



Property Risk Management





## About us

Global Environmental specialises in providing risk management services that enable, landlords, property owners and managers to comply with their legal responsibilities.

Property management is a fast moving sector and we understand that issues and challenges need to be resolved swiftly and efficiently. Responsiveness is therefore a key attribute of our service. This together with UK-wide coverage will allow you to efficiently manage your portfolio of assets and maximise their value for your clients.

A dedicated account manager will provide you with a convenient single point-of-contact for all your risk management needs.

Our management systems are independently audited to give clients assurance of our professionalism, quality and consistency.

We have technical experts in every discipline who can survey, audit and monitor properties to manage the risks and consequences associated with a range of issues including:

- Asbestos
- Fire
- Energy
- Water hygiene
- Portable appliances
- Waste
- Disability

Established in 2001 the company provides consultancy, surveying and training throughout the UK from its Head Office in Central London and satellite office in Bristol.



Our ability to consult and commission technical experts at Global Environmental, often at short notice, gives us the peace of mind that the risks are being managed correctly and in compliance with legal responsibilities.



James Lane Director, Building Consultancy, Colliers International



BUILDING MATERIALS (ACM's) MATERIAL HAZARD ASSESSMENT MATRIX				
Treatment	Chrysotile [1]			
	Plastic [1]	Cement [2]	Board [3]	Insulation
[1]	4	5	6	7
ed [2]	5	6	7	8
[3]	6	7	8	9
[1]	5	6	7	8
ed [2]	6	7	8	9
[3]	7	8	9	10
[1]	6	7	8	9
ed [2]	7	8	9	10
[3]	8	9	10	11

Guidelines:  
**Low Hazard** (Scores 4-5 and 6 e.g. good condition, sealed Asbestos Cement sheet)  
**Medium Hazard** (Scores 7, e.g. good condition, but unsealed Asbestos Insulation Board and 8 e.g. poor condition, unsealed Asbestos Cement sheet)  
**High Hazard** (Scores 9, e.g. Asbestos Cement condition, friable Board)  
 In normal conditions, materials and every 12-24 months. Improve condition and/or surface treatment of material or protect if reasonably practicable, label and reassess annually. Action required surface treatment cannot be redressed.



## Asbestos Management

Global Environmental can offer advice and consultancy in the preparation of asbestos management plans to help clients to discharge their legal duties. The **Control of Asbestos Regulations 2012** obliges dutyholders to prepare and implement a plan to manage any ACMs located in their premises.

We can advise you on your legal duties and prepare and maintain an asbestos management plan for each property. We provide a reliable and responsive asbestos surveying service to support refurbishment programmes and supplement asbestos management plans.

Our team of fully trained surveyors have practical experience of inspecting all property types from residential premises to offices, industrial buildings, schools and hospitals.

All surveys are carried out by experienced, qualified surveyors in compliance with HSG 264 and conducted in accordance with the Control of Asbestos at Work Regulations 2012.

Our Quality Management Systems have been independently audited against ISO 17020 by the United Kingdom Accreditation Service (UKAS).



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We are typically able to supply:

- Summary of results - 24 hours
- Interim reports - 48 hours (using our web-based asbestos management system)
- Full report - 7 days



Global's ability to mobilise their resources and deliver a programme of surveying at short notice with fast turnaround was very impressive. We simply provide them with a list of properties and they did the rest and submitted a management plan within two weeks.



Kit Breach Director, Head of Property, Hawksworth Securities Plc





## Fire Risk Assessments

By law all workplaces, commercial premises, buildings to which the public have access including common parts of blocks of flats and houses in multiple occupation (HMOs) must have a fire safety risk assessment carried out.

Responsibility for arranging the fire risk assessment and preparing and maintaining a fire management plan falls upon the "responsible person".

They will typically be the employer, owner or occupier of the premises that has been given responsibility for fire safety.

The assessment methodology used by our team of fire risk assessors, who are approved by the Fire Protection Authority (FPA), complies with the 5-step fire assessment process recommended by the Health and Safety Executive.

Our standard service will include an on-site assessment, detailed recording of fire hazards, people at risk, existing procedures in place and a comprehensive report which will highlight any deficiencies, include any recommendations, an action plan and, depending upon the level of compliance a Fire Safety Certificate (valid for 12 months).

We can also provide consultancy and support in implementing the action plan.

Our fire risk assessments are carried out in compliance with the **Regulatory Reform (Fire Safety) Order 2005**.

Fire safety legislation is enforced by local Fire & Rescue Authorities (FRAs) who can serve enforcement notices to improve the measures in place should they identify non-compliances.

If there is a fire or if premises have been identified to be at risk, then a lack of an appropriate Fire Risk Assessment and suitable precautions can result in prosecution with severe fines and, in cases of extreme negligence, prison terms.



## Water Hygiene Management

Every year in the UK there are between 200 and 250 reported cases of Legionnaires' disease - a potentially fatal form of pneumonia.

Under the **Water Supply (Water Fittings) Regulations 1999** employers, landlords or those with responsibility for managing premises with hot/cold water services and/or wet cooling systems must take steps to assess and manage the risk of legionella.

This should involve a risk assessment, preparing a plan to manage the risk and will involve regular monitoring and record keeping.

Global Environmental can prepare and maintain your water hygiene management plan for you.

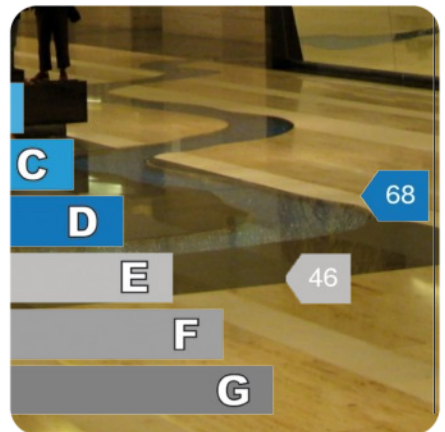
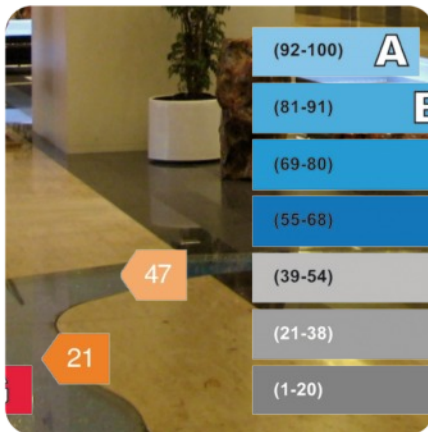
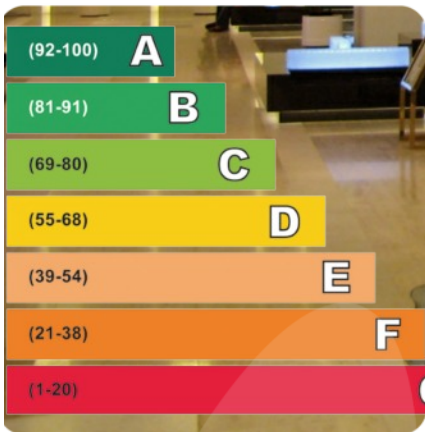
Our qualified and experienced water hygiene assessors will survey your premises to assess the risk and prepare a report which will include a full photographic and schematic asset register and outline the current condition of your water systems.

The report will also detail any recommended remedial actions required to meet current standards and legal requirements.

We can facilitate the implementation of this action plan including implementing any cleaning or disinfection required, on-site training, a schedule for on-going water sampling and monitoring and arrange laboratory testing undertaken by UKAS-accredited laboratories.

We can provide risk assessments for:

- hot and cold water systems
- plant and associated pipe work
- air conditioning and cooling systems
- swimming pools
- showers & spas



## Energy Performance Assessments

An energy performance assessment provides information about a building's energy use, costs and CO2 emissions.

It rates the performance potential of the building's fabric and services (e.g. heating, ventilation, lighting) to produce an overall energy efficiency grade which is displayed on an Energy Performance Certificate (EPC).

An EPC is required by law when a building is built, rented or sold. Owners of all commercial buildings over 50 sq metres also have to provide an EPC when they sell or let commercial premises.

A valid EPC and recommendation report must be made available free of charge by the seller or landlord to a prospective buyer or tenant when

dwelling are sold or let to inform them about the building's energy performance so they can consider energy efficiency as part of their investment or business decision to buy or occupy that building.

Global Environmental provide a cost effective and responsive energy assessment service for commercial and domestic properties.

We have accredited energy assessors that can survey or every type of property from small buildings, and flats to SBMs, large office buildings, retail premises and manufacturing facilities.

All are trained in how to behave in occupied premises so the assessment need not involve major disruption or disturbance to the occupants.

Our report will contain the EPC and recommendations for reducing the amount of energy the building uses e.g. insulation, and gives the possible cost savings per year, payback timescales and how any improvements would change the energy and carbon emission rating of the property.

Our assessors are accredited to survey and provide assessments for the Green Deal and Energy Company Obligation (ECO) schemes.







## Disability compliance

The **Disability Discrimination Act (DDA) 2010** makes it unlawful for service providers to discriminate against disabled people in certain circumstances.

It requires landlords, property owners and facilities managers to make 'reasonable adjustments' to the physical features of their premises to overcome physical barriers to access and enable disabled persons to make use of any benefits or facilities.

Fines and compensation can be costly should a tenant, occupier or visitor successfully sue.

Our disability experts can audit your property portfolio and provide practical advice and consultancy on how the DDA might be applied to an existing building or portfolio as well as proposed developments and what steps a landlord, owner, employer or developer should take to ensure they comply fully with the law.

We can provide:

- advice on legislation regarding disabled access compliance
- audits of your property to establish disabled access
- advice on improvements, budgets and appraisal of design proposals for DDA compliance
- support with planning, procurement and funding options



## Portable appliance testing

The **Electricity at Work Regulations 1989** require that any electrical equipment that has the potential to cause injury is maintained in a safe condition. It requires every employer to ensure work equipment be efficiently maintained and kept fit and suitable for its intended purpose.

To ensure compliance and demonstrate Duty of Care, employers must undertake regular, routine and planned maintenance regimes.

Non-compliance with the Regulations can invalidate your property insurance and penalties for breaches of the regulations can involve a fine of £5,000 per item, six month's imprisonment or possible charges of manslaughter. The Tenant may also sue for civil damages.

Global Environmental provides a fast, reliable and professional portable appliance consultancy and testing service.

Our PAT experts can:

- Advise you which items are covered by the Regulations
- Undertake a visual inspection to check for damage and poor electrical standards
- Carry out instrument tests to check for less obvious electrical faults
- Prepare and maintain a Portable Appliance Safety Plan and records to demonstrate Duty of Care and compliance with Regulations
- Advise on the frequency of testing

As well demonstrating compliance with Electricity at Work Regulations 1989, Provisions & Use Of Work Equipment Regulations 1992 and Health & Safety at Work Act 1974, portable appliance assessment and testing process is recognised by the insurance industry as a risk assessment aid, as well as aiding calculation of insurance premiums for public and employee liability cover.





## Waste management

The **Waste Framework Directive**, which was revised in 2011, places a duty of care upon commercial organisations to manage the waste they generate responsibly.

It requires companies to confirm they have applied the concept of the 'Hierarchy of Waste' which ranks waste management options in order of environmental preference i.e. prevention and minimisation should be considered before re-use, which is preferable to recycling and energy recovery with disposal (landfill) the last resort.

Our waste management consultants can provide expert consultancy and advice on how wastes should be managed to minimise their environmental impact and the costs involved.

We can prepare a Waste Management Plan which will provide practical guidance on how to manage waste in a sustainable manner while complying with legal responsibilities.



Our Plan can include:

- Waste audits to determine the quantity and composition of items discarded
- Recommendations on how to prevent or minimise the generation of waste
- Suggestions for re-using and recycling waste materials
- Systems for pre-segregating waste on-site
- Procedures for disposing of hazardous items
- Procurement of waste collection and recycling services
- Advice on Duty of Care documentation
- How to obtain and report performance data



## Training

Global Environmental offer a range of seminars and training courses that can be delivered to address specific issues and as part of clients' continuing professional development (CPD) programmes.

Seminars can be delivered at clients' premises and their duration can be customised to suit your diary (e.g. breakfast/ lunch event). Their content can also be adapted to focus on specific topics or issues that you encounter.

The sessions are typically followed by an open-form Q&A session. A certificate of attendance is provided to contribute to any CPD programmes.

### Managing asbestos in the workplace

This ½ day seminar explains what responsibilities a dutyholder has, where to find and how to identify asbestos containing material and what you should do to in the event that you discover it on your premises.

Suitable for landlords, leaseholders, Housing Associations, facilities managers, employers, health and safety personnel, topics include:

- History of asbestos
- Types and properties of asbestos
- Where it is typically found and how to identify it
- The risks of exposure
- The legal context
- Dutyholders' responsibilities
- Recent case studies
- Emergency procedures

### Latest Issues in Property Risk

This seminar explains how to set-up and apply a structured, systematic approach to managing property risk and reducing dutyholder exposure.

During the presentation delegates will learn how recent changes to legislation affect property managers; and key issues to look out for when carrying out asset audits.

Suitable for property/portfolio managers, building surveyors, landlords and managing agents, the legislation covered includes:

- Asbestos Regulations 2012
- Regulatory Reform (Fire Safety) Order 2005
- Water Supply Regulations
- Disability Discrimination Act 2010
- Statutory inspections
- Energy Performance of Buildings Regulations 2012
- Waste Regulations 2012







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