

Name (print):

Date:

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