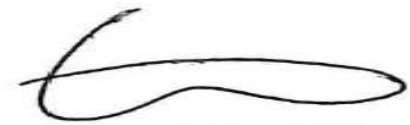


Report No.: J296744
Nature of Work: Refurbishment Survey
Issue Date: 21/06/2023
Client Name: Oswestry Town Council
The Guildhall, Bailey Head, Oswestry, SY11 1PZ
Site Address: English Walls Public Toilets, English Walls, Oswestry, SY11 2PA



Order Placed By: Henry Teuma
Site Contact: Henry Teuma
Date(s) of Work: 08/06/2023
Technical Manager: D Ely CCP (Asbestos)
Assistant Surveyor: Not Applicable

Lead Surveyor:



G Phillips
Asbestos Surveyor

Authorised Signatory:



G Griffith
Asbestos report verifier & Asbestos Consultant
21/06/2023

Non-accredited activities are present within this report.

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1.0 Introduction & Scope of Work

A refurbishment survey in line with HSG264 Asbestos: The Survey Guide was carried out internally and externally to the building prior to planned upgrade works throughout as shown on the site drawings provided (see section 5.0 of this report) .

1.1 Aims & Objectives

The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of all suspect ACMs prior to refurbishment.

This survey was conducted for the specific project(s) stated above. Additional or alternative tasks over and above that mentioned will require a supplementary investigation to identify further ACMs that could potentially be disturbed by the task(s) at hand.

1.2 Caveats, Restrictions & Inaccessible Areas

The value and usefulness of a survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope (HSG264).

If any rooms were not accessed during the inspection, they will be indicated on the building plans (in yellow block) in section 5.

Where a room was accessed but specific elements within the room could not be inspected, caveats and their justification will be detailed in section 7.

It is strongly recommended that the client reviews the (general) caveats noted in sections 1.3 and/or 1.4 below, as well as the (room-specific) caveats cited in sections 5 and 7 as soon as possible upon receipt of the report. If the extent of access is less than required, the client should advise the Technical Management Team to arrange additional inspection work as necessary.

1.3 Pre-agreed Caveats:

No safe access was available internally to items of electrically connected plant and equipment. The presence of ACMs internally to such items may therefore have been presumed at the surveyor's discretion.

No access was required beyond ACMs (i.e. into voids or cavities etc) where the services of a licensed asbestos removal contractor would be required to provide safe access.

Standard ladder access will be made to a height of 4m from ground level unless the client specifically requests (when the work is being planned) that access above 4m will be required.

Loft spaces (where present) will only be fully inspected where suitable walk boards are present and safe access can be gained. Where walk boards are not present, a cursory visual inspection will be carried out from the access hatch and this will be clearly documented in section 7 of this report.

It is strongly recommended that all contractors who are involved in the refurbishment project have undergone asbestos-awareness training in line with Regulation 10 of The Control of Asbestos Regulations 2012. Should a suspect asbestos material be observed that has not been highlighted in this survey, refurbishment works should cease immediately and a bulk sample should be taken for analysis by a UKAS Accredited Laboratory.

1.4 Surveyor Imposed Caveats:

Intrusion were carried out in discreet areas as requested by client. The toilets remained occupied throughout the duration of the survey.

Floors within toilets were inspected below sink vanity units only, to avoid any distribution to the public. Walls were inspected where ceramic tiles end to avoid disruption to public.

No access above timber cladding at entrance due to public within area at time of inspection, soffit were inspected around the side of the building.

No access within roof void (room 07) as neither the toilet attendants or any of maintenance officers could locate the key.

1.5 UKAS Accreditation

Bradley Environmental are accredited by UKAS to both ISO17025 (testing) and ISO17020 (inspections). Please note that the following are outside the scope of UKAS Accreditation:

- Opinions & interpretations;
- Likelihood of disturbance risk assessment;
- Recommendations;
- The sample references cited in section 8.0.

1.6 'Licensable' Abatement

Where an asbestos-containing material is stated as being licensable within section 4 of this report, this is merely a qualified opinion and may not in practice be an absolute fact.

1.7 Extent of ACM Identified

Please note that the extents cited within this report are an approximation only and should not be used for the purposes of quoting asbestos removal works.

1.8 Presumption or Identification of ACMs

Where suspect materials have been located during this investigation, their asbestos content (or otherwise) will have been determined as follows:

A sample of the material will have been taken by the surveyor during the survey. This sample will then have been **analysed using polarised light microscopy** (PLM) to determine its asbestos content.

A material's asbestos content will have been **strongly presumed** where a visual inspection by the lead surveyor indicates the material is visually similar to other items present within the building which have been confirmed to contain asbestos (or otherwise) using PLM.

A material's asbestos content will have been **presumed** where it cannot be accessed or inspected.

2.0 Recommendations

Please note that where a management survey was carried out, individual recommendations related to safe management of each ACM has been cited by the surveyor in section 4.0.

Where a refurbishment or demolition survey was carried out, the recommendation for each item has been defaulted to 'program removal' in line with Regulation 7 of CAR2012.

3.0 Executive Summary

As required by HSG264 Asbestos: The survey guide, the following sections contain an executive summary of the survey findings.

3.1 Executive Summary of Asbestos Containing Materials (ACMs) by Risk

The following pages show an executive summary of the ACMs located during these works ranked in order of risk (i.e. the highest risk item will be at the top of the page).

Sample No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
-------------	--------------	----------------	-----------	-------	----------------------	--------------------------	---------	-------------------	------------------

There were
no results
found.

3.2 Executive Summary of Non-Asbestos Material

The following pages show a summary of non-asbestos materials located during these works.


Sample No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
NS000202	Ground Floor	Public toilet	01 Office	Textured coating to plasterboard ceiling	No Asbestos Detected	Analysis of sample using PLM	2 m ²	E0	Not applicable
As NS000202	Ground Floor	Public toilet	02 Supply room	Textured coating to plasterboard ceiling	No Asbestos Detected	Strongly presumed	10 m ²	E0	Not applicable
NS000203	Ground Floor	Public toilet	03 Male WC	Textured coating to plasterboard ceiling	No Asbestos Detected	Analysis of sample using PLM	21 m ²	E0	Not applicable
NS000204	Ground Floor	Public toilet	04 Female WC	Textured coating to plasterboard ceiling	No Asbestos Detected	Analysis of sample using PLM	21 m ²	E0	Not applicable
As NS000202	Ground Floor	Public toilet	05 Baby Change	Textured coating to plasterboard ceiling	No Asbestos Detected	Strongly presumed	4 m ²	E0	Not applicable
NS000205	Ground Floor	Public toilet	05 Baby Change	Bitumen sink pad	No Asbestos Detected	Analysis of sample using PLM	2 units	E0	Not applicable

Sample No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
As NS000202	Ground Floor	Public toilet	06 Accessible WC	Textured coating to plasterboard ceiling	No Asbestos Detected	Strongly presumed	4 m ²	E0	Not applicable

4.0 Item Register & Management Report


The following pages show a register of all suspect materials located during this investigation, which includes a photographic record of each item along with individual risk assessment scores.

The section entitled 'Portal Ref No' relates to a corresponding number assigned to each sample for the purpose of identification within the TEAMS online Portal.

Location:	01 Office	Block:	Public toilet	Floor Level: Ground Floor
Sample No.:	NS000202	Portal Ref No.:	1	
Item:	Textured coating to plasterboard ceiling			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Analysis of sample using PLM		
Sample Analysed By:	S Williams	Extent:	2 m²	
Comments:				

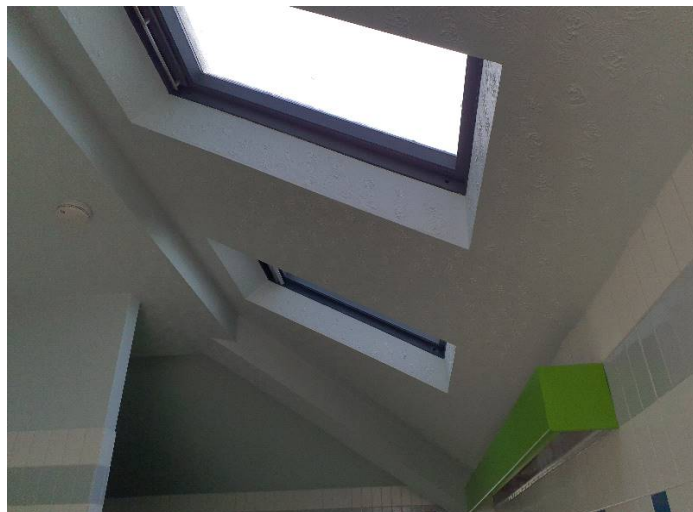
Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Location:	02 Supply room	Block:	Public toilet	Floor Level: Ground Floor
Sample No.:	As NS000202	Portal Ref No.:	3	
Item:	Textured coating to plasterboard ceiling			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Strongly presumed		
Sample Analysed By:	Not applicable	Extent:	10 m ²	
Comments:				


Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Location:	03 Male WC	Block:	Public toilet	Floor Level: Ground Floor
Sample No.:	NS000203	Portal Ref No.:	6	
Item:	Textured coating to plasterboard ceiling			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Analysis of sample using PLM		
Sample Analysed By:	S Williams	Extent:	21 m²	
Comments: Also continues to upstands of skylight				


Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Location:	04 Female WC	Block:	Public toilet	Floor Level: Ground Floor
Sample No.:	NS000204	Portal Ref No.:	10	
Item:	Textured coating to plasterboard ceiling			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Analysis of sample using PLM		
Sample Analysed By:	S Williams	Extent:	21 m²	
Comments: Also continues to upstands of skylight				


Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Location:	05 Baby Change	Block:	Public toilet	Floor Level: Ground Floor
Sample No.:	As NS000202	Portal Ref No.:	15	
Item:	Textured coating to plasterboard ceiling			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Strongly presumed		
Sample Analysed By:	Not applicable	Extent:	4 m²	
Comments:				


Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		<div>Management Assessment</div> <div>Recommendations: Not Applicable</div> <div>Reinspection Interval: Not Applicable</div> <div>Overall Risk Category: E0</div>
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Location:	05 Baby Change	Block:	Public toilet	Floor Level: Ground Floor
Sample No.:	NS000205	Portal Ref No.:	18	
Item:	Bitumen sink pad			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Analysis of sample using PLM		
Sample Analysed By:	S Williams	Extent:	2 units	
Comments: To bowl and drainer				

Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Location:	06 Accessible WC	Block:	Public toilet	Floor Level: Ground Floor
Sample No.:	As NS000202	Portal Ref No.:	21	
Item:	Textured coating to plasterboard ceiling			
Asbestos Content:		Result Based on:		
No Asbestos Detected		Strongly presumed		
Sample Analysed By:	Not applicable	Extent:	4 m²	
Comments:				

Material Assessment Total Score: 0		Likelihood of Disturbance Assessment Total Score: 0		Management Assessment Recommendations: Not Applicable Reinspection Interval: Not Applicable Overall Risk Category: E0
Product Type:	0 Not Applicable	Location:	0 Not Applicable	
Condition:	0 Not Applicable	Accessibility:	0 Not Applicable	
Surface Treatment:	0 Not Applicable			
Asbestos Type:	0 Not Applicable	Extent Score:	0 Not Applicable	

Management Detail

Report No.: J296744
Issue Date: 21/06/2023



5.0 Annotated Building Plans

Diagrams included:

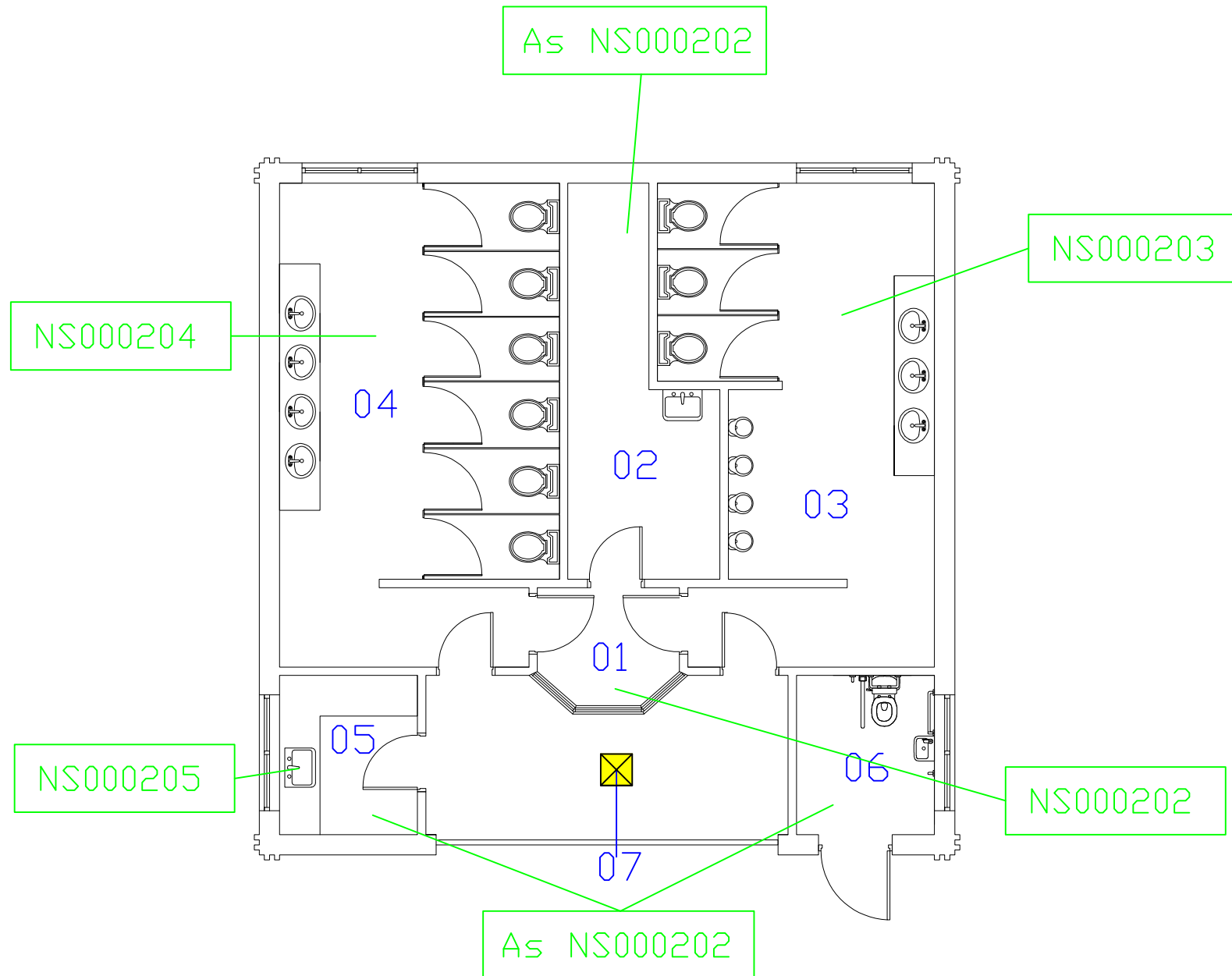
Plan(s) drawn by Bradley Environmental Consultants Ltd.

Client provided plans

J296744/01 - Ground Floor Plan - Item Location(s)

J296744/02 - Ground Floor Plan - Intrusion Location(s)

08 - External



KEY

????? ASBESTOS ITEM LOCATION

????? NON-ASBESTOS ITEM LOCATION

?? ROOM NO

AREA/FEATURES NOT ACCESSED

Ext EXTERNAL ITEM

This diagram is only to be reproduced in colour.

Plan Abbreviations:

AC - Asbestos Cement
AIB - Asbestos Insulating Board
AT - Asbestos Textile
AI - Asbestos Insulation
ATC- Asbestos Textured Coating
AB - Asbestos Bitumen
ACF- Asbestos Compressed Fibre
ATP- Asbestos Thermoplastic Floor Tiles

Drawing title:
Asbestos Survey Plan (J296744/01)

Site address:
English Walls Public Toilets
English Walls
Oswestry
SY11 2PA

Floor level(s): Ground Floor

This drawing is to be read in conjunction with survey report number: J296744

Date of work: 8th June 2023

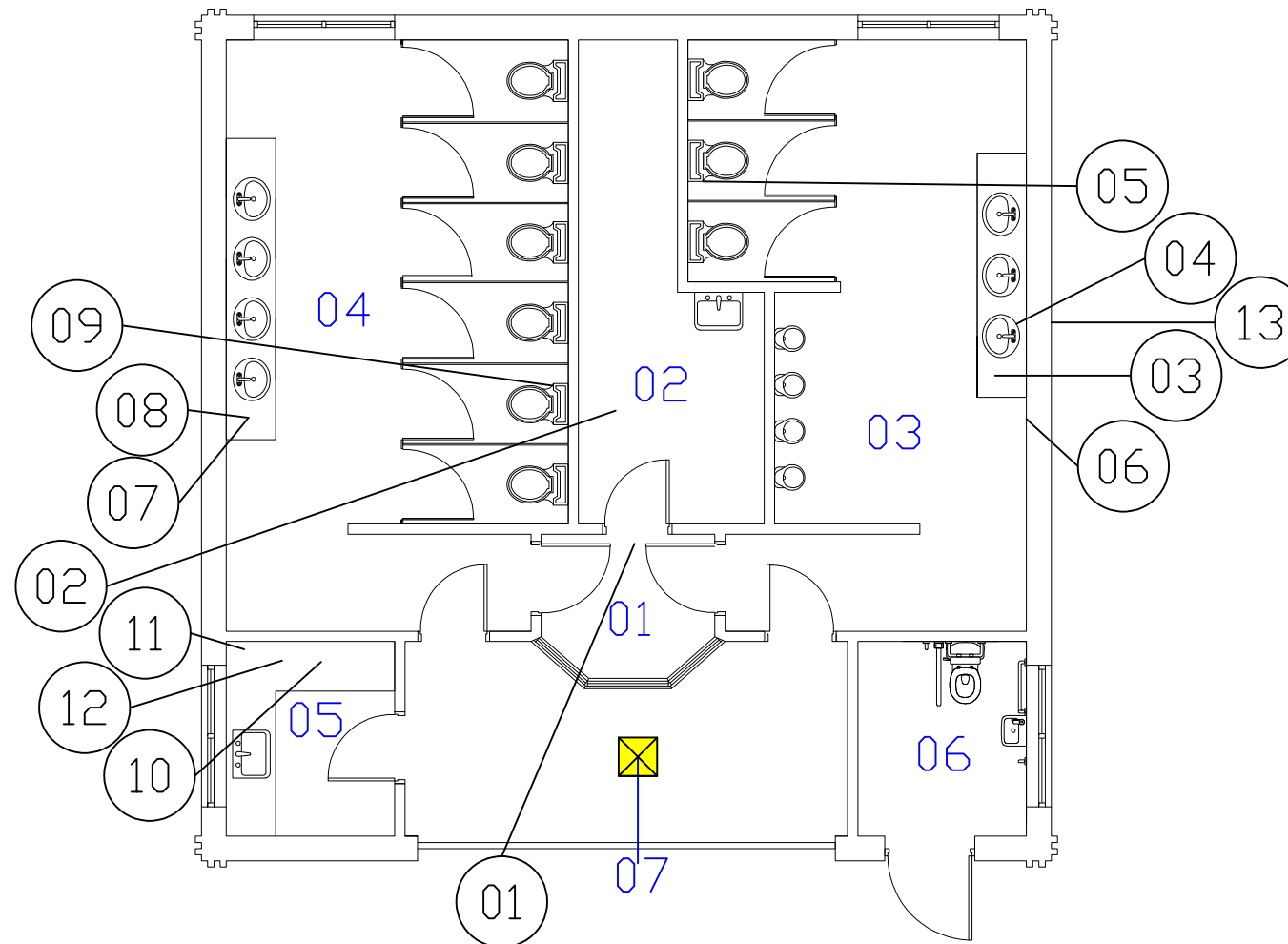
Lead surveyor: G Phillips

Please note: this drawing is NOT TO SCALE.



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08 - External



KEY

- ?? INTRUSION LOCATIONS
- ??? ROOM NO
- AREA/FEATURES NOT ACCESSED
- Ext EXTERNAL ITEM

This diagram is only to be reproduced in colour.

Drawing title:
Asbestos Survey Plan (J296744/02)

Site address:
English Walls Public Toilets
English Walls
Oswestry
SY11 2PA

Floor level(s): Ground Floor

This drawing is to be read in conjunction with survey report number: J296744

Date of work: 8th June 2023

Lead surveyor: G Phillips

Please note: this drawing is NOT TO SCALE.



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6.0 Room Description Report

Please note that this section of the survey report documents the general building materials recorded on a room by room basis by the surveyor while undertaking the inspection in line with our ISO17020 UKAS Accreditation. It has not been designed to use as a register for asbestos materials. Please refer to the asbestos register and/or summary section of this report for details of the ACMs located during this investigation.

Block:	Room:	Floor Level:	Ceiling:	Walls:	Floor:	Other:
Public toilet	01 Office	Ground Floor	Textured coating to plasterboard	Plaster to blockwork	Ceramic tiles to concrete	Timber door and frame, timber window frame with timber, uninsulated metal pipework, foam insulated metal pipework, non suspect fuseboard on timber panel
Public toilet	02 Supply room	Ground Floor	Textured coating to plasterboard	Blockwork	Concrete	Timber door and frame, timber shelving, uninsulated metal pipework, plastic pipework, plastic soil stack, plastic cistern, timber loft hatch, timber boxing containing plastic soil stack
Public toilet	03 Male WC	Ground Floor	Textured coating to plasterboard	Plaster to blockwork, ceramic tiles	Ceramic tiles to concrete	Timber door and frame, uninsulated metal pipework, plastic pipework and uninsulated metal pipework within timber vanity unit, timber cladding to wall, timber skylight, metal ducting, uninsulated metal pipework within ceramic tiled and timber boxing
Public toilet	04 Female WC	Ground Floor	Textured coating to plasterboard	Plaster to blockwork, ceramic tiles	Ceramic tiles to concrete	Timber door and frame, uninsulated metal pipework, plastic pipework and uninsulated metal pipework within timber vanity unit, timber cladding to wall, timber skylight, metal ducting, ceramic tiles to timber boxing containing uninsulated metal pipework
Public toilet	05 Baby Change	Ground Floor	Textured coating to plasterboard	Plaster to blockwork, ceramic tiles	Ceramic tiles to concrete	Timber door and frame, timber window frame with ceramic tiles, uninsulated metal pipework, bitumen sink pad to sink
Public toilet	06 Accessible WC	Ground Floor	Textured coating to plasterboard	Plaster to blockwork, ceramic tiles	Fitted ceramic tiles	Timber door and frame, timber window frame with ceramic tiled sill, uninsulated metal pipework, plastic pipework, plastic soil stack, ceramic cistern

Block:	Room:	Floor Level:	Ceiling:	Walls:	Floor:	Other:
Public toilet	07 Roof void	L - Loft	Not Applicable	Not Applicable	Not Applicable	No keys available at time of survey.
Public toilet	08 External	E - External	Concrete roof tiles	Brick	Ceramic tiles, concrete	Timber soffit, timber fascia, plastic rainwater goods, plastic downpipe, plastic pipework, fixed timber cladding above entrance, plastic underside to roof tiles(seen within soffit), no obvious damp proof course

Report No.: J296744
Issue Date: 21/06/2023



7.0 Room Access Report

Block:	Room:	Floor Level:	Surveyed:	Areas Not Accessed:	Reason For No Access:
Public toilet	01 Office	Ground Floor	Accessed	None	Not Applicable
Public toilet	02 Supply room	Ground Floor	Partially accessed	Limited access to rear of room	Full of stored items
Public toilet	03 Male WC	Ground Floor	Accessed	None	Not Applicable
Public toilet	04 Female WC	Ground Floor	Accessed	None	Not Applicable
Public toilet	05 Baby Change	Ground Floor	Accessed	None	Not Applicable
Public toilet	06 Accessible WC	Ground Floor	Accessed	None	Not Applicable
Public toilet	07 Roof void	L - Loft	Not accessed	07 Roof void	No keys available at time of survey.
Public toilet	08 External	E - External	Partially accessed	No access beyond timber cladding above entrance	Public in area at time of survey

8.0 Bulk Analysis Results

CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client Oswestry Town Council
Address: The Guildhall
Bailey Head
Oswestry
SY11 1PZ

Site English Walls Public Toilets
Address: English Walls
Oswestry
SY11 2PA

Samples Received: 08/06/2023

Issue Date: 15/06/2023

Order Placed By: Henry Teuma

Sampled By: G Phillips

Analysed on: 15/06/2023

Authorised Signatory: 

Job Title: Laboratory Analyst

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation

Report No.: J296744

Date Analysed:	Lab Ref.:	Site Ref:	Room:	Sample Reference:	Analysis Result:	Analyst:
15/06/2023	NS000202	-	01 Office	Textured coating to plasterboard ceiling	No Asbestos Detected	S Williams
15/06/2023	NS000203	-	03 Male WC	Textured coating to plasterboard ceiling	No Asbestos Detected	S Williams
15/06/2023	NS000204	-	04 Female WC	Textured coating to plasterboard ceiling	No Asbestos Detected	S Williams
15/06/2023	NS000205	-	05 Baby Change	Bitumen sink pad	No Asbestos Detected	S Williams

TEST NOTES: The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG248. "Crocidolite", "Amosite" and "Chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board 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. The report should not be reproduced except in full, without written approval of the laboratory.

END OF REPORT

Analysed at:
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Tel: 01745 585 587
Email: sales@bradley-enviro.co.uk



9.0 Intrusion Photographs

Please note that the intrusion numbers in this section may not run consecutively.

Int 1 floor



Int 2 Timber boxing



Int 3 floor



Int 4 timber vanity unit



Int 5 beyond timber cladding



Int 6 boxing



Int 7 floor



Int 8 timber vanity unit & boxing



Int 9 beyond timber cladding



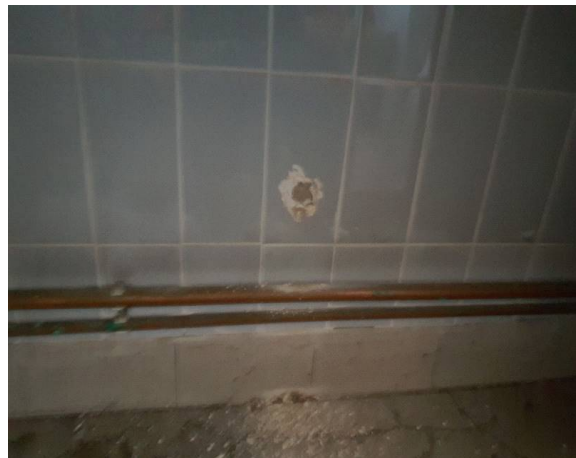
Int 10 floor



Int 11 within vanity unit



Int 12 wall



Int 13 internally to soffit



10.0 Risk Assessment Algorithms

Once an asbestos item has been identified, Regulation 4 of CAR2012 requires that a risk assessment be undertaken on the material. The risk assessment contained within this report is based on the **material assessment algorithm**, as defined in HSG264, and the **likelihood of disturbance algorithm** which is *part* of the priority assessment as defined in HSG227.

The score for each assessment is added together to provide an **overall risk rating** based on the material's ability to release airborne fibre *and* the risk of it being disturbed. This overall risk category is shown in section 10.3.

10.1 Material Assessment

The material assessment algorithm provides a numerical indication of the ability of an ACM to release airborne asbestos fibre, if disturbed. A risk category score of between 2 and 12 is assigned to each ACM as shown below:

- < 5 Very low hazard
- 5 & 6 Low hazard
- 7 - 9 Medium hazard
- > 9 High hazard

The table below shows how the individual material assessment scores are calculated:

	SCORE 0	SCORE 1	SCORE 2	SCORE 3
Product type		Composite materials, reinforced plastics, felts, textured coating and asbestos cement (AC) products	Low density boards (i.e. AIB), gaskets, textiles	Sprays, insulation, loose asbestos, mattresses and packing
Extent of damage/deterioration	Good condition: no visible damage	Low damage: a few scratches or damaged edges	Medium damage: significant breakage of materials or several small areas of damage revealing loose fibres	High damage or delamination of materials, sprays and insulation. Visible asbestos debris
Surface treatment	Composite materials, reinforced plastics, textured coating, felts etc	Painted, encapsulated AIB & AC. Enclosed AIB, AC, sprays & lagging, Unencapsulated AC	Unencapsulated AIB. Encapsulated sprays and insulation	Unencapsulated sprays and insulation
Asbestos type		Chrysotile	Amphibole asbestos excluding crocidolite	Crocidolite

10.2 Likelihood of Disturbance Assessment

The likelihood of disturbance algorithm provides a numerical value which helps assess how likely an ACM is to be disturbed.

The following table has been extracted from HSG227 (A comprehensive guide to Managing Asbestos in premises):

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORES
LOCATION	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100 sq. m
	3	Confined spaces
ACCESSIBILITY	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
EXTENT/AMOUNT	0	Small amounts or items (i.e. strings, gaskets etc)
	1	<10 sq m or < 10 linear metre pipe run
	2	>10 - <50 sq m or >10m - <50 linear metre pipe run
	3	>50 sq m or >50 linear metre pipe run

10.3 Overall Risk Category

It is recommended that where practicable to do so, the Dutyholder aims to reduce the risk associated with all ACMs to a grade C (low) or D (very low).

Risk Category	Risk	Score Range	Comments and Recommendations
A	High	16+	<p>It is very likely that crumbly loose asbestos may be disturbed releasing a significant quantity of fibres.</p> <p>Plans for urgent remedial work, including possible removal, are required and access to the area should be limited to adequately trained personnel.</p>
B	Medium	11-15	<p>Fibres may be released if the material is further damaged or disturbed.</p> <p>A programme of remedial work (which may include removal) should be planned. Until then, some emergency repairs may be required.</p> <p>The material's condition should be monitored periodically.</p>
C	Low	7-10	<p>Little likelihood of fibres being released under normal conditions, either because of the location of the materials or because the type of material present will only release very low levels of fibres.</p> <p>Immediate work is not needed and any removal can be planned with a suitable timescale. The material should be inspected and assessed at suitable intervals (at least annually).</p>
D	Very Low	<7	<p>Little likelihood that fibres will be released. The material will only need removal if serious damage/deterioration is detected in the future.</p> <p>The material should be inspected and assessed at suitable intervals (at least annually).</p>
E	No asbestos detected	0	No asbestos detected

DISCLAIMER

Bradley Environmental Consultants Ltd have undertaken surveying, sampling and analysis following in-house documented methods, which involve systematic access, inspection and reporting. It is not possible to guarantee that all asbestos will be located within a specified site and we accept no financial or other responsibility for remedial works or disruption to programmes which may occur as a result of asbestos materials being located which are *outside the scope of this survey*.

The survey report should not be reproduced except in full without the approval of the client and Bradley Environmental Consultants Ltd.

Bradley Environmental - Additional Services

Since 1991, Bradley Environmental Consultants have provided a full range of asbestos management services to a wide range of clients including local authorities, hospital trusts and large commercial businesses. A summary of the asbestos related services we are able to offer include the following:

- | Management asbestos surveys;
- | Refurbishment & demolition asbestos surveys;
- | Preparation of Asbestos Management Plans;
- | Labelling programmes;
- | Cost-effective remedial advice;
- | Preparation of removal specifications;
- | Evaluation & selection of licensed asbestos removal contractors;
- | Preparation of tender documentation;
- | Assessment and critical evaluation of method statements;
- | Air monitoring during asbestos removal projects;
- | Issuing certificates of re-occupation following asbestos removal works;
- | Annual re-inspection of ACMs to update the asbestos register;
- | Asbestos removal project management.

If you would like any further information regarding your survey, the implementation of a suitable management plan, or any other asbestos-related issue, please do not hesitate to contact us.

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