

HORSTED KEYNES PAROCHIAL CHURCH COUNCIL

Fabric Committee

10.0 Risk Assessment for Asbestos in Boiler House at St Giles Church

Following an Asbestos Survey carried out by Architect Robin Nugent with Richard Harrison on 12 July 2004 an area of suspected asbestos was identified to the internal roof soffit lining of the boiler house.

Phil Miles inspected it on 24 October 2004 to assess the potential risk associated with this and made the following recommendations to reduce that risk to acceptable levels.

The soffit lining is presumed to be asbestos although this cannot be confirmed without expensive sampling and laboratory testing under controlled conditions. It is therefore proposed that the material is regarded as asbestos and necessary precautions taken to ensure that risk of exposure to asbestos fibres is minimal.

The condition of the material at the time of the inspection was generally sound with the exception of one small area adjacent to the door entrance that has been damaged.

Access to the boiler house is restricted to authorised personnel only to carry out maintenance of the boiler equipment. The building is kept locked at all times and is not open to the general public. The building can only be accessed from outside and not from within the church.

At the present time it is considered that the material poses a low to medium risk and, by following the relatively simple and cost effective actions identified in this report, this can be reduced to an acceptably low risk.

The recommendations to reduce the risk are as follows:

- A clear prominent sign is displayed within the boiler house warning people that the roof soffit lining is asbestos.
- A repair has been carried out to the damaged section of the soffit. This was carried out with care so as not to disturb any asbestos fibres. Fire-resisting repair material was stuck to the existing soffit and no mechanical fixing was carried out.
- An inspection is carried out by the Church Architect (as part of the Quinquennial Inspection) to identify any deterioration of the material that could increase the risk of exposure to asbestos fibres. If the material is found to have significantly deteriorated, a further risk assessment should be carried out and consideration given to sampling and analysing the material by a qualified person. If the material is then found to contain asbestos, a detailed method statement for its removal will need to be prepared prior to removal by a licensed contractor under the direction of the Architect. A notification should also be issued in writing to the Archdeacon and duty of care taken to ensure that the material is deposited in a licensed site. **Under no circumstance should the material be removed by persons other than a licensed contractor unless the test result is negative.**
- **No work should be carried out within the boiler house that entails drilling, cutting, sawing, nailing or disturbing in any way the roof soffit lining.** A formal permit to work is to be issued to any contractors or other persons authorised to work in the boiler house and they should be made aware of this and issued with a copy of this risk assessment.

- The boiler house was again inspected by P Miles and J Whiting in June 2019 the presumed asbestos containing material's condition was unchanged therefore the above control measures remain adequate.

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