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F.AO. MANSELL HUGHES.

As discussed copy of 2007 Asbestos
Report attached for Tywyn Fine Station.

Regards

Frank Michell.

2.0. Asbestos Survey Summary Table

North Wales Fire & Rescue Service

Site Name: Tywyn Fire Station, Frankwell Street, Tywyn, Gwynedd, LL36 9EW

Information based upon D.M.W. Survey P25915 Survey Date 31st January 2007.

Ref.	Location	Item	Material	Material Assessment Score	Priority Assessment Score	Overall Score	Risk Assessment	Action	Status	Inspection Date	Next Inspection Date
P25915/01	Ground G02	Blue floor tiles below carpet tiles & adhesive	Floor Tile Chrysotile (White)	3	6	9	Very Low Risk	Manage and label	Surveyed	31 Jan 2007	31 Jan 2008
P25915/02	Ground G04	Beige & red floor tiles below carpet tiles & adhesive	Floor Tile Chrysotile (White)	3	6	9	Very Low Risk	Manage and label	Surveyed	31 Jan 2007	31 Jan 2008
P25915/03	Ground G05	Bitumen sink & drainer pad	Bitumen Chrysotile (White)	2	4	6	Very Low Risk	Manage and label	Surveyed	31 Jan 2007	31 Jan 2008
P25915/04	Ground G06	Reinforced resin toilet cistern	Reinforced Resin Amphibole asbestos excluding crocidolite	4	5	9	Low Risk	Manage and label	Surveyed	31 Jan 2007	31 Jan 2008
P25915/05	Ground EX01	Rope seals to metal latches on skylight covers	Woven Fabric Chrysotile (White)	7	1	8	Very Low Risk	Manage and label	Surveyed	31 Jan 2007	31 Jan 2008
P25915/06	Ground EX01	Cement soffits - high level only front fascias to appliance bay	Cement Chrysotile (White)	2	2	4	Very Low Risk	Manage and label	Surveyed	31 Jan 2007	31 Jan 2008

Ref.	Location	Item	Material	Material Assessment Score	Priority Assessment Score	Overall Score	Risk Assessment	Action	Status	Inspection Date	Next Inspection Date
Presumed 01	Ground G09	Flash pads within live electrics	Presumed to contain asbestos Flash pads	5	5	10	Low Risk	Manage and label	Surveyed	31 Jan 2007	02 Aug 2007

2.1 Site Locations

Site ID	Location ID	Building	Floor	Room / Area	Description	Lab Certificate Number
W21	P25915/01	Main	Ground	G02	Blue floor tiles below carpet tiles & adhesive	P25915

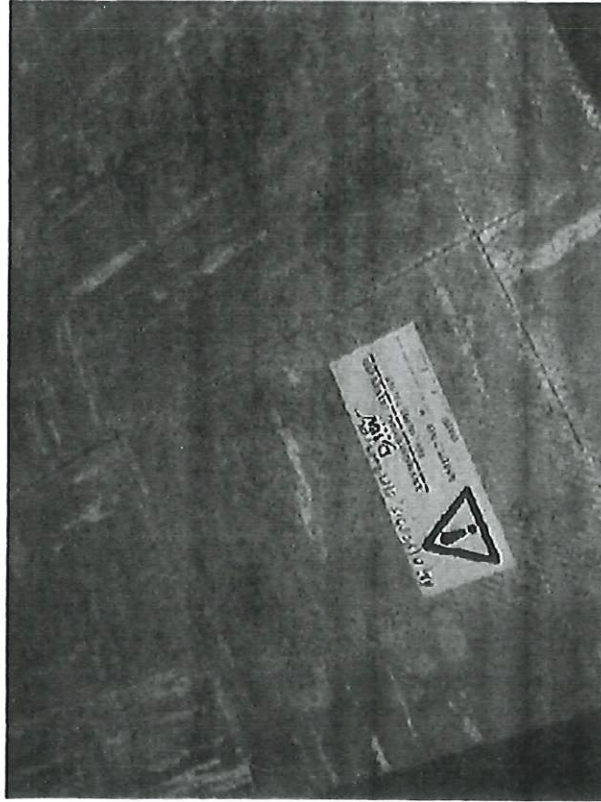
Last Inspection Date	Next Inspection Date	Survey Type	Source of Info	HSE Notifiable	Action Assessment
31 Jan 2007	31 Jan 2008	Type 2 (MDHS 100)	Dave Cox	No	Manage and label

Material Assessment	Asbestos Type	Product Type	Amount	Extent of Damage	Surface Treatment	Material Assessment
	Chrysotile (White)	Floor Tile	< 14 Sq M	Low Damage: a few scratches or surface marks	Sealed Composite Materials	
Score	1	1	-	1	0	3
Priority Score	Occupancy Activity Score		Human Exposure Score		Maintenance Activity Score	Priority Assessment Score
	1		2		1	
Score	1		2		1	6

Comments: The material was seen to be in good condition at the time of the initial inspection.

Due to the nature of this composite material, asbestos is tightly bound within the dense substrate, posing a lower risk of respirable fibre release. However work with this material should still be conducted in compliance with the Control of Asbestos Regulations (CAR) 2006.

Recommendations: The condition of the material should be monitored by a competent person/company and its presence made aware to those at risk, as part of a Control of Asbestos Regulations (CAR) 2006 compliant management strategy.



Action taken:
Removal date:
Contractor:
Analytical Co:

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P25915

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Site ID	Location ID	Building	Floor	Room / Area	Description	Lab Certificate Number
W21	P25915/02	Main	Ground	G04	Beige & red floor tiles below carpet tiles & adhesive	P25915

Last Inspection Date	Next Inspection Date	Survey Type	Source of Info	HSE Notifiable	Action Assessment
31 Jan 2007	31 Jan 2008	Type 2 (MDHS 100)	Dave Cox	No	Manage and label

Material Assessment	Asbestos Type	Product Type	Amount	Extent of Damage	Surface Treatment	Material Assessment
Score	1	1	< 70 Sq M	Low Damage: a few scratches or surface marks	Sealed Composite Materials	3

Priority Score	Occupancy Activity Score	Disturbance Likelihood Score	Human Exposure Score	Maintenance Activity Score	Priority Assessment Score
Score	1	2	2	1	6

Comments: The material was seen to be in good condition at the time of the initial inspection. Due to the nature of this composite material, asbestos is tightly bound within the dense substrate, posing a lower risk of respirable fibre release. However work with this material should still be conducted in compliance with the Control of Asbestos Regulations (CAR) 2006.

Recommendations: The condition of the material should be monitored by a competent person/company and its presence made aware to those at risk, as part of a Control of Asbestos Regulations (CAR) 2006 compliant management strategy.



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Action taken:
Removal date:
Contractor:
Analytical Co:

Site ID	Location ID	Building	Floor	Room / Area	Description	Lab Certificate Number
W21	P25915/03	Main	Ground	G05	Bitumen sink & drainer pad	P25915

Last Inspection Date	Next Inspection Date	Survey Type	Source of Info	HSE Notifiable	Action Assessment
31 Jan 2007	31 Jan 2008	Type 2 (MDHS 100)	Dave Cox	No	Manage and label

Material Assessment	Asbestos Type	Product Type	Amount	Extent of Damage	Surface Treatment	Material Assessment
Score	1	1	< 1 Sq M	Good condition: No visible damage	Sealed Composite Materials	2

Priority Score	Occupancy Activity Score	Disturbance Likelihood Score	Human Exposure Score	Maintenance Activity Score	Priority Assessment Score
Score	1	1	1	1	4

Comments: The material was seen to be in good condition at the time of the initial inspection. Due to the nature of this composite material, asbestos is tightly bound within the dense substrate, posing a lower risk of respirable fibre release. However work with this material should still be conducted in compliance with the Control of Asbestos Regulations (CAR) 2006.

Recommendations: The condition of the material should be monitored by a competent person/company and its presence made aware to those at risk, as part of a Control of Asbestos Regulations (CAR) 2006 compliant management strategy.

Action taken:
Removal date:
Contractor:
Analytical Co:

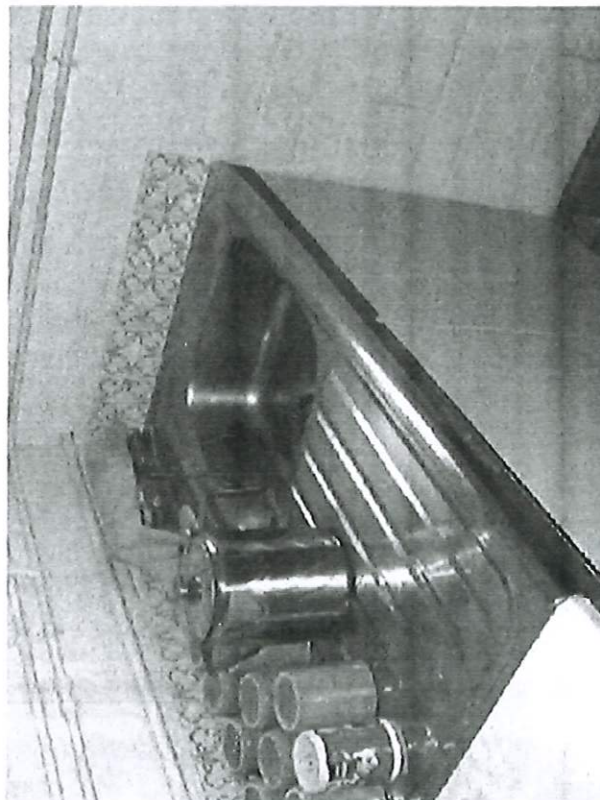


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Site ID	Location ID	Building	Floor	Room / Area	Description	Lab Certificate Number
W21	P25915/04	Main	Ground	G06	Reinforced resin toilet cistem	P25915

Last Inspection Date	Next Inspection Date	Survey Type	Source of Info	HSE Notifiable	Action Assessment
31 Jan 2007	31 Jan 2008	Type 2 (MDHS 100)	Dave Cox	No	Manage and label

Material Assessment	Asbestos Type	Product Type	Amount	Extent of Damage	Surface Treatment	Material Assessment
	Amphibole Asbestos Excluding Crocidolite	Reinforced Resin	< 1 Sq M	Good condition: No visible damage	Sealed Composite Materials	
Score	2		-	0	0	4

Priority Score	Occupancy Activity Score	Disturbance Likelihood Score	Human Exposure Score	Maintenance Activity Score	Priority Assessment Score
Score	1	1	2	1	5

Comments: The material was seen to be in good condition at the time of the initial inspection. Due to the nature of this composite material, asbestos is tightly bound within the dense substrate, posing a lower risk of respirable fibre release. However work with this material should still be conducted in compliance with the Control of Asbestos Regulations (CAR) 2006.

Recommendations: The condition of the material should be monitored by a competent person/company and its presence made aware to those at risk, as part of a Control of Asbestos Regulations (CAR) 2006 compliant management strategy.

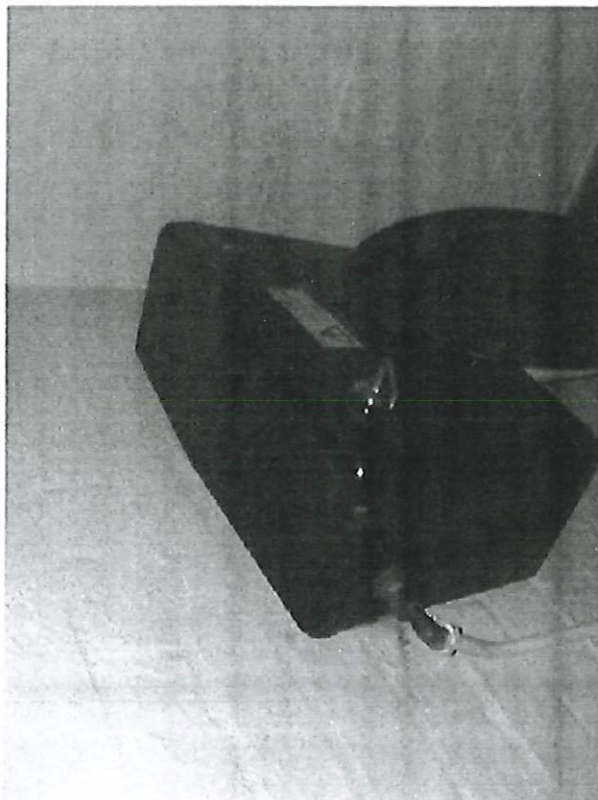


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Action taken:
Removal date:
Contractor:
Analytical Co:

Site ID	Location ID	Building	Floor	Room / Area	Description	Lab Certificate Number
W21	P25915/05	Main	Ground	EX01	Rope seals to metal latches on skylight covers	P25915

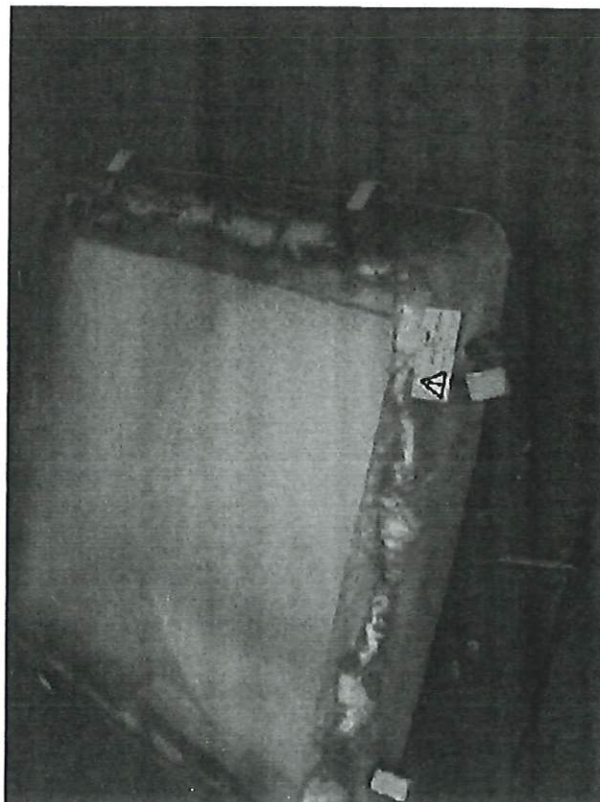
Last Inspection Date	Next Inspection Date	Survey Type	Source of Info	HSE Notifiable	Action Assessment
31 Jan 2007	31 Jan 2008	Type 2 (MDHS 100)	Dave Cox	Yes	Manage and label

Material Assessment	Asbestos Type	Product Type	Amount	Extent of Damage	Surface Treatment	Material Assessment
Score	Chrysotile (White)	Woven Fabric	< 1 Sq M	Low Damage: a few scratches or surface marks	Unsealed Non-Composite Materials	
1		2		1	3	7

Priority Score	Occupancy Activity Score	Disturbance Likelihood Score	Human Exposure Score	Maintenance Activity Score	Priority Assessment Score
Score	0	0	0	1	1

Comments: The material was seen to be in fair condition at the time of the initial inspection.

Recommendations: The condition of the material should be monitored by a competent person/company and its presence made aware to those at risk, as part of a Control of Asbestos Regulations (CAR) 2006 compliant management strategy.



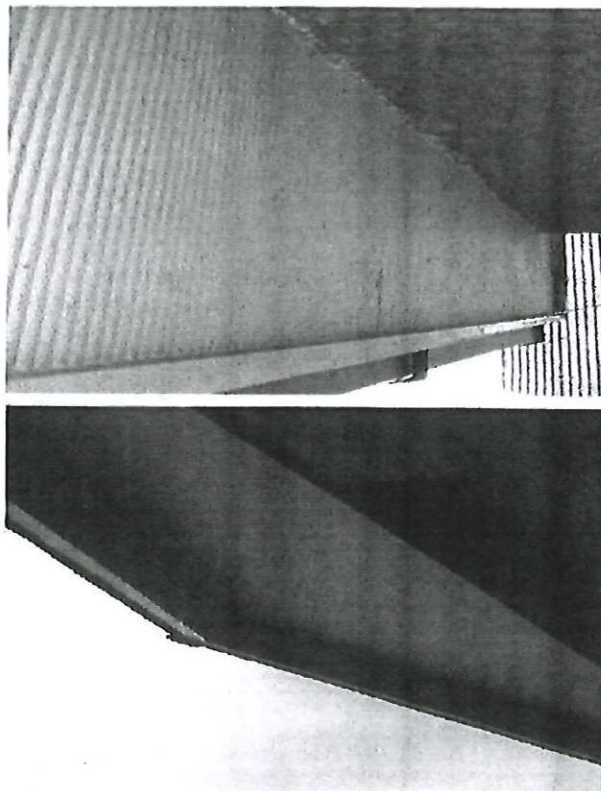
Action taken:
Removal date:
Contractor:
Analytical Co:

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Site ID	Location ID	Building	Floor	Room / Area	Description	Lab Certificate Number
W21	P25915/06	Main	Ground	EX01	Cement soffits - high level only front fascias to appliance bay	P25915
Last Inspection Date	Next Inspection Date	Survey Type	Source of Info	HSE Notifiable	Action Assessment	
31 Jan 2007	31 Jan 2008	Type 2 (MDHS 100)	Dave Cox	No	Manage and label	
Material Assessment	Asbestos Type	Product Type	Amount	Extent of Damage	Surface Treatment	Material Assessment
Score	Chrysotile (White)	Cement	< 100 Sq M	Good condition: No visible damage	Sealed Composite Materials	
1	1		-	0	0	2
Priority Score	Occupancy Activity Score	Disturbance Likelihood Score	Human Exposure Score	Maintenance Activity Score	Priority Assessment Score	
Score	0	1	0	1	2	

Comments: The material was seen to be in good condition at the time of the initial inspection.

Recommendations: The condition of the material should be monitored by a competent person/company and its presence made aware to those at risk, as part of a Control of Asbestos Regulations (CAR) 2006 compliant management strategy.



Action taken:
Removal date:
Contractor:
Analytical Co:

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Site ID	Location ID	Building	Floor	Room / Area	Description	Lab Certificate Number
W21	Presumed 01	Main	Ground	G09	Flash pads within live electrics	P25915

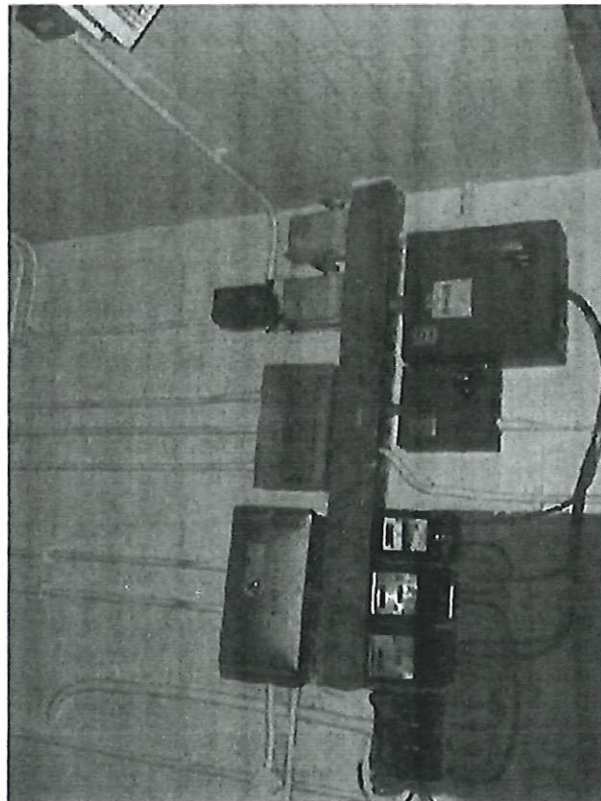
Last Inspection Date	Next Inspection Date	Survey Type	Source of Info	HSE Notifiable	Action Assessment
31 Jan 2007	02 Aug 2007	Type 2 (MDHS 100)	Dave Cox	No	Manage and label

Material Assessment	Asbestos Type	Product Type	Amount	Extent of Damage	Surface Treatment	Material Assessment
Score	Presumed To Contain Asbestos	Flash pads	< 1 Sq M	Good condition: No visible damage	Unsealed Non-Composite Materials	
0	2	-	0	3		5

Priority Score	Occupancy Activity Score	Disturbance Likelihood Score	Human Exposure Score	Maintenance Activity Score	Priority Assessment Score
Score	1	1	2	1	5

Comments: It has been noted in previous experience that this type of material has been known to contain asbestos.

Recommendations: Until such time as proven otherwise, the material should be labelled as an asbestos containing product and should be subject to management involving regular inspection.



Action taken:
Removal date:
Contractor:
Analytical Co:

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3.0. Site Overview

Any area not specifically listed below or any area described as 'No Access' should be deemed to contain Asbestos Containing Materials (ACMs).

Main Building

Ground Floor

Entrance - G01

- Quarry tile floor covered with carpet
- Brick internal walls
- Fixed compressed organic board tile ceiling
- Timber doors
- Timber infill panels above entrance to adjoining rooms

No access behind infill panel (Pic 3)



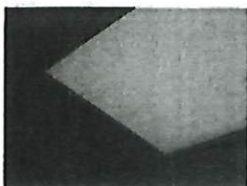
Watch Room - G02

- Floor tiles covered with carpet
- Brick internal walls
- Brick & stone chip render external walls
- Fixed compressed organic board tile ceiling
- Timber doors
- Quarry tile windowsills
- (Sample 01)

Muster Bay - G03

- Quarry tile flooring
- Brick internal walls
- Brick & stone chip render external walls
- Fixed compressed organic board tile ceiling
- Timber doors
- Perspex cover to ceiling skylight

No access within skylight (Pic 2)



Recreation Room - G04

- Floor tiles covered with carpet
- Brick internal walls Brick & stone chip render external walls
- Fixed compressed organic board tile ceiling
- Timber doors
- Quarry tile windowsills
- (Sample 02)

Kitchen - G05

- Quarry tile flooring
- Brick internal walls
- Brick & stone chip render external walls
- Fixed compressed organic board tile ceiling
- Timber doors
- Quarry tile windowsills
- Small sink area
- Unlagged pipe work
- Hot water cylinder - no suspect ACM
- (Sample 03)

Toilet - G06

- Quarry tile flooring
- Brick internal walls
- Brick & stone chip render external walls
- Fixed compressed organic board tile ceiling
- Timber doors
- Quarry tile windowsills
- Small side entrance to toilet & kitchen
- Overview as per toilet
- (Sample 04)

Shower - G07

- Quarry tile flooring
- Brick internal walls
- Brick & stone chip render external walls
- Fixed compressed organic board tile ceiling
- Timber doors
- Timber lined skylight within ceiling with perspex cover

Store - G08

- Quarry tile flooring
- Brick internal walls
- Brick & stone chip render external walls
- Fixed compressed organic board tile ceiling
- Timber doors
- Timber lined skylight within ceiling with perspex cover

Appliance Bay - G09

- Quarry tile flooring
- Brick internal walls
- Brick & stone chip render external walls
- Fixed compressed organic board tile ceiling
- Timber & metal shutters
- Quarry tile windowsills
- (Sample P1)

External

- Brick construction
- Pitched slate roof to appliance bay & recreation room
- Flat felt roof is remaining areas
- Plastic rain water goods
- Stone chip render to outer walls
- Timber doors
- Metal shutter to appliance bay
- Concrete soffits to lower level flat roof area
- Sample 06 – Cement soffits high level only front fascias to appliance bay

4.0. SAMPLING STRATEGY FOR ASBESTOS MATERIALS

The objective of the survey was to identify the nature and extent of any visible asbestos material. All samples were collected in sealed bags and labelled, for laboratory analysis. Measures were taken to prevent cross-contamination between samples.

The survey was conducted in a manner designed to minimise nuisance and health risks to those who may occupy the building. A requirement of the Control of Asbestos Regulations 2006 is to reduce exposure to asbestos as far as is reasonably practicable. This involves surveyors to employ a number of control measures to minimise exposure, including controlled wetting, PPE and minimisation of material breakage. The strategy employed comprised a combination of visual inspection and sampling of bulk materials.

During the survey where a material was suspected to contain asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, a small number of samples were taken as being representative of the whole area. Therefore, visually similar materials in the same area must be assumed to contain asbestos.

Where, during the survey the material is reported as NON-ASBESTOS by visual inspection and analysis of samples has proved negative (e.g. recently lagged pipe work covered with metal cladding) the customer should exercise caution in interpreting the results. It is IMPORTANT to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging (e.g. from previous asbestos removal carried out in the past).

It is not usually practicable to detect such residues unless major disturbances of the material take place within the scope of a Type 3: full access sampling and identification survey. Therefore DMW cannot accept liability for the detection of such residues if later detected in a type 3 survey. If the customer undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is necessary that further investigation of the specific area be carried out before the start of work.

Where there are large numbers of identical items detected throughout the site (e.g. isolated fuse boxes with asbestos flash pads) a single sample will be taken for analysis and therefore the customer must assume that identical items will have the same composition as the one specified.

Where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The customer is to be alerted to the possibility of there being asbestos materials in the area. This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

The following format has been adopted for floor numbering:- Ground floor = 0 – Ground; First floor = 01 – First; Second floor = 02 – Second etc. For lower ground floors the reverse will apply e.g. Basement level 1 = -01 – Basement; Basement level 2 = -02 – Lower Basement etc. If mezzanine floors are identified during the survey then they will be recorded by the following method, e.g.; floors between a ground and first floor = 0.5 – Mezzanine; between ground and basement = -0.5 – Mezzanine etc.

To assist the customers on-going management of asbestos discovered on site, a blank section has been included at the bottom of each sample location. This will allow the customer to record subsequent actions taken as a result of the overall risk assessment.

5.0. METHODOLOGY FOR BULK SAMPLE ANALYSIS

All techniques used were in strict accordance with DMW's documented in-house method, using SOP 10 based upon HSE document (HSG 248) Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Sampling and identification by polarised light microscopy (PLM).

Identification of asbestos fibres was based on the following analytical procedure:

- A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage;
- B) Sample treatment was undertaken (if required) to release or isolate fibres;
- C) A detailed and thorough search under the microscope was made to classify the fibre types present;
- D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

The different fibrous components were identified using PLM.

6.0. BASIS OF RECOMMENDATIONS

6.1. Survey Type as defined in MDHS 100.

MDHS 100 defines three types of asbestos survey, specifically:

- **Type 1: Location and assessment survey (Presumptive survey).** All materials, which could possibly contain asbestos, are presumed so until proven otherwise.
- **Type 2: Standard sampling, identification and assessment survey (Sampling survey).** All materials that the competent surveyor suspects may contain asbestos are sampled and the asbestos confirmed or disproved by laboratory analysis. Only asbestos material on the external regions of structures are detected using this method. This is the preferred HSE method for buildings, which are, not to be demolished or substantially refurbished.
- **Type 3: Full access sampling and identification survey (pre-demolition/major refurbishment surveys).** As above except intrusive methods are used in order to assist detection of asbestos situated inside structural components. This method is intrinsically more hazardous, expensive and will involve isolation of all services in the areas. Also the surveying method involves significant structural and cosmetic damage.

The recommendations made within this report are based on the management of asbestos materials. The primary recommendation would therefore be remedial works, labelling or regular inspection. It should be borne in mind that if individual project works are to be carried out in an area where asbestos has been identified and is due to remain, that an assessment should be carried out prior to any works commencing.

'The material assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed (if any). It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action. **Management priority must be determined by carrying out a risk assessment** which will take into account factors such as' (MDHS 100);

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

6.2 Action Assessment

NON ASBESTOS = 0 – No action required

REMOVE-1: These are asbestos materials in a condition or location, which requires urgent attention. Asbestos materials assigned to be removed, are usually not suited to any form of containment programme and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned for removal. Any disturbance to these materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

REMEDIAL ACTION-2: These are asbestos materials in a location and/or condition, which require some attention. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works the material may be assigned the 'manage and label' rating. In the long term it is recommended that all materials, which have had remedial works carried out from part of the ongoing management plan.

MANAGE AND LABEL-3: These are asbestos materials in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. The 'manage and label' category is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where this rating applies. Asbestos material in this category would change to the remove section if it were decided to carry out building works, which would require some disturbance of the asbestos material.

7.0 Category Explanation

Basic Principles

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

General Guidelines for An Assessment

There are two types of assessment that may be carried out:

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

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

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

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7-9 are regarded as having a medium potential and between 4-6 a low potential. Scores 3 or less have a very low potential to release fibres.

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

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

A detailed risk assessment can only be carried out with the detailed knowledge of the above parameter. Although the surveying team may be able to contribute some of the information required for the risk assessment, the duty holder under CAR 2006 is required to make the risk assessment, using the information given in the survey and their detailed knowledge of the property and the activities carried out within. This risk assessment will form the basis of the management plan.

Each of the above parameters consists of a number of subheadings, which are all individually assessed. **These assessments are then averaged for each main heading** (An example of the priority assessment is attached to this document).

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

The potential for disturbance must also be assessed and the feasibility of a management system operating. For example:

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

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

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

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

High Risk

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

Further Categories

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

Prioritisation

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

Management and control actions

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

Management actions may include;

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

Control actions may include;

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

Category Codes – Material Assessment

Cumulative score	Action Required
10 -12	This is allocated to those items requiring urgent attention as they currently, or in the foreseeable future, present an unacceptable risk. That is to say that fibre concentrations could rise above 0.01 fibres/ml.
7 – 9	These are items which as single entities have a high risk of being damaged/ disturbed or where there is an accumulation of asbestos materials in a single location that when examined as a whole have a high risk of being damaged/ disturbed.
4 – 6	These are items that have no, or very little, sign of historical damage.
2 – 3	This covers asbestos cement, resins, artex, plastics, rubber etc containing asbestos, which do not generally present a significant risk.

Product Type	Score	Assessment	Examples
	1		Etonite, cement, lino, paints, artex etc
	2		AIB boarding, gaskets, ropes, textiles etc
	3		Thermal insulation and coatings

Condition	0		No visible damage
	1		Low damage – e.g. scratches
	2		Medium damage – e.g. breakage of material revealing fibres
	3		High damage – visible debris

Surface Treatment	0		Sealed Composite materials
	1		Unsealed Composite Materials
	2		Sealed Non-Composite Materials
	3		Unsealed Non-Composite Materials

Asbestos Type	1		Chrysotile
	2		Amphibole asbestos excluding Crocidolite
	3		Crocidolite

Category Codes – Priority Assessment

Cumulative score	Action Required
10 - 12	This is allocated to those items, which are in a position, which presents an unacceptable risk to occupiers etc.
7 - 9	These are items situated in high use, readily accessible positions, which may also be located in an area accessed on a routine basis for maintenance.
4 - 6	These are items that will very rarely be disturbed through normal occupation or maintenance, or are in locations or extents that if disturbed would lead to a minimal fibre release.
0 - 3	This covers items, which are in locations not readily accessible and are unlikely to be disturbed.

Assessment parameter	Score	Assessment	Examples of score variables
Normal occupant activity			
Main type of activity in area	0		Rare disturbance activity (e.g. little used store room)
	1		Low disturbance activities (e.g. office type activity)
	2		Periodic disturbance (e.g. Industrial or vehicular activity which may contact ACMs)
	3		High levels of disturbance, (e.g. Fire door with AIB sheet in constant)
Score			

Likelihood of disturbance			
Accessibility	0		Usually Inaccessible
	1		Occasionally likely to be disturbed
	2		Easily disturbed
	3		Routinely disturbed
Location	0		Outdoors
	1		Large Rooms
	2		Rooms up to 100m²
	3		Confined spaces
Extent	0		Small amounts or items
	1		<10m² or 10m
	2		>10 – 50m² or 10 – 50m
	3		>50m² or >50m
Average score			

Human Exposure Potential:			
Number of occupants	0		None
	1		1 - 3
	2		4 - 10
	3		>10
Frequency of use	0		Infrequent
	1		Monthly
	2		Weekly
	3		Daily
Average time each use	0		<1
	1		>1 - <3 hours
	2		>3 - <6 hours
	3		>6 hours
Average score			

Maintenance Activity			
Type of maintenance activity	0		Minor disturbance (e.g. possibility of contact when gaining access)
	1		Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2		Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve)
	3		High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for recabling)
Frequency of maintenance activity	0		ACM unlikely to be disturbed for maintenance
	1		≤1 per year
	2		>1 per year
	3		>1 per month
Average Score			

RISK ASSESSMENT SUMMARY

	TOTAL SCORE
MATERIAL ASSESSMENT	
PRIORITY RATING	

		MATERIAL ASSESSMENT			
		10-12	7-9	4-6	0-3
PRIORITY	10-12				
	7-9				
	4-6				
	0-3				

KEY



HIGH RISK
 MEDIUM RISK
 LOW RISK
 V. LOW RISK

8.0. RESTRICTIONS AND LIMITATIONS

Every effort has been made to ensure that all asbestos materials were identified as far as was reasonably practicable, using the survey methodology as agreed with the customer. Our standard survey, involves experienced and trained surveyors employing a combination of visual examination and bulk material sampling. This method is approved by the HSE and normally results in most if not all of asbestos materials being identified. However, it is possible that asbestos materials may remain undetected within the building due to:

- Asbestos materials existing in areas, other than those specifically requested to be surveyed by the customer.
- Incorporation within or under a structure, preventing detection via visual/sampling survey methods.
- Disguising of the materials due to over-cladding. Materials of this type may only be detectable using the methods prescribed under a type 3 survey. In areas with large amounts of visually similar materials, a proportional number of samples have been taken, which were deemed to be representative of the whole area. Should the customer, request a more rigorous sampling strategy, this should be arranged for reinspection and in any case before any disturbance of the material.
- Trace residues under non-asbestos pipe work lagging. In the past, and especially prior to the Control of Asbestos at Work Regulations 1987(amended), asbestos removal operations were not considered comparable to today's standards. The existence of such contamination is not possible to confirm without removal of all or most of the existing insulation, as would be expected under a type 3 survey.
- Regarding areas described under the 'no access' section, our surveyors did not inspect these locations. This would be due to the access points being locked, occupying staff verbally prohibiting access, or where access would result in endangering surveyors and the breach of one or more relevant statutory provisions such as the Workplace (Health Safety and Welfare) Regulations 1992 regarding Working at Heights Regulations 2005 or the Confined Space Regulations 1997. If access to such areas is required, the customer should liaise with DMW in order to arrange a repeat visit, during which suitable and sufficient precautions shall be taken (at an additional cost). Access to high areas such as roof areas and roof voids will be limited in most circumstances. NB/ No access is gained to brick cavity wall voids during Type 2 surveys. This is due to the structural instability risk that this could create.
- Access and sampling to certain areas where access was prohibited.
- Certain artex coatings contain so little asbestos that its detection is not always possible in light of current knowledge and technology, using the techniques as prescribed in MDHS 100 and (HSG 248) Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Also, due to the application techniques and heterogeneous nature of some such materials, sample results may be unrepresentative of the whole. It is possible to analyse samples with a greater degree of accuracy using sub-contracting laboratories with Scanning Electron Microscopy (SEM) facilities. This can be arranged (at greater cost and increased turn-around) following a specific request from the customer.
- Floor ducts not accessed unless specified in the main body of the report.
- Access to any live electrical installations by our staff being prohibited under the Electricity at Work Regulations 1989. Our duty of care requires us to presume that such installations are live. If access is required to live areas, our surveyors will need to be accompanied and supervised by qualified electrical engineers as part of a full permit to work system.

During standard sampling, identification and assessment surveys, DMW have taken positive steps to identify all asbestos materials. However, it is not reasonably practicable to state that a building is free of asbestos materials without completely dismantling the structure down to its component parts.

Therefore, in considering the above factors, it is not reasonably practicable to categorically state whether an area is free of asbestos materials. DMW Environmental Safety Ltd cannot accept liability for loss, injury, damage or penalty due to errors or omissions within this report.

DMW have, via staff training, selection and provision of time and resources fulfilled our duty under civil and statutory law as far as was reasonably practicable. It is important to point out that the customers' duty of care under criminal and civil law still exists, with respect to precautions taken when working on areas in which no asbestos has been previously detected.

In the event of material being exposed which could reasonably be expected to be asbestos material, work should immediately cease and competent assistance should be sought to identify the material in order to comply with HSWA 1974, Regulation 7 of the Management of Health and Safety at Work Regulations 1999 and other relevant statutory provisions. The competent person(s) would ideally be a UKAS accredited consultancy, such as DMW.

DMW cannot accept liability for cosmetic or structural damage incurred during sampling and surveying. By its very nature, an asbestos survey requires a reasonable degree of damage to components for subsequent laboratory identification.

DMW are accredited as an inspection body for the detection of asbestos containing materials. The priority assessment found within the report is at the specific request of the customer and therefore interpretations relating to the priority assessment detailed in section 6 **does not form part of DMW UKAS accreditation.**

DMW are not liable for the costs of any asbestos removal whether the materials have been identified or not during the survey process.

Due to the nature of the building's construction, similar types of ACM identified in this report may not be restricted to the amounts and locations identified. In addition, materials encountered which are similar to those presumed/identified, as asbestos should also be presumed to be ACM's until proven otherwise.

Unless specifically stated otherwise, the scope of the survey assessment does not extend to identifying ACM's within fixed items of plant and portable appliances.

This survey report only partially fulfils the compliance requirements under Regulation 4 of CAR 2006. The customer should be aware of further measures required, such as the performance of priority/overall risk assessments, condition monitoring and provision of information to those at risk.

Unless specifically stated otherwise, the scope of this survey assessment does not extend to conducting swab samples to conduct trace asbestos residues from past stripping works.

The scope of the survey assessment does not extend to identifying sub-surface ACM's or asbestos land contamination.

Access is not gained to plant and machinery unless officially requested and then only under a permit system under the supervision of a mechanical engineer. Equipment installed prior to 1999 should be presumed to contain ACM's such as Chrysotile gaskets.

Square and linear metre amounts of ACM's stated in the report are visually determined estimates only and are not intended to form the sole basis of removal quotations. Any future removal costings should be based on actual measurements conducted by the tendering removal contractor.