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DERBYSHIRE County Council
Improving life for local people

ASBESTOS MANAGEMENT SURVEY

GLOSSOP FIRE STATION

JUNE 2014

Derbyshire Fire & Rescue Service
Making Derbyshire Safer

Corporate Property
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Chesterfield Road
Matlock
Derbyshire
DE4 3FW

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1. SURVEY REPORT

1.1. Survey Summary

ASBESTOS MANAGEMENT SURVEY CONTROL OF ASBESTOS REGULATIONS	
SITE NAME	Glossop Fire Station
SURVEY DATE	17/06/14
SURVEYORS	NP
SCOPE	All buildings
SITE OCCUPIED	YES
ASBESTOS IDENTIFIED BY THIS SURVEY	**YES**
POSSIBILITY OF ASBESTOS (NOT DISCOVERED)	Please refer to section 1.4 of this report

1.2. Recommendations

The following list highlights those ACM's which are in a condition such that their risk rating is relatively high. Information as to the suggested line of action to be taken with these materials can be found in the recommendation box.

ACTION REQUIRES ACM'S TO BE MANAGED. (SEE SECTION 1.5)				
Sample Ref	**Block**	**Area**	**Element**	**Recommendation**

1.2.1. Details of Actions for Associated Recommendations

No Actions Required

1.3. Identified Asbestos Materials

The survey has positively identified Asbestos containing material within the fabric of the building, the exact location and condition of this material can be found in the enclosed survey report schedule sheets in section 1.5. However, the following should be noted:

Asbestos Cement

This was identified in the building by the survey. This material contains approximately 10-15% asbestos fibres bound together in matrix of Portland Cement. This material does not release fibres readily into the atmosphere unless the material is mechanically damaged in some way. Work with Asbestos Cement material does not fall under the auspices of the Asbestos Licensing Regulations provided the control limits are not exceeded and certain precautions are taken. Management of this material should be carried in accordance with the guidance in section 2.8.

Asbestos Insulation Board

This was identified in the building by the survey. This material contains approximately 16-40% asbestos fibres mixed together in hydrated Portland Cement or calcium silicate. Insulating boards are semi compressed and are therefore more likely to release fibres as a result of damage or abrasion. Work with this material is controlled by the Asbestos Licensing Regulation and should only be carried out by a competent contractor. Management of this material should be carried in accordance with the guidance in section 2.8.

governed by the Asbestos Licensing Regulations and should only be carried out by a competent licensed contractor. Management of this material should be carried out in accordance with the guidance in section 2.8. The Business Unit Surveyor should be informed immediately if this material becomes damaged or deteriorates in any way.

Thermoplastic and Bituminous Products

This was identified in the building by the survey, and will contain Chrysotile or Amosite asbestos. This material may contain up to 25% asbestos fibres. Although work involving these materials is not covered by the Asbestos licensing regulations, advice should be sought before any work involving this material is carried out. Management of this material should be carried out in accordance with the guidance in section 2.8.

1.4. Areas of the Site Not Accessed

The Contractor's attention is drawn to those places not specifically accessed by the Surveyor for the purpose of this survey. The contractor's MUST be warned that; Whilst carrying out their duties, if they discover materials that they suspect could be Asbestos Containing Materials, (ACMs) they must stop work and report immediately to the head of this establishment.

Areas not accessed should be assumed to contain asbestos until proven otherwise.

GENERIC AREAS OF THE SITE NOT ACCESSED	
Ducting	Plant Rooms
Suspended Ceiling Area	Under Carpets
Roof Voids	Under Floor Tiles
Flues	Behind Fixed Furniture
Voids	Inside Electrical Equipment
Fixtures & Fittings	Wall Cavities
Lift Shafts	Under Floor Voids
Inside Fire Doors	Prohibited Areas
Ceiling Cavities	Inside Glazing Systems
Concealed Spaces	Power Plant
Areas behind A.C.M.'s already identified	Inside Heating Systems, Boilers & Equipment
Man Hole Covers believed to be part of the Drainage System	Areas that require access equipment other than ladders

ROOMS / AREAS THAT COULD NOT BE ACCESSED ON THE DATE OF THE SURVEY

1.5. Schedules detailing Asbestos Survey Results

ESTABLISHMENT	**Glossop Fire Station**		
Block	**Block 01**	**Floor & Rooms**	**ALL**
Description	**Management Survey**	**Occupancy**	**Occupied**

DATE OF SURVEY	**17th June 2014**	**SURVEYORS**	**NP**

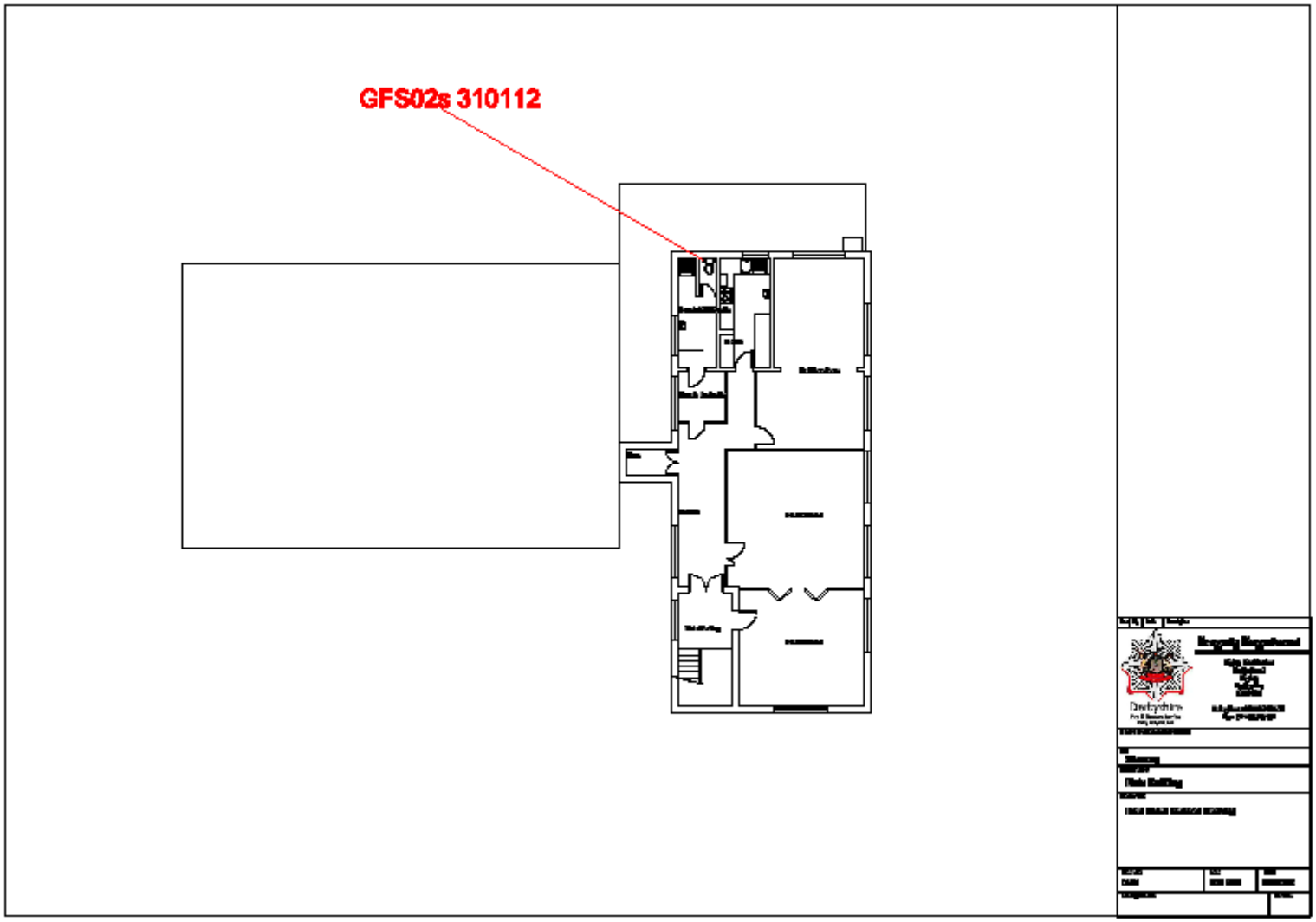
Sample Ref No	Sample Location	Sample Description	Asbestos Present	Type	Cond.	Acc.	Friab.	Prot.	Approx. Quantity	Photo Ref	Recommendations
GFS01s 310112	External Garages (Roof Sheets)	Asbestos Cement	Yes	3	G	H	L	S	112m²	Y	Manage
GFS02s 310112	First Floor Toilet Cistern	Toilet Cistern	No	-	-	-	-	-	-	Y	No Asbestos Detected
GFS03s 310112	Ground Floor GPO Room Boarding Behind Electrics	Asbestos Insulation Board	Yes	3	G	H	L	S	1 m²	Y	Manage
GFS04s 310112	Ground Floor Toilet Floor Tiles	Floor Tiles	No	-	-	-	-	-	-	Y	No Asbestos Detected
GFS05s 310112	Ground Floor Appliance Bay Boarding to Beams	Boarding	No	-	-	-	-	-	-	Y	No Asbestos Detected
GFS06s 310112	Ground Floor Appliance Bay Ceiling Boards	Boarding	No	-	-	-	-	-	-	Y	No Asbestos Detected
GFS07s 310112	Ground Floor Drying Room Floor Tiles	Asbestos Composite	Yes	3	G	H	L	S	20 m²	Y	Manage

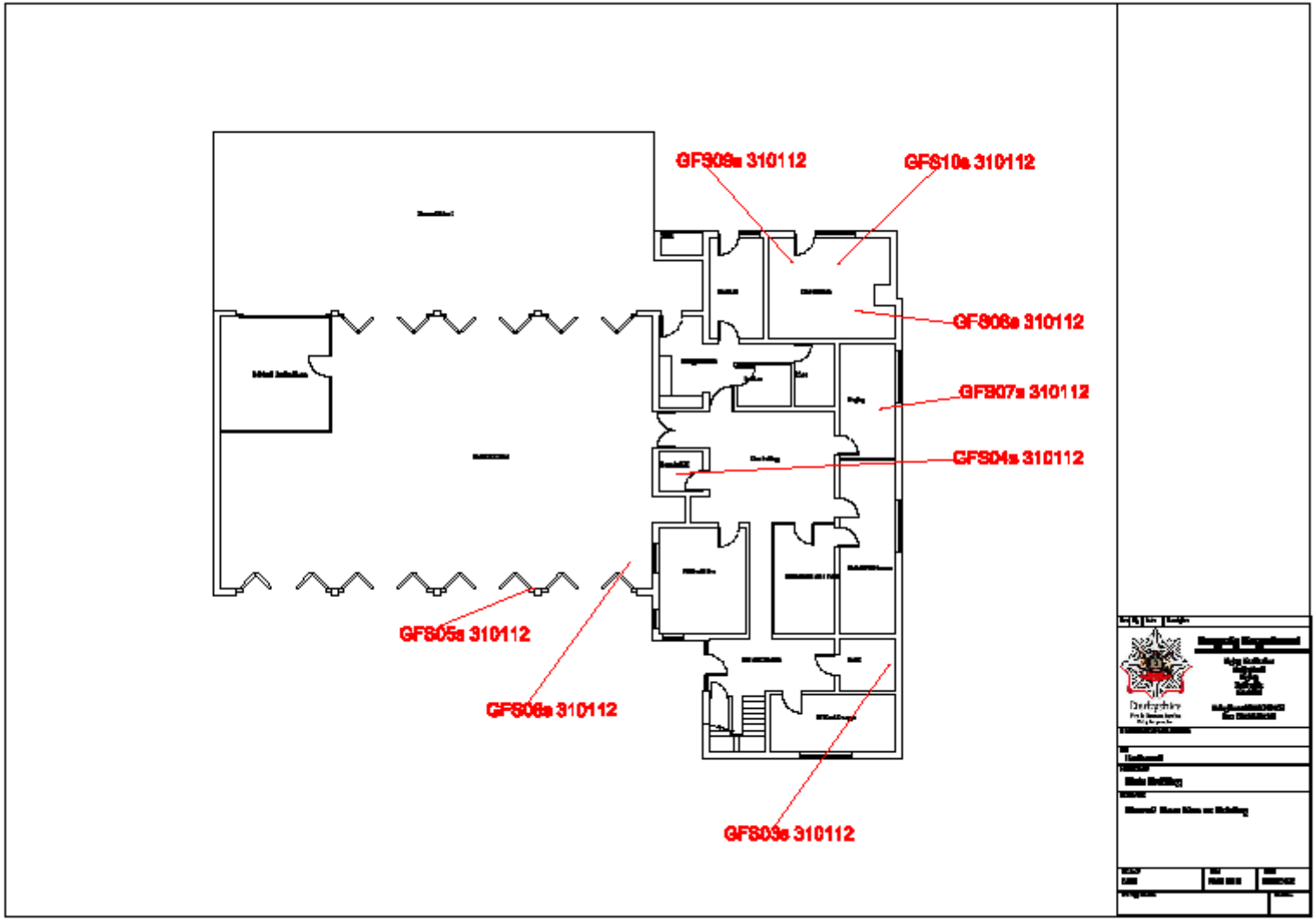
Notes	TYPE	CONDITION	ACCESSIBILITY	FRIABILITY	PROTECTION
	1. Crocidolite	G = Good	H = High	H = High	N = None
	2. Amosite	F = Fair	M = Medium	M = Medium	P = Painted
	3. Chrysotile	P = Poor	L = Low	L = Low	E - Encapsulated
	4. Other				

Sample Ref No	Sample Location	Sample Description	Asbestos Present	Type	Cond.	Acc.	Friab.	Prot.	Approx. Quantity	Photo Ref	Recommendations
GFS08s 310112	Ground Floor Boiler House Ceiling Boards	Asbestos Insulation Board	Yes	2&3	G	L	L	P	26 m²	Y	Manage
GFS09s 310112	Ground Floor Boiler House Pipe Insulation	Pipe Insulation	No	-	-	-	-	-	-	Y	No Asbestos Detected
GFS10s 310112	Ground Floor Boiler House Pipe Insulation	Pipe Insulation	No	-	-	-	-	-	-	Y	No Asbestos Detected
GFS11s 310112	Oil Store Ceiling Boards (Tower Block)	Asbestos Insulation Board	Yes	2&3	G	L	L	P	8 m²	Y	Manage
GFS12s 310112	Gym Ceiling Boards (Tower Block)	Asbestos Insulation Board	Yes	2&3	G	L	L	P	40 m²	Y	Manage
GFS13s 310112	BA Room Ceiling Boards (Tower Block)	Asbestos Insulation Board	Yes	2&3	G	L	L	P	21m²	Y	Manage
GFS14s 310112	Equipment Store Ceiling Boards (Tower Block)	Asbestos Insulation Board	Yes	2&3	G	L	L	P	24m²	Y	Manage

Notes	TYPE	CONDITION	ACCESSIBILITY	FRIABILITY	PROTECTION
	1. Crocidolite	G = Good	H = High	H = High	N = None
	2. Amosite	F = Fair	M = Medium	M = Medium	P = Painted
	3. Chrysotile	P = Poor	L = Low	L = Low	E - Encapsulated
	4. Other				

1.6. Site Plans


GFS02s 310112


GFS09a 310112
GFS10a 310112
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GFS07a 310112
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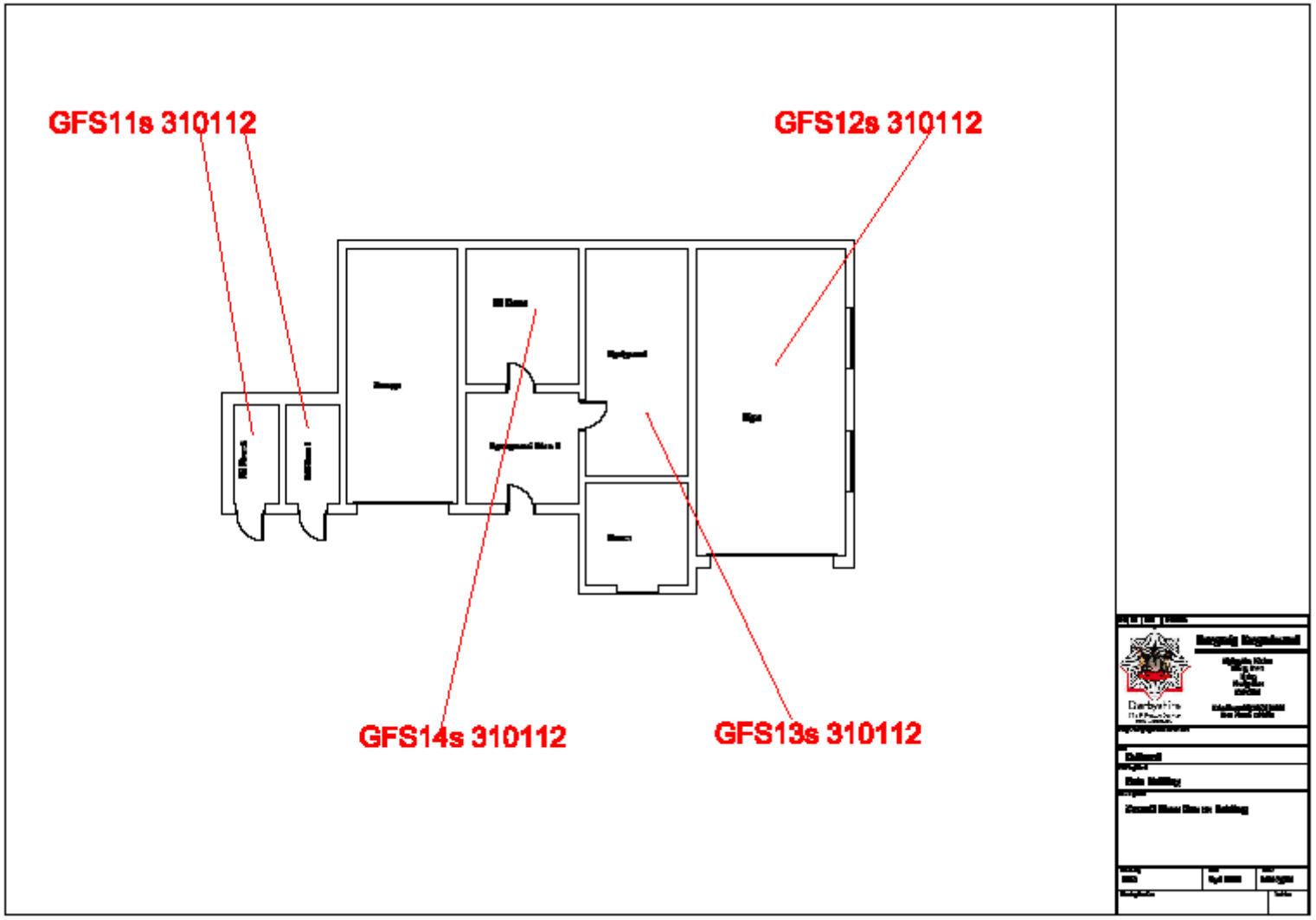
GFS06a 310112
GFS03a 310112

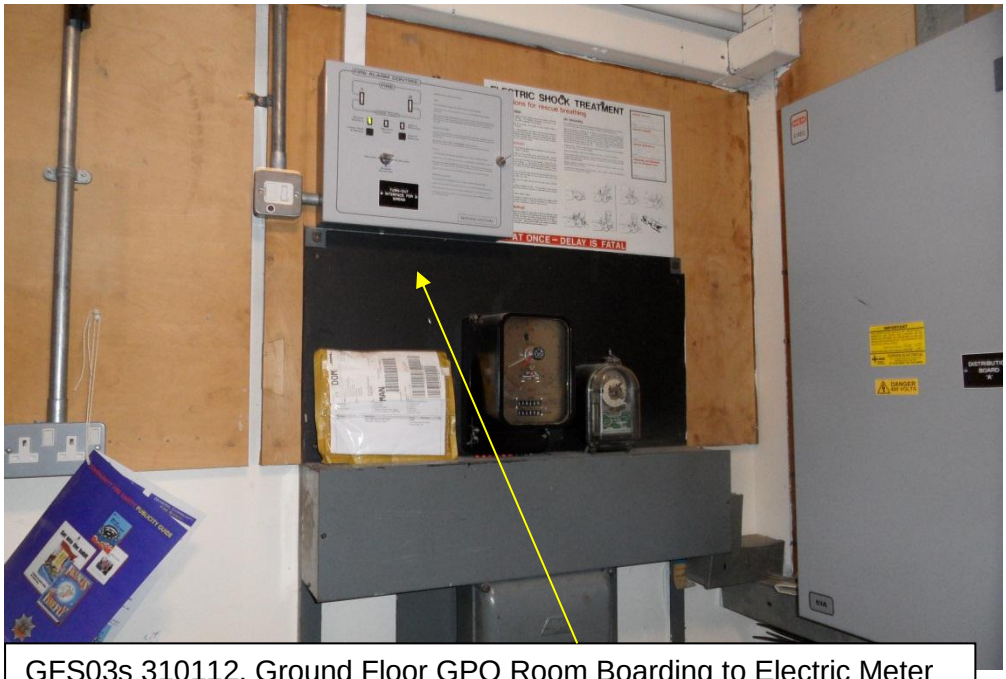

GFS11s 310112
GFS12s 310112
GFS14s 310112
GFS13s 310112

1.7. Photographs

Please note that this section must be read in conjunction with the asbestos schedules (see section 1.5).

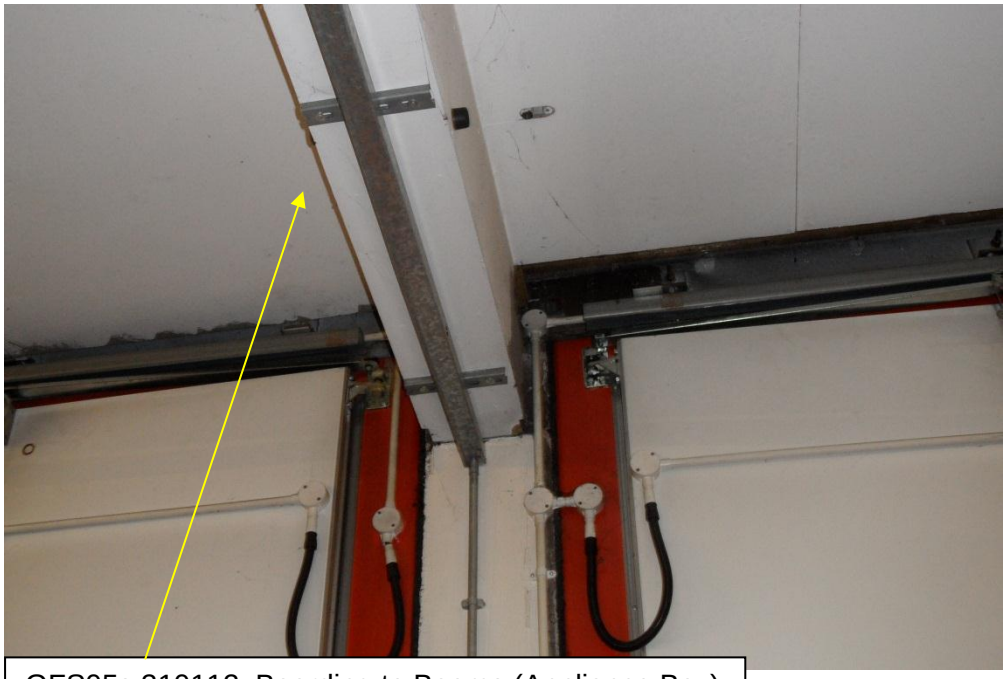
GFS01s 310112, External Garage Roof Sheets,
Asbestos Detected

GFS02s 310112, First Floor Toilet Cistern
No Asbestos Detected



GFS03s 310112, Ground Floor GPO Room Boarding to Electric Meter
Asbestos Detected

GFS04s 310112, Ground Floor Toilet Floor Tiles
No Asbestos Detected



GFS05s 310112, Boarding to Beams (Appliance Bay)
No Asbestos Detected.

GFS06s 310112, Ceiling Panels (Appliance Bay)
No Asbestos Detected

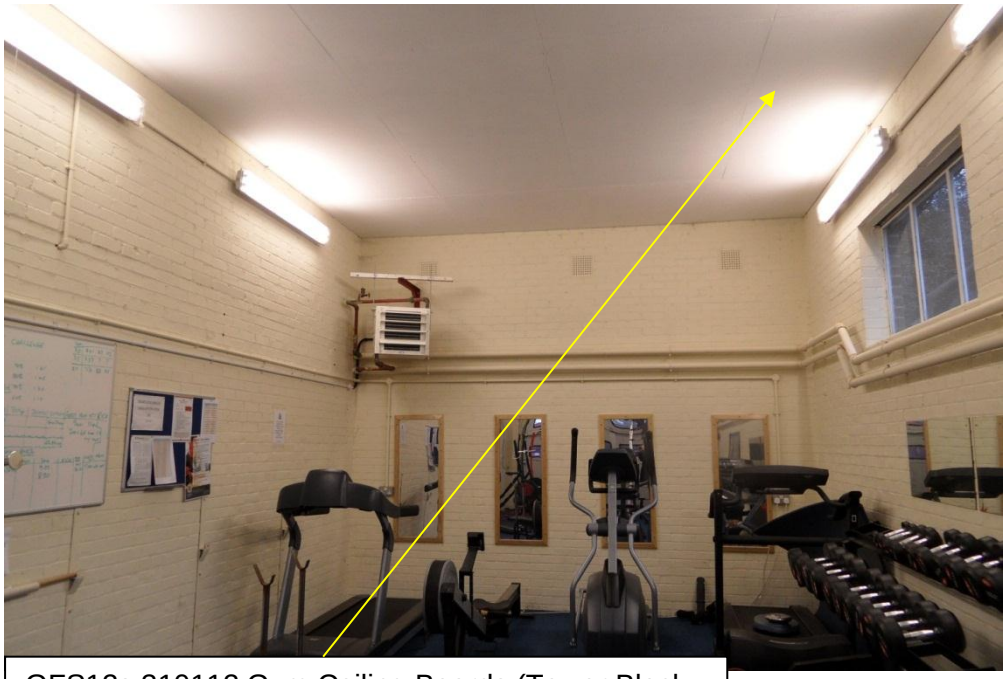
GFS07s 310112 Drying Room Floor Tiles & Adhesive
Asbestos Detected

GFS08s 310112 Boiler Room Ceiling Panels
Asbestos Detected

GFS09s 310112 Boiler Room Pipe Insulation
No Asbestos Detected

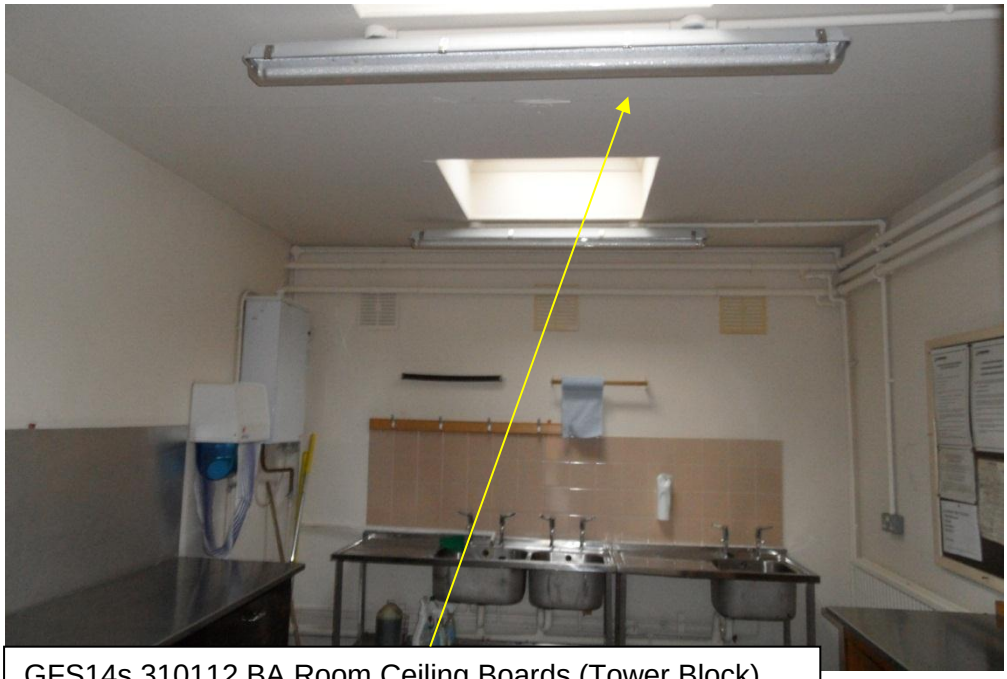
GFS10s 310112 Boiler Room Pipe Insulation
No Asbestos Detected

GFS11s 310112 Oil Store Ceiling Panels (Tower Block)
Asbestos Detected



GFS12s 310112 Gym Ceiling Boards (Tower Block
Asbestos Detected

GFS13s 310112 Equipment Store Ceiling Boards (Tower Block)
Asbestos Detected



GFS14s 310112 BA Room Ceiling Boards (Tower Block)
Asbestos Detected

1.8. Bulk Sample Analysis Sheets

BULK SAMPLE ANALYSIS TEST CERTIFICATE

No: C-07978

Client Contact:
Barry Jones

Derbyshire County Council
Corporate Resources
Chatsworth Hall
Chesterfield Road
Matlock
Derbyshire, DE4 3FW

Tel: 01629 536211
Fax:

Life Environmental Services Ltd Contact:
Nicola Lowden

New Meltham House
Units 37 / 38
Beresford Way
Chesterfield
Derbyshire
S41 9FG

Tel: 01246 263370
Fax: 01246 263399

Site: Glossop Fire Station

Date Received: 02/02/2012 sample taken by Client

No.	Item	Material	Location/Comments	Asbestos Result
GFS01s 310112	Roof Sheets	Cement products	External Garages	Chrysotile (white)
GFS02s 310112	Toilet Cistern	Reinforced composites	First Floor Toilet	No asbestos detected
GFS03s 310112	Backboard to Electric Boards	Board	Ground Floor GPO Room	Chrysotile (white)
GFS04s 310112	Floor Tile & Adhesive	Floor tiles	Ground Floor Toilet	No asbestos detected
GFS05s 310112	Boxing to Ceiling	Board	Ground Floor Appliance Bay	No asbestos detected
GFS06s 310112	Ceiling	Board	Ground Floor Appliance Bay	No asbestos detected
GFS07s 310112	Floor Tile & Adhesive	Floor tiles	Ground Floor Drying Room	Chrysotile (white)
GFS08s 310112	Ceiling	Board	Ground Floor Boiler Room	Amosite (brown) Chrysotile (white)
GFS09s 310112	Top Pipe Lagging	Lagging	Ground Floor Boiler House	No asbestos detected
GFS10s 310112	Lower Pipe Lagging	Lagging	Ground Floor Boiler House	No asbestos detected
GFS11s 310112	Ceiling	Board	Outbuilding Oil Store	Amosite (brown) Chrysotile (white)

BULK SAMPLE ANALYSIS TEST CERTIFICATE

No: C-07978

GFS12s 310112	Ceiling	Board	Outbuilding New Gym	Amosite (brown) Chrysotile (white)
GFS13s 310112	Ceiling	Board	Outbuilding Equipment Store	Amosite (brown) Chrysotile (white)
GFS14s 310112	Ceiling	Board	Outbuilding Equipment Store/BA Room	Amosite (brown) Chrysotile (white)

Analysts Name: Mick Rowan **Signature:** M. Rowan

Test Date: 06/02/2012

TEST NOTES:

1.Samples submitted for examination have been analysed to determine the presence of asbestos fibres using the methods documented in the HSG248 The Analyst Guide For Sampling Analysis and Clearance Procedures & in house procedures in section 11 of the Quality Manual.
2. Samples in this test report have been analysed at our Chesterfield Laboratory. Please note , the material description is outside the scope of our UKAS accreditation
3. This test report shall not be reproduced or copied without the written approval of Life Environmental Services Limited.
4. Opinion and interpretations are outside the scope of accreditation and are not included within this test report
5. Samples taken by Life Environmental Services Ltd are in accordance with the HSG 248 The Analyst Guide For Sampling Analysis and Clearance Procedures and HSG 264.
6. Life Environmental Services Ltd are not responsible for sampling errors where they have not taken the sample.

TEST CERTIFICATES ISSUED UNDER CHESTERFIELD OFFICE UKAS ACCREDITATION No. 0610

2. ASBESTOS SURVEY REPORT – FURTHER INFORMATION

2.1. Survey Scope

Derbyshire County Council, Corporate Resources Department has carried out an **Asbestos Management Survey** (Standard sampling, identification and assessment survey) of this property in accordance the Control of Asbestos Regulations.

The Survey has been undertaken in order to locate and identify the presence or suspected presence of any asbestos containing materials (ACM's) within all reasonably accessible areas of the defined site required to be inspected.

The extent and type of all asbestos found on the site, if any; is defined in this document. A risk assessment is made for each ACM identified.

A management regime for those ACMs identified is a statutory requirement.

Any room/area numbers referred to in the report are taken from Derbyshire County Council's Asset Management System.

2.2. Site Surveyed

The scope of the Asbestos Survey has included the inspection of all reasonably accessible areas of Derbyshire County Council buildings on the site. This includes internal and external areas of the main buildings, out buildings, fixed plant and machinery. Refer to the Survey Report – section 1.4 and section 2.5 regarding areas not accessed.

2.3. Sampling and Asbestos Survey Strategy

The Asbestos survey was conducted by means of visual inspection of all accessible areas of the defined site. Where the Surveyor suspected that a material on the site contained asbestos, a bulk sample was taken for analysis. The objective of carrying out sampling was to identify the asbestos fibre type in the materials, to define the extent of that asbestos material on site and, in some instances, to determine the density of the material.

In all cases of sampling, care was taken to ensure that the samples were representative of the material involved and that sufficient quantity of material was sampled. In the case of board or tile materials, the sample was taken from the full thickness of the element.

In areas on the site where there were substantial quantities of visually uniform material, then a small number of samples were taken and should be considered as being representative of the whole area. Therefore, visually similar materials in the same areas where asbestos has been located should be assumed to contain asbestos fibres.

Where there are a large number of identical items distributed throughout the site, e.g. asbestos cement flue pipes, a single or few samples will have been taken by the Surveyor. In such cases, the client should assume that identical items on the site will have the same composition as the one element sampled.

Areas of 'no access' on the site were not inspected by the Surveyor at the time of the survey. These areas will have been locked rooms or because to gain access for inspection would have required an unreasonable degree of dismantling to the structure of the building. The client is advised about the possibility of there being asbestos material in all areas of no access and should take appropriate precautions prior to future entry or disturbance to such areas. Refer to the Survey Report – 1.4 and section 2.5 for those areas of 'no access'.

2.4. Methods of Bulk Sample Analysis

Any samples taken for the survey were analysed by a UKAS (United Kingdom Accreditation Service) accredited laboratory.

In particular the laboratory is UKAS accredited for asbestos identification and meets the UKAS requirements for calibration and testing.

The laboratory's name, address and UKAS number can be found on the test certificates in section 1.8 of this report.

Analysis of the samples was carried out using recognised methods in strict compliance with the HSE document HSG248 Asbestos: The analyst's guide for sampling, analysis and clearance procedures.

Test reports shall not be reproduced except in full, without written approval of the laboratory.

2.5. Areas of the Site Not Accessed

All reasonably accessed areas of the site were visually inspected to determine the presence of asbestos containing materials.

During the survey, every reasonable effort was made to gain access into those areas within the survey brief. Those areas which were not accessed, both generic and site specific, are listed in section 1.4 of the Survey Report.

Those areas not accessed should be presumed to contain asbestos until a survey of the area can be carried out.

Specific Exclusions to Areas Surveyed

- Flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure of the property. This includes manhole covers which were believed to be part of the drainage/sewerage system.
- Lift shafts, plant rooms or similar which required the attendance of a specialist engineer if that engineer could not be in attendance.
- Areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings.
- Areas requiring access equipment other than stepladders. Any areas requiring specialist access equipment has been specifically excluded unless otherwise stated.
- Concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of survey.
- Voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.
- Areas where act of sampling would endanger the Surveyor or affect the functional integrity of the item concerned (i.e. fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant etc.). Such items should be assumed to contain asbestos unless proved otherwise.
- Areas where prohibited or prevented by the client or their representative.
- Items of bitumen, plastic, resin or rubber which contain asbestos, the thermal and acoustic properties of which are incidental to their main purposes which falls outside the scope of the Approved Code of Practice for work with materials that contain Asbestos (L143).

- Pipe work concealed by overlying non-asbestos insulation has been restricted primarily to the insulation visible. The presence of debris to pipe work which is not readily visible or would require the removal and replacement of overlying non-asbestos insulation has not been considered within the scope of this survey.

- No equipment or machinery was moved, opened or examined unless specifically mentioned.

- Where asbestos containing materials prevented further access (e.g. above asbestos ceilings). Any such occurrences are stated in the Survey Report section 1.4.

2.6. Health and Safety Statement

The Surveyors employed to carry out the Survey hold Proficiency Certificates from the British Institute of Occupational Hygienists in Building Surveys and Bulk Sampling for Asbestos.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the Health and Safety of the building occupants and site visitors in accordance with 'in house' procedures, HSE Guidance Series HSG248 Asbestos: The analyst's guide for sampling, analysis and clearance procedures and The Control of Asbestos at Work Regulations.

Any sampling did not impair the structural integrity of the building or plant.

Where possible, all sampling was undertaken by a two-person survey team to ensure compliance with Health & Safety requirements.

2.7. Risk Assessment & Priority Rating Scheme

All asbestos containing materials identified on the site have been incorporated into a ***Risk Assessment Priority Rating Scheme*** which will allow the client the opportunity to plan any requirements for removal, remedial action and costing.

Implementation of the Scheme will ensure that:

- A safe working environment is maintained on site with respect to all asbestos materials identified.
- Compliance with the appropriate Health and Safety legislation.

A priority rating will be assigned to each asbestos element identified on the sites surveyed. Non-asbestos elements will not be assigned a priority rating. The priority rating is based on a combined assessment of the condition, friability, location and potential for human exposure of the asbestos element.

The location and potential for exposure relates to the likelihood or possibility of damage occurring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use as opposed to areas of intermittent use or where entry is only for maintenance inspections or observation of equipment.

The degree of friability of each asbestos element is probably the most important category since the density (hardness) of the asbestos material largely determines the ease to which asbestos fibres may be released into the adjacent atmosphere.

Priority Assessment of Risk of Asbestos Elements

A risk assessment of each asbestos containing element identified on site has been made and defined into one of the following three categories:

1) High Risk

2) Medium Risk
3) Low Risk

Priority 1 – High Risk

The potential hazard from materials in this category warrants **urgent attention**. Priority 1 materials are not normally suited to any form of containment regime and as such should be stripped or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a high risk rating. Any disturbance to Priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then is also liable to spread the extent of the contamination throughout the rest of the building.

Priority 2 – Medium Risk

The materials in this risk category are in a condition and\or location which requires some remedial action to prevent fibre release. The action may be minor repairs to damaged surfaces or encapsulation or sealing of all exposed asbestos surfaces. Following completion of remedial works, the Priority 2 asbestos material may be assigned a Priority 3 rating. In the long term, it is recommended that all category B materials are removed as soon as resources become available.

Priority 3 – Low Risk

The materials in this risk category are in good condition or in such a location that the risk of fibre release is low. Materials in this risk band, where possible, should be visually inspected on a regular basis and any deterioration in their condition reported.

Please note:

Priority 3 asbestos materials are in a condition and/or location which do not give rise to a significant health risk, ***provided the material remains undisturbed*** either by routine maintenance operations or by personnel carrying out their normal daily work activities, which would cause impact or surface damage to the material. These categories are only valid if this provision is maintained. Building managers should be aware of any changes in the work activities in areas where category 3 asbestos materials are located. Category 3 asbestos materials would change to category 1 materials if it were decided to carry out any works which would involve some disturbance of the asbestos material.

Changes in categories can only be assessed by the Authority's asbestos coordinator or his nominated representative on site in the light of planned or unscheduled maintenance operations or changes in the normal working schedules as they arise.

2.8. Management of Asbestos Materials On Site

The recommendations supplied in section 1.2 correspond to the identified location of the asbestos based materials. In addition to these the following recommendations must be observed.

The disturbance of any kind of asbestos material can result in an inevitable fibre emission, which may constitute a risk to health.

It is essential therefore that before any disturbance takes place to the fabric of the building by way of alteration, extension, repair or demolition, the likelihood of the presence of any asbestos material is investigated. There will need to be an intrusive investigation **Refurbishment / Demolition Asbestos Survey**, with samples tested as necessary. Where asbestos material is found, a full risk analysis and method statements must be agreed with Derbyshire County Council before any work starts.

Considerations must be given to all future maintenance and associated operations, i.e. plumbing, rewiring, decoration, I.T. installations, etc. which will likely disturb the fabric of the building, and subsequently any asbestos materials.

It is important to appreciate that the risk assessments detailed in section 2.7 of this report are only applicable to asbestos materials at the time of the survey investigations. Each recommendation is offered on the presumption that the material in question has not changed condition in any way from the time of the survey. If an asbestos material does become damaged or hinders any future management, maintenance and\or refurbishment schemes, then the risk assessment may change.

Where asbestos materials are left in-situ, the following management procedures should be employed:

- All staff occupying the areas either continually or incidentally, must be informed of the presence of the asbestos to ensure no uncontrolled disturbance.
- A programme of regular inspections should be undertaken to confirm the continued safe condition.
- Where any deterioration of the condition of the asbestos materials are noted, air monitoring may be undertaken, (dependant on condition) to confirm the safe occupancy of the area.
- Emergency procedures for dealing with damage or deterioration of the asbestos materials must be documented and all relevant persons fully informed. **(See Policy Document)**

The health hazard of asbestos fibre release is not limited to the operative carrying out the works, but has the potential of endangering other personnel within the vicinity.

Further to this secondary contamination of adjacent areas there is also the risk of asbestos fibres becoming attached to clothing and footwear of the operative involved with any displacement of the asbestos materials and also other personnel may be affected in a similar manner if access continues through a contaminated area.

The survey undertaken ensures the first stage of compliance with the Management of Health and Safety at Work Regulations, with the asbestos survey report forming the asbestos register. However, it places further duties on the client to implement a management system to deal with the asbestos containing materials now know to be present.

Should the disturbance of the asbestos material be unavoidable then it is essential that a specification for the asbestos removal is compiled, detailing the scope of the works, methodology and all legislative requirement. The works must be undertaken by an approved Licensed Asbestos Removal Contractor and in accordance with the specification, Control of Asbestos Regulations , and all other affecting legislation concerning the type of material involved. All air monitoring and clearance procedures should be carried out by an independent Asbestos Analytical Company.

If any maintenance, refurbishment or emergency operations are allowed to progress on any of the affected asbestos containing materials without the appropriate forms of asbestos controls in place, there is a risk of contamination to adjacent areas, and possible fibre emission which constitutes a serious hazard to health.