



Lumen Academy

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Asbestos Management Plan

Policy Date: Sep 2024

Review Date: Sep 2025

Document History

Version	Status		Date	Author	Summary Changes
V1			Sep 24	M Sethi	

Asbestos Management Plan for Basement with Vault & Boiler Room (Plant Room)

Location: Basement with Vault and the Boiler Room (Plant Room)

Assessor: Monika Sethi

Date of Assessment: 1st September 2024

Review Date: 1st September 2025

1. Introduction

Asbestos has been identified in the walls of the basement, including the vault area. The following management plan outlines the necessary precautions and controls to ensure the safety of building occupants, workers, and visitors. This plan is in accordance with relevant regulations, including the Control of Asbestos Regulations 2012 (UK) or equivalent local legislation.

2. Objective

The primary objective of this asbestos management plan is to prevent asbestos exposure by effectively managing and maintaining asbestos-containing materials (ACMs) in the cellar. It includes monitoring, restricting access, and controlling activities that may disturb the asbestos.

3. Asbestos Location and Condition

- **Location:** Asbestos-containing materials are present in the **walls of the basement**, and has been presumed to be around the gaskets in the boiler room (plant room)
- **Condition:** The asbestos has been identified as **bonded and intact**, but care must be taken as any damage or disturbance could release harmful asbestos fibers.
- **Type of Asbestos:** Chrysotile (white).

4. Key Risks

- **Accidental Disturbance:** Drilling, hammering, or other renovation/maintenance activities could disturb the ACMs, releasing asbestos fibers.
- **Degradation Over Time:** The condition of the ACMs may deteriorate, increasing the risk of exposure.
- **Uncontrolled Access:** Unauthorized personnel may unknowingly disturb asbestos-containing materials.

5. Asbestos Management Strategy

Action	Description	Responsible Party	Timeline
Label and Signage	Ensure clear and visible asbestos warning signs are placed at	M. Sethi	Immediate

Action	Description	Responsible Party	Timeline
	the entrance to the cellar and vault, and directly on walls where asbestos is present.		
Restricted Access	Only trained and authorized personnel are allowed to enter the cellar or vault or the plant room. Non-essential personnel are prohibited from entry. Maintain a sign-in log for all entries.	J. Malik	Ongoing
Regular Inspection	Conduct regular inspections (every 12 months) to monitor the condition of the asbestos. Record and report any changes or damage immediately.	J. Malik	Ongoing
Encapsulation	If feasible, encapsulate asbestos materials to prevent future disturbance. A licensed asbestos contractor should handle this work.	Licensed Asbestos Contractor	As required

Action	Description	Responsible Party	Timeline
Emergency Plan	In case of any work needed in the basement or in the boiler room, site manager will be informed. Authorised persons who are aware of the condition of the building will be asked to come and perform the duties. Work will be carried out only when there are no students in the building and very limited staff.	J. Malik	Immediate
Communication and Training	Ensure all staff, maintenance workers, and contractors are aware of the asbestos risk and trained on the safe procedures for working in or around asbestos areas.	M. Sethi	Ongoing
Record Keeping	Maintain accurate and up-to-date records of all asbestos-related activities, including	J. Malik	Ongoing

Action	Description	Responsible Party	Timeline
	surveys, inspections, maintenance, and repairs.		

6. Monitoring and Review

- **Inspection Frequency:** Inspections of the asbestos-containing materials should be conducted at least every **12 months** or more frequently if there are concerns about potential damage or degradation.
- **Condition Review:** Any change in the condition of the asbestos (e.g., cracking, chipping, or deterioration) should trigger an immediate risk assessment and possible encapsulation or removal.
- **Management Plan Review:** This asbestos management plan should be reviewed **annually** or after any significant incident that could affect the condition of the ACMs.

7. Emergency Procedures

In case of accidental disturbance or suspected asbestos fiber release:

1. **Stop all work immediately** and evacuate the area.
2. **Seal the area** to prevent further exposure or fiber release.
3. **Inform the (J. Malik and M. Sethi) Asbestos Coordinator** and all relevant authorities.
4. Arrange for an **emergency asbestos contractor** to assess and manage the situation, including air monitoring and decontamination if necessary.
5. **Do not re-enter the area** until it has been confirmed safe by a licensed asbestos professional.

8. Removal or Remediation (if necessary)

If the asbestos in the basement becomes damaged or deteriorates to a point where it presents a significant health risk, removal or more comprehensive remediation may be required:

- **Asbestos Removal Plan:** Removal will only be carried out by a licensed asbestos removal contractor. A detailed asbestos removal plan, including air monitoring and waste disposal procedures, must be in place before any work starts.
- **Air Monitoring:** We will conduct air monitoring before, during, and after any removal work to ensure asbestos fiber levels remain below permissible limits.
- **Waste Disposal:** Asbestos waste will be properly sealed, labeled, and disposed of according to legal requirements at a licensed asbestos waste facility.

9. Legal Compliance

This plan adheres to the following regulations (modify based on jurisdiction):

- **Control of Asbestos Regulations 2012** (UK)
- **Health and Safety at Work Act 1974** (UK)
- **Approved Code of Practice (ACOP) L143**

- **Any local or regional asbestos management laws**

10. Conclusion

The presence of asbestos in the basement vault poses a manageable risk provided that strict controls are maintained. Regular monitoring, limited access, and emergency procedures will help prevent accidental exposure. Any significant change in the condition of the asbestos materials will be addressed immediately through appropriate remediation actions.

Signed:

Monika Sethi

Principal

1st Sep 2024

Reviewed By:

Monika Sethi

September 2024

Next Review Date:

September 2025

Approved by Director:

1st September 2024

Signed:



Monika Sethi

Principal and Director