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CONSULTANCY

Asbestos
Reinspections

RESOURCE BROCHURE



What is an Asbestos Reinspection?

An **asbestos reinspection** is a periodic inspection designed to reassess the condition of asbestos containing materials (ACMs) that have been previously identified.

This type of survey is not aimed at finding new asbestos, but at ensuring that ACMs already known to be present remain in good condition.

The key goal is to ensure that the ACMs have not deteriorated or become damaged. The reinspection is part of a long-term asbestos management strategy, which is required to protect building occupants, workers, and contractors from asbestos exposure.

When is a Reinspection Required?

The frequency of asbestos reinspections depends on a number of factors, including the nature and condition of the ACMs, the type of building, and how the building is used. According to best practices and HSE guidance, reinspections are typically required:

- **At Least Annually:** The general recommendation is to reinspect ACMs once a year to monitor their condition. However, this is the minimum frequency for most situations. Some building types or materials may require more frequent inspections based on risk assessments.
- **More Frequently in High-Risk Areas:** Buildings or areas where ACMs are located in high-traffic or high-risk areas (e.g. areas with frequent maintenance or where the materials could easily be disturbed) may require reinspections more frequently.
- **If There's a Change in Building Use:** If the use of a building changes, for example, if it moves from being a warehouse to office space or vice versa, it may affect the likelihood of disturbing ACMs. In such cases, a reinspection should be conducted to reassess any new risks that could result from this change in use.
- **After Any Incident Involving ACMs:** If an ACM is accidentally damaged (e.g. during maintenance work, flooding, or physical impact), a reinspection should be carried out immediately to assess the extent of the damage and determine the necessary next steps.

Primary Objectives

An asbestos reinspection serves several key purposes, each critical to maintaining a safe environment for building occupants and workers. The primary objectives include:

Monitoring ACM Condition:

- Over time, ACMs can deteriorate due to natural wear and tear, environmental exposure (such as weather or moisture), vibrations, or mechanical damage. They can also be unknowingly damaged by accidental impact. The reinspection checks whether the materials remain in good condition and undisturbed, or if they have started to degrade.
- ACMs in good condition pose a minimal risk. However, as they begin to age or suffer damage, the likelihood of asbestos fibres being released increases. The reinspection process identifies such conditions before they become dangerous.

Evaluating Control Measures:

- When ACMs are identified, control measures are often implemented to reduce the risk of exposure. These measures may include remedial action such as encapsulating the material, enclosing it, or using warning labels to keep people away from it.
- The reinspection checks that the measures in place are still effective and will flag any issues for corrective action.

Updating the Asbestos Register:

- The asbestos register lists all known ACMs in a building, including their locations, conditions, and risk levels. During a reinspection, the surveyor updates the register to reflect any changes in the materials' conditions, location status, or risk level.

Ensuring Legal Compliance:

- Building owners, employers, and dutyholders are legally obligated to manage asbestos risks under health and safety regulations. Failure to conduct regular reinspections can result in legal penalties, lawsuits, or more severe consequences in the event of asbestos exposure.
- Regular reinspections demonstrate compliance with the Control of Asbestos Regulations, showing that the dutyholder is proactively managing the risk of asbestos exposure.

How is an Asbestos Reinspection Completed?

The asbestos reinspection follows a structured and methodical process to ensure that all ACMs are assessed accurately. The steps include:

Preparation and Review:

- Before beginning the reinspection, the surveyor will review the current asbestos register and original asbestos survey to understand where ACMs are located, their type, and their previous condition.

Visual Inspections:

- The surveyor physically inspects each ACM identified in the asbestos register, looking for visible signs of deterioration such as cracks, fraying, or exposed fibres.
- In line with HSE guidance, the surveyor will assess the condition of each ACM using the Material Assessment Algorithm. This assessment evaluates the material, its condition, friability (how easily it releases fibres), surface treatment, extent of damage, and location.
- The surveyor evaluates whether the existing control measures and recommendations remain appropriate and provides updated recommendations if necessary.

Report Generation:

- The surveyor compiles a detailed report that includes observations, photographs, condition scores, and updated risk assessments for each ACM. The report provides a comprehensive overview of the current condition of each ACM, highlights changes since the last survey, and outlines recommended actions.
- All updates are recorded in the asbestos register, which is incorporated into the building's asbestos management plan, contributing to the ongoing asbestos management strategy.

Reinspection Planning

Prior to an asbestos reinspection taking place, the following should be considered. Providing the required information and addressing potential access issues in advance helps ensure a thorough and comprehensive inspection:

- **Extent of Inspection:** Before conducting a reinspection, it is important to identify which Asbestos-Containing Materials (ACMs) require inspection. Typically, all ACMs present at the site will require inspection. However, some ACMs may need more frequent inspections due to their condition or location. Additionally, if multiple buildings are involved, each building may have its own specific schedule in place.
- **Provide Documentation:** The current asbestos register or reinspection report, along with the original survey report should be provided to the surveyor. This is essential to be able to complete the inspection.

- **Access Arrangements:** Arrangements should be made to facilitate access to all ACMs, including those that may be difficult to access. Considerations for access should include:
 - **Locked Rooms/Areas:** Ensure that keys are provided for any locked rooms or areas that require inspection. Alternatively, arrange for a designated person to be on site who can provide access as needed.
 - **Occupied Areas:** If ACMs within tenanted areas are to be included, advance arrangements should be made with tenants. It may be beneficial to provide tenants with written notice about the inspection to ensure cooperation and minimise disruption.

Conclusion

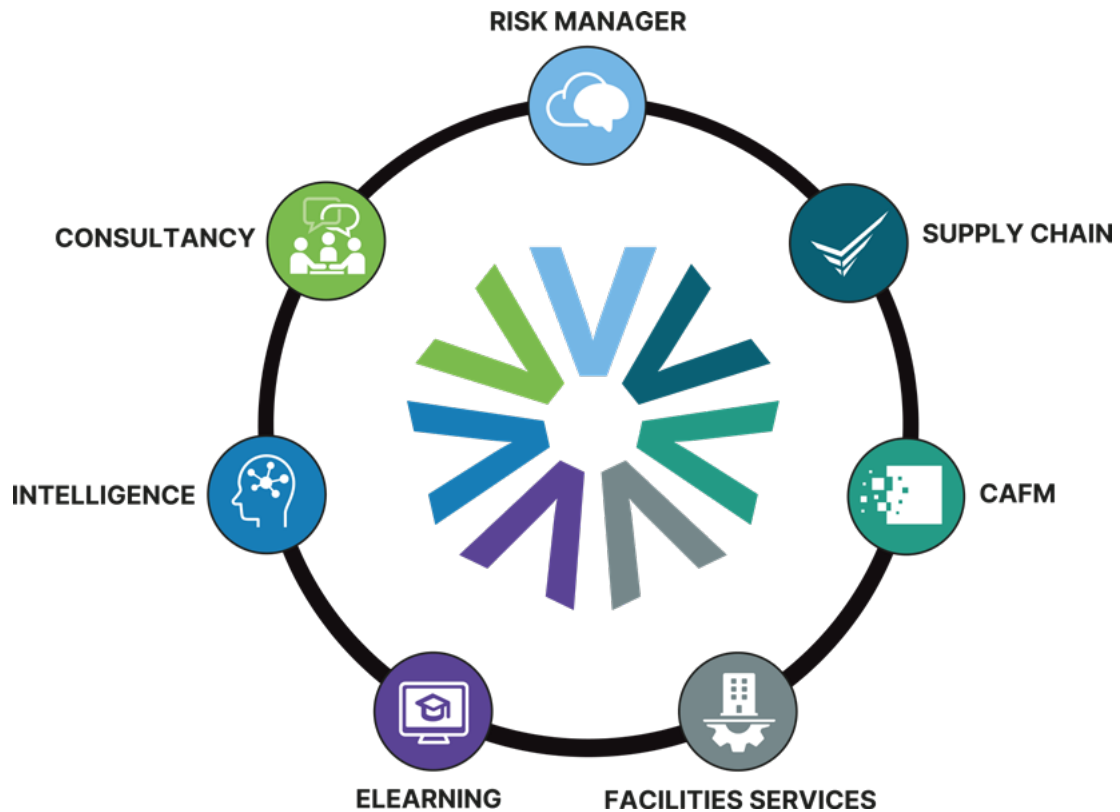
In summary, asbestos reinspections form an integral part of an effective asbestos management strategy. They not only ensure compliance with regulatory requirements, but also play a vital role in protecting the health and safety of staff, tenants and contractors.

By completing regular asbestos inspections, building owners and dutyholders can significantly mitigate the risks associated with asbestos exposure.

Vantify Consultancy is accredited by UKAS to undertake Management, Refurbishment, Demolition & Reinspection Surveys in domestic, commercial and industrial properties.

If you require an asbestos survey, guidance or advice, please contact us.

The Vantify Ecosystem



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William Martin, Meridian, Prosure360, and Elogs have joined forces to create Vantify® - our unified ecosystem that provides a single vantage point for compliance and risk management.