

**Partial Refurbishment/ Management Survey  
For asbestos containing materials and material risk  
assessment at:**

**Kings Bromley Village Hall  
Kings Bromley  
Burton Upon Trent**



<b>Client:</b>	
Kings Bromley Village Hall Kings Bromley Burton Upon Trent Staffordshire Wolstanton+B41B42:E43	

<b>Report No.</b>	
SR340163	

<b>Analyst:</b>	
Name:	EML
Date analysed:	6th November 2018

<b>Client Contact:</b>	
Neil Crawley	

<b>Date:</b>	
29th October 2018	

<b>Survey By:</b>	
Name:	Andrea Bysh
Signed:	

<b>Checked By</b>	
Name:	Martin Drury
	

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# **1. Executive Summary**

## **1. Executive Summary**

A survey was carried out at the above property. It is of traditional brick construction. The Kitchen, toilets and reception area are being refurbished, the remainder of the building is remaining the same. The Hall has a wooden floor, plaster to the walls and the textured coating to the ceiling was sampled and is negative for asbestos. The fire place has been blocked up with a wooden board.

The reception area has a desk with cupboard beneath, a cupboard in the alcove which is constructed out of timber. Quarry floor tiles and timber doors leading of it. Under the stairs the boards were sampled and they are all negative for asbestos.

The floor tiles in the kitchen were sampled and are positive for asbestos. The same floor tiles are present to the store and the both sets of toilets. The sink pad was also sampled and is positive for asbestos.

Upstairs the meeting room has been refurbished and no potential asbestos containing materials were identified. No potential asbestos containing materials were identified in the snooker room.

The under cloaking to the gable end to the kitchen was sampled and this is negative for asbestos.



### **Areas of "No Access"**



Electrics were live at time of survey. Ventilation Ducting live at time of survey

*Please Note - All areas of "No Access" stated above, MUST be assumed to hold asbestos containing materials until proven otherwise.*

## Sample Details

Below is a table of the samples taken during the survey - further details are available in the material reports section of this survey

Sample	Location/Area	Position	Item/Material	Product Type	Damage	Surface Treatment	Quantity	Analysis
001	Hall	Ceiling	Textured Coating	Non Asbestos	n/a	n/a	n/a	No asbestos detected
002	Under Stairs	Ceiling	Fillet Board	Non Asbestos	n/a	n/a	n/a	No asbestos detected
003	Under Stairs	Ceiling & Walls	Light Board	Non Asbestos	n/a	n/a	n/a	No asbestos detected
004	Under Stairs	Ceiling & Walls	Dark Board	Non Asbestos	n/a	n/a	n/a	No asbestos detected
005	Kitchen	Sink	Sink Pad	Asbestos Sink Pad	Low	None	2 of	Chrysotile
006	Kitchen	Floor	Floor Tiles and Adhesive	Asbestos Adhesive	Low	None	50m2	Chrysotile
007	Ladies	Wall	Textured Coating	Non Asbestos	n/a	n/a	n/a	No asbestos detected
008	External	Roof Line	Under Cloaking	Non Asbestos	n/a	n/a	n/a	No asbestos detected

## **2. Survey and Risk Assessment Information**

## **2. Survey and Risk Assessment Information**

This survey was to the general format described as a 'Refurbishment/ Demolition Survey' Asbestos Survey in Health and Safety Executive publication HSG264 – The Survey Guide.

The purpose of a Refurbishment/Demolition survey is to locate and describe, as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials in the building where Refurbishment work will take place and to assess their condition. Representative samples are collected and analysed for the presence of asbestos. If the material sampled is found to contain asbestos, other similar homogenous materials used in the same way in the building can be strongly presumed to also contain asbestos.

The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas including those that may be difficult to reach. In instances where it is not reasonably practicable to access materials suspected of containing asbestos they have been presumed to do so and relevant comments have been made in the report. In particular electrical, gas and mechanical equipment were not dismantled for inspection for technical and safety reasons unless indicated to the contrary.

Should further building or maintenance work be planned in areas not included in this survey or should the building be demolished then a further intrusive inspection will be necessary  
No making good was carried out in areas where intrusions were made.

### **Inaccessible Area/Reasons For No Access**

Floor Duct due to Rat Poison and Potential Rats

### **Specific Reservations and Concerns**

There were no specific concerns or reservations other than those given above.

### **Register Format**

The register includes Material Report Forms providing the following information:-

- Sample locations
- Fibre content and material type
- Photographs
- A "material risk assessment" to the HSE's recommended format
- Relevant comments

The survey findings have been compiled into a register format. All samples of asbestos materials taken or presumed to contain asbestos during the survey are numbered to identify their origin.

## **Material Risk Assessment**

A risk assessment incorporates a scoring system for each asbestos item relating to its potential for fibre release. This provides a simple and effective method by which priorities for action can be assigned.

Points are accumulated according to the product type, extent of damage, surface treatment and asbestos type.

The risk assessment code ranges between 2 and 12 with:-

V-Low = 2 – 4      Low = 5 – 6      Medium = 7 – 9      High = 10 – 12

The material risk assessment identifies asbestos containing materials most likely to release fibres into the air and will give a good initial guide to the priority for management.

Management priority however must be determined by undertaking a priority assessment in addition to the material assessment. This will determine the likelihood of the asbestos containing materials being disturbed by taking into account maintenance activities, human exposure potential, likelihood of disturbance and occupant activity.

The combined risk assessments are then to be used to form a management plan in accordance with the HSE publication “A Comprehensive Guide to Managing Asbestos in Premises”, HSG 227.

The priority assessment and management plan do not form part of this survey and report.

Definitions of the above categories can be found on the following page.

### High' Risk Category

Materials in the 'high' category require urgent consideration. Factors to be taken into account include future use of the building, company policy and available finance. The following options may be appropriate:-

- 1) Complete removal.
- 2) Encapsulation, sealing or other protection including marking with appropriate warning labels.
- 3) Decontamination works.
- 4) Close monitoring of condition and potential for persons to be exposed to airborne asbestos fibres. (This may involve air sampling adjacent to the material to determine whether airborne asbestos fibres are being produced).

### 'Medium' risk category

The condition of any material in the 'medium' category requires regular monitoring and a programme of encapsulation or removal may well be appropriate in the medium to long term.

### 'Low' risk category

'Low' risk category materials are generally not considered to cause any immediate concern and are unlikely to present any significant risk under reasonably foreseeable circumstances. Periodic condition monitoring is however advisable.

### 'Very Low' risk category

'Very Low' risk category materials are generally of a cement, resin or plastic based material and are not considered to cause any immediate concern, as these are unlikely to present any significant risk under reasonably foreseeable circumstances. Periodic condition monitoring is however advisable.

### Review of The Register

It is normal practice to review all asbestos registers on an annual basis or more frequently where there is potential for rapid deterioration. This involves re-evaluating all risk assessment codes during a 'walk around' inspection then amending the register accordingly.

### **3. Material Reports and Risk Assessments**

# Burton Environmental Services Limited

## Partial Refurbishment/ Management Survey

<b>Client:</b>	Kings Bromley Village Hall	<b>Report Number:</b>	SR340163
<b>Location Address:</b>	Kings Bromley Village Hall Kings Bromley	<b>Survey Date:</b>	29th October 2018
<b>Survey By:</b>	Andrea Bysh	<b>Sample Taken:</b>	Yes
<b>Area/Location:</b>	Hall	<b>Analyst:</b>	EML
<b>Position:</b>	Ceiling		
<b>Item/Material:</b>	Textured Coating		

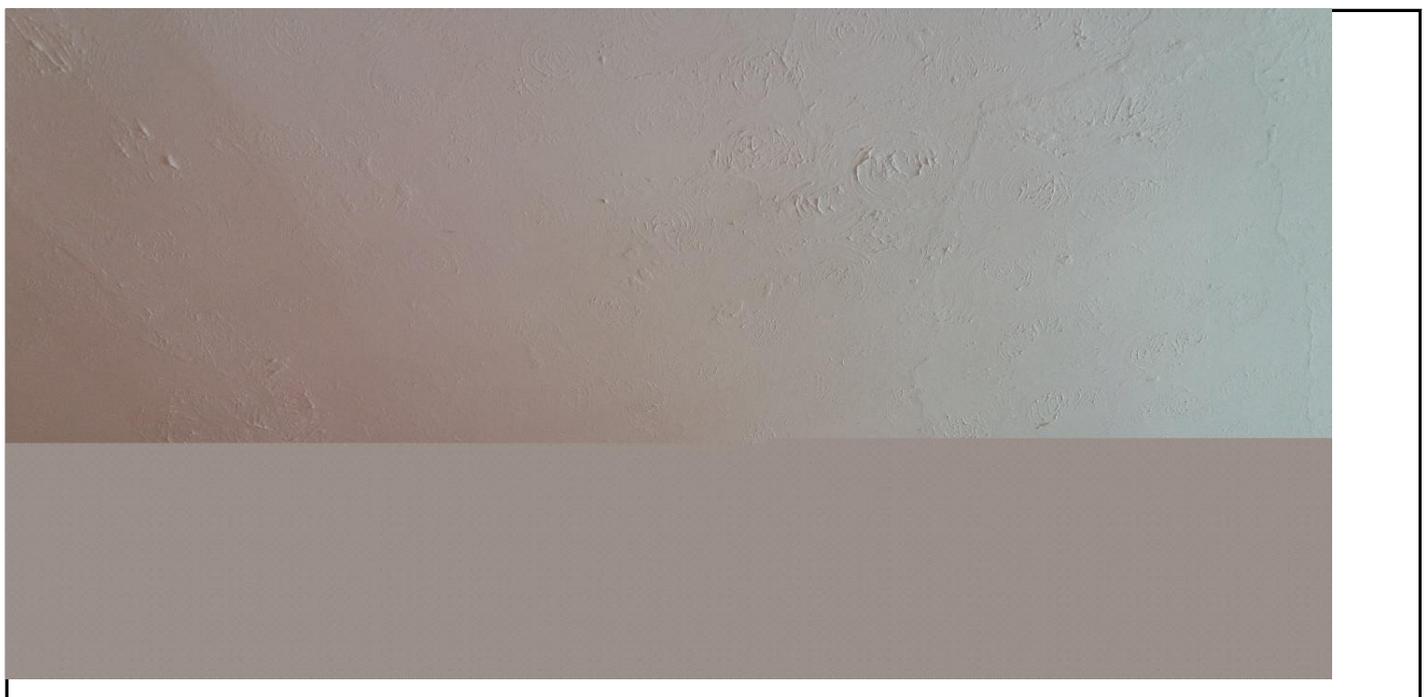
<b>Sample Number:</b>	001	<b>Analysis:</b>	No asbestos detected	<b>Analysis Date:</b>	6th November 2018
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Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Material Score
Plastic/ Resin/AC/TC	<b>1</b>	Good / No Damage	<b>0</b>	Plastics / Resin	<b>0</b>	Chrysotile	<b>1</b>	n/a
AIB/ Millboard/ Woven/Paper	<b>2</b>	Low scratches / broken edge	<b>1</b>	AC / Painted AIB / Enclosed Ins/spray	<b>1</b>	Amosite	<b>2</b>	
Insulation / Spray Coating	<b>3</b>	Medium - Broken boards/ debris	<b>2</b>	Unsealed AIB/ Sealed ins/spray	<b>2</b>	Crocidolite	<b>3</b>	Non Asbestos
		High Damage - Insulation/ Spray debris	<b>3</b>	Unsealed Ins/spray	<b>3</b>			
n/a		n/a		n/a		n/a		

<b>Quantity:</b>	n/a
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<b>Recommendations:</b>
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<b>Comments:</b>
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# Burton Environmental Services Limited

## Partial Refurbishment/ Management Survey

<b>Client:</b>	Kings Bromley Village Hall	<b>Report Number:</b>	SR340163
<b>Location Address:</b>	Kings Bromley Village Hall Kings Bromley	<b>Survey Date:</b>	29th October 2018
		<b>Sample Taken:</b>	Yes
		<b>Analyst:</b>	EML
<b>Survey By:</b>	Andrea Bysh		
<b>Area/Location:</b>	Under Stairs		
<b>Position:</b>	Ceiling		
<b>Item/Material:</b>	Fillet Board		

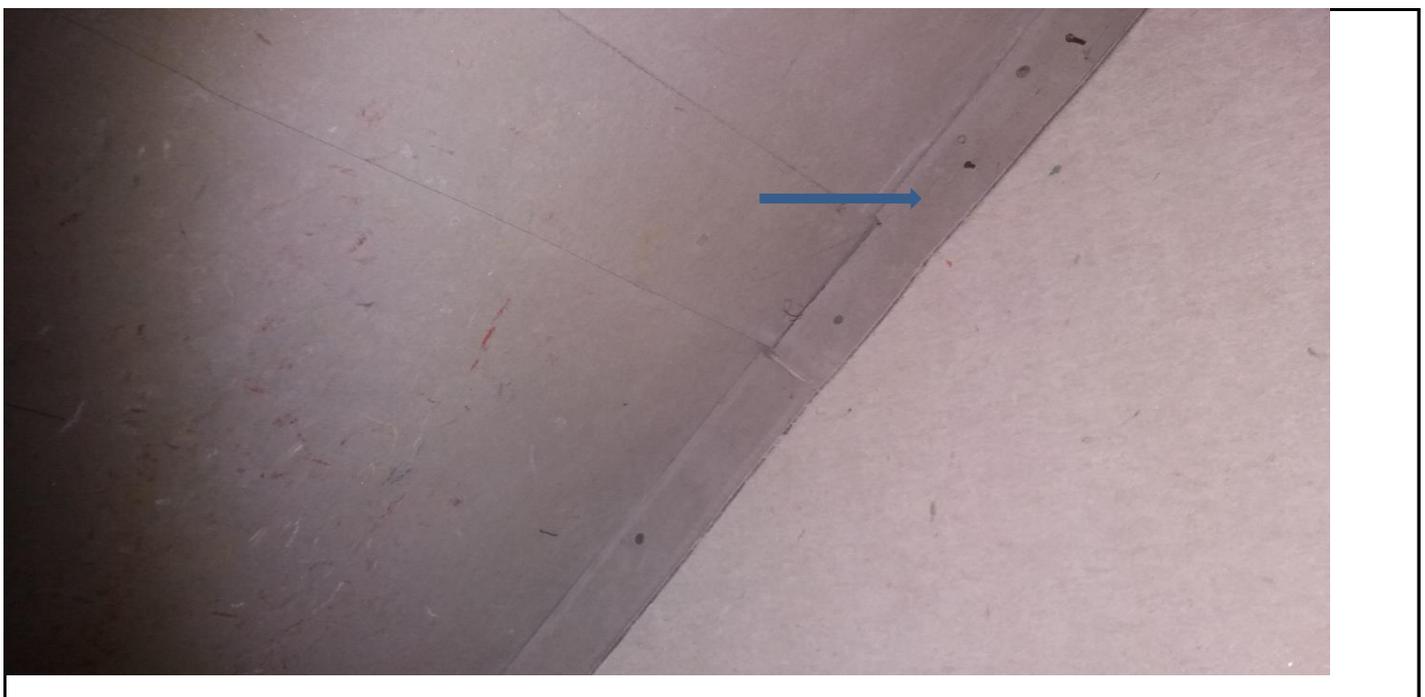
<b>Sample Number:</b>	002	<b>Analysis:</b>	No asbestos detected	<b>Analysis Date:</b>	6th November 2018
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Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Material Score
Plastic/ Resin/AC/TC	1	Good / No Damage	0	Plastics / Resin	0	Chrysotile	1	n/a
AIB/ Millboard/ Woven/Paper	2	Low scratches / broken edge	1	AC / Painted AIB / Enclosed Ins/spray	1	Amosite	2	
Insulation / Spray Coating	3	Medium - Broken boards/ debris	2	Unsealed AIB/ Sealed ins/spray	2	Crocidolite	3	Non Asbestos
		High Damage - Insulation/ Spray debris	3	Unsealed Ins/spray	3			
n/a		n/a		n/a		n/a		

<b>Quantity:</b>	n/a
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**Recommendations:**

**Comments:**



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<b>Client:</b>	Kings Bromley Village Hall	<b>Report Number:</b>	SR340163
<b>Location Address:</b>	Kings Bromley Village Hall Kings Bromley	<b>Survey Date:</b>	29th October 2018
		<b>Sample Taken:</b>	Yes
		<b>Analyst:</b>	EML
<b>Survey By:</b>	Andrea Bysh		
<b>Area/Location:</b>	Under Stairs		
<b>Position:</b>	Ceiling & Walls		
<b>Item/Material:</b>	Light Board		

<b>Sample Number:</b>	003	<b>Analysis:</b>	No asbestos detected	<b>Analysis Date:</b>	6th November 2018
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Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Material Score
Plastic/ Resin/AC/TC	1	Good / No Damage	0	Plastics / Resin	0	Chrysotile	1	n/a
AIB/ Millboard/ Woven/Paper	2	Low scratches / broken edge	1	AC / Painted AIB / Enclosed Ins/spray	1	Amosite	2	
Insulation / Spray Coating	3	Medium - Broken boards/ debris	2	Unsealed AIB/ Sealed ins/spray	2	Crocidolite	3	Non Asbestos
		High Damage - Insulation/ Spray debris	3	Unsealed Ins/spray	3			
n/a		n/a		n/a		n/a		

<b>Quantity:</b>	n/a
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**Recommendations:**

**Comments:**



# Burton Environmental Services Limited

## Partial Refurbishment/ Management Survey

<b>Client:</b>	Kings Bromley Village Hall
<b>Location Address:</b>	Kings Bromley Village Hall Kings Bromley
<b>Survey By:</b>	Andrea Bysh
<b>Area/Location:</b>	Under Stairs
<b>Position:</b>	Ceiling & Walls
<b>Item/Material:</b>	Dark Board

<b>Report Number:</b>	SR340163
<b>Survey Date:</b>	29th October 2018
<b>Sample Taken:</b>	Yes
<b>Analyst:</b>	EML

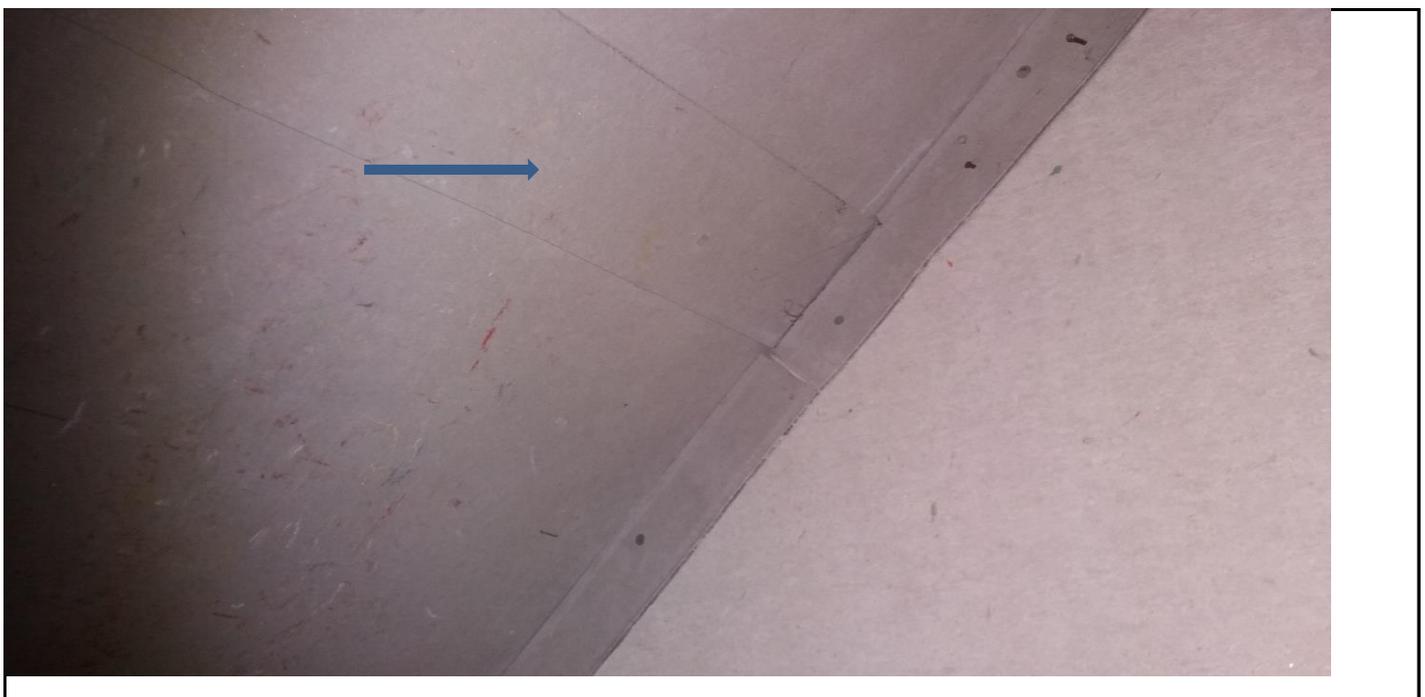
<b>Sample Number:</b>	004	<b>Analysis:</b>	No asbestos detected	<b>Analysis Date:</b>	6th November 2018
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Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Material Score
Plastic/ Resin/AC/TC	1	Good / No Damage	0	Plastics / Resin	0	Chrysotile	1	n/a
AIB/ Millboard/ Woven/Paper	2	Low scratches / broken edge	1	AC / Painted AIB / Enclosed Ins/spray	1	Amosite	2	
Insulation / Spray Coating	3	Medium - Broken boards/ debris	2	Unsealed AIB/ Sealed ins/spray	2	Crocidolite	3	Non Asbestos
		High Damage - Insulation/ Spray debris	3	Unsealed Ins/spray	3			
n/a		n/a		n/a		n/a		

<b>Quantity:</b>	n/a
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**Recommendations:**

**Comments:**



# Burton Environmental Services Limited

## Partial Refurbishment/ Management Survey

<b>Client:</b>	Kings Bromley Village Hall	<b>Report Number:</b>	SR340163
<b>Location Address:</b>	Kings Bromley Village Hall Kings Bromley	<b>Survey Date:</b>	29th October 2018
		<b>Sample Taken:</b>	Yes
		<b>Analyst:</b>	EML
<b>Survey By:</b>	Andrea Bysh		
<b>Area/Location:</b>	Kitchen		
<b>Position:</b>	Sink		
<b>Item/Material:</b>	Sink Pad		

<b>Sample Number:</b>	005	<b>Analysis:</b>	Chrysotile	<b>Analysis Date:</b>	6th November 2018
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Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Material Score
Plastic/ Resin/AC/TC	1	Good / No Damage	0	Plastics / Resin	0	Chrysotile	1	3
AIB/ Millboard/ Woven/Paper	2	Low scratches / broken edge	1	AC / Painted AIB / Enclosed Ins/spray	1	Amosite	2	
Insulation / Spray Coating	3	Medium - Broken boards/ debris	2	Unsealed AIB/ Sealed ins/spray	2	Crocidolite	3	Asbestos Sink Pad
		High Damage - Insulation/ Spray debris	3	Unsealed Ins/spray	3			
1		1		0		1		

<b>Quantity:</b>	2 of
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<b>Recommendations:</b>
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<b>Comments:</b>	Removal is classed as non licensed asbestos removal
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# Burton Environmental Services Limited

## Partial Refurbishment/ Management Survey

<b>Client:</b>	Kings Bromley Village Hall	<b>Report Number:</b>	SR340163
<b>Location Address:</b>	Kings Bromley Village Hall Kings Bromley	<b>Survey Date:</b>	29th October 2018
		<b>Sample Taken:</b>	Yes
		<b>Analyst:</b>	EML
<b>Survey By:</b>	Andrea Bysh		
<b>Area/Location:</b>	Kitchen		
<b>Position:</b>	Floor		
<b>Item/Material:</b>	Floor Tiles and Adhesive		

<b>Sample Number:</b>	006	<b>Analysis:</b>	Chrysotile	<b>Analysis Date:</b>	6th November 2018
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Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Material Score
Plastic/ Resin/AC/TC	1	Good / No Damage	0	Plastics / Resin	0	Chrysotile	1	<b>3</b>
AIB/ Millboard/ Woven/Paper	2	Low scratches / broken edge	1	AC / Painted AIB / Enclosed Ins/spray	1	Amosite	2	
Insulation / Spray Coating	3	Medium - Broken boards/ debris	2	Unsealed AIB/ Sealed ins/spray	2	Crocidolite	3	
		High Damage - Insulation/ Spray debris	3	Unsealed Ins/spray	3			
<b>1</b>		<b>1</b>		<b>0</b>		<b>1</b>		<b>Asbestos Adhesive</b>

<b>Quantity:</b>	50m2
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<b>Recommendations:</b>	Same tiles present in store room and toilets
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<b>Comments:</b>	Removal is classed as non licensed asbestos removal
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# Burton Environmental Services Limited

## Partial Refurbishment/ Management Survey

<b>Client:</b>	Kings Bromley Village Hall	<b>Report Number:</b>	SR340163
<b>Location Address:</b>	Kings Bromley Village Hall Kings Bromley	<b>Survey Date:</b>	29th October 2018
		<b>Sample Taken:</b>	Yes
		<b>Analyst:</b>	EML
<b>Survey By:</b>	Andrea Bysh		
<b>Area/Location:</b>	Ladies		
<b>Position:</b>	Wall		
<b>Item/Material:</b>	Textured Coating		

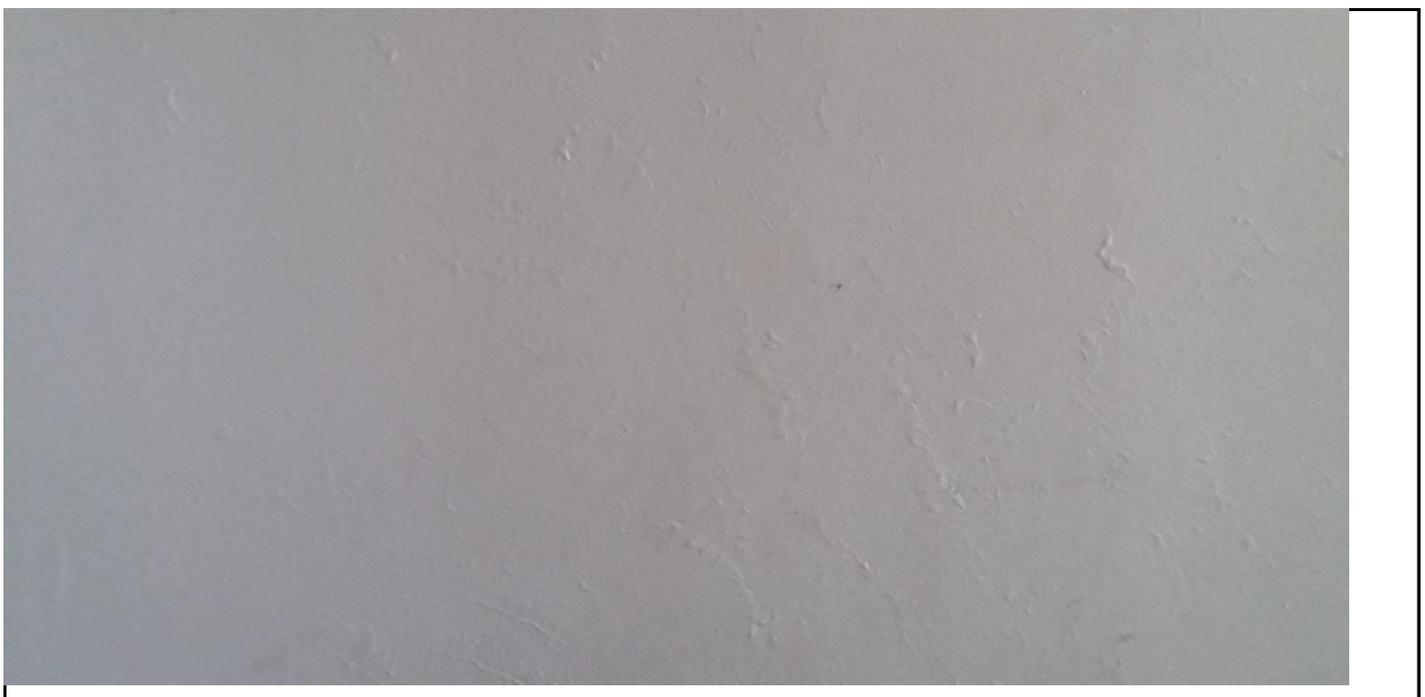
<b>Sample Number:</b>	007	<b>Analysis:</b>	No asbestos detected	<b>Analysis Date:</b>	6th November 2018
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Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Material Score
Plastic/ Resin/AC/TC	1	Good / No Damage	0	Plastics / Resin	0	Chrysotile	1	11
AIB/ Millboard/ Woven/Paper	2	Low scratches / broken edge	1	AC / Painted AIB / Enclosed Ins/spray	1	Amosite	2	
Insulation / Spray Coating	3	Medium - Broken boards/ debris	2	Unsealed AIB/ Sealed ins/spray	2	Crocidolite	3	Non Asbestos
		High Damage - Insulation/ Spray debris	3	Unsealed Ins/spray	3			
3		3		3		2		

<b>Quantity:</b>	n/a
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<b>Recommendations:</b>
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<b>Comments:</b>
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# Burton Environmental Services Limited

## Partial Refurbishment/ Management Survey

<b>Client:</b>	Kings Bromley Village Hall	<b>Report Number:</b>	SR340163
<b>Location Address:</b>	Kings Bromley Village Hall Kings Bromley	<b>Survey Date:</b>	29th October 2018
		<b>Sample Taken:</b>	Yes
		<b>Analyst:</b>	EML
<b>Survey By:</b>	Andrea Bysh		
<b>Area/Location:</b>	External		
<b>Position:</b>	Roof Line		
<b>Item/Material:</b>	Under Cloaking		

<b>Sample Number:</b>	008	<b>Analysis:</b>	No asbestos detected	<b>Analysis Date:</b>	6th November 2018
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Product Type		Extent of Damage		Surface Treatment		Asbestos Type		Material Score
Plastic/ Resin/AC/TC	1	Good / No Damage	0	Plastics / Resin	0	Chrysotile	1	10
AIB/ Millboard/ Woven/Paper	2	Low scratches / broken edge	1	AC / Painted AIB / Enclosed Ins/spray	1	Amosite	2	
Insulation / Spray Coating	3	Medium - Broken boards/ debris	2	Unsealed AIB/ Sealed ins/spray	2	Crocidolite	3	Non Asbestos
		High Damage - Insulation/ Spray debris	3	Unsealed Ins/spray	3			
3		3		2		2		

<b>Quantity:</b>	n/a
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**Recommendations:**

**Comments:**



## **4. Appendix A - Plans**

No Plans Provided

## **5. Appendix B - Bulk Analysis Report**

Sample Ref: BS181150SB	Date of Issue: 06/11/2018
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### CERTIFICATE OF ANALYSIS

Client Name:	Burton Environmental Services Ltd	Site location:	Kings Bromley Village Hall
Address:	Unit 1 Wetmore Lane Burton-on-Trent DE14 1RH		Kings Bromley
Date received/taken:	06/11/2018		
Client contact:	A Bysh	Client order number:	5505
Sample taken by:	A Bysh	of:	BES
Sample analysed by:	S Basra	Date analysed:	06/11/2018

Sample No	Material	Chrys	Am	Croc	Anth	Actin	Trem	NAD
001	Hall Ceiling Textured Coating	-	-	-	-	-	-	✓
002	Under stairs Board	-	-	-	-	-	-	✓
003	Under stairs Light Board	-	-	-	-	-	-	✓
004	Under Stairs Dark Board	-	-	-	-	-	-	✓
005	Kitchen Floor Tiles & Bitumen	✓ in Bitumen	-	-	-	-	-	-
006	Sink Pad	✓	-	-	-	-	-	-
007	Ladies Toilet Textured Coating	-	-	-	-	-	-	✓
008	External Undercloaking	-	-	-	-	-	-	✓



Signature

**Ms S Basra**  
**Approved Signatory**

Chrys = Chrysotile asbestos ('white'); Am = Amosite asbestos ('brown') Croc = Crocidolite asbestos ('blue')  
Anth = Anthophyllite; Actin = Actinolite; Trem = Tremolite; NAD = No Asbestos Detected; ✓ = Present

- Note 1 The documented method described in HSG248 and our in-house procedures (SOP/12) using polarised light optical microscopy with dispersion staining is specific for asbestos identification.
- Note 2 Where the sample was not taken by Envirocare Midlands Ltd (EML), the result is based upon information taken and supplied by the client. Envirocare Midlands Ltd only guarantees the accuracy of the sample analysis.
- Note 3 Materials that have been referred to as Asbestos Insulating Board (AIB) or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation). Water absorption tests have not been carried out unless otherwise stated.
- Note 4 ♦ Samples marked with this symbol indicates that the Sample supplied was below the recommended size/quantity as specified by HSG guidance and as such may not accurately identify all fibres or fibre types present.
- Note 5 When a certificate Reference number (BS) has an additional -A, -B, -C etc. This means that the certificate has been modified and supersedes all previous certificates

**5. Appendix C - Removal and Working With  
Asbestos Containing Materials - Statutory  
Requirements**

## **6. Removal And Working With A.C.M's - Statutory Requirements**

This short summary is intended to provide an overview of legal requirements and is not comprehensive. The relevant statutes, statutory instruments and official publications should be consulted as necessary.

### Legislation

The Control of Asbestos Regulations 2012 places numerous obligations on persons removing, working with or disturbing asbestos containing materials. The Regulations cover the following main areas:-

- Licensing of contractors for work with most asbestos containing materials
- Working procedures and methods
- Management of asbestos which is left in situ
- Prohibitions on the use and re-use of materials containing asbestos

Further practical information is then given in two Health and Safety Commission Approved Codes of Practice – Managing and Working with Asbestos, L143.

In addition to the above asbestos specific regulations it is important to appreciate that other safety related legislation may be relevant in some circumstances. For example The Health and Safety at Work etc Act 1974 places general duties on employers and persons in control of premises to ensure the health and safety of employees and others. The Management of Health and Safety at Work Regulations 1999 obliges employers assess risks from work activities (including potential exposure to asbestos) and The Construction (Design and Management) Regulations 2015 place a range of safety related duties on clients, planning co-ordinators and principal contractors.

### Work Which Requires an HSE Asbestos Licence

Most work with asbestos containing materials may only be carried out by a specialist contractor licensed by the Health and Safety Executive under Regulation 8. The only exception is where the work is extremely low risk (i.e. when worker exposure is below 0.6 fibres of asbestos per millilitre of air over any 10 minute period, below the 4 hour Control Limit of 0.01 fibres of asbestos per millilitre of air and is restricted to work on bonded materials or consists of resealing of asbestos containing materials that are already well sealed).

## Working Procedures and Methods

There is no known safe level of exposure to asbestos, therefore very detailed and onerous working procedures have been published by the Health and Safety Executive – see Asbestos: The Licensed Contractors Guide, HSG247 and Asbestos Essentials, HSG210.

Work on inherently friable (dust producing) asbestos materials requires full enclosure with negative differential pressure produced by air extraction plant equipped with high efficiency filtration. Entry to the working area is by an airlock system and on site personal decontamination facilities must be provided. Workers must be subject to medical surveillance and receive detailed certified training.

Work for which an asbestos licence is required must be notified to the enforcing authority at least 14 days before commencement on form ASB5 and upon completion it is necessary to obtain a Certificate of Reoccupation from an independent testing laboratory. The issuing laboratory is required to hold accreditation from the United Kingdom Accreditation Service (UKAS) for the certification procedure.

Procedures for work on bonded materials do not necessarily require full enclosure but this must be fully justified in the written assessment and plan of work which should be prepared before the work starts.

## Waste Disposal

Virtually all materials which contain asbestos as classified as ‘hazardous’. This includes asbestos cement, asbestos vinyl floor tiles etc. Transport from the site requires pre-notification to the Environment Agency and wastes may only be deposited at specially licensed disposal sites.

## Using Unlicensed Contractors for Work with Low Risk Materials

As described above it is occasionally permissible to use non licensed contractors, such as general builders or demolition contractors, to work on low risk asbestos containing materials. BES would strongly advise against this approach as the other provisions such as non specialists are unlikely to produce the necessary documentation such as exposure assessments and waste consignment forms, they will not have appropriate equipment and their operatives are unlikely to have received the training required by Regulation 10.

It is also important that adequate insurances are in place for work with asbestos which are generally not available to un-licensed companies and without which a client will be in difficulty should a claim arise against the contractor.

### Managing Asbestos Containing Materials Left In Situ

It is permissible to leave asbestos containing materials in-situ in appropriate circumstances providing that the risks are properly managed. The Approved Code of Practice, L143 and HSG227 provide much useful information including the development of an asbestos management plan. Retained asbestos materials must also be regularly re-inspected to confirm that their condition has not deteriorated. Comprehensive records should be retained for inspection by enforcement inspectors.

### Further Information and Assistance from Burton Environmental Services Ltd.

The proper management of asbestos is highly complex and failure to adequately control risk can lead to asbestos related disease, reduced property values or result in enforcement action. Burton Environmental Services Ltd provides comprehensive asbestos removal and asbestos management services and is always pleased to provide information and assistance.