

Refurbishment / Demolition Asbestos Survey

In accordance with HSG264 - Asbestos: The Survey Guide



The Stephen Longfellow Academy
Temporary accomodation
Block 4
Bruntcliffe Academy
Bruntcliffe Lane
Morley LS27 0LZ

Issue number:	1
Survey number:	10937
Survey date:	24/05/2017
Client:	The Stephen Longfellow Academy
Survey carried out by:	Andrew Stather
Survey compiled by:	Jane Brown
Survey checked by:	<i>A.M. Brown.</i>



Cert. No 9735
ISO 9001



ACM Surveys Ltd

Contents:

1. Introduction.
2. Site information.
3. Summary.
4. Plans / Sketch.
5. Material assessment records.
6. Room Inspection / Asbestos Register.
7. Bulk sample identification report.
8. Conditions and exclusions.

Appendix:

- 1: Explanation of the survey.
- 2: Flow chart to assist in the management of any asbestos containing materials (ACM).
- 3: Record of visitors carrying out works on the premises.

1. Introduction.

As instructed by The Stephen Longfellow Academy a refurbishment/demolition asbestos survey was carried out to Block 4, Bruntcliffe Academy, Bruntcliffe Lane, Morley, LS27 0LZ.

A refurbishment/demolition survey is a legal requirement prior to any refurbishment or demolition works being carried out.

N.B. The default recommendation for asbestos products identified in a refurbishment/demolition survey is for removal, however, if the asbestos containing material is to remain in place longer than 3 months after the date of this survey it must be included in the buildings asbestos management plan and be actively managed by the duty holder or duty holders appointed person in accordance with the recommendations outlined in HSG264 and Control of Asbestos Regulations 2012. Further information can be found in Appendix 1-3 at the back of this survey or contact ACM Surveys 01924 471200.

2. Scope of Works.

The purpose of the survey was to locate, identify and record as far as possible any asbestos containing materials contained within the scope of our works.

2.1. Type and Date of construction (if known).

Detached single storey block. Masonry construction with a flat roof.

2.2. Survey Limitations.

Any areas where access to survey is deemed inaccessible or restricted should be subjected to an appropriate survey prior to works commencing; until that time asbestos must be presumed to be present.

All services and areas were live during this survey, therefore unless stated otherwise, access was restricted above fixed ceilings, within wall voids & cavities, and beneath fixed floorings.

Previously sampled asbestos containing materials were not disturbed for re-sampling during this survey, but are referred to throughout this report.

Note:

Please check all areas that will be affected by the proposed refurbishment / demolition works have been accessed prior to any works commencing. See section 6. Room Inspection / Asbestos Register for details.

3. Summary of identified asbestos products

This section is a comprehensive register of the materials inspected in each area that have been identified or presumed to contain asbestos, and should be read in conjunction with the material assessment record in section 5 of this report.

- Please read this report in its entirety and do not rely on any one section as a stand-alone viewpoint.
- See attached plans for locations.
- Amounts shown are indicative only and should not be relied upon for pricing purposes.
- Locations shown on the following sketch should be checked for accuracy with the summary.

Summary of identified asbestos products					
Area	Location	Product Description	Amount	Level of ID	Ref. No.
Block 4 032 Store	Cupboard	Cement panel to inside of cupboard	1m2	Previously sampled	PS
Block 4 033 Store	Cupboard	Cement panel to inside of cupboard	1m2	Previously sampled	PS
Block 4 036 Store	Cupboard	Cement panel to inside of cupboard	1m2	Previously sampled	PS
Block 4 037 Textiles	Ceiling	Insulation board panels to ceiling	76m2	Previously sampled	PS
Block 4 038 Store	Ceiling	Insulation board panels to ceiling	6m2	Previously sampled	PS
Block 4 038 Store	Electrics	Textiles presumed within isolator box	Items	Presumed	P1
Block 4 038 Store	Cupboard	Cement panel to inside of cupboard	1m2	Previously sampled	PS
Block 4 043 Resistant Materials	Ceiling	Insulation board panels to ceiling	72m2	Previously sampled	PS
Block 4 044 Store	Ceiling	Insulation board panels to ceiling	18m2	Previously sampled	PS
Block 4 044 Store	Electrics	Textile fuse tapes within fuse box	Items	Previously sampled	PS
Block 4 045 Circulation	Ceiling	Insulation board panels to ceiling	6m2	Previously sampled	PS
Block 4 057 Boiler House	Walls	Insulation board lining to brazing bench	Item	Previously sampled	PS
Block 4 Roof	Glazings	Asbestos rope gaskets presumed to glazings on roof	All	Presumed	P2



4. Sketch / plan
Do not scale from drawing

Project No. 10937

Date of survey: 24/05/2017

Client details:
The Stephen Longfellow Academy

Project:
The Stephen Longfellow Academy
Block 4 at Bruntcliffe Academy

Asbestos product colour key code:

- Insulation board ceilings
- Cement panels
- Textiles presumed to electrics

Block 4
Ground Floor



5. Material Assessment Records.

	Level of ID:	Previously sampled	Ref:	PS
	Building / Floor: Main / Ground Area: 032 Store Location: Cupboard Description: Cement panel to inside of cupboard Asbestos Type: Chrysotile Amount: 1m2			
Recommendations:				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste				

	Level of ID:	Previously sampled	Ref:	PS
	Building / Floor: Main / Ground Area: 033 Store Location: Cupboard Description: Cement panel to inside of cupboard Asbestos Type: Chrysotile Amount: 1m2			
Recommendations:				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste				

	Level of ID:	Visually inspected	Ref:	-
	Building / Floor: Main / Ground Area: 034 Circulation Location: Heater Description: No suspect materials to heating unit Asbestos Type: No suspect materials Amount: Typical			
Recommendations:				
No action required				

	Level of ID:	Visually inspected	Ref:	-
	<p>Building / Floor: Main / Ground</p> <p>Area: 035 Resistant Materials</p> <p>Location: Electrics</p> <p>Description: Modern distribution box</p> <p>Asbestos Type: No suspect materials</p> <p>Amount: Typical</p>			

Recommendations:

No action required

	Level of ID:	Visually inspected	Ref:	-
	<p>Building / Floor: Main / Ground</p> <p>Area: 035 Resistant Materials</p> <p>Location: Heater</p> <p>Description: No suspect materials to heating unit</p> <p>Asbestos Type: No suspect materials</p> <p>Amount: Typical</p>			

Recommendations:

No action required

	Level of ID:	Previously sampled	Ref:	PS
	<p>Building / Floor: Main / Ground</p> <p>Area: 036 Store</p> <p>Location: Cupboard</p> <p>Description: Cement panel to inside of cupboard</p> <p>Asbestos Type: Chrysotile</p> <p>Amount: 1m2</p>			

Recommendations:

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste

	Level of ID:	Previously sampled	Ref:	PS
	Building / Floor: Main / Ground Area: 037 Textiles Location: Ceiling Description: Insulation board panels to ceiling Asbestos Type: Amosite Amount: 76m2			

Recommendations:

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste

	Level of ID:	Visually inspected	Ref:	-
	Building / Floor: Main / Ground Area: 037 Textiles Location: Heater Description: No suspect materials to heating unit Asbestos Type: No suspect materials Amount:			

Recommendations:

No action required

	Level of ID:	Visually inspected	Ref:	-
	Building / Floor: Main / Ground Area: 037 Textiles Location: Sink Description: Modern acoustic pad to underside of basin Asbestos Type: No suspect material Amount: Item			

Recommendations:

No action required

	Level of ID:	Previously sampled	Ref:	PS
	Building / Floor: Main / Ground Area: 038 Store Location: Ceiling Description: Insulation board panels to ceiling Asbestos Type: Amosite Amount: 6m2			

Recommendations:

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste

	Level of ID:	Visually inspected	Ref:	-
	Building / Floor: Main / Ground Area: 038 Store Location: Electrics Description: Modern fuse box and distribution box Asbestos Type: No suspect materials Amount:			

Recommendations:

No action required

	Level of ID:	Presumed	Ref:	P1
	Building / Floor: Main / Ground Area: 038 Store Location: Electrics Description: Textiles presumed within isolator box Asbestos Type: Chrysotile Amount: Items			

Recommendations:

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste

	Level of ID:	Previously sampled	Ref:	PS
	Building / Floor: Main / Ground Area: 038 Store Location: Cupboard Description: Cement panel to inside of cupboard Asbestos Type: Chrysotile Amount: 1m2			

Recommendations:

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste

	Level of ID:	Visually inspected	Ref:	-
	Building / Floor: Main / Ground Area: 039 Learning Zone Location: Heater Description: No suspect materials to heating unit Asbestos Type: No suspect materials Amount:			

Recommendations:

No action required

	Level of ID:	Visually inspected	Ref:	-
	Building / Floor: Main / Ground Area: 040 Store Location: Electrics Description: Modern switchgear Asbestos Type: No suspect materials Amount:			

Recommendations:

No action required

	Level of ID:	Previously sampled	Ref:	PS
	<p>Building / Floor: Main / Ground</p> <p>Area: 043 Resistant Materials</p> <p>Location: Ceiling</p> <p>Description: Insulation board panels to ceiling</p> <p>Asbestos Type: Amosite</p> <p>Amount: 72m2</p>			

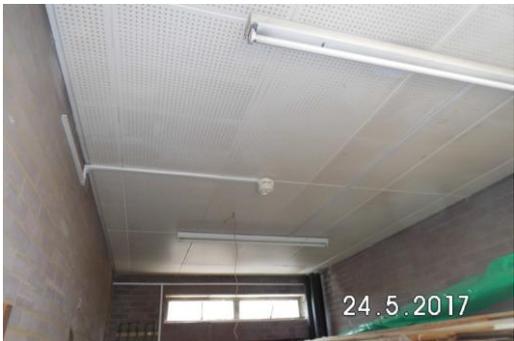
Recommendations:

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste

	Level of ID:	Visually inspected	Ref:	-
	<p>Building / Floor: Main / Ground</p> <p>Area: 043 Resistant Materials</p> <p>Location: Heater</p> <p>Description: No suspect materials to heating unit</p> <p>Asbestos Type: No suspect materials</p> <p>Amount:</p>			

Recommendations:

No action required

	Level of ID:	Previously sampled	Ref:	PS
	<p>Building / Floor: Main / Ground</p> <p>Area: 044 Store</p> <p>Location: Ceiling</p> <p>Description: Insulation board panels to ceiling</p> <p>Asbestos Type: Amosite</p> <p>Amount: 18m2</p>			

Recommendations:

Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste

	Level of ID:	Previously sampled	Ref:	PS
	Building / Floor: Main / Ground Area: 044 Store Location: Electrics Description: Textile fuse tapes within fuse box Asbestos Type: Chrysotile Amount: Items			
Recommendations:				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste				

	Level of ID:	Previously sampled	Ref:	PS
	Building / Floor: Main / Ground Area: 045 Circulation Location: Ceiling Description: Insulation board panels to ceiling Asbestos Type: Amosite Amount: 6m2			
Recommendations:				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste				

	Level of ID:	Previously sampled	Ref:	PS
	Building / Floor: Main / Ground Area: 057 Boiler House Location: Walls Description: Insulation board lining to brazing bench Asbestos Type: Amosite Amount: Item			
Recommendations:				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste				

	Level of ID:	Presumed	Ref:	P2
	Building / Floor: Main / External Area: Roof Location: Glazings Description: Asbestos rope gaskets presumed to glazings on roof Asbestos Type: Chrysotile Amount: All			
Recommendations:				
Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste				

6. Room Inspection / Asbestos Register

This section is a comprehensive register of the materials inspected in each area and should be read in conjunction with the Material Assessment records in section 5.

*PS= Previously Sampled

Room Inspection / Asbestos Register					
Floor / Area	Location	Description	Amount	*Ref.	Asbestos
Block 4 / 030 Circulation	Ceiling void	Timber panel ceiling, MMMF insulation	-	-	No suspect materials
Block 4 / 030 Circulation	Ceiling	Timber panel ceiling and to skylight	-	-	No suspect materials
Block 4 / 030 Circulation	Walls	Masonry	-	-	No suspect materials
Block 4 / 030 Circulation	Floor	Concrete	-	-	No suspect materials
Block 4 / 031 Tech Room	Ceiling void	Timber panel ceiling, MMMF insulation	-	-	No suspect materials
Block 4 / 031 Tech Room	Ceiling	Plaster	-	-	No suspect materials
Block 4 / 031 Tech Room	Walls	Masonry	-	-	No suspect materials
Block 4 / 031 Tech Room	Floor	Ceramic tiles	-	-	No suspect materials
Block 4 / 032 Store	Ceiling void	Timber panel ceiling, MMMF insulation	-	-	No suspect materials
Block 4 / 032 Store	Ceiling	Timber panel ceiling and to skylight	-	-	No suspect materials
Block 4 / 032 Store	Walls	Masonry	-	-	No suspect materials
Block 4 / 032 Store	Floor	Concrete	-	-	No suspect materials
Block 4 / 032 Store	Cupboard	Cement panel to inside of cupboard	1m2	PS	Chrysotile
Block 4 / 033 Store	Ceiling void	Timber panel ceiling, MMMF insulation	-	-	No suspect materials

Floor / Area	Location	Description	Amount	*Ref.	Asbestos
Block 4 / 033 Store	Ceiling	Timber panel ceiling and to skylight	-	-	No suspect materials
Block 4 / 033 Store	Walls	Masonry	-	-	No suspect materials
Block 4 / 033 Store	Floor	Concrete	-	-	No suspect materials
Block 4 / 033 Store	Cupboard	Cement panel to inside of cupboard	1m2	PS	Chrysotile
Block 4 / 034 Circulation	Ceiling void	Timber panel ceiling, MMMF insulation	-	-	No suspect materials
Block 4 / 034 Circulation	Ceiling	Timber panel ceiling and to skylight	-	-	No suspect materials
Block 4 / 034 Circulation	Walls	Masonry	-	-	No suspect materials
Block 4 / 034 Circulation	Floor	Concrete	-	-	No suspect materials
Block 4 / 034 Circulation	Heater	No suspect materials to heating unit	-	-	No suspect materials
Block 4 / 035 Resistant Materials	Ceiling void	Timber panel ceiling, MMMF insulation	-	-	No suspect materials
Block 4 / 035 Resistant Materials	Ceiling	MMMF suspended ceiling tiles	-	-	No suspect materials
Block 4 / 035 Resistant Materials	Walls	Masonry	-	-	No suspect materials
Block 4 / 035 Resistant Materials	Floor	Modern vinyl overlay on concrete	-	-	No suspect materials
Block 4 / 035 Resistant Materials	Electrics	Modern distribution box	-	-	No suspect materials
Block 4 / 035 Resistant Materials	Heater	No suspect materials to heating unit	-	-	No suspect materials
Block 4 / 036 Store	Ceiling void	Timber panel ceiling, MMMF insulation	-	-	No suspect materials
Block 4 / 036 Store	Ceiling	Timber panel ceiling and to skylight	-	-	No suspect materials

Floor / Area	Location	Description	Amount	*Ref.	Asbestos
Block 4 / 036 Store	Walls	Masonry	-	-	No suspect materials
Block 4 / 036 Store	Floor	Concrete	-	-	No suspect materials
Block 4 / 036 Store	Cupboard	Cement panel to inside of cupboard	1m2	PS	Chrysotile
Block 4 / 037 Textiles	Ceiling	Insulation board panels to ceiling	76m2	PS	Amosite
Block 4 / 037 Textiles	Walls	Masonry	-	-	No suspect materials
Block 4 / 037 Textiles	Floor	Parquet flooring	-	-	No suspect materials
Block 4 / 037 Textiles	Heater	No suspect materials to heating unit	-	-	No suspect materials
Block 4 / 037 Textiles	Sink	Modern acoustic pad to underside of basin	-	-	No suspect material
Block 4 / 038 Store	Ceiling	Insulation board panels to ceiling	6m2	PS	Amosite
Block 4 / 038 Store	Walls	Masonry	-	-	No suspect materials
Block 4 / 038 Store	Floor	Parquet flooring	-	-	No suspect materials
Block 4 / 038 Store	Electrics	Modern fuse box and distribution box	-	-	No suspect materials
Block 4 / 038 Store	Electrics	Textiles presumed within isolator box	Items	P1	Chrysotile
Block 4 / 038 Store	Cupboard	Cement panel to inside of cupboard	1m2	PS	Chrysotile
Block 4 / 039 Learning Zone	Ceiling	Plasterboard	-	-	No suspect materials
Block 4 / 039 Learning Zone	Walls	Masonry, plasterboard	-	-	No suspect materials
Block 4 / 039 Learning Zone	Floor	Modern vinyl overlay on concrete	-	-	No suspect materials

Floor / Area	Location	Description	Amount	*Ref.	Asbestos
Block 4 / 039 Learning Zone	Heater	No suspect materials to heating unit	-	-	No suspect materials
Block 4 / 040 Store	Ceiling	Plasterboard	-	-	No suspect materials
Block 4 / 040 Store	Walls	Masonry, plasterboard	-	-	No suspect materials
Block 4 / 040 Store	Floor	Modern vinyl overlay on concrete	-	-	No suspect materials
Block 4 / 040 Store	Electrics	Modern switchgear	-	-	No suspect materials
Block 4 / 041 Food Tech	Ceiling void	Timber panel ceiling, MMMF insulation	-	-	No suspect materials
Block 4 / 041 Food Tech	Ceiling	Timber panel ceiling and to skylight	-	-	No suspect materials
Block 4 / 041 Food Tech	Walls	Masonry	-	-	No suspect materials
Block 4 / 041 Food Tech	Floor	Concrete	-	-	No suspect materials
Block 4 / 042 Store	Ceiling void	Timber panel ceiling, MMMF insulation	-	-	No suspect materials
Block 4 / 042 Store	Ceiling	Timber panel ceiling and to skylight	-	-	No suspect materials
Block 4 / 042 Store	Walls	Masonry	-	-	No suspect materials
Block 4 / 042 Store	Floor	Concrete	-	-	No suspect materials
Block 4 / 043 Resistant Materials	Ceiling	Insulation board panels to ceiling	72m2	PS	Amosite
Block 4 / 043 Resistant Materials	Walls	Masonry, timber panel	-	-	No suspect materials
Block 4 / 043 Resistant Materials	Floor	Parquet flooring	-	-	No suspect materials
Block 4 / 043 Resistant Materials	Heater	No suspect materials to heating unit	-	-	No suspect materials

Floor / Area	Location	Description	Amount	*Ref.	Asbestos
Block 4 / 044 Store	Ceiling	Insulation board panels to ceiling	18m2	PS	Amosite
Block 4 / 044 Store	Electrics	Textile fuse tapes within fuse box	Items	PS	Chrysotile
Block 4 / 044 Store	Walls	Masonry	-	-	No suspect materials
Block 4 / 044 Store	Floor	Parquet flooring	-	-	No suspect materials
Block 4 / 045 Circulation	Ceiling	Insulation board panels to ceiling	6m2	PS	Amosite
Block 4 / 045 Circulation	Walls	Masonry, timber panel	-	-	No suspect materials
Block 4 / 045 Circulation	Floor	Parquet flooring	-	-	No suspect materials
Block 4 / 046 Circulation	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 046 Circulation	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 046 Circulation	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 046 Circulation	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials
Block 4 / 047 Office	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 047 Office	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 047 Office	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 047 Office	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials
Block 4 / 048 Circulation	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 048 Circulation	Ceiling	MMMF ceiling tiles	-	-	No suspect materials

Floor / Area	Location	Description	Amount	*Ref.	Asbestos
Block 4 / 048 Circulation	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 048 Circulation	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials
Block 4 / 049 Resistant Materials	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 049 Resistant Materials	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 049 Resistant Materials	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 049 Resistant Materials	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials
Block 4 / 050 Store	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 050 Store	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 050 Store	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 050 Store	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials
Block 4 / 051 Store	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 051 Store	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 051 Store	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 051 Store	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials
Block 4 / 052 General Teaching	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 052 General Teaching	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 052 General Teaching	Walls	Plasterboard partition	-	-	No suspect materials

Floor / Area	Location	Description	Amount	*Ref.	Asbestos
Block 4 / 052 General Teaching	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials
Block 4 / 053 Store	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 053 Store	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 053 Store	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 053 Store	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials
Block 4 / 054 Graphic Design	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 054 Graphic Design	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 054 Graphic Design	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 054 Graphic Design	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials
Block 4 / 055 Store	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 055 Store	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 055 Store	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 055 Store	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials
Block 4 / 056 Graphic Design	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 056 Graphic Design	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 056 Graphic Design	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 056 Graphic Design	Floor	Modern vinyl overlay on timber panel	-	-	No suspect materials

Floor / Area	Location	Description	Amount	*Ref.	Asbestos
Block 4 / 057 Boiler House	Ceiling void	Timber roof, MMMF insulation, sprayed foam protection around beam	-	-	No suspect materials
Block 4 / 057 Boiler House	Ceiling	MMMF ceiling tiles	-	-	No suspect materials
Block 4 / 057 Boiler House	Walls	Plasterboard partition	-	-	No suspect materials
Block 4 / 057 Boiler House	Floor	Concrete	-	-	No suspect materials
Block 4 / 057 Boiler House	Boiler	Modern boiler unit	-	-	No suspect materials
Block 4 / 057 Boiler House	Pipe work	Foam lagged pipework	-	-	No suspect materials
Block 4 / 057 Boiler House	Walls	Insulation board lining to brazing bench	Item	PS	Amosite
Block 4 / 057 Boiler House	Roof	Modern felt covering	-	-	No suspect materials
Block 4 / Roof	Glazings	Asbestos rope gaskets presumed to glazings on roof	All	P2	Chrysotile
Block 4 / External	Walls	Masonry	-	-	No suspect materials

7. Bulk sample identification report.

- Previously sampled asbestos containing materials were not disturbed for re-sampling during this survey, but are referred to throughout this report.
- See the asbestos survey reports carried by ACM Surveys Ltd reference ACM10207
- No additional sampling was carried out during this survey as no further suspect materials were found.

8. Conditions and exclusions

The following are excluded from this survey unless stated otherwise:

- Any area not included within the scope of our works.
- Any area deemed to be unsafe, inaccessible or impracticable to enter.
- Any area or location that would require the surveyor to work in a 'confined space'.
- Any area or item that would require specialist training to access.
- Any items of plant or equipment that would require the presence of a specialist engineer / equipment.
- Any area that would require the use of specialist personal protective equipment other than normally worn during asbestos surveys.
- Roof spaces where safe access is not available.
- Roof spaces where safe access is available, but the roof space does not have a floor (if walkways are in place the surveyor may use them but will not move from the walkways to take samples or inspect areas).
- Areas which the surveyor considers to be contaminated with asbestos to such an extent that entry could result in the spread of contamination to other areas. Areas which fall into this category may require the use of enclosures, hygiene units, etc. They will only be entered on specific instructions from the client. Prior to entry to such areas a specific method statement and risk assessment will be prepared.
- Areas covered or concealed by suspected asbestos containing materials.
- Areas that entry to, or taking samples of, may cause damage to the structure of the building or structural elements of the building.
- Floor ducts where the covers are not easily lifted. The client is expected to arrange access if deemed integral to the works.

The following further general conditions will also apply to this report.

- Where accurate plans have not been provided, the surveyor will draw plans whilst on site, however ACM Surveys Ltd cannot be held responsible for any inaccuracies.
- The survey has been carried out utilising the surveyor's experience of similar buildings and the information provided to him prior to the survey. It is not possible to guarantee that all asbestos has been located within a specified site and we accept no financial or other responsibility for any asbestos subsequently found.
- The categorisation of materials (e.g. board, cement, coating etc.) is based purely on the surveyor's experience. The only definite way to separate materials such as board and cement is by a density test. Density tests have not been carried out unless the client has specifically instructed and they are referred to in the report.
- The areas being surveyed are visually examined for asbestos and samples are taken or assumptions made of any materials suspected of containing asbestos. This includes taking dust samples from any areas where asbestos contamination is suspected but does not include random dust sampling from areas where no suspected contamination is visible.
- Whilst every care shall be taken during the survey, superficial damage may be caused to decorations during the survey. No provision is made in our costs for any making good; however temporary repair will be carried out at the time of survey.
- We have made every effort to locate all known and suspected ACM (Asbestos Containing Materials) using standard surveying methods, however, we cannot guarantee that all ACM have been located. The fabric of the building may well conceal the location of some ACM. Typically hidden ACM may well be discovered during maintenance, refurbishment work or demolition, for example beneath/within the structure, below modern insulation and cladding to pipe work, boilers, vessels and the like.
- Visual inspection and presumptions may be used in occupied areas, areas of excessive storage, areas where furniture/equipment remain in-situ and have not been protected by the client.
- Representative or consolidated sampling may be carried out in large areas of visually similar products.

Appendix 1: Explanation of the report.

The Control of Asbestos Regulations 2012 – Regulation 4

Background

Asbestos remains the largest single cause of work-related deaths in the UK and is prevalent in all but the newest of buildings since blue and brown asbestos were only banned in 1985 and white asbestos in 1999. It is estimated that some 2 million buildings in the non domestic sector contain asbestos.

What are the regulations?

The Control of Asbestos Regulations 2012 came into force on 13 November 2012 but Regulation 4 which replaces word for word Regulation 4 of the Control of Asbestos at Work Regulations 2002 was aimed specifically at dealing with asbestos lying undisturbed in the fabric of buildings by imposing duties to manage asbestos in business premises in order to reduce workers' exposure to asbestos-related illnesses and deaths.

The Regulations are aimed at protecting workers by providing them with information which will enable them to plan their work more safely and they apply to all non-domestic premises; this means all premises or parts of premises which are not private dwellings. In a block of flats for example, this would exclude the flats themselves but include the common parts such as the stairs and lifts.

Who is affected?

The Regulations require every person who has an obligation to maintain or repair all or a part of business premises under a contract or tenancy, irrespective of the length of term, to comply with the duties under the Regulations.

Where there is no contract or tenancy, every person who has to any extent control of the relevant part of those premises or any means of access to and from them will also have to identify where asbestos materials may have been used and comply with the duties under the Regulations.

Depending on the circumstances, the duty holder could be the landlord, tenant, managing agent, surveyor or architect.

There may be more than one person on whom the duty rests at any one time and the division of responsibility will depend on the degree of control that person possesses. In multi let premises, the landlord could be responsible for the external and common parts of the premises and the tenant for the internal parts. No one can 'contract out' of their duties under the Regulations.

Risk assessment and management plan

Every duty holder is required to see that a suitable and sufficient risk assessment is carried out to identify whether asbestos is present in the premises. Where there is more than one duty officer there is an obligation to cooperate in the production of the risk assessment.

In making the assessment, the duty holder is required to take such steps as are reasonable in the circumstances. The condition of any asbestos which is or has been assumed to be present must be considered carefully. This could include a systematic search of all plans, drawings, specifications and maintenance records for the premises and a physical search of areas such as the roof voids and pipe ducts and inspection of fire doors and walls.

Any material which looks as if it might contain asbestos should be presumed to contain asbestos until further analysed. If asbestos is identified, a written record must be kept of its location, quantity and condition. The record must also show whether there are any parts of the building which have not been assessed. If the asbestos located is in good condition and unlikely to be disturbed then there is no obligation to remove it, but its location and condition must be recorded and monitored at regular intervals. From this record, an assessment of the risk of exposure by an individual should be made and a management plan must be drawn up and reviewed at regular intervals. The management plan must be made available, not only to employees, tenants, occupiers and contractors, but also to potential purchasers, surveyors and the emergency services.

Failure to comply

The Regulations are enforced by the Health & Safety Inspectors, who conduct spot-checks on these management plans. Failure to comply is a criminal offence and, if tried in the Crown Court, can lead to an unlimited fine and imprisonment for up to two years. If a death actually results from work activity involving asbestos, then manslaughter charges may be brought.

N.B: This information sheet is provided for your general information only, and does not seek to set out the legislation in this area in detail or to provide specific advice. If you have any queries, or wish to discuss specific circumstances, please contact ACM Surveys Ltd, Telephone 01924 471200 jb@acmasbestossurveys.co.uk

Presumption or identification of ACM to inaccessible areas

Strongly Presumed:

The surveyor may strongly presume the presence of asbestos if in his opinion a material looks like it might contain asbestos i.e. the fibres are clearly visible; if it is a material in which asbestos is known to have been commonly used; or if a similar constructed product has been confirmed by laboratory analysis to contain asbestos.

Presumed:

This is a default option where there is insufficient evidence to confirm that the material is asbestos free. For example, areas that are not accessed or cannot be accessed for inspection must be presumed to contain asbestos until there is strong evidence to prove otherwise.

Objectives

- To carry out a re-inspection to ascertain the condition of known or presumed asbestos based materials
- To update the asbestos register/ management plan and system
- To highlight areas of concern and specifically those requiring urgent attention
- To include a risk assessment for each ACM or inspection item

Summary & recommendations

It is important that ACM are sealed, labelled and actively managed as a minimum as this is the thrust of the regulations (Control of Asbestos Regulations 2012).

If any ACM are to be left in the building a 'management system' should be developed that allows for the following;

- Regular inspection of the materials – pre-planned and documented
- A site contact with responsibility for the system and named in the register
- Staff or contractors must be made aware of ACM in their relevant work areas
- What to do in the event of locating damaged (or deteriorating) asbestos products
- Operating a permit to work system

Areas of the building that were not accessed may contain other suspect materials. It is important that any major refurbishment or any areas outlined for use that were previously unused, should proceed with caution. Hidden materials may still be present and any planning should account for this fact.

This survey is intended to form the basis for an asbestos register to be kept updated as various remedial works are carried out. This will ensure the register remains current, relevant and complies with all current relevant legislation concerning asbestos.

Risk assessments

Material Risk Assessment:

The asbestos surveyor has responsibility for assessing the material risk score (MRS) based upon Table 1 below.

Priority Risk Assessment:

The duty holder has the responsibility for calculating the priority risk score (PRS) based upon Table 2 below. Guidance associated with The Control of Asbestos Regulations 2012 requires the duty holder(s) to assess the risks associated with the activities on the premises in addition to those considered in the material risk assessment. The priority risk assessment covers both normal occupational activities and maintenance work.

Total Risk Score:

The material risk score and the priority risk score are then added together to produce a total risk score (TRS). The TRS enables the duty holder to assess the risk and prioritise any works to be carried out based on the information known at any point in time; the higher the TRS, the higher the priority. The risk posed can change, for example if an exposed ACM is encapsulated, or a room becomes less frequently accessed, or maintenance activity increases etc.

Table 1 - Material Risk Assessment (for use by the surveyor)

The four following parameters determine the amount of fibre release from an ACM when subject to a standard disturbance.

1. Product type.
2. Extent of damage or deterioration.
3. Surface treatment:
4. Asbestos type

Each parameter is scored as high = 3, medium = 2, low = 1 or 0. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or Strongly presumed ACM is always scored for Asbestos Type as a 3, Crocidolite (blue asbestos). Materials with total scores of 10 or more are regarded as having a high potential to release fibres if disturbed; scores of 7- 9 have medium potential; scores of 5 or 6 have low potential; and scores of 4 or less have a very low potential to release fibres.

Sample Parameter	Options	Score
1. Product type	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement.	1
	Asbestos insulating board, mill boards, other low-density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.	2
	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, asbestos mattresses and packing.	3
2. Extent of damage	Good condition: no visible damage.	0
	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.	1
	Medium damage: significant breakage of materials or several small areas where materials has been damaged revealing loose asbestos fibres.	2
	High damage or declamation of materials, sprays and thermal insulation. Visible asbestos debris.	3
3. Surface treatment	Composite materials containing asbestos: Reinforced plastics, resins, vinyl	0
	Enclosed sprays and lagging; AIB (with exposed face painted or encapsulated); asbestos cement sheets etc.	1
	Unsealed AIB, or encapsulated sprays and lagging.	2
	Unsealed lagging and sprays	3
4. Asbestos types	Chrysotile (white)	1
	Amphibole asbestos, excluding Crocidolite. Predominantly Amosite (brown)	2
	Crocidolite	3
Material Risk Score		=

Table 2 - Priority Risk Assessment (for use by the duty holder)			
Section 1: Normal Occupant Activity		Scores	Scored
Main type of activity in area	<ul style="list-style-type: none"> Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. Industrial or vehicular activity) High levels of disturbance, (e.g. fire door with asbestos insulating board in constant use) 	0 1 2 3	
Section 1 Total			=
Section 2: Likelihood of Disturbance			
Location	<ul style="list-style-type: none"> External Large rooms or well ventilated areas Rooms up to 100m² Confined spaces 	0 1 2 3	
Accessibility	<ul style="list-style-type: none"> Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed 	0 1 2 3	
Extent	<ul style="list-style-type: none"> Small amounts or items (e.g. strings gaskets) <10m² ,10m pipe run >10m² to 50m² or >10m to 50m pipe run >50m² or >50m pipe run 	0 1 2 3	
Section 2 Total (average of the three scores)			=
Section 3: Human Exposure Potential			
Number of occupants	<ul style="list-style-type: none"> None 1 to 3 4 to 10 >10 	0 1 2 3	
Frequency of use of area	<ul style="list-style-type: none"> Infrequent Monthly Weekly Daily 	0 1 2 3	
Average time area is in use	<ul style="list-style-type: none"> <1 hour >1 to 3 hours >3 to 6 hours > 6 hours 	0 1 2 3	
Section 3 Total (average of the three scores)			=
Section 4: Maintenance Activity			
Type of maintenance activity	<ul style="list-style-type: none"> Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling. Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to gain access to equipment) High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace equipment) 	0 1 2 3	
Frequency of maintenance activity	<ul style="list-style-type: none"> ACM unlikely to be disturbed for maintenance < 1 per year > 1 per year > 1 per month 	0 1 2 3	
Section 4 Total (average of the two scores)			=
Priority Risk Score			=
TRS (add together the Material Risk Score from Table 1 and Priority Risk Score from Table 2)			=

Action Priority

The Action Priority is used to segregate Total Risk Score information into four priority groups: High risk, Medium risk, Low risk and Very low risk. These Priority groups can help simplify other asbestos management requirements such as budgeting, planning and programming of works in accordance with a Management Plan.

TRS 19-24	TRS 13-18	TRS 9-12	TRS 1-8
High Risk (Priority 1)	Medium Risk (Priority 2)	Low Risk (Priority 3)	Very Low Risk (Priority 4)

High risk: immediate management actions.

High risk ACM should normally be considered for removal at the earliest opportunity, or as otherwise determined by the duty holders Management Plan. It may be possible to reduce the risk by changing an areas use or sealing the ACM, however it is important to consider the cost of this action against the continued asbestos management costs and eventual future costs associated with any major refurbishment or demolition. When considering encapsulating /sealing, reducing the risk to a low or very low risk is normally the minimum objective. In all cases high risk ACM should trigger an urgent management action which must be taken to initiate a safe system of work in the vicinity of the ACM. Where removal is not practical or economically viable in relation to the client's circumstances, the affected area should be strictly controlled in terms of access and in certain cases excluded from normal occupational or maintenance activity. An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register.

Medium risk: programmed remediation and management actions.

Medium risk ACM should be considered for programmed remediation, either removal or sealing. Where the TRS of the ACM can be reduced to a low or very low action priority group then this can be considered as a management action option. Medium risk ACM management strategy should be documented in the Management Plan. Programmed remediation should consider other activities, such as pre-planned maintenance, refurbishment projects, etc. Additionally, it is usual to also factor in the cost of ongoing asbestos management, including any impact on revenue-raising activities where risk management restrict access to otherwise commercially usable areas etc. It may be possible to reduce the risk by changing an areas use or encapsulating/ sealing the ACM, however it is important to consider the cost of this action against the continued asbestos management costs and eventual future costs associated with a major refurbishment or demolition. When considering encapsulation or sealing, reducing the risk to a low or very low risk action priority is normally the minimum objective. In all cases medium risk ACM require

Low risk: longer term management actions.

Low risk ACM should have an audit at least every 12 months, to ensure the control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register. Asbestos removal of low risk ACM should only be considered where maintenance or any other activity will pose a significant risk to any occupant with regards to exposure to airborne asbestos fibre. Low risk ACM will normally be considered for removal during a major refurbishment or during demolition works, or at a time the product requires replacement.

Very low risk: long term management actions.

Very low risk ACM should have an audit at least every 12 months to ensure the control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register. Asbestos removal of very low risk ACM should only be considered where maintenance or any other activity will pose a significant risk (often unlikely) to any occupant with regards to exposure to airborne asbestos fibre. Very low risk ACM will normally be considered for removal during a major refurbishment or during demolition works, or at a time when the product requires replacement or renewal.

Imminent risk of exposure - reporting procedure

Where occupational exposure is identified or considered likely, as identified either by the ACM surveyor's site visit or by the duty holder, then the activity must be stopped and the incident recorded by the duty holder. Where the incident occurs at the time an ACM surveyor is on site then this will be reported to the client.

The asbestos licensing regulations

It is a legal requirement to use a licensed asbestos removal contractor for all significant work with asbestos coatings, asbestos insulation, asbestos insulation board (AIB) and any form of asbestos used for insulation purposes. The above work requires an ASB5 form to be submitted to the Health and Safety Executive by the licensed contractor 14 days prior to any removal works starting. Other asbestos products which are to be removed do not necessarily require a licensed contractor or an ASB5, but may require an ASB1 to be submitted to the HSE. Works requiring an ASB1 are classed as NNLW (Notifiable Non-Licensed Work), however, all asbestos products must be removed under controlled conditions, in accordance with the **Control of Asbestos Regulations 2012** and any contractor carrying out this type of work should hold the appropriate insurance. For this reason ACM Surveys Ltd would recommend that all Asbestos Containing Products are removed by a licensed asbestos removal contractor, who will have the appropriate experience, operatives who are suitably trained and under medical supervision, the specialist equipment used to safely carry out this type of work and will have the necessary insurance.

The **Control of Asbestos Regulations 2012** can be downloaded from the HSE website free of charge.

Monitoring and re-inspection

Regulation 4 of the Control of Asbestos Regulations requires the duty holder to ensure that any identified or suspected asbestos-containing materials are checked periodically for deterioration and/or damage and also to assess that the priority risk assessment has not altered due to changes in the way the building or an individual room is used. The results of these inspections should be recorded within this asbestos register. A period of 6 -12 months is recommended however, for more friable ACMs this timescale may be shorter.

A documented review should always take place following a change in building or room usage, the review should take into account the priority assessment; this is discussed in detail in Appendix 1 of this report. It should also take into account any secondary activities that the building or room may be used for.

The responsibility for the arrangement of the next inspection date falls with the duty holder; ACM have suggested below the appropriate date in line with the asbestos register tables. Note that the cost of re-inspection is considerably less than the initial survey. It is advisable to combine a labeling and re-inspection visit where possible, this can help minimize costs.

We will endeavour to call you at the appropriate time to enquire as to your requirements. Alternatively, if you would like further advice on your exact responsibilities please call 01924 471200 or email jb@acmasbestossurveys.co.uk.

Re-inspection details

In accordance with the "Control of Asbestos Regulations 2012", asbestos-containing materials in premises should be regularly re-inspected. The cost of re-inspection is usually in the range of £100 to £200 plus VAT dependent on the number of asbestos containing items to be re-inspected. The period between inspections can vary but a minimum of every 12 months is recommended based on occupant activity levels, likelihood of disturbance, human exposure potential and the maintenance activity. Please contact us to arrange your re-inspection on 01924 471200.

Inspection Date	Surveyor	Comments	Signed	Date

Appendix 2: Flow chart to assist in the management of any asbestos containing materials (ACM).

