HATCH CONSULTANCY

Specialising in Asbestos Management

Lower Brook Street Toilets

Refurbishment and Demolition Survey

Asbestos Report – Copy 1

October 2024

Project No: J3353

Address of Site: Teignmouth, Devon

Client: Teignmouth Town Council

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Lower Brook Street Toilets

1.0 Executive Summary

The brief for these works was to carry out a Refurbishment and Demolition Survey (as defined in HSG 264) for the presence of asbestos containing materials within all areas of the site prior to refurbishment.

Scope of Works: Ground Floor.

The scope of the survey should be noted in conjunction with all agreed exclusions and any additional access limitations. Additional limitations may affect the validity of this report and additional works may be required in order to ensure the report is fit for purpose.

Site Description:

The toilet block, thought to have been constructed in the late 1990's, is constructed from block walls with internal plasterboard ceilings. Visual access has been made into the roof void, where the ceilings are un-insulated.

Externally the soffit panels, roof tiles and the undercloaking panels to the roof eaves have been confirmed as non-asbestos.

Please refer to Section 1.1 for a full list of asbestos identified and Section 1.2 for materials identified as non-asbestos. Further details can be found within the asbestos register Section 4.

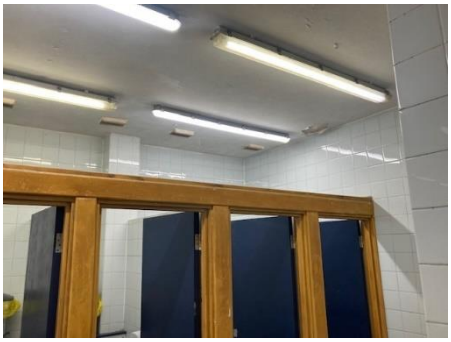
Please refer to Section 1.3 for areas inaccessible at the time of the survey and Section 3.1 Scoping Table for details of survey inclusions. Further asbestos may be present within these locations.

It is important that the report is read in its entirety and sections are not taken in isolation.

1.1 Asbestos Materials Identified

No asbestos identified.

1.2 Materials Sampled and Identified as Non-Asbestos

Floor	Location	Sample Number	Item Description	Photograph
Ground	Roof space	Visual	Block walls / plasterboard ceilings.	
Ground	Ladies WC	Visual	Block walls / plaster ceiling.	
Ground	Cleaners	Visual	Timber ducting / plastic wate pipes.	
External	Roof	001	Soffit panels.	

Floor	Location	Sample Number	Item Description	Photograph
External	Roof	Visual	Roof tiles.	
External	Roof	Visual	Undercloaking to roof eaves.	

1.3 Variations to Scope

Note asbestos materials maybe present within areas not accessed as part of the survey.

1.3.1 Rooms / Locations - No Access Gained

Floor	Location	Comments	Photograph
N/A			

1.3.2 Rooms / Locations - Limited Access Gained

Floor	Location	Comments	Photograph
N/A			

2.0 Introduction

The purpose of a Refurbishment and Demolition Survey, as defined within the HSE publication *HSG 264 Asbestos: The Survey Guide,* is to locate and describe, as far as reasonably practicable, the presence and extent of any suspect asbestos containing material (ACM) in the area where the refurbishment will take place or in the whole building if demolition is planned. The survey is fully intrusive and involves destructive inspection, as necessary, to gain access to all areas. Any exclusions applicable to the survey are detailed in the Scoping Table in Section 3 of this report and have been pre-agreed with the client. Any variations to this will be listed within Section 1.3 of this report.

Each section of this report focuses on one or two aspects; no section should be taken and read as a stand-alone document. It is imperative that each section is read in conjunction with each other.

It should be noted that this report is not intended to be used as a bill of quantities for the removal of asbestos containing materials and that it should only be used as a supporting document when accompanied by an appropriate Technical Specification and Scope of Works. These documents can be prepared by Hatch Consultancy upon request.

2.1 Project Particulars

Client Details:	Jarrod Hutt, Teignmouth Town Council	
Survey Undertaken by:	Lead Surveyor: Chris Pearce	
Date of Survey:	24/10/24	
Report Prepared by:	Chris Pearce	28/10/24
Quality Control by:	Rachel Youngs	28/10/24

3.0 Methodology and Limitations of Method

The survey has been undertaken in accordance with the HSE publication *HSG 264 Asbestos: The Survey Guide*. The survey involves a thorough visual examination of all building materials, as far as reasonably practicable, with representative samples taken to confirm the location and extent of any ACMs. Once materials have been found to contain asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos.

Although every care has been taken to identify all asbestos containing products within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk the safety of our operatives or where access could not be gained. Asbestos should be assumed to be present within any areas not surveyed until a further assessment can be carried out.

It is important to note that the degree of inspection performed during an asbestos survey is not as detailed as the inspections and analytical processes carried out following the removal of asbestos containing materials. These 'visual inspections' during clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and, although a survey should identify asbestos containing materials within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to check on the effectiveness of such inspections. Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report.

Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report then these materials should be treated with caution and presumed to contain asbestos until sampled and analysed.

Analysis under Polarised Light Microscopy of textured coating samples may not always reveal the presence of asbestos due to the non-homogeneous nature of asbestos within such coatings; this can lead to a large variance in the probability of identifying asbestos within any sample collected. Identification and sampling of materials beneath any textured coating is limited to the specific location of the textured coating sample point. It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely by Hatch Consultancy unless specifically requested.

Unless specifically identified within the report, no responsibility can be accepted by Hatch Consultancy for non-systematic or random use of asbestos within the property.

Unless specifically identified within the report, no responsibility can be accepted by Hatch Consultancy for stored or portable items of asbestos.

Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope or Specifications of Works for that item.

A representation of all materials suspected of containing asbestos were sampled and analysed in accordance with HSE Guidance *Asbestos: The analysts' guide for sampling, analysis and clearance procedures, HSG 264*. Those materials not sampled have been extrapolated from similar samples. These samples are indicated within the Register with an X preceding the sample number.

It should be noted that this report is not intended as a scope of works for asbestos removal and that a detailed technical document could be provided upon request.

3.1 Scoping Table

Refurbishment and Demolition Survey - Access Allowances – The following access requirements have been agreed at Quotation Stage		
Access Allowances – Based on Agreed Scope	**Areas Included within Scope of Survey**	**Surveyor's Comment / Detail of any Variation from Scope**
Cavity Walls	No	No blockwork removed.
Partition Walls / Falsework	N/A	N/A
Access Glazing	No	No glazing removed.
Access Window Frames	No	No frames removed.
Access Doors / Frames	No	No frames removed.
Floor Voids	N/A	N/A
Floor Coverings	No	N/A
Slab - (specify depth / diameter)	No	N/A
Ceiling Voids	Yes	Visual access made into roof void.
Concealed Risers or Voids – Known or identified during survey	N/A	N/A
Ventilation Trunking (fume trunking should be specifically identified and assessed)	N/A	N/A
Confined Spaces	N/A	N/A
Height access provision	No	N/A
Loftspaces (Note: access for management surveys will only be made where safe and sufficient walkways are available)	Yes	Visual access from loft hatch.
Electrical Switchgear	No	N/A
Plant / Equipment	No	N/A
Beyond suspected or known asbestos installations	No	N/A
Roof (requiring specialist equipment)	No	N/A
Locked Locations	N/A	N/A

Note: If any activities are to be undertaken within areas that have not been accessed as part of this survey then a further survey and assessment should be carried out prior to these works.

4.0 Asbestos Register

No asbestos identified.

Linsch Consultants Limited

Unit 42, Pondacre Farm, Yarmouth Road, Newport, I.O.W PO30 4LZ
Tel: 01983 611147 email: linsch@iowasbestos.co.uk

UKAS TESTING
2432

Asbestos Fibre Identification Report.

Job No: J26638 **Batch No:** B91846 **Report Date:** 25/10/2024

Client Name & Address:
Hatch Consultancy
Cider House Barn
Buckland Monachorum
Yelverton
Devon PL20 7NW
Attn: Chris Pearce

Premises Of Sample Origin:
Lower Brook Street WC's
Teignmouth

J3353 (1 Sample)

L.C.L. Sample Ref. Number	Sample Location/Clients Identification Number and Material Type	Asbestos Fibre Type
SC38600	1 - External, roof, soffit panels, cement	No asbestos detected

Name of analyst: C. Tresidder **Sampled by*:** Client

Date of sample receipt: 25/10/2024 **Date of analysis:** 25/10/2024

Method:
Analysis was performed in accordance with the Quality Control Manual in-house method of Linsch Consultants Ltd. which is based on the Health & Safety Executive published method The Analysts' Guide for sampling, analysis and clearance procedures: Appendix 2: Asbestos in bulk materials: Sampling and identification by polarized light microscopy (PLM). Opinions and interpretations expressed herein are outside the scope of U.K.A.S accreditation. Linsch Consultants Ltd cannot accept responsibility for any amendments or changes made to this report after issue. Results shown refer only to the samples tested.
*Linsch Consultants Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client, *Linsch Consultants Ltd. do not hold U.K.A.S. accreditation for Sampling or Surveying.

Authorised Signatory
Lindsay McComb

APPENDIX 1
DEFINITIONS - SAMPLES, ASSESSMENTS AND RECOMMENDATIONS

Samples

The levels of identification of samples recorded within the survey are as follows:

1) **Sample** taken on site by the Surveyor and analysed by the laboratory.

2) **Extrapolated** (X) from a visually similar asbestos item that has been analysed. In this case the sample will be classified as being 'Strongly Presumed' asbestos. Extrapolated samples are not indicated on the plans with unique numbers but are shown in relation to the Key only.

3) **Presumed** to be asbestos. This will normally be because the item could not be sampled due to excessive height (such as soffits), was located in an occupied area, or located in an area whereby sampling may have presented a risk to the Surveyor.

4) **Known** to be asbestos. This will normally be because an ACM has previously been sampled and identified as asbestos. Asbestos samples taken historically by either Hatch Consultancy or a third party, will have been sampled and analysed in accordance with the relevant standards prevalent at that time and may not be subsequently included under the methods or accreditation set out within this report. Hatch Consultancy cannot verify the accuracy of any samples taken and analysed by a third party.

Assessments

Two types of assessment may be carried out, a Material Assessment and a Priority Assessment. Generally it is not a requirement of Refurbishment and Demolition surveys to undertake Material Assessments, due to the fact that the material is most likely to be removed. However there is a possibility that materials may be managed for a period of time before removal and to assist with this Hatch Consultancy have completed Assessments within this report.

Should items remain in situ then the priority must be established by carrying out a priority assessment which requires a detailed knowledge of the property. The responsibility for this lies with the duty holder, although Hatch Consultancy can assist with the provision of information or generic assessments where agreed. Further details of these are given in Appendix 2.

More information on assessments can be found within the Category Explanation section towards the rear of this report.

Recommendations

The recommendations given within this report are categorized as follows:

MANAGE

Where asbestos is left in situ **there is a duty to formulate and implement a Management Plan** to help prevent accidental damage occurring and to help prevent accidental exposure.

The basic requirements of this policy are (from HSG 264):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who is likely to disturb it about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

(The monitoring and labelling of asbestos is discussed overleaf and is based on 'A comprehensive guide to managing asbestos in premises' HSG 227)

Hatch Consultancy can provide a suitable Management Plan to accompany any asbestos register / survey on request.

Monitoring

The condition of ACMs should be monitored and recorded. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but should not be more than 12 months.

Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris.

Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

Labelling

A decision is required on whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site is effective.

Labelling ACMs should not be solely relied on as a control measure; however it is one of the most effective methods of preventing exposure to building occupants (and, in particular, maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM.

Most ACMs can be marked with an asbestos warning label similar to that shown to the right.

It may not always be prudent or practical to label all installations of asbestos; for example high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

Hatch Consultancy can provide labels or a labeling service on request.

ENCAPSULATE & MANAGE

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant, or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. Suitable sealants for encapsulation or minor repair work may include the following:

Asbestos insulating board can be treated with an elastomeric paint.

Asbestos cement can be sealed with an alkali resistant and water-permeable sealant. Where asbestos cement roofing has been identified, such as to garages or sheds, it will usually only be necessary to seal the internal surfaces.

Sectional pipe insulation can usually be coated with a calico wrap and then painted over with an elastomeric paint. Minor holes in hard-set thermal insulation can be filled with non-asbestos plaster and if necessary wrapped with calico.

Spray coating can be overlain with strips of calico and painted over with an elastomeric paint.

The following points on sealant materials used in the encapsulation/repair of an installation should be noted:

1) The sealant must be adequately fire-rated / resistant to any generated heat.
2) The sealant must not cause delamination of the product because of the weight increase.
3) If impermeable paint is used, back painting is required.

We recommend that sealing or painting of damaged insulating board, insulation or coatings should be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

REMOVE

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment / maintenance works; then a recommendation for removal has been made.

All work with asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012.

Works with Asbestos Cement

Works on or removal of asbestos cement should be carried out following the guidelines of the HSE within *HSG 189/2 Working with Asbestos Cement*. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

Works with licensable ACMs

Work with asbestos insulation, asbestos coating and asbestos insulation board should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012). Works should be carried out in accordance to HSG 247 - Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised de-contamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.

The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/de-contamination should be followed and does not represent a Scope/Specification of Works.

Controlled techniques used in the removal of asbestos may or may not involve the use of asbestos enclosures depending on the Scope and Specification of Works. If used, enclosures will normally be constructed from polythene and contain:

- Filtered negative pressure units to create air-flow and to filter out air-borne asbestos particles.
- Airlocks for safe access/egress from the work area.
- Baglocks for the safe removal of bagged up asbestos waste.

The asbestos item itself may be treated by a suppressant (damping) system prior to removal, with finer amounts of generated waste being removed by HEPA-filtered H-type vacuum cleaners.

De-contamination units (DCUs) provide the means to effectively de-contaminate operatives involved in the asbestos removal process. DCUs normally consist of a clean and dirty end, with a middle section providing showering. Airflow and wastewater within the unit are filtered.

Removal of non-asbestos materials, which are located close to the asbestos source and which are either fibrous or porous by their nature, such as Machine Made Mineral Fibre (MMMF) ceiling tiles or MMMF pipe insulation, may be deemed necessary during the asbestos removal, due to possible contamination before or during the works.

Four-stage clearance involving air monitoring and visual inspections of the affected work area will be required; independent supervision is recommended. Such procedures should be carried out in accordance to *HSG 248 - Asbestos: The analyst's guide for sampling, analysis and clearance procedures.*

Where asbestos debris has been identified, access to these areas should be restricted until such remedial works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

SPECIFIC

Specific recommendations may include such options as placing a physical barrier to prevent the accidental disturbance of the ACM, or enclosing the ACM with an airtight barrier.

The following points on enclosing an ACM should be noted:

1) Any barriers / enclosing material must be adequately fire-rated / resistant to any generated heat.
2) An assessment should be made whether access is required to the enclosure for maintenance or repairs.

If the ACM is asbestos insulation, asbestos coating or asbestos insulation board and the enclosure of it is likely to cause disturbance, then the work should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Further Investigation may be recorded if the results of sample analysis are inconclusive.

Where a presumed asbestos item is in good condition (and sealed) it may often be prudent to manage the item as asbestos rather than undergo the additional cost of sampling.

Where a presumed asbestos item is in poor condition (and/or unsealed) and requires attention, it may often be prudent to undergo the additional cost of sampling the item first, to ensure that it does contain asbestos, prior to undergoing removal/remediation works.

Please note that should the Recommendations highlighted anywhere within this report not prove practical to the Client then Hatch Consultancy may be able to provide suitable alternatives.

Appendix 2

Category Explanation

Basic Principles

Asbestos that is found to be present does not necessarily create an unacceptable risk. Asbestos is the hazard, the risk can only be defined when this hazard is assessed within the environment in which it is found. This assessment must take into account the activities carried out near or on the asbestos for the assessment to be able to present viable recommendations.

General Guidelines for an Assessment

There are two types of assessment that may be carried out: the Material Assessment and the Priority Assessment. The scores for these can then be combined to give an overall Hazard Risk Assessment Score.

The Material Assessment - this assesses the likelihood of asbestos material to release fibres into the air should it be disturbed. This assessment can be undertaken as part of the survey, as it requires no knowledge about the building use etc. The main parameters that determine the likelihood of the material to release airborne fibres and the relative hazard of the types of fibre released are;

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

The material assessment algorithm (see attached key to assessment) will give a good initial guide to the priority for a control action, as it will identify the high-risk materials. However, a high material score may not always require a high priority control action, if no one needs to enter the area, or suitable precautions to reduce the risk can be taken on the few occasions when the area is occupied.

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of 7 to 9 are regarded as having a medium potential and of 5 to 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

The Priority Assessment - this takes into account various human factors in order to modify the priority assigned by the material assessment. This can only be effectively achieved with direct input from the building occupiers / managers. Parameters, which should be considered, would include;

- The location of the material
- Its extent
- The use to which the location is put
- The level of occupancy of the area
- The activities carried on in the area, and
- The likelihood/frequency with which maintenance activities are likely to take place.

A detailed risk assessment can only be carried out with the detailed knowledge of the above parameters. Although the surveying team may be able to contribute some of the information required for the risk assessment, the duty holder under the *Control of Asbestos Regulations 2012* is required to make the risk assessment, using the information given in the survey and their detailed knowledge of the property and the activities carried out within. This risk assessment will form the basis of the management plan.

Each of the above parameters consists of a number of subheadings, which are all individually assessed. These assessments are then averaged for each main heading.

Other factors, such as planned refurbishment, may override the priority for remediation or the type of remediation.

The potential for disturbance must also be assessed, as does the feasibility of the management system in operation. For example:

- If the asbestos is retained could it interrupt the safe maintenance/repairs required and would the services that would be affected by this be critical to the occupiers?
- If the asbestos is within a locked room can access be adequately controlled?

The two points raised above relate to instances such as; the failure of an electrical supply above a suspended asbestos ceiling. In this case the occupier would usually no longer be able to trade or a department would have to be shut. An electrical contractor would be brought in on an emergency basis. The individual - electrician - would be placed in a situation where the safety guidelines regarding the asbestos may seem of secondary importance to the needs of their client and this could subsequently lead to the hazard being ignored.

In cases such as these the asbestos should either be removed or, if retained, a procedure of dealing with emergencies must be set up to ensure that critical access points were provided and maintained.

The results from the Material Assessment and the Priority Assessment can then be graphed within the Risk Assessment Summary table to give a final risk assessment.

High Risk

Using the above principles, materials can be categorised. The top priority (High Risk) would be given to those materials that present an unacceptable risk and require immediate attention. It does not mean that this material must be removed; it means that steps must be taken to remove the risk from those affected by it. This could be as simple as locking a room or undertaking minor repair works or setting up a safe management procedure etc.

Further Categories

Whether a material must be removed is a Client decision. We are willing to give our advice based on our experience. In essence if there is no budget to remove asbestos then a more economical answer will be its management. In extreme cases management may mean total segregation of a room, area or building until such time as the budget can be made available. When surveying properties of any number it is important to realise that management must begin as soon as practicable to allow a programme of remedial works to proceed. It would be impossible to remove every item of asbestos overnight and there is little point in trying.

Prioritisation

The risk categories / scores allocated should be used as a means of prioritising work. When the risk has been contained it is then necessary to address the next phase, which is, what should be removed, repaired and/or managed.

Management and control actions

The priority assessment score and the material assessment score are the two outputs from the risk management assessment and can be ranked to determine the priority of the management and control actions.

Management actions may include;

- Maintain and update asbestos register
- Monitor condition
- Restrict access / isolate
- Label
- Inform
- Train
- Define and use safe systems of work
- Operate a permit to work system

Control actions may include;

- Clean up debris
- Repair
- Encapsulate
- Enclose
- Remove

Category Codes - Material Assessment

Cumulative score	Action Required
10 to 12	*This is allocated to those items requiring urgent attention as they currently, or in the foreseeable future, present an unacceptable risk. That is to say that fibre concentrations could rise above 0.01 fibres/m. High risk with a significant potential to release fibres.*
7 to 9	*These are items which as single entities have a high risk of being damaged/ disturbed or where there is an accumulation of asbestos materials in a single location that when examined as a whole have a high risk of being damaged/ disturbed. Medium risk.*
5 to 6	*These are items that have no, or very little, sign of historical damage and are usually board or panels, which are not easily accessed. Low risk.*
4 or less	*This covers asbestos cement, resins, Artex, plastics, rubber etc containing asbestos, which do not generally present a significant risk. Very low risk.*

Sample Variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc
	2	Medium damage, significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed asbestos insulation board, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total Score		

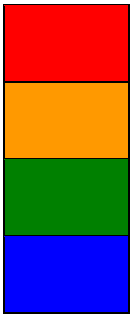
Category Codes - Priority Assessment

Cumulative score	Action Required
10 to 12	This is allocated to those items in a position which presents an unacceptable risk to occupiers etc.
7 to 9	These are items situated in high use, readily accessible positions, which may also be located in an area accessed on a routine basis for maintenance.
5 to 6	These are items that will very rarely be disturbed through normal occupation or maintenance, or are in locations or have extents that, if disturbed, would lead to a minimal fibre release.
4 or less	This covers items which are in locations not readily accessible and are unlikely to be disturbed.

Assessment parameter	Score	Assessment	Examples of score variables
Normal occupant activity			
Main type of activity in area	0		Rare disturbance activity (e.g. little used store room)
	1		Low disturbance activities (e.g. office type activity)
	2		Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3		High levels of disturbance (e.g. fire door with AIB sheet in constant use)
Likelihood of Disturbance			
Accessibility	0		Usually inaccessible
	1		Occasionally likely to be disturbed
	2		Easily disturbed
	3		Routinely disturbed
Location	0		Outdoors
	1		Large Rooms or well-ventilated areas
	2		Rooms up to 100m²
	3		Confined spaces
Extent	0		Small amounts or items (e.g. strings, gaskets)
	1		<10m² or <10m
	2		≥10m² to ≤50m² or ≥10m to ≤50m
	3		>50m² or >50m
Average Score			
Human Exposure Potential			
Number of occupants	0		None
	1		1 to 3
	2		4 to 10
	3		>10
Frequency of use	0		Infrequent
	1		Monthly
	2		Weekly
	3		Daily
Average time each use	0		<1
	1		>1 to <3 hours
	2		>3 to <6 hours
	3		>6 hours
Average Score			
Maintenance Activity			
Type of maintenance activity	0		Minor disturbance (e.g. possibility of contact when gaining access)
	1		Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2		Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve)
	3		High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance activity	0		ACM unlikely to be disturbed for maintenance
	1		≤1 per year
	2		>1 per year
	3		>1 per month
Average Score			
Total Score			

Example Hazard Risk Assessment Summary

	Total Score
Material Score	
Priority Score	
Overall Score	



High Risk	(Total Score of 19 to 24)	Immediate attention required.
Medium Risk	(Total Score of 13 to 18)	Actions recommended should be carried out within 3 months.
Low Risk	(Total Score of 9 to 12)	Actions recommended should be carried within 6 to12 months.
Very Low Risk	(Total Score of 8 or less)	Materials should be managed on an annual basis.