

Risk Scoring Guide

Understand how to prioritise items using consistent inputs (condition, accessibility, disturbance likelihood).

Purpose

Risk scoring provides a structured method to prioritise asbestos-containing materials (ACMs) by assessing the likelihood of fibre release and potential exposure. The goal is consistent decision-making across buildings, sites, and users, with audit-friendly justification.

Key principles

- Use consistent inputs for every item.
- Record evidence that supports the chosen inputs (photos, reports, notes).
- Treat scoring as a prioritisation tool across a portfolio, not a guarantee of safety.
- Keep history: changes over time matter for audits and action planning.

1. Scoring inputs (core factors)

Use the same inputs for each asbestos item to keep scoring comparable across sites.

1.1 Material condition

Assess the physical state of the material at the time of inspection. Condition should be observable and supported by evidence (e.g., photos and inspection notes).

Condition	Description	Typical priority impact
Good	Sealed, intact, no visible damage	Low
Fair	Minor damage, wear, or early deterioration	Medium
Poor	Significant damage, delamination, friability, or deterioration	High

1.2 Accessibility

Accessibility reflects how easily people (or contractors) can access the ACM in normal use or during maintenance.

Accessibility	Example	Typical priority impact
Enclosed	Sealed void / enclosed riser	Lower
Restricted	Locked plant room / controlled access	Medium
Accessible	Corridor, office, general access area	Higher

1.3 Disturbance likelihood

Estimate how likely the material is to be disturbed based on the environment and activities in that area (routine occupation, maintenance frequency, planned works).

Likelihood	Typical scenario	Typical priority impact
Low	No routine access; unlikely to be touched or impacted	Lower
Medium	Occasional maintenance / intermittent access	Medium
High	Regular occupation, frequent access, or likely refurbishment activity	Higher

2. Combining inputs into priorities

Inputs are combined to produce a relative risk score so items can be compared consistently across a building or portfolio. The exact scoring method may vary by organisation, but consistency and traceability are the priority.

3. Risk bands and interpretation

Risk band	Meaning	Typical management response
Low	Lower likelihood of exposure under normal conditions	Monitor and maintain; routine review
Medium	Potential exposure depending on access and disturbance	Manage with controls; consider remedial action; review so
High	Increased likelihood of fibre release and/or exposure	Action required; implement controls; consider removal/enc

4. From score to action planning

Use the risk band to drive action planning, review intervals, and control measures. Higher priority items should result in clearer controls (e.g., labelling, access restrictions, permit-to-work) and shorter review cycles.

5. Consistency across sites

Applying the same inputs across all buildings ensures scoring remains comparable and reduces subjective variation between users, contractors, or sites. This supports portfolio-level prioritisation and consistent reporting.

6. Audit-friendly justification

For inspections and audits, scoring must be explainable. Record the chosen inputs and attach evidence that supports them. When scores change, keep history to demonstrate ongoing management.

Minimum evidence checklist

- Inputs recorded for each item (condition, accessibility, disturbance likelihood).
- Inspection date and responsible person/organisation recorded.
- Supporting evidence attached where appropriate (survey report, photos, notes).
- Action recommendation and review date recorded.
- Change history retained (who changed what, and when).

Relationship to UK guidance

This guide follows common principles used in UK asbestos management practice and is intended to support consistent, inspection-ready records alongside professional surveys and management procedures.

Note: This guide supports due diligence and does not replace a professional asbestos survey or legal advice.