

ASBESTOS SURVEY REPORT & MANAGEMENT PLAN



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STONEWALL PARTNERSHIP



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Survey Type

This report consists of a Management Plan survey as outlined in the current Health and Safety guidance note HSG264.

This survey has made presumptions on the location, type and extent of suspected asbestos containing materials. Where the surveyor/s suspected a material that contained asbestos, a sample was taken for analysis. The samples were chosen as being representative of the material under investigation. Therefore, where there are visually similar areas around the sample area can be regarded as being of uniform composition.

All bulk sample analysis, was carried out by an independent UKAS accredited laboratory, namely Airsafe Consultancy based in Alton, Hampshire.

Areas of specific exclusion that have not been surveyed, or that a reliable degree of confidence cannot be gained of the homogeneity of the area via limited access, are identified in this report

Specific Exclusions

The quantifications stated in this report relating to the product and priority algorithms are based upon the surveyor's estimates at the time of the survey. They are intended indicate approximate sizes, volumes and human interface factors and should not be used as a contractual purpose but as a guideline. This survey report should be read in line with the following HSE documentation. L143, etc.

The information detailed in this report of the locations of asbestos containing materials, should not be treated as either exhaustive or definitive. It should always be assumed that there may be other asbestos containing materials present, hidden or undetected within the fabric of the building/s surveyed

Further investigations may be necessary when carrying out future inspections or any work likely to disturb any part of the fabric of the building/s

Caveat

This report is based on a non-destructive or non- intrusive survey.

It is recognised that past construction techniques often created inaccessible void spaces, which without destructive sampling techniques being employed, could not be accessed during this survey.

It must therefore be presumed that ACMs other than those located within the survey may exist within the building.

It was not possible both in terms of time and cost to sample each and every panel, tile or material of similar types. Where these exist, only a percentage of similar type materials were sampled, on the assumption that other like materials were of an identical composition. Density checks such as depth of AIB boards have not been carried out unless otherwise stated.

Managing Asbestos

Asbestos is likely to be present in a building if it was constructed or refurbished before 1985. Buildings constructed after this date, up until 1999, may also contain asbestos; however these will be materials that pose a much lower risk to health.

What you need to know

- the location of the asbestos
- the form of the asbestos (lagging, ceiling tiles, partition board etc.)
- the condition of the asbestos
- and preferably the type of asbestos (blue, brown or white)
-

Assessing the condition of asbestos materials

There may be a risk of asbestos fibres being released into the air if:

- the material is being disturbed (for example if it is in a prominent position and prone to accidental damage)
- the surface of the material is damaged, frayed or scratched
- surface sealants are peeling or breaking off
- the material is becoming detached from its base (this is a particular problem with pipe and boiler lagging and sprayed coatings)
- protective coverings designed to protect the asbestos are missing or damaged
- There is asbestos dust or debris in the immediate surrounding area

If any of these apply to asbestos materials in your building, you will have to take action to either have it sealed, enclosed or removed.

Deciding what to do

Asbestos in good condition

If the asbestos is

- in good condition; and
- is not likely to be damaged; and
- is not likely to be worked on;

It is safest to leave it in place and introduce a management system.

Asbestos in poor condition

If the asbestos is in poor condition or is likely to be damaged or disturbed, you will need to decide whether it should be repaired, sealed, enclosed or removed. If you are unsure of the condition of the asbestos and cannot decide what action to take, seek specialist advice.

Taking action

Managing asbestos left in place

Asbestos in good condition should be left in place unless there is a reason to believe it will be disturbed in future. It should be clearly identified by labels and recorded in an Asbestos Register, which may include marked plans. Labels may state that asbestos is present or may be a simple colour coding system, so that those who need to know about the asbestos are effectively alerted to

its presence. If you decide not to label the asbestos, you need to make sure that those who might work on the material know that it contains asbestos.

Repair and removal

Some damaged asbestos can be made safe by repairing it and either sealing or enclosing it to prevent further damage. To do this safely, mark the area after repair and ensure it is recorded on the asbestos register.

Periodic checking of the condition of asbestos

Asbestos containing materials that are not removed should be inspected periodically to ensure they remain in good condition. The period between inspections will depend on the type of material, its location and condition. Annual re-inspections are normally required

Disposal of Asbestos

Asbestos waste, whether it includes small amounts of waste or large-scale removal by contractors, is subject to waste management controls set out in the Hazardous Waste Regulations 2005.

Asbestos waste should be double-bagged in heavy-duty polythene bags and clearly labelled with the label prescribed for asbestos, before it is transported to the disposal site. The waste can only be disposed of at a site that is licensed to receive it. Your local authority will have information on licensed sites in the area.

Sampling

It was necessary to take 2 x no. samples within the premises

- Broken fragment of the lean to roof at the rear of the premises
- The linoleum floor covering on the first floor

Executive Summary

Asbestos containing materials as part of this survey

Item No	Level	Location/Room	Material	Quantity	Material Risk
1	Ground Floor	Electrical services installation – by front door stairway Asbestos Woven 'Flash Pads'	Presumed Chrysotile	3 x no. 1" x 3"	Very Low
2	Roof Ground floor	Lean to building at rear of premises	Confirmed Chrysotile	8' x 30' and 6' x 18'	Low
3	Roof	Main Building	Presumed Chrysotile	16' x 35' x 2	Low

Areas of no access

Level	Location/Room	Reason for no access
Main Roof	Roof	Too high for safe access

Asbestos Register

Item no.	Level	Location/Room	Sample ref	Quantity		
1	Ground floor	Electrical services panel by front entrance and stairs	N/A Item 'Presumed'	3 x no. 1" x 3"		
			Material description			
			Presumed to contain woven chrysotile 'Flash pads'			
			Additional information			
			The photograph displays the three black 100 amp fuses at the bottom centre of the photo (the assessor appended asbestos stickers on the day of the survey) See photograph later			
Material Risk		Score	Priority Risk	Score	Mean	
Product type		2	Human Exposure	0		
Extent of damage		0	Frequency of use	0		
Surface treatment		2	Average use time	0	0	
Asbestos type (Presumed)		1	Maintenance Activity	0		
Total		5	Maintenance frequency	0	0	
Risk level		Low	Activity type	0		
Recommendations			Disturbance location	0		
See Management Plan			Disturbance Accessibility	0		
			Extent/Amount	1	1	
			Total of averages		2	
			Priority risk level	Low		
			Overall matrix values		5	
POTENTIAL TO RELEASE FIBRES – FURTHER INFORMATION /EXPLANATION						
Must only be accessed by qualified electrician (Disposal must be of fixed units and not broken into)						

Item no.	Level	Location/Room	Sample ref	Quantity	
2	Ground floor	Lean to roof	Confirmed Chrysotile B01'	8'x 30' & 6' x 18' + broken fragments	
			Material description		
			Confirmed to contain chrysotile within the corrugated asbestos cement sheeting		
			Additional information		
			The photograph displays the rear lean to roof (above rear wall) There are a lot of fragments of the same composition on the floor nearby		
Material Risk		Score	Priority Risk	Score	Mean
Product type		1	Human Exposure	0	
Extent of damage		2	Frequency of use	0	
Surface treatment		1	Average use time	0	0
Asbestos type (Confirmed)		1	Maintenance Activity	0	
Total		5	Maintenance frequency	0	0
Risk level		Low	Activity type	0	
Recommendations			Disturbance location	0	
See Management Plan			Disturbance Accessibility	0	
			Extent/Amount	2	2
			Total of averages		2
			Priority risk level	Low	
			Overall matrix values		7
POTENTIAL TO RELEASE FIBRES – FURTHER INFORMATION /EXPLANATION					
Unlikely unless roughly snapped or broken into					

Item no.	Level	Location/Room	Sample ref	Quantity	
3	Roof level	Main building roof	'Presumed' Chrysotile	Circa 16' x 35'x 2	
			Material description		
			Presumed to contain chrysotile within the corrugated asbestos cement sheeting		
			Additional information		
			The photograph displays the main building. The roof is pitched with 2 sides		
Material Risk		Score	Priority Risk	Score	Mean
Product type		1	Human Exposure	0	
Extent of damage		2	Frequency of use	0	
Surface treatment		1	Average use time	0	0
Asbestos type (Presumed)		1	Maintenance Activity	0	
Total		5	Maintenance frequency	0	0
Risk level		Low	Activity type	0	
Recommendations			Disturbance location	0	
See Management Plan			Disturbance Accessibility	0	
			Extent/Amount	2	2
			Total of averages		2
			Priority risk level	Low	
			Overall matrix values		7
POTENTIAL TO RELEASE FIBRES – FURTHER INFORMATION /EXPLANATION					
Unlikely unless broken (demolished)					

Assessment Information

How are classification factors qualified?

Assessment factor Product type, condition, surface & asbestos type	Score	Variable
<i>Product type</i>	1	Asbestos Reinforced Composites (Plastics, Resins, mastics, Roofing felts, Vinyl flooring, Tiles, Decorative finishes, any form of asbestos cement – pipes or sheeting
	2	Asbestos Insulating Board (AIB) Millboards, Low density insulation boards, Textiles, Gaskets, Ropes, strings woven textiles (flash pads) asbestos paper or felt
	3	Thermal insulation, Laggings, Sprayed asbestos, Loose asbestos, Mattresses and packing (easily friable)
<i>Extent of damage</i>	0	Good condition – no visible damage
	1	Low damage – a few scratches or surface marks
	2	Medium damage – some fragmenting or places where asbestos fibres are visible
	3	High damage, delamination severe fragmentation , evidence of loose asbestos debris or fibres
<i>Surface treatment</i>	0	Composite materials
	1	Painted or Encapsulated AIB, unsealed asbestos cement
	2	Unsealed AIB , encapsulated cement, lagging or sprayed
	3	Unsealed lagging or sprayed
<i>Asbestos type</i>	1	Chrysotile (White)
	2	Amosite, (Brown) Actinolite, Anthophyllite or Tremolite
	3	Crocidolite (Blue)

Assessment factor Activity, Place and amount	Score	Assessment variable
<i>Normal Occupant Activity</i>		
Main activity in area	0	Rare disturbance (infrequently used store room)
	1	Low disturbance activity (office usage)
	2	Periodic disturbance (industrial, vehicular)
	3	High levels (E.g. door with AIB sheeting)
Any secondary activity in area	A/A	
<i>Likelihood of disturbance</i>		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms with areas > 100 sq.
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasional disturbance
	2	Easily or frequently disturbed
	3	Routine or regular disturbance
Extent/Amount	0	Small amounts – gaskets, strings, paper
	1	Less than 10sq.m. or 10metre pipe run
	2	More than 10sq.m. or greater than 10 metre run
	3	More than 50sq.m. or more than 50 metre run

Assessment factor Human Intervention/Exposure	Score	Assessment variable
Number of Occupants	0	None
	1	1-3
	2	4-10
	3	More than 10
Frequency of use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area in use	0	Less than 1 hour
	1	1-3 hours
	2	4-6 hours
	3	More than 6 hours
<i>Maintenance Activity</i>		
Type of maintenance	0	Minor, gain access, annual visit
	1	Low disturbance – change light-bulbs, put in storage
	2	Medium-to gain access for servicing
	3	High levels, regular inspections/servicing
Maintenance frequency	0	ACM unlikely to be disturbed for any maintenance
	1	Once a year or less
	2	More than once per annum
	3	More than once per month

Assessment Information

Understanding the overall risk assessment algorithm

The averages of some of the matrix values are added together so that an 'overall' algorithm value is generated.

This value then gives a better picture for the user as to the type and condition of the asbestos but also how frequently human contact may be made with the ACM

The asbestos type and amount fall under the matrix of **MATERIAL RISK** whilst the human intervention fall under the category of **PRIORITY RISK**

When the values are added together the value can be summarised and classified under one of the following headings:-

(>9) Very Low

ACM's are predominately not readily accessible, unlikely to be disturbed and due to their nature, condition, location or extent would not lead to a fibre release and are not deemed as dangerous. Usually, annual re-inspections are in order, by an authorised and competent person. Any ACM in this category that may need to be worked upon, altered or change should be completed under a strict Permit to Work arrangement and if going to be demolished or removed then a re-survey will be required

(10-13) Low

These values indicate the need for regular monitoring and inspection as deterioration or accidental damage could lead to a release of fibres. A six monthly visual inspection is recommended and any signs of damage or deterioration should lead to a re-evaluation

(14-19) Medium

Any factor leading to damage or deterioration must lead to removal or urgent appropriate remedial action. Time scales to repair remove or take remedial action must be confirmed by a 'Competent' person. More frequent monitoring should be established possible monthly.

(20+) High

Management Plan

Item Ref	Floor/Room	Location	Material – Asbestos Content	Action	Risk Level	Monitoring
1	Ground Floor	Electrical services cupboard (by main entrance door & Stairway)	'Presumed' as Chrysotile Woven material	Append 'asbestos' labels to all 3 fuse boxes (Assessor provided this on day of survey) Any works to the electrical installation to be performed by:- • Qualified electrician only • Only persons who have had up to date 'Asbestos Awareness' training within the last 12 months • PPE to be worn when conducting any works (to level FP3 or greater) • If any removal work undertaken then fuse boxes not to be opened but disposed unopened	Very Low	Annual re-inspection for deterioration or damage, re-fit any labels that have become misplaced
2	Ground	Lean-to roof	'Confirmed' to contain Chrysotile in cement cover	Inform any persons likely to come into contact with the roof or fragments Paint raw edges with elastomeric fluid If removed, to be completed by a licensed removal contractor (disposal certification to be obtained)	Low	Same as above Re-paint edges annum

3	Roof	Main building	'Presumed' to contain Chrysotile in cement cover	Inform any persons likely to come into contact with the roof I removed, to be completed by a licensed removal contractor (disposal certification to be obtained)	Low	Annual
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Glossary of Management Terms

Manage

Where asbestos material is left 'in situ' there is a duty for you to ***'formulate and implement'*** a management plan to prevent any form of damage (accidental or otherwise) occurring that may lead to a fibre exposure. The previous management plan in this report assists in this task. Key elements to ensure are as follows:-

- Keep and maintain an up to date record of the location, condition, maintenance and removal of all asbestos containing materials
- Regularly monitor the condition to ensure no deterioration or degradation of the material
- Inform anyone likely to come into contact with the ACM by signing an 'Asbestos Awareness' risk assessment
- Plan and enforce procedures in line with HSG 264 so that any work related to the material complies with the CAR 2006

Monitor

The condition of an ACM must be recorded and monitored. The time span between inspections will vary according to the type of asbestos, the product, the volume or size and the location. The actual inspection will include:-

- Detailed visual investigation
- Looking for signs of disturbance
- Scratches
- Frayed or broken edges
- Cracking or peeling
- Signs of holes, animal infestations
- Any form of dust or debris

Where any form of damage has occurred (or improvements thought of since the original survey) then remedial action should be implemented to ensure the integrity of the material and to prevent any fibre release

Labelling

In most case where ACM's are visible and it is practical to do so, labelling assists in making a person aware of the existence of asbestos. This method of delivering communication must not be a sole prevention measure. If, for any reason, the management plan is lost or other procedures fail then at least a label appended will inform a person not to administer any uncontrolled damage or action that could lead to a fibre release

It will not always be practical or prudent to append labels such as items like flue cowls, soffits, pipe gaskets or flanges or on textured coatings or floor tiles

Encapsulate

When this recommendation is given the raw ACM requires to be covered in a suitable sealant. A suitable sealant may be one or more of the following:-

- Asbestos cement with an alkali resistant and water-permeable sealant
- Asbestos insulation board with an elastomeric sealant that can expand and contract with heat humidity and cold
- Asbestos pipe insulation wrapped in a tight calico bandage type wrap and then sealed with an elastomeric solution
- Asbestos spray coatings can be overlain with strips of calico and painted as above

The following points must also be observed with to prevent any future damage or collapse of structural integrity of the product:-

- The sealant must be fire rated and/or generally resistant to heat/high temperatures
- The calico and sealant together cannot give rise to extra weight that might compromise the sealing
- The sealing itself must be suitably labelled and the labelling affixed appropriately (i.e. not stapled)

Please note that the sealing of insulation board, spray coatings or insulation should in most case be undertaken by a qualified and knowledgeable licensed contractor under strict control conditions that would have previously been the subject of a notification to the HSE

Remove

Where an asbestos containing material has been damaged or may give rise to the release of fibres, through accidental impact or wear and tear then the surveyor may have recommended removal.

All removal work must only be completed in strict accordance to the Control of Asbestos Regulations 2006

Where the asbestos product is 'licensable' then only approved and qualified contractors may remove it. Generally, the following conditions to remove will include the following

- Pre notification to the HSE
- Formulated and agreed plan for removal, agreed time, packaging and disposal techniques
- Building and erection of a four stage clearance with air locks including full air monitoring, visual inspections and final inspection
- Decontamination units
- Filtered negative pressure units
- Damping system to minimise fibre release
- Shadow vacuuming – H Vac system and filters to be used

- Management system to deal with water disposal and welfare facilities
- Management system to deal with asbestos removal itself
- Full independent inspection by qualified analyst to confirm area safe
- Waste transfer notes of disposal of the bagged asbestos waste