13257

Refurbishment Asbestos Report

Mansion House, Thorpe Hall House, Thorpe Road, Longthorpe, Peterborough, PE3 6LW – Prepared for Sue Ryder Care

7500

In accordance with the
CONTROL OF ASBESTOS REGULATIONS 2012

www.adscs.co.uk

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Mansion House, Thorpe Hall House, Thorpe Road, Longthorpe, Peterborough, PE3 6LW

Client Details

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Contact: Anish Karadia

Report Author

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Tel: 01207 438313

Site Details

Mansion House, Thorpe Hall House, Thorpe Road, Longthorpe, Peterborough, PE3 6LW

Survey Details

Survey Reference	13257
Survey Type	Refurbishment
Survey Date	30/11/2015 - 01/12/2015
Surveyor	G. Blenkinsopp P. Blenkinsopp
Report Date	09/12/2015

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Mansion House, Thorpe Hall House, Thorpe Road, Longthorpe, Peterborough, PE3 6LW- QUICK VIEW

Product Type
There were no asbestos containing materials found during the course of this survey.

No access areas - Generic (where no specialist engineers have been provided at the point of survey)	
This below categories of products is a summary of items which can contain asbestos, it is offered here as a guide where a management survey, either as a survey in its own right or combined with refurbishment elements, has been conducted, and where disturbance of the products and materials listed would normally be beyond the scope of the management survey as defined by Accredited Survey Procedure or in guidance as defined by HSG264 – The Survey Guide as published be the Health and Safety Executive. This is usually due to the destructive nature of the inspection required to confirm/refute the presence of asbestos, and that the asbestos, if present, is enclosed in such a way as to deem the material safe for normal day to day use. Where a refurbishment inspection has been conducted and any of the below items fell within the scope of the refurbishment inspection these will also appear within the specific no access section of this report.	
Fire doors	**Historically some fire doors have contained an inner lining of an asbestos material. The item must be presumed until such a time as it can be inspected and refuted to contain asbestos.**
Live Electrics	**Electrics must be presumed to contain asbestos until such a time as they are isolated and an inspection, and if necessary a sampling exercise has refuted presence of an ACM.**
Live Appliances/Machinery	**Appliances & machinery should be presumed to contain asbestos if installed prior to late 1990's. These items should be presumed until such a time as specialist engineer/mechanic has isolated the item and an inspection has refuted the presence of an ACM.**
Safes, Night Storage boxes, Fire Proof Cabinets & Linings	**Safes, night storage boxes and cabinets have contained asbestos within the fabric of the construction. These items must be presumed to contain asbestos until they can be inspected further.**
No access areas - Specific - This is a summary of areas which would normally require an inspection as part of this type of survey but due to conditions onsite and/or the opinion of the surveyor (usually down to safety concerns) were unable to be accessed.	
It was not possible to access GF2 roof void.	This was due to the hatch being inoperable.
It was not possible to access below modern vinyl floor covering in 1F7.	This was due to Christmas display restricting access.
It was not possible to fully access to central area of roof.	This was due to restricted access to the roof due to height.

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RECORD OF WORK CONDUCTED ONSITE

Site Address: Mansion House, Thorpe Hall House, Thorpe Road, Longthorpe, Peterborough, PE3 6LW

Any persons conducting work on this site must read this document in full and acknowledge that they have done so by completing the table below.

	Date	Worker Name	Company	Nature and location of planned work
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				

13257

Date 07/12/2015

Dear Anish

RE: Mansion House, Thorpe Hall House, Thorpe Road, Longthorpe, Peterborough, PE3 6LW

Upon your written instruction a Refurbishment asbestos survey has been carried out at the above address.

The following report is compiled for your convenience using the following sections for ease of navigation:

1. **Introduction & Explanatory Notes -** This section provides information on the Control of Asbestos Regulations (CAR) and guidance on using this report and its registers in order to best comply with the asbestos regulations.

2. **ACM Register -** This section provides information on those materials identified as containing asbestos. The information includes full risk assessment and photographs.

3. **Non ACM Register -** This section provides information on those materials identified as not containing asbestos. The information includes photographs and plan identification symbols.

4. **Site Plans -** This section provides information on the location of the identified ACM's & Non ACM's. It also indicates the extents of the asbestos where possible.

5. **Asbestos Containing Materials Register Sheets Summary & Conclusions -** This section provides at a glance information taken from the ACM register sheets which will help you best identify quickly, which ACM's require your most immediate attention, and how the material should be dealt with.

6. **Certificates & Other Information -** This section provides certificates of analysis from the UKAS accredited laboratory which identifies the type of asbestos in any material. This section should also be used to insert copies of any paperwork relating to the management or removal of any ACM, this may include air test certificates, certificates of re-occupation or historic management plans & risk assessments.

Yours sincerely

G. Blenkinsopp
Surveyor/Consultant

Introduction & Explanatory Notes

GENERAL SITE AND SURVEY INFORMATION

Objectives of Survey

The aim of the survey was, as far as reasonably practicable, to locate and assess all the Asbestos Containing Materials (ACMs) present in the building. Our report, which follows, sets out the findings of the survey to assist you in managing the risks arising from the presence of any ACMs found in the building as required by the Control of Asbestos Regulations 2012.

Areas Surveyed and Scope of Works

Refurbishment survey required to entire property with particular attention to roof spaces and calorifiers.
The whole of the premises was surveyed comprising briefly of:

- Ground floor – GF1 - GF15
- Lower ground floor – LG1 – LG3
- First floor – 1F1 - 1F14
- Second floor – 2F1 - 2F20
- Third floor – 3F1 - 3F18
- Stairwells – SW1 - SW5
- Externals

Summary of Areas Confirmed to Contain Asbestos

- **There were no asbestos containing materials found during the course of this survey**

Please also refer to page 9

No Access Areas

It was not possible to access GF2 roof void.
This was due to the hatch being inoperable.

It was not possible to access below modern vinyl floor covering in 1F7.
This was due to Christmas display restricting access.

It was not possible to fully access to central area of roof.
This was due to restricted access to the roof due to height.

Any area recorded here was not accessed and should not be occupied or otherwise disturbed for any purpose until such time as safe access arrangements have been made and the area/product confirmed/refuted as containing asbestos.

General Description of Property

Directions are as if facing front elevation unless otherwise stated.

The building includes the following features:

	The building is of an age when asbestos materials were used widely in construction. It is currently occupied and in use as an administrative centre. **General building construction is as follows:**
EXTERNAL	Four storey, semi-detached property with tiled pitched timber roof, metal downpipes, timber windows frames.
CEILING	Lathe & plaster, plaster skimmed plasterboard, M.M.M.F. (man-made mineral fibre) suspended ceilings to plasterboard/fibreboard/lathe & plaster, timber upper, plaster skimmed plasterboard, fibreboard, lathe & plaster
WALLS	Lathe & plaster, plaster skimmed plasterboard stud, timber partitions/cladding, plaster skimmed solid, ceramic wall tiles.
FLOORS	Carpet/modern vinyl floor covering to hardboard and timber floor boards, timber parquet floor, timber laminate floor, stone hearths, flagstones, ceramic floor tiles, modern rubber stair-nosing, timber stairs, stone steps.
SERVICES	Metal/timber, modern insulating board soffits to redundant fireplaces, modern electric heaters, timber shutters and sills, timber panels above doors, modern fire blankets, timber back panels to electrics/controls, modern sink pads, timber boxing to pipework, M.M.M.F. insulated pipework and ducts, foam insulated pipework, modern water heaters, plasterboard and timber boxing accessed (NSM), modern skylight (3F12), metal rainwater goods (SW1), modern insulating board panel to door frames (1F4) and doors (1F10). Metal skinned/plastic jacketed calorifiers on timber plinths with associated M.M.M.F. insulation & insulated pipework (2F14, 2F18 & 3F8), Roof void - Polystyrene insulated GRP (glass reinforced plastic) water tank, metal soil pipes, plastic and metal flue ducting, M.M.M.F. and foam insulated pipework, foil and M.M.M.F. insulated pipework, timber upper.

Survey Method

The survey and assessment has been carried out in accordance with the Health & Safety Executive guidance document HSG 264. Asbestos – The Survey Guide, and to HSG248 - The Analysts Guide. Our total risk scores are based on Health & Safety Guidance Note HSG227, guidelines as per HSG264 and A.D. Scott Asbestos Consultancy Ltd Surveying Procedures Manual.

Type of Survey

A Refurbishment Survey has been carried out in accordance with HSG264. In this type of survey representative samples and Strong Presumptions are made of suspected asbestos-containing materials where a requirement is apparent samples are collected and analysed for the presence of asbestos. Where analysis confirms the presence of asbestos, other similar homogeneous materials used in the same way within the building will be strongly presumed to also contain asbestos. Not all refurbishment inspections take into consideration the property at an intrusive level – the location of the intrusive inspection should be clear within the scope of work section of this report. On the occasion the client has requested a management level inspection to the remainder of the property, guidance on managing asbestos is also contained within the report.

Information, Instruction and Training

Conducting an asbestos survey does not indicate that you are complying with the regulations. It is the first step toward managing the risk from exposure to asbestos and is the foundation upon which identified risk items and areas should be managed on what could be a permanent basis.

It is required that all employers shall ensure adequate information, instruction and training is given to persons who are likely to be exposed to asbestos in their work and those who manage asbestos containing materials (these include surveyors, maintenance workers, building site workers, building managers, electricians, cable installers, joiners, plumbers, etc.. This is to ensure they understand the consequences of being exposed to asbestos, its properties and where it is likely to be found. It will allow them to recognise materials (of which there are over 3000 in the UK alone) that may contain asbestos and to ensure they do not inadvertently disturb them.

Please call us if you would like to discuss your training requirements further. 01207 438 313.

Types of Asbestos

There are six asbestos types: Chrysotile, Amosite, Crocidolite, Fibrous Tremolite, Fibrous Anthophyllite, and Fibrous Actinolite. Chrysotile, Amosite and Crocidolite are the most common present in construction materials in the UK. The HSE state that there is no safe level of exposure to any type of asbestos. All asbestos is classed as a type 1 human carcinogen.

Quantifying Asbestos Containing Materials.

Quantities stated are approximate extents and are derived from pacing the floor areas and best judgement, where possible laser measuring devices have been used. Extents should be verified prior to conducting work on the asbestos containing material.

Limitations of Survey

Whilst every effort has been made to access and record each occurrence of asbestos materials in this property, some suspect materials may remain inaccessible until such time as major disturbance to plant or building structure occurs. Consequently, it is not possible to define any particular area as being 'asbestos-free'.

It shall be noted that our experienced qualified surveyors have made every reasonable effort to locate and assess all asbestos containing materials on this site within the remit of this survey, the scope of which was defined prior to the surveyor visiting your property in document ADSCS20, however the following should be noted:

Any asbestos survey conducted at a premises may not identify all Asbestos Containing Materials (ACM's) onsite and as such some ACM's may remain undetected in the property or area covered by that survey, the only survey which is likely to identify all ACM's is that which is conducted in conjunction with a demolition contractor at the point of the buildings demise.

This could include but may not be limited to the following reasons:

- Asbestos materials are present in areas not identified or included in the original scope of works.
- This survey will detail all areas accessed and all samples taken or strongly presumed. Where a readily identifiable area is not covered by this survey it will be designated as a No Access Area, (as per the Desk Top Study and Terms of Engagement letter which you will have received prior to the site visit).
- A change in the scope of works - In the event that asbestos has been identified during the course of this survey and it is evident that areas of the property which are now included within the scope of works (either original or not) have not been satisfactorily accessed then further inspections should be made.
- Some ACM's do not contain a homogenous mix of asbestos, such as textured coatings, every reasonable effort is made to identify homogenous materials from materials with an inconsistent distribution of asbestos. Sampling techniques are modified to include sub samples in the event of the surveyor identifying such materials though no guarantee can be given that the sample is completely representative of the parent material. AD Scott Asbestos Consultancy Ltd, take every reasonable step in accordance with published guidelines pertaining to standard sampling techniques.

In pursuance of compliance to guidance and legislation an amount of damage is necessary in conducting asbestos inspections. A.D. Scott Asbestos Consultancy Ltd cannot be held responsible for damage which was necessary when carried out in accordance with UKAS accredited Standards and current published guidance.

SPECIFIC ITEMS/AREAS WHICH SHOULD BE PRESUMED TO CONTAIN ASBESTOS.

Live Electrics

Electrics will not be accessed (as per the Desk Top Study and Terms of Engagement letter which you will have received prior to the site visit) until the surveyor has been provided with documentary evidence that the electrics are isolated. However, this is an area where until the 1990s various types of asbestos-containing materials could have been utilised, including: asbestos flash guards, asbestos linings to cases and doors (sometimes completely sealed within a metal case, usually insulation board or cement), asbestos back panels, asbestos wraps and sealants to cables and wires.

As such electrics must be presumed to contain asbestos until such time as they are isolated and an inspection, and if necessary a sampling exercise, has refuted the presence of an ACM.

Live Appliances/Machinery

Appliances and machinery should be presumed to contain asbestos if installed prior to the late 1990s. Asbestos could have been used in many various forms and was quite common in items that required any type of thermal insulation, and in some cases when it did not, from fridges to cookers/ovens, irons, tumble dryers, lifts, lift motors and drive belts (this is not an exhaustive list) on both a domestic and industrial scale.

Access to these items/areas was only possible if a specialist engineer/mechanic was appointed for the survey (as per the Desk Top Study and Terms of Engagement letter which you will have received prior to the site visit). Further information should be sought prior to carrying out any maintenance / disturbance to these items and prior to disposal.

Manufacturers of all the above items may be able to provide some feedback as to the presence of asbestos within the component parts of their products.

All presumed ACM's should be disposed of as asbestos waste.

Working with Asbestos Materials

All work with asbestos should be undertaken by persons with the correct information, instruction and training and in some cases have appropriate licenses from the HSE and insurances.

LABELLING

It is a requirement of Schedule 2 of the Control of Asbestos Regulations that suitable labeling/signage be put in place warning of the presence of asbestos. However paragraph 138 of CAR2012 states this labelling can also be a duty holder decision and that if labelling is not used any persons potentially affected by the presence of the material must be informed before work starts. It is the opinion of A.D. Scott Asbestos Consultancy Ltd that there is a risk of labels being obscured/falling off. Equally there are inherent management control issue when implementing permit to work systems. The decision made about how others are advised of the presence of asbestos, should be a considered and documented one.

A.D. Scott Asbestos Consultancy Ltd can provide labeling and management services, please call 01207 438 313 if you would like to discuss this further.

In the event that the ACM is to be removed as part of the refurbishment/demolition, and the work is imminent (within 3 months) and the building is unoccupied then labelling may not be a requirement. In all other circumstances the ACM should be managed as defined in this report.

RECOMMENDATIONS

The presence of asbestos containing materials (ACMs) must be made known to any persons intending to carry out work within the vicinity of the ACM that could directly or indirectly disturb the material. It is a legal requirement that any work which is likely to result in any person being exposed to asbestos has a risk assessment, and that that exposure is completely prevented or reduced to a level as far as is reasonably practicable.

All asbestos containing materials identified within this report should be removed prior to disturbance, this work should be carried out by persons with the correct information, instruction and training, and in most cases by licensed asbestos removal contractors with appropriate insurances. In the event that the ACM's are to remain in situ for a prolonged period of time (3 months or more) then each ACM should by managed in accordance with regulation 4 of the Control of Asbestos Regulations 2012.

Please call 01207 438 313 for further advice.

EXPLANATORY NOTES RELATING TO THE REGISTER SHEETS WHERE ALL ASBESTOS IS TO BE REMOVED WITHIN 3 MONTHS OF THE SURVEY DATE

Asbestos Containing Materials (ACMs) Register

The register consists of separate sheets for each individual material which have been assessed/ sampled, presumed, strongly presumed. The location of the material is identified according to its room number and the plan will detail the materials approximate position within the room.

A photograph of the item/material is provided in the Asbestos Containing Materials Register Sheet to assist in identification of the ACM. Asbestos or potential asbestos containing materials are identified by red ovals – the ovals contain text to identify the level of assessment for that material e.g. presumed, sampled etc.

Material Assessment

The material assessment assesses the type and condition of the ACM and the ease with which it will release fibres. To assist building Duty Holders/Owners/Managers in controlling and managing the risk from Asbestos-Containing Materials, an assessment of the material has been made in accordance with HSG264 and HSG227. This assessment covers four parameters each containing various factors (the generic algorithm sheet is included at the end of this section):

- Product Type – This assesses the friability of the parent material in which the asbestos is bound.
- Extent of Damage – Assess the condition of the material, poor condition materials are generally more friable
- Surface Treatment – Assess if the surface of the material is preventing the release of any fibre
- Type of Asbestos – Different types of asbestos are attributed individual scores in the algorithm

The total Material Assessment score is generated by adding the total score from each parameter and will be a number less than or equal to 12.

Should the ACM be removed following the report there is no real requirement within the guidance notes to document the condition of the ACM within the scope of a refurbishment or demolition report. However to maintain a recognised methodology and accurate representation of risk from the material, it is our policy to assess the condition of the material.

Priority Risk Assessment (PRA's)

Priority risk assessments are not required as part of a refurbishment survey. However one should be carried out in the event that the ACM is to remain in situ for a period greater than 3 months. Refer to section on explanatory notes relating to register sheets where it has been deemed asbestos should remain in situ on the next page.

Total Risk Assessment

Asbestos containing materials with assessment scores of 10 or more are regarded as having a high potential to release fibres. Scores of between 7 and 9 are regarded as having a medium potential and between 5 and 6 a low potential. Scores below 4 or less have a very low potential to release fibres. The maximum total risk score for a refurbishment survey is 12.

Management and Control Actions

All asbestos containing materials identified within this report should be removed prior to disturbance, this work should be carried out by persons with the correct information, instruction and training, and in most cases by licensed asbestos removal contractors with appropriate insurances. In the event that the ACM's are to remain in situ for a prolonged period of time (3 months or more) then each ACM should be managed in accordance with regulation 4 of the Control of Asbestos Regulations 2012.

Please call 01207 438 313 for further advice.

EXPLANATORY NOTES RELATING TO THE REGISTER SHEETS WHERE IT HAS BEEN DEEMED ASBESTOS SHOULD REMAIN IN SITU

Asbestos Containing Materials (ACMs) Register

The register consists of separate sheets for each individual materials which have been assessed/ sampled, presumed, strongly presumed. The location of the material is identified according to its room number and the plan will detail the materials approximate position within the room.

A photograph of the item/material is provided in the Asbestos Containing Materials Register Sheet to assist in identification of the ACM. Asbestos or potential asbestos containing materials are identified by red ovals – the ovals contain text to identify the level of assessment for that material e.g. presumed, sampled etc.

Material Assessment

The material assessment assesses the type and condition of the ACM and the ease with which it will release fibres. To assist building Duty Holders/Owners/Managers in controlling and managing the risk from Asbestos-Containing Materials, an assessment of the material has been made in accordance with HSG264 and HSG227. This assessment covers four parameters each containing various factors (the generic algorithm sheet is included at the end of this section):

- Product Type – This assesses the friability of the parent material in which the asbestos is bound.
- Extent of Damage – Assess the condition of the material, poor condition materials are generally more friable
- Surface Treatment – Assess if the surface of the material is preventing the release of any fibre
- Type of Asbestos – Different types of asbestos are attributed individual scores in the algorithm

The total Material Assessment score is generated by adding the total score from each parameter and will be a number less than or equal to 12.

Priority Risk Assessment (PRA's)

It is the ultimate responsibility of the duty holder, who should liaise if they themselves do not poses detailed knowledge of the property, with a person who does, usually a maintenance person or manager in identifying what activities take place in each room where asbestos has been identified. The knowledge of the usage factors is then used to make the final Priority Assessment. A nominated person will be requested by the surveyor at the desk top study or pre contract phase; if a nominee was available to discuss the Priority Assessment then the assessment within this report should be adequate for the building as it was at the time of the survey.

The priority assessment template used to generate the risk assessment algorithm is located at the end of this section.

The assessment is that which can be reasonably made by the surveyor and the nominated building contact at the time of the survey, it must be acknowledged that the responsibility for the priority assessment cannot be delegated and remains at all times with the Duty Holder . The client will often have a more detailed knowledge of the building, its current and future use. If you are aware of any secondary activities in this building that may impact on the Priority Assessment please refer to the Priority Assessment Algorithm and complete accordingly. An example of a secondary activity is sports pastimes occasionally taking place in a youth club hall. The Priority Assessment can be a complicated process and as such we would be happy to offer advice or to discuss the process with the Duty Holder if requested.

Should the usage or circumstances of the area in which the ACM is located change following the survey then a complete revision of the priority assessment is required prior to new occupation of that area.

With reference to the algorithm, you will observe that each parameter is composed of several factors. The total score of the Priority Assessment Algorithm varies to that of the material assessment in that it is the average (or mean) score from each parameter that is used to generate the final priority assessment score.

A.D. Scott Asbestos Consultancy Ltd are accredited by UKAS for PRA's in line with HSG 227 however we acknowledge that PRA's are dynamic and need to be assessed on individual asbestos containing materials characteristics and its location. As such there is no blanket approach to relating the overall risk score generated by the algorithm and the management and control actions required to address the level of risk. As such we will make comments within the Asbestos Containing Materials register sheet as to justify for what may seem excessive or the minimal control actions for any given total risk score.

Total Risk Assessment – combined Material and Priority Algorithm Score

Asbestos containing materials with assessment scores of 10 or more are regarded as having a high potential to release fibres. Scores of between 7 and 9 are regarded as having a medium potential and between 5 and 6 a low potential. Scores below 4 or less have a very low potential to release fibres. The maximum total risk score is 24.

Management and Control Actions

The asbestos containing materials register sheets make recommended management and control actions for each identified ACM. More than one management and control action may be used in conjunction with another. It should always be recommended that any confirmed, presumed or strongly presumed ACM be labeled on issue of this report and that an appropriate re-inspection timescale is stated. Timescales for all other management and control actions should be recommended based on the severity of the potential risk of exposure to asbestos, it is anticipated that in some instances the recommendation will have to be made at the time of the survey and a re-inspection should always be made at least annually.

There is no correlation between a total risk score and a management and control action, e.g. using an example of some poor condition pipe lagging in the little used boiler house and the AIB panel in an office. The boiler room may be redundant and it could be the best option to isolate and restrict all access to the boiler room. The AIB may however require any of the following: repairing and a combination of encapsulation, enclosure and/or removal. It would also be advisable that if any of the ACM's were to remain in situ then a safe system of work or a permit to work would be required. Finally, both ACM's would require labeling and monitoring.

RECORD OF ACTIONS TAKEN

This area of the register sheet is used to record any basic actions that you have completed. For example you may wish to record that you have conducted the re inspection on a certain date. Or you may record that the item has been removed and refer the reader to the other information section of the report for air test and clearance certificates/consignment notes.

NON-ACM REGISTER SECTION

Asbestos Containing Material Register –
This section provides you with a record of materials which have been sampled, having previously been known to contain asbestos and on this occasion have been proven not to contain asbestos. There is a photograph of the material and a green oval icon with the sample number within. This oval will also appear on the plan of the building.

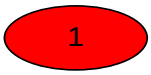
SITE PLANS SECTION

The site plan allows you to see at a glance where the asbestos and non-asbestos items are located within your property, and will be labelled with the plan identification symbol as identified in the ACM and Non ACM register sheet. The individual rooms/areas of each building will be numbered according to the following convention:

BA	Basement	GF	Ground Floor	1F	First Floor
2F	Second Floor	3F	Third Floor	4F	Fourth Floor etc....
SW	Stairwell	RT	Roof top	RV	Roof void

Plan Identification Symbols:

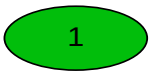
Any asbestos containing material will be identified with a solid Red Oval:



The Red Oval will have text within and the descriptions are set out as follows:

- 'S' followed by a number – Sample 1. This means that sample one was identified as containing asbestos.
- 'P' followed by a number – Presumed 1. This means that the material has been presumed to contain asbestos.
- 'SP' followed by a number – Strongly presumed to contain asbestos. This means that there is strong historical evidence based on documented cases and the surveyors own knowledge that this material contains asbestos or that a similar item has already been samples and is strongly presumed to contain asbestos.
- 'VS' followed by a number – Visually Similar. Any homogenous material which is visually identical to another material already sampled shall be recorded as visually similar.

Any non asbestos containing material will be identified with a solid Green Oval:



In the event that the surveyor has been unable to access a room or location then the following symbol will be recorded on the plan:

A full description of areas that have not been accessed is located on page 5 of this report.

Laboratory Analysis Results

This section contains the certificate(s) of analysis from the UKAS accredited laboratory.

OTHER INFORMATION SECTION

This Section is for any other relevant information or documentation associated with the management or removal of any item contained within this report. Our surveyor may also utilise this section with additional photos and notes regarding your property.

MATERIAL ASSESSMENT ALGORITHMS

Parameter	Score	Examples
PRODUCT TYPE (or debris from product)	1 (low)	Asbestos-reinforced composites (plastics, resins, mastics ,roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2 (medium)	Asbestos insulating board, mill boards, other low density insulation, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3 (high)	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
EXTENT OF DAMAGE OR DETERIORATION (beyond scope of a type 3 survey)	0 (none)	Good condition: no visible damage
	1 (low)	Low damage: a few scratches or surface marks: broken edges on boards, tiles etc.
	2 (medium)	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3 (high)	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
SURFACE TREATMENT (beyond scope of a type 3 survey)	0 (none)	Non-friable composite materials containing asbestos: reinforced plastics, resins, vinyl tiles encapsulated cement
	1 (low)	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2 (medium)	Unsealed AIB or encapsulated lagging and sprays.
	3 (high)	Unsealed lagging and sprays.
ASBESTOS TYPE	1	Chrysotile
	2	Amosite and other amphiboles (excluding Crocidolite)
	3	Crocidolite

UQ = Unquantifiable. UQ may appear on register sheets where the surveyor has been unable to determine the approximate volumes/lengths of asbestos containing materials.

Table reproduced from HSG 227 page 58 'Table 2'

PRIORITY ASSESSMENT ALGORITHMS

OCCUPANT ACTIVITY

Parameter	Score	Examples
Main type of activity and secondary activities	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 that may contact ACMs)
	3	High levels of disturbance (e.g. fire door with AIB sheet in constant use)

LIKELIHOOD OF DISTURBANCE

Parameter	Score	Examples
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Quantity	0	Small amount or items (e.g. strings, gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10 to ≤50m² or >10 to ≤50m pipe run
	3	>50m² or >50m pipe run

HUMAN EXPOSURE

Parameter	Score	Examples
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 in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 - <6 hours
	3	>6 hours

MAINTENANCE ACTIVITY

Parameter	Score	Examples
Type of maintenance activity	0	Minor (e.g. possibility of contact when gaining access)
	1	Low (e.g. changing light bulb in AIB ceiling)
	2	Medium (e.g. lifting AIB ceiling tiles to access valve)
	3	High (e.g. removing AIB ceiling tiles for recabling, etc.)
Disturbance Frequency	0	ACM unlikely to be disturbed for maintenance
	1	≤1 per year
	2	>1 per year
	3	>1 per month

UQ = Unquantifiable. UQ may appear on register sheets where the surveyor has been unable to determine the approximate volumes/lengths of asbestos containing materials. Table reproduced from HSG 227 page 62 'Table 3

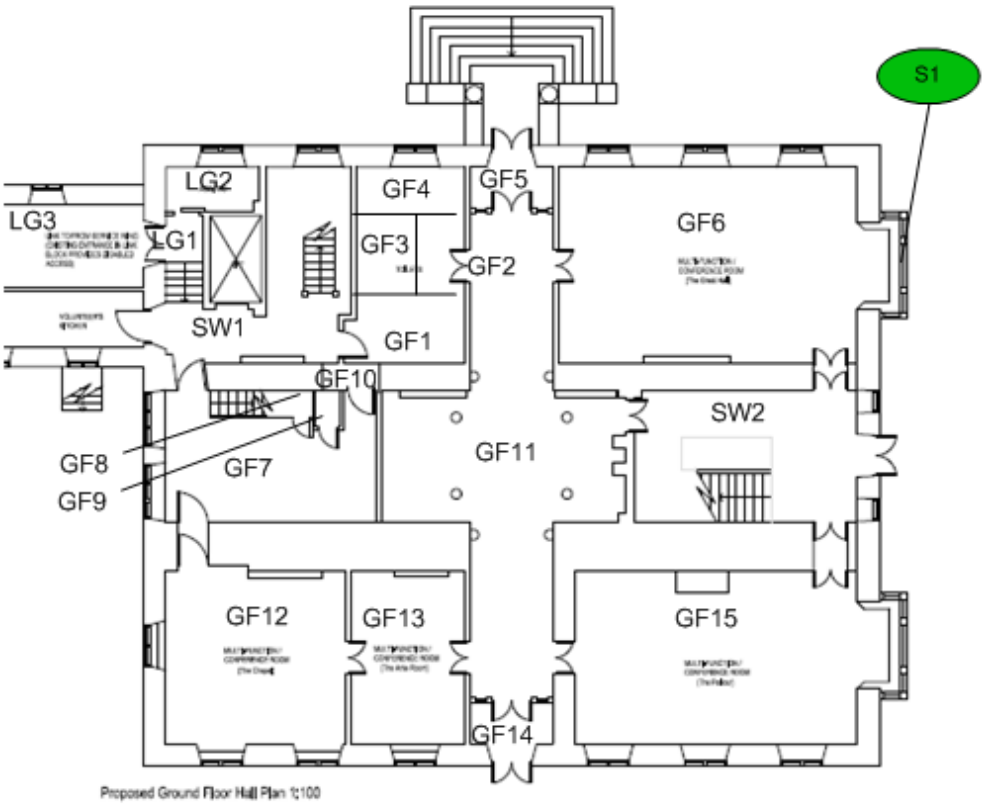
Asbestos Containing Materials Register Sheets

Asbestos Containing Materials (ACM) Register			1
Mansion House, Thorpe Hall House, Thorpe Road, Longthorpe, Peterborough, PE3 6LW			
Sample Reference	**Sample Date**	There were no asbestos containing materials found during the course of this survey	
13257/	30/11/2015		
Sample Location			
Location			
Extent			
Condition			
Item/Material			
Asbestos Type			
		Comments	
		If items are to be removed from the site as part of the proposed scope of works and within 3 months of the refurbishment survey then no priority risk assessment is required.	
Material Assessment – Mean Scores			
Product Type (1-3)			
Damage (0-3)			
Surface Treatment (0-3)			
Asbestos Type (1-3)			
Priority Assessment – Mean Scores		**MATERIAL Assessment Score**	
Occupant Activity (0-3)		**Total Material Score** + **Total Priority Score**	
Likelihood of Disturbance (0-3)			
Human Exposure (0-3)			
Maintenance Activity			
Management & Control Recommendations		**= TOTAL RISK SCORE**	
Recommendations	**Duration**		
Label & monitor			
Re-inspect			
Encapsulate			
Repair			
Enclose		Plan Identification symbol	
Carry out Air tests			
Isolate & restrict Access			
Inspect			
Record of Actions Taken			

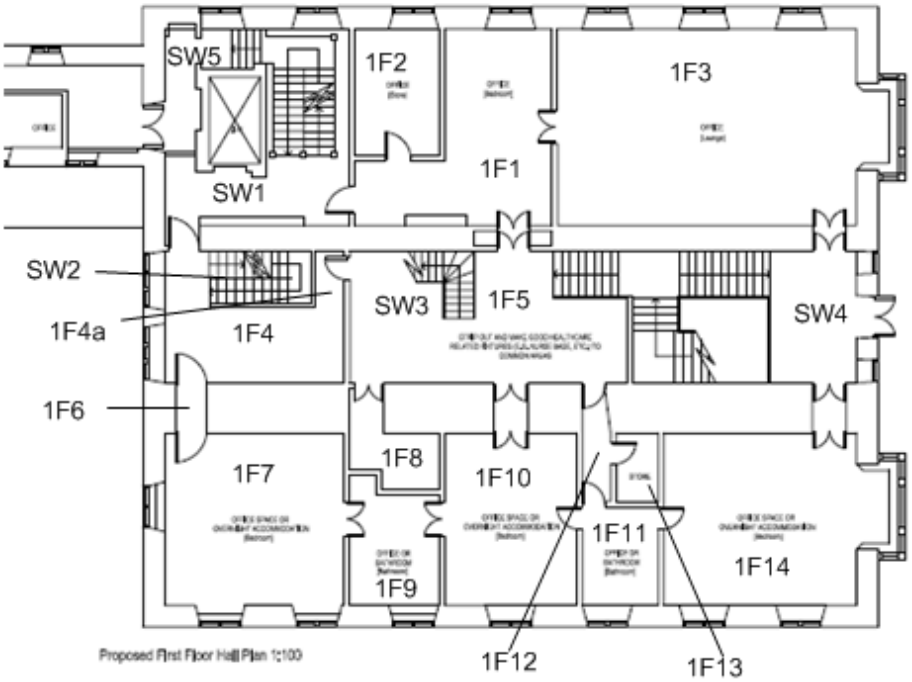
Non Asbestos Containing Materials Register Sheets

Non Asbestos Containing Material (Non ACM) Register 1		
Status/Sample Number:	13257/S001	
Location:	GF6	
Product Type:	Window sill	
Also present in:	-	
Plan Identification symbol:	S1	
Analysis Result: Asbestos Not Detected		

Plans



Proposed Ground Floor Hall Plan 1:100

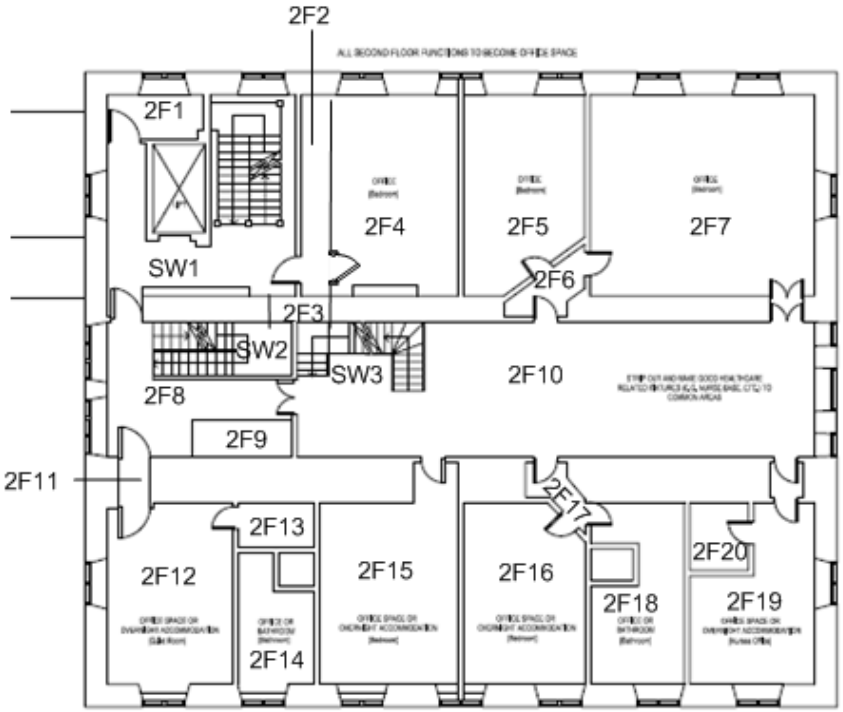


Proposed First Floor Hall Plan 1:100

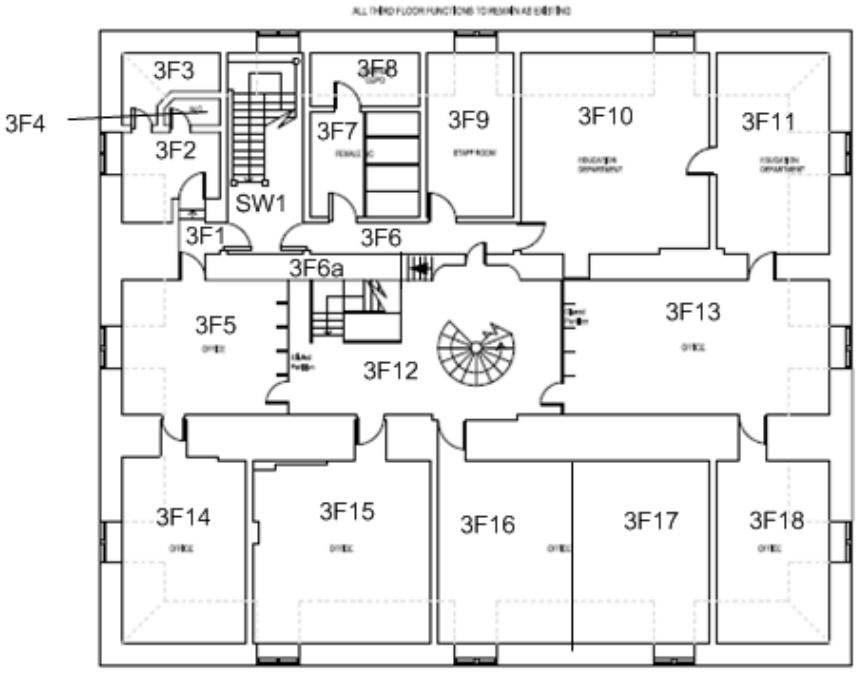
1 Non ACM

1 ACM

No Access AREA/ITEM NOT ACCESSED



Proposed Second Floor Hall Plan 1:100



Proposed Third Floor Hall Plan 1:100

1 Non ACM

1 ACM

No Access AREA/ITEM NOT ACCESSED

Asbestos Containing Materials Register Sheets Summary & Conclusions

Asbestos Containing Materials Register Sheets Summary & Conclusions

Sample No	Location	Product Type	Extent	Ease of Access	Condition	Surface Treatment	Asbestos Type	Total Risk Score	Action
No asbestos containing materials were found during the course of this survey.									

Non-Asbestos Containing Materials Register Sheets Summary & Conclusions

Summary of Non-Asbestos containing samples

As part of the survey the surveyor may have taken several samples which have been identified by the UKAS accredited laboratory as not containing asbestos. Information, along with photographs of these materials are detailed within the Non Asbestos Containing Material Register.

The non ACM register is an important utility which will allow you to eliminate the need for management plans of potentially large areas of potential asbestos containing materials.

On the Certificate of Analysis (at the rear of this report) where asbestos is not present in a particular sample this is indicated by the acronym N.A.D (No Asbestos Detected).

Sample no	Location	Product Type	Asbestos Type
S001	GF6	Window sill	N.A.D.

Certificates of Analysis

Original

ETON ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: 69181

Final Issue Date: 07/12/2015
Client Job Number: 13257

Private & Confidential:
DAVID SCOTT
1 PARK ROAD NORTH INDUSTRIAL ESTATE
ST GEORGES PLACE
BLACKHILL
DURHAM

DH5 5UN

Premises of Sample Origin:
THORPE HALL

Analyst: A LAZENBY
Date of Sample Receipt: 04/12/2015

Sampled by: GB/PB
Date of Analysis: 07/12/2015 - 07/12/2015

LAB REF NO.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
69181-001	13257/S001 WINDOW SILL - GF6	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by a third party. Sample description as supplied by Client

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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