

HSG 264

REFURBISHMENT AND DEMOLITION  
ASBESTOS SURVEY REPORT

Mundesley Boarding House  
Church Road  
St Marys  
Isles of Scilly  
TR21 0NA



JOB NO: J017965

DATE OF SURVEY: 22 Oct 2015

DATE OF ISSUE: 2 Nov 2015

HSG 264 Refurbishment Demolition survey of the  
SCOPE OF WORKS: areas affected by the proposed fire alarm upgrade  
works.

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This report and its contents therein, form the opinions of AMS and results from a UKAS accredited laboratory. All aspects of the production of this report have been completed in accordance with in-house procedures and HSE guidance HSG 264 Asbestos: The Surveyors Guide. The content of this report may not be altered or amended in any manner by a third party without the express prior consent of AMS.

Any further duplication of this survey must be done in its entirety.

Please note AMS cannot be held responsible for the way in which the client may interpret or act upon the results or information within this report.

Please contact AMS if further information/ guidance are required.

## 1.0 PRINCIPLE PARTIES

1.1

Client	
Council of the Isle of Scilly Town Hall St. Mary's Isle of Scilly TR21 0LW	Tel: 01720424034
	Fax:
	Contact: Leonie Jones
	Email: <a href="mailto:LJones@scilly.gov.uk">LJones@scilly.gov.uk</a>

1.2

Building Occupier	
Mundesley Boarding House Church Road St Marys Isles of Scilly TR21 0NA	Tel:
	Contact: Leonie Jones

1.3

Surveying Organisation	
Asbestos Management Specialist 2000 Ltd. AMS House 1 Barbican Close Barnstaple EX32 9HE	Tel: 0800 085 1749
	Fax: 01271 375436
	Contact: Matt Kempster
	Email: <a href="mailto:asbestos@ams-2000.co.uk">asbestos@ams-2000.co.uk</a>

### 2.0 OVERVIEW SUMMARY

This report contains the findings of an Asbestos Refurbishment and Demolition Survey, completed by an AMS surveyor qualified to the standard of The British Occupational Hygiene Society (BOHS) P402 Building, Surveying and Bulk Sampling for Asbestos.

This inspection was carried out in accordance with the HSE guidance 264 Asbestos: The Survey Guide (February 2010), and in accordance with Regulation 4 and 7 of the Control of Asbestos Regulations 2012 (CAR 2012) – A duty to manage asbestos in non-domestic premises.

An Asbestos Refurbishment and Demolition Report has been produced to determine the presence of Asbestos Containing Materials within the building (ACM's).

As far as reasonably practicable the content of this report is intended to provide the client with information regarding all ACM's in the area where refurbishment work will take place or in the whole building if demolition is planned.

This survey document is specifically for the areas surveyed under the scope of works as agreed with Council of the Isle of Scilly therefore the contents of this document are NOT to be used for any works outside the agreed scope of works.

#### **Scope of Survey:**

The survey consist of a HSG 264 Refurbishment Demolition survey of the areas affected by the proposed fire alarm upgrade works throughout the property.

The survey will consist of an invasive investigation of all ceiling, wall and roofspace areas to confirm/ refute the presence of asbestos containing materials likely to be affected by the works.

There were limitations when gaining access within some areas of ceiling, wall and floor void areas as the building was in use at the time of the survey; should there be any further suspect materials found, please contact AMS prior to any disturbance.

## 3.0 SURVEY SUMMARY

## POSITIVE ITEMS

Item No:	Sample Ref:	Location:	Description:	Quantity	Action Level	Material Classification
49	AJ002934	Boiler Room	Insulation residue to ceiling and walls - previously identified	50m <sup>2</sup>	A	L
6	AJ002912	Lounge 021	Beige vinyl floor tile and adhesive remains underneath existing flooring within porch	1m <sup>2</sup>	C	NNL
66	AJ002948	Landing 114	Insulating board lining to loft hatch	1m <sup>2</sup>	C	L
67	AJ002949	Landing 114	Insulating board ceiling and wall lining within cupboard	2m <sup>2</sup>	C	L
1	AJ002908	Lounge 117	Beige vinyl floor tiles and adhesive beneath existing flooring	18m <sup>2</sup>	D	NNL
2	AJ002909	Hall 120	Beige vinyl floor tiles and adhesive beneath existing flooring	3m <sup>2</sup>	D	NNL
3	AJ002910	Bedroom 118	Cream vinyl floor tiles and adhesive beneath existing flooring	14m <sup>2</sup>	D	NNL
4	As AJ002910	Bathroom 119	Cream vinyl floor tiles and adhesive beneath existing flooring	5m <sup>2</sup>	D	NNL
7	As AJ002912	Lounge 021	Beige vinyl floor tile and adhesive underneath existing flooring	20m <sup>2</sup>	D	NNL
8	As AJ002912	Hall 020	Beige vinyl floor tiles and adhesive underneath existing flooring - including cupboard	4m <sup>2</sup>	D	NNL
9	AJ002913	Bedroom 017	Beige vinyl floor tiles and adhesive underneath existing flooring	14m <sup>2</sup>	D	NNL
10	AJ002914	Bathroom 018	Grey vinyl flooring underneath existing flooring	5m <sup>2</sup>	D	NL
12	AJ002916	Kitchen 019	Green vinyl floor tiles and adhesive underneath existing floor flooring	6m <sup>2</sup>	D	NL
13	AJ002917	Meeting Room 007	Insulating board lining to door	2m <sup>2</sup>	D	L
14	As AJ002917	Games Room 008	Insulating board lining to door	2m <sup>2</sup>	D	L
16	As AJ002917	Office 010	Insulating board lining to door	2m <sup>2</sup>	D	L
18	AJ002919	Kitchen 009	Insulating board lining to door	2m <sup>2</sup>	D	L
26	N/A	Electrical Cupboard 011	Textile flashguards to electrical switchgear - presumed as live	1no.	D	NL
27	AJ002924	Corridor 016	Beige vinyl floor tiles and adhesive beneath existing carpet tiles	20m <sup>2</sup>	D	NNL
29	As AJ002924	Linen 016	Beige vinyl floor tiles and adhesive beneath existing flooring	2m <sup>2</sup>	D	NNL
31	AJ002926	Office 004	Grey vinyl floor tiles and adhesive underneath existing flooring	16m <sup>2</sup>	D	NNL
32	As AJ002924	Bedroom 002	Beige vinyl floor tiles and adhesive underneath existing flooring	16m <sup>2</sup>	D	NNL
33	As AJ002924	Bedroom 003	Beige vinyl floor tiles and adhesive underneath existing flooring	16m <sup>2</sup>	D	NNL
39	AJ002930	Corridor 107	Insulating board door header panels (double sided)	2no.	D	L
40	As AJ002909	Corridor 107	Beige vinyl floor tiles and adhesive underneath existing flooring	25m <sup>2</sup>	D	NNL
42	AJ002931	Bedroom 102	Grey vinyl floor tiles and adhesive beneath existing flooring	18m <sup>2</sup>	D	NNL

43	As AJ002931	Bedroom 103	Grey vinyl floor tiles and adhesive beneath existing flooring	20m <sup>2</sup>	D	NNL
44	As AJ002931	Bedroom 104	Grey vinyl floor tiles and adhesive beneath existing flooring	16m <sup>2</sup>	D	NNL
48	AJ002933	First Aid 115	Red vinyl floor tiles and adhesive underneath existing flooring	9m <sup>2</sup>	D	NNL
53	AJ002938	Boiler Room	Rope seals to boiler sections and flue connection	2no.	D	NNL
56	AJ002941	Boiler Room	Gaskets to pipework flanges and pumps	10no.	D	NL
57	AJ002942	Main Building	Cement wall cladding tiles	30m <sup>2</sup>	D	NL
59	N/A	Main Building	Roofing tiles tonewer wing of building -no safe access to sample	75m <sup>2</sup>	D	NL
60	N/A	Main Building	No access to older wing soffit boards due to height	75m	D	L
61	AJ002944	Main Building	Cement soil and vent pipe to right side of building	10lm	D	NL
65	As AJ002930	Landing 114	Insulating board door header panel	1m <sup>2</sup>	D	L
78	As AJ002949	Corridor 107	Insulating board wall linings to stairway	5m <sup>2</sup>	D	L

#### NEGATIVE ITEMS

Item No:	Sample Ref:	Location:	Description:
5	AJ002911	-Kitchen 116	Sound pad to sink unit
11	AJ002915	-Kitchen 019	Sound pad to sink unit
15	AJ002918	-Games Room 008	Green vinyl flooring beneath existing flooring
17	As AJ002918	-Office 010	Green vinyl flooring beneath existing flooring
19	AJ002920	-Kitchen 009	Green altro flooring and adhesive
20	AJ002921	-Larder 015	Textured coating to walls
21	As AJ002918	-Larder 015	Green vinyl flooring
23	AJ002922	-Understairs Cupboard 012	Insulating board understairs lining, wall linings and lining to door
25	AJ002923	-Electrical Cupboard 011	Insulating board wall and base linings and lining to doors
28	AJ002925	-Corridor 016	White bull nosing to stairs
34	AJ002927	-Stairway	Green vinyl flooring and adhesive beneath existing flooring
35	As AJ002927	-Bedroom 001	Green vinyl flooring and adhesive beneath existing flooring
36	As AJ002927	-Bedroom 101	Green vinyl flooring beneath existing flooring
37	AJ002928	-Roofspace 101a	Bitumen roofing felt to main roof areas
38	AJ002929	-Roofspace 101a	Fibreglass insulation and debris
46	AJ002932	-Shower 104	Textured coating to plasterboard ceiling
50	AJ002935	-Boiler Room	Dust sample to floor
51	AJ002936	-Boiler Room	Insulation residue to floor void access
52	AJ002937	-Boiler Room	Insulation within boiler flue
54	AJ002939	-Boiler Room	Insulation to flue penetration
55	AJ002940	-Boiler Room	Insulation and residue to copper calorifier
58	AJ002943	-Main Building	Insulating board soffit boards to newer wing of building
62	AJ002945	-Main Building	Bitumen roof coating to flat roof areas
63	AJ002946	-Main Building	Cement coverstrip/ fascias to perimeter of flat roof areas
64	AJ002947	-Bedroom 113	Paper to fibreboard wall lining
68	As AJ002947	-Kitchen 108	Paper to fibreboard wall lining
69	AJ002950	-Kitchen 108	Sound pad to sink unit
70	As AJ002947	-Bathroom 109	Paper to fibreboard wall lining
71	As AJ002947	-Lounge 110	Paper to fibreboard wall lining
74	AJ002951	-Roofspace 114a	Bitumen roofing felt to older wing of property
75	AJ002952	-Roofspace 114a	Roofing tile debris throughout
76	As AJ002929	-Roofspace 114a	Fibreglass loft insulation

#### INACCESSIBLE ITEMS

Item No:	Sample Ref:	Location:	Description:
77		-Roofspace 114a	Limited access due to stored items

4.0 SURVEY DETAILS

4.1	Site Address	Mundesley Boarding House, Church Road, St Marys, Isles of Scilly, TR21 0NA
4.2	Date Of Survey	22 Oct 2015
4.3	Date of Issue	2 Nov 2015
4.4	Lead Surveyor	Matt Kempster
4.5	Assisted Surveyor	James Norman
4.6	Number of Samples	45
4.7	Positive Samples	34
4.8	Building Description	Boarding House
4.9	Age of Building	Early1900s
4.10	Construction Type	Solid masonry

4.11	Report Authorisation	Matt Kempster
4.12	Position	Surveying Manager
4.13	Signed	
4.14	Date	2 Nov 2015

## 5.0 INTRODUCTION

### 5.1 Dangers of Asbestos

Asbestos is a highly hazardous naturally occurring mineral widely used in building construction. If asbestos fibres are inhaled they are likely to give rise to respiratory disease which can lead to a fatal condition. Consequently there is considerable legislation and guidance aimed to eliminate, as far as possible, the release of airborne asbestos fibres to prevent the inhalation of the fibres.

If any alterations or construction works are planned within a building the risk of asbestos contamination should be considered. The presence of any asbestos within the building must be known and that information passed to the persons carrying out the work. Damage to asbestos can affect the person carrying out the work as well as the building occupants.

It is not illegal to have asbestos within a building however there are legal duties covering general safety. The condition of any asbestos within a building may affect safety and therefore it must not be in a condition that results in (or is likely to result in) airborne contamination.

It is important to maintain effective management of any asbestos present; therefore a competent person should be nominated to do this.

The competent person should oversee all aspects of asbestos detailed in this guidance note.

### 5.2 Legislation

The Control of Asbestos Regulations 2012 came into force on the 6th April 2012. Regulation 4 mirrors the duty concerning the management of asbestos which was introduced in The Control of Asbestos Regulations 2006.

The responsibility for fulfilling these requirements rests with owners and occupiers of non-domestic premises who have maintenance and repair responsibilities. This will often be stated in an existing contract or tenancy agreement, but when this is not the case the duty will fall to whoever is in control of the property. Where there are many tenants in single premises, the different employers must be aware of their duty to co-operate under the Management of Health and Safety at Work Regulations 1999.

The duties will also be applicable to landlords of domestic rented properties which possess common areas such as staircases, foyers etc. The individual flats or houses will be covered by the requirements of the Defective Premises Act 1972 (in Scotland this is the Civic Government (Scotland) Act 1982). Landlords have to take reasonable care to see that tenants and other people are safe from personal injury or disease caused by a defect in the state of the premises under this Act.

The Regulations state that these parties have a duty to assess their premises for the presence of any asbestos containing materials (ACM's) and manage the potential risks.

The purpose of the asbestos management survey is to assist the owners and occupiers in their duty to comply with regulation 4 of the CAR 2012 to:

1. Locate as far as reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation works.



2. Inspect and record information on the accessibility, condition and surface treatment of any known or suspected ACM's. A plan of the property is to be used so that the position of the asbestos containing materials can be clearly located. This information must then be made available to any persons who are liable to work on or disturb the materials.
3. Determine and record the asbestos type, either by collecting representative samples of suspected materials for laboratory identification, or by making presumption based on the product type and its appearance. If there is any doubt as to content of the material, this must be presumed to contain asbestos.
4. Assist the duty holder for preparation of producing a priority assessment plan and final risk assessment scores. Once the risk associated with the material has been assessed a written plan must then be devised detailing how that risk is to be managed. This may be to do nothing or to fully remove, depending on the nature of the risk. The management plan is a live document and must be review regularly.

There is a specific requirement in CAR 2012 regulation 7 for all ACM's to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACM's is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls units ect.) Under the Construction Design Management Regulations 2007 (CDM), the survey information should be used to assist in the tendering process for removal of ACM's from the building before works start. This survey report should be supplied by the client to the designers and contractors who may be bidding for the work, so that the asbestos is identified so that it can be removed (rather than to 'manage' it); the survey does not normally assess the condition of the asbestos debris maybe present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed. Please refer to sections 7 for further information on the material risk assessment algorithm.

### 5.3 Further Considerations

Check that your current arrangements for the management of asbestos within your premises are effective and are being applied properly; Adopt a precautionary approach to maintenance work. Until a proper assessment has been carried out of your premises you must assume that all materials being worked on are asbestos. Carry out an initial inspection of the premises to look for serious damage and disturbance of material and take effective remedial action as necessary.

## 6.0 ASBESTOS ESSENTIALS

### 6.1 What is Asbestos?

Asbestos is a collective term given to the 6 naturally occurring minerals that are incombustible and separable into filaments. These fibres are characterized by high tensile strength, resistance to alkalis, heat and fire, high flexibility and good spin ability. Because of these qualities, asbestos has been used in thousands of industrial, construction and consumer products.

### 6.2 Types of Asbestos

It is important to understand the basic types of asbestos and the forms in which it is present in order to appreciate the associated risk.

There are three common types of asbestos:

- Chrysotile (WHITE ASBESTOS)
- Amosite (BROWN ASBESTOS)
- Crocidolite (BLUE ASBESTOS)

Blue asbestos is generally regarded as being the most hazardous, though all types can cause lung damage and should be regarded with the same degree of caution.

The form in which asbestos is present is more important in determining the risk to health as some forms of asbestos release fibres into the atmosphere more readily than other forms. The main forms present in buildings, in ascending degree of risk, are:

- Asbestos Sprayed Coatings (HIGHEST RISK)
- Asbestos Insulation
- Asbestos Rope
- Asbestos Insulating Board
- Asbestos Cement (LOWEST RISK)

### 6.3 Locations of Asbestos Within Buildings

The use of asbestos coatings and insulation, and most types of asbestos is now prohibited by law. Many thousands of tons of asbestos have previously been used in buildings of all types, and much of it is still present. The most common uses of asbestos within buildings are:

Asbestos Sprayed Coatings - Used for fire protection and/or thermal & acoustic insulation to:

- Structural Steelwork
- Concrete Walls
- Soffits/Ceilings

Asbestos Insulation - Used as general thermal insulation for:

- Pipe work
- Boilers
- Pressure Vessels
- Ducting

Asbestos Rope/Cloth - Used as a component of:

- Gaskets and seals to boilers and flues
- Fire blankets
- Protective curtains

Asbestos Insulating Board - Used for fire protection, insulation and as a general building board (under various trade names, including Asbestolux) within:

- Wall Partitions
- Ceiling Tiles - Ducts
- Wall Linings
- Fire Breaks
- Fire Door Protection
- Panels to Heating Units & Electrical Switchgear

Asbestos Cement - Produced as profiled and flat sheeting, and moulded products for use within:

- Roofs
- Partitioning
- Shuttering
- Soffit Boards
- Rain Water Goods
- Water Tanks
- Flue Pipes
- Roof Tiles/Slates
- Decorative Finishes

Miscellaneous Uses:

- Roofing Felt and Damp-Proofing Material
- Vinyl Floor Tiles
- Textured Coatings

## 7.0 Asbestos Refurbishment and Demolition Survey

### 7.1 Surveyors Statement

This report has been produced on the findings of HSG 264 Asbestos Refurbishment and Demolition Survey for asbestos containing materials carried out by Matt Kempster (Asbestos Management Specialist 2000 Ltd.) on the 22 Oct 2015.

The purpose of this survey used to locate and describe as far as reasonable practicable, all ACM's in the area where refurbishment work will take place or in the whole building if demolition is planned.

### 7.2 Scope of Survey

Areas surveyed consisted of Lounge 117, Hall 120, Bedroom 118, Bathroom 119, Kitchen 116, Bedroom 101, Corridor 107, Stairwell 121, Bedroom 102, Bedroom 103, Bedroom 104, WC 105, Shower 104, WC, First Aid 115, Bedroom 113, Landing 114, Kitchen 108, Bathroom 109, Lounge 110, Bedroom 111, Bedroom 112, Lounge 021, Hall 020, Bedroom 017, Bathroom 018, Kitchen 019, Meeting Room 007, Games Room 008, Office 010, Kitchen 009, Larder 015, Hall 014, Understairs Cupboard 012, Cupboard 013, Electrical Cupboard 011, Corridor 016, Linen 016, Toilets 005, Office 004, Bedroom 002, Bedroom 003, Stairway, Bedroom 001, Boiler Room, Roofspace 101a, Roofspace 114a, Main Building as per the site plans within section 9 of this survey report.

All areas were accessed as far as reasonably practicable during the course of the survey. For areas whereby access was not successfully gained for reason beyond the Surveyors control have been recorded within the material risk assessment by their unique room reference and also identified on the attached building floor plans. Please refer to sections 7 and 8 for this information.

The content of this report is intended to provide the client with the information necessary to manage the risks arising from ACM's present within the requested areas. However there remains a possibility the further ACM's may be present and exposed and possibly disturbed during alterations, refurbishment or demolition works. The survey involved fully intrusive and involved destructive inspection, as necessary, to gain access to the areas including those that may be difficult to reach.

### 7.3 Limitations of an Asbestos Refurbishment and Demolition Survey Report

We have endeavoured to survey all accessible areas and have reported on materials suspected to contain asbestos. However, this survey should not be considered as a fully complete document, but the most comprehensive giving the constraints of the survey by the client therefore responsibility cannot be accepted for asbestos or any other hazardous materials found later.

Where areas have been identified as inaccessible, it indicates that the area specified was not accessible to the surveyor at the time of the survey, either because of locked rooms or because to have gained entry would require an unreasonable degree of dismantling to the structure of the building. The client is advised to be alert to the possibility of there being ACM's in such areas.

Where inaccessible areas and items were apparent to the surveyor; these have been identified accordingly.

In addition it may be impracticable or unsafe to access certain items of plant or equipment.

It is strongly recommended that before any access to, or works on, these areas/items is undertaken, then an appropriate level of survey/inspection is undertaken.

Manufactured products containing asbestos have been extremely diverse. No responsibility can therefore be accepted for any consequential loss or damage of any kind, resulting from non-recognition of a material that is later established as having an asbestos content.

This survey report, only relates to the conditions obtained on the day(s) of the survey and cannot take into account subsequent changes in circumstances. Materials were sampled if, in the opinion of the Surveyor, there was a significant probability that they might contain asbestos.

This survey report contains findings based upon visual inspection and during the course of the survey all reasonable efforts were made to identify the presence of materials containing asbestos within the designated areas.

No responsibility can be taken for any misinterpretation of this report by third parties.

#### 7.4 Sampling Locations

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example; fuses within electrical switch gear, gaskets, fire doors and ropes associated with heating, glazing or power plant.

Whilst all reasonable efforts were made to identify the true nature and extent of the asbestos material present in the building/area surveyed, no responsibility is accepted for the presence of asbestos containing materials other than those sampled at the requisite density.

Bulk samples have been taken from all materials which, in the opinion of the Surveyor, had a significant probability of containing asbestos; with the exception of items of bitumen, plastics, resin or rubber composites which contain asbestos, the thermal and acoustic properties of which are incidental to their main purpose and which fall outside the scope of the Approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulation Board (AIB).

#### 7.5 Caveat

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by the survey, this could be due to various reasons:

1. Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
2. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
3. Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his/her instructions and guidance at that time.
4. AMS 2000 Ltd cannot accept any liability for loss, injury, damage or penalty issues due to error or omissions within this report.
5. AMS 2000 Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

Information contained within this survey should be made available to all interested parties, including Health and Safety Representatives and contractors. A copy should be held at the property for inspection.

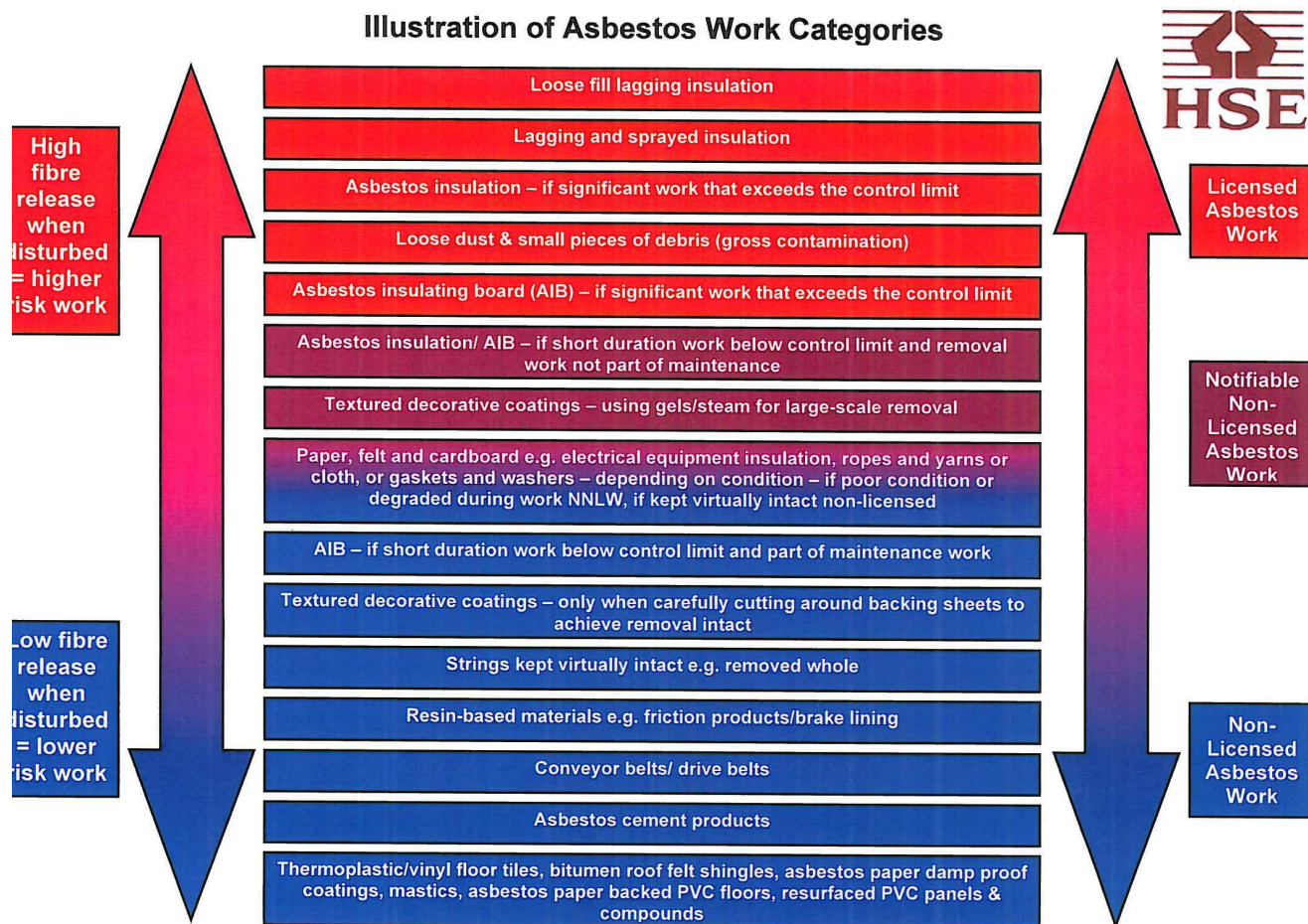
It is strongly advised that Contractors view this survey report before carrying out any related works. The Contractors must not cut, drill or abrade any materials, which contain asbestos or where the contractor suspects that the material may contain asbestos.

Contractors must not assume that there is no asbestos present if there is no entry on the Report within the contractor's proposed working area. If the contractor suspects the presence of asbestos then the Contractor is legally obligated to seek advice before continuing with the proposed works.

Any work involving this type of asbestos containing material must be carried out in full compliance with the Asbestos Licensing Regulations, The Control of Asbestos Regulations 2012, all other relevant codes of practice and The Health and Safety at Work act 1974.

If you require any further information or assistance regarding the contents of this report, please do not hesitate to contact the author of this survey report.

## 7.7 Notifiability of Materials:



## 8.0 MATERIAL RISK ASSESSMENT

- 8.1 HSG 264 - Asbestos Management Survey includes material assessment algorithm. This assessment takes into account the type of asbestos product, the extent of any damage/ deterioration, any surface treatment and the (presumed) types of asbestos present.

Material risks assessments are required within an Asbestos Refurbishment and Demolition Survey Report when schedule works are longer than 2 month future schedule.

This assessment is applied to all incidences of identification and strongly presumed asbestos within Management Survey.

The material risk assessment identifies the high risk materials, i.e. those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials with the highest score will be those that should be given priority for remedial action.

The criteria for determining management priorities for remedial action are given in full in section 11.0 Priority Assessment and Algorithm of this report.

The asbestos register attached contains all the information for each asbestos containing material located during the survey. All items are recorded on site plans providing details of exact locations. Where the ACM's have been sampled, a unique reference number is recorded in the "sample reference" column and the sample report is attached in section 13 of the report. If the material has not been sampled, no sample reference number is recorded. The asbestos content is then either assumed by comparison with similar materials sampled during the building survey, or classified as crocidolite (blue asbestos) as the highest risk category.

All asbestos items are allocated a material assessment score which is indicated by a category of Very Low, Low, Medium or High potential for fibre release. This is based on the HSG 264 – Asbestos – The Survey Guide. The four main parameters which determine the material assessment are product type, extent of damage or deterioration, surface treatment and asbestos type. If a material is inaccessible and its condition cannot be assessed on site, it will be recorded as the highest risk category for that parameter until it can be inspected and proven otherwise. Please refer to section 8.2, 8.3 and 8.5 for further information regarding the material assessment algorithm.





Item Number:	A unique identification material number referenced throughout this survey.  RED = Positive Material BLUE = Negative Material GREEN=Non Accessed Area
Material Sample Reference:	As quoted on the bulk sample certificate issued by an independent laboratory.
Floor:	Floor level of the item number as per floor plans.
Room Number / Use:	A unique reference number for each building/ room taken from the floor plan.
Photograph:	Item photographed and included within report.
Position / Description:	This indicates the position and description of an ACM.
Quantity:	The amount of material present. In Metres Squared (m <sup>2</sup> ) or Linear Metres (lm)
Level of Identification:	This indicates if a material has been positively identified as an ACM, whether there is a strong presumption of ACM or it is only presumed to be an ACM.
Product Type:	The classification of the ACM. See section 10
Condition:	The condition of the material at the time of survey. (See section 10)
Surface Treatment:	An indication whether the material has suitable surface treatment. (See section 10)
Asbestos Type:	If a sample is taken and a sample reference number is present, this column will state the test. Result. If a material has not been sampled, the asbestos content is presumed by comparison with similar materials sampled within the building survey, or if unknown is classified as crocidolite (blue asbestos) as the highest risk asbestos type. See section 10.
Material Risk Factor and Level:	The amount of fibre release from an ACM when subjected to standard disturbance is calculated based upon the product type, extent of damage/ deterioration, surface treatment and asbestos type. Based on these factors, which are assessed on site, all ACM's are allocated a material assessment category as either 'Very Low', 'Low', 'Medium' or 'High potential' to release fibres, if disturbed. See section 10 material risk factor score.
Accessibility:	The accessibility of the material in its present location in relation to possible damage or disturbance during normal use. This is indicated as Low, Medium or High.
Material Classification:	L = Licensable NL = Non-Licensable NNL = Notifiable Non-Licensable





Recommended Action:	The recommended action required for the material based on its material risk factor and accessibility.
Action A:	Asbestos containing materials in poor condition, not adequately surface treated and/or vulnerable to damage. This material requires urgent removal under full controlled conditions. The room / area may need to be cordoned off to prevent access to all personnel until remedial action has been undertaken.
Action B:	Asbestos containing materials showing some signs of deterioration / damage but structurally sound. This material requires encapsulation with a suitable surface sealant and labelling, together with any associated dust/ debris removed (see Action D).
Action C:	Asbestos containing material showing some signs of deterioration / damage and / or vulnerable to damage. This material requires removal in the near future although it is not posing a significant hazard to persons using the building if it remains undisturbed.
Action D:	Asbestos containing material in good/ reasonable condition, adequately surface treated and requiring no attention unless likely to be disturbed as part of the works or condition deteriorates. This material must be clearly labelled with an approved label and inspected at regular intervals to check for condition deterioration. All Relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishment works. If this is likely to occur then some precautions may be necessary. Contact AMS 2000 for further information.
Action E:	Inaccessible Item or area; It is presumed that asbestos containing materials are likely to be present. All relevant persons must be made aware of the location of the material to ensure it is not damaged or disturbed during maintenance or refurbishments work. If this is likely to occur then some precautions may be necessary such as further sampling and analysis. Contact AMS 2000 for further information.


Sample Variable	Value	Description
Product Type	1	Low fibre release- Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-ridge paints, cements or decorative coatings.
	2	Medium Fibre Release – Asbestos insulation board (AIB), mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes, and woven textiles, asbestos paper and felt.
	3	High fibre release – Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Condition	0	Good condition – no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
	2	Medium damage: Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage: Delaminating of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Completely sealed – Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Surfaced sealed – Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos Type	1	Chrysotile (White asbestos)
	2	Amosite (Brown asbestos)
	3	Crocidolite (Blue asbestos) or unknown
Material Risk factor:  Score of:	The four parameters detailed above are assessed for each material and assigned a score of between 0 and 3. The values are then added together to give a total score of between 2 and 12. Depending on the total score the materials are then given a material risk factor as shown below.	
	10 Or More	High potential to release fibres.
	Between 7-9	Medium potential to release fibres.
	Between 5-6	Low potential to release fibres.
	4 or Less	Very low potential to release fibres.

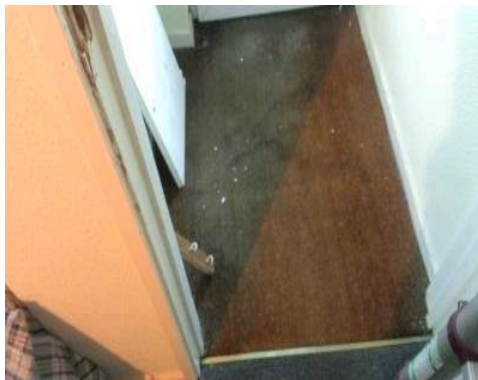
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
1	AJ002908	1st Floor.  Room 1 (Lounge 117).	Beige vinyl floor tiles and adhesive beneath existing flooring.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.  <div>Recommended Action</div> <div>D</div>				18m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
2	AJ002909	1st Floor.  Room 2 (Hall 120).	Beige vinyl floor tiles and adhesive beneath existing flooring.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div> <div>D</div>				3m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL		

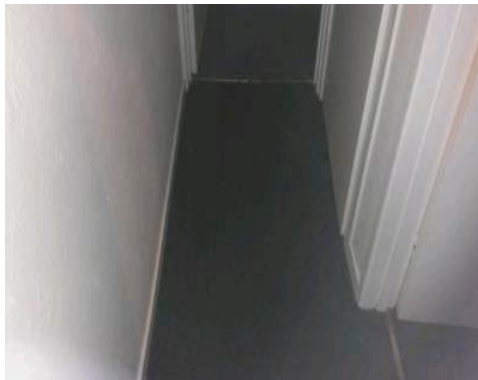
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
3	AJ002910	1st Floor.  Room 3 (Bedroom 118).	Cream vinyl floor tiles and adhesive beneath existing flooring.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div>				14m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL		

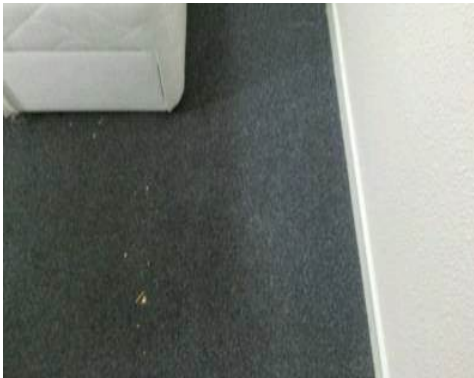
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
4	AS PER SAMPLE AJ002910	1st Floor.  Room 4 (Bathroom 119).	<p>Cream vinyl floor tiles and adhesive beneath existing flooring (as sample AJ002910).</p> <p>Strongly presumed to contain Chrysotile asbestos materials.</p> <p>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.</p> <p>Recommended Action</p>		5m <sup>2</sup>		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level		Accessibility
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
5	AJ002911	1st Floor.  Room 5 (Kitchen 116).	Sound pad to sink unit.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> <div>-</div>				1no.		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
6	AJ002912	Ground Floor.  Room 1 (Lounge 021).	<p>Beige vinyl floor tile and adhesive remains underneath existing flooring within porch.</p> <p>Contains Chrysotile asbestos materials.</p> <p>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.</p> <div>Recommended Action</div> <div>C</div>				1m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	1	(0) Completely Sealed	1	3	Very Low	Low	NNL		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
7	AS PER SAMPLE AJ002912	Ground Floor.  Room 1 (Lounge 021).	<p>Beige vinyl floor tile and adhesive underneath existing flooring (as sample AJ002912).</p> <p>Strongly presumed to contain Chrysotile asbestos materials.</p> <p>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.</p> <div>Recommended Action</div> <div>D</div>				20m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
8	AS PER SAMPLE AJ002912	Ground Floor.  Room 2 (Hall 020).	<p>Beige vinyl floor tiles and adhesive underneath existing flooring - including cupboard (as sample AJ002912).</p> <p>Strongly presumed to contain Chrysotile asbestos materials.</p> <p>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.</p> <div>Recommended Action</div> <div>D</div>		4m²		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level		Accessibility
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
9	AJ002913	Ground Floor.  Room 3 (Bedroom 017).	Beige vinyl floor tiles and adhesive underneath existing flooring.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.	Recommended Action	D		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level		Accessibility
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL


Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs	
10	AJ002914	Ground Floor.	Room 4 (Bathroom 018).	Grey vinyl flooring underneath existing flooring.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.			5m²		
				Recommended Action	D				
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(0) Completely Sealed	1	2	Very Low	Low	NL		





Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
11	AJ002915	Ground Floor.  Room 5 (Kitchen 019).	Sound pad to sink unit.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> <div>-</div>				1no.		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action					Area or Quantity	Photographs
12	AJ002916	Ground Floor.  Room 5 (Kitchen 019).	Green vinyl floor tiles and adhesive underneath existing altro flooring.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div>					6m²	
			D						
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(0) Completely Sealed	1	2	Very Low	Low	NL		

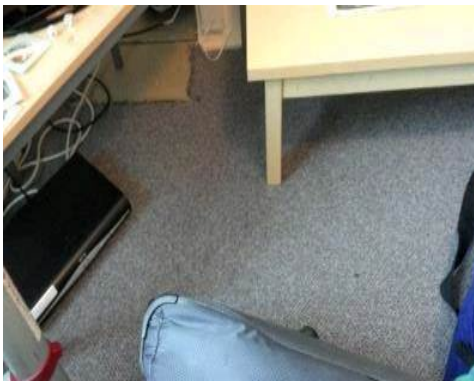



Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs
13	AJ002917	Ground Floor.  Room 6 (Meeting Room 007).		Insulating board lining to door.  Contains Chrysotile + Amosite asbestos materials.  These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012.  Recommended Action			2m <sup>2</sup>	
Material Risk Assessment								
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification	
2	0	(1) Surface Sealed	2	5	Low	Low	L	


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
14	AS PER SAMPLE AJ002917	Ground Floor.  Room 7 (Games Room 008).	Insulating board lining to door (as sample AJ002917).  Strongly presumed to contain Chrysotile + Amosite asbestos materials.  These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012.  Recommended Action		2m²		
			D				
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification
2	0	(1) Surface Sealed	2	5	Low	Low	L


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
15	AJ002918	Ground Floor.  Room 7 (Games Room 008).	Green vinyl flooring beneath existing flooring.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div>				40m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs
16	AS PER SAMPLE AJ002917	Ground Floor.	Insulating board lining to door (as sample AJ002917).  Strongly presumed to contain Chrysotile + Amosite asbestos materials.  These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012.			2m²		
		Room 8 (Office 010).						
			Recommended Action	D				
Material Risk Assessment								
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification	
2	0	(1) Surface Sealed	2	5	Low	Low	L	

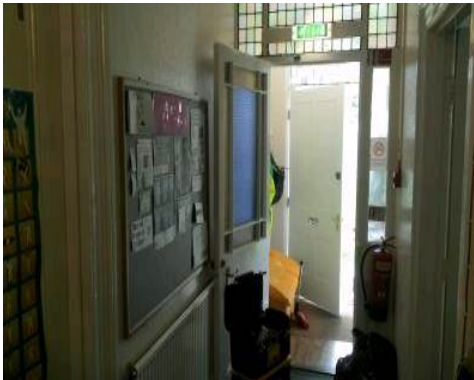
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
17	AS PER SAMPLE AJ002918	Ground Floor.  Room 8 (Office 010).	Green vinyl flooring beneath existing flooring (as sample AJ002918).  No Asbestos Detected.  No further action required.  <div>Recommended Action</div>				20m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

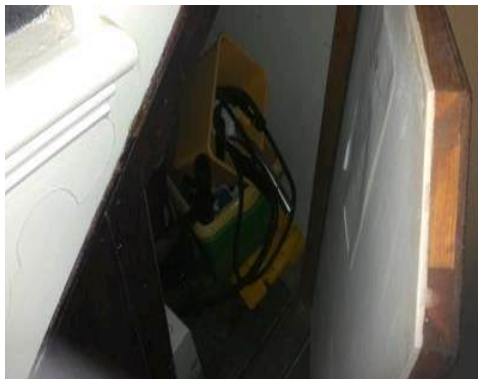
Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs	
18	AJ002919	Ground Floor.  Room 9 (Kitchen 009).		Insulating board lining to door.  Contains Chrysotile + Amosite asbestos materials.  These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012.  Recommended Action			2m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
2	0	(1) Surface Sealed	2	5	Low	Low	L		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
19	AJ002920	Ground Floor.  Room 9 (Kitchen 009).	Green altro flooring and adhesive.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> <div>-</div>				30m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
20	AJ002921	Ground Floor.  Room 10 (Larder 015).	Textured coating to walls.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div>				6m <sup>2</sup>		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
21	AS PER SAMPLE AJ002918	Ground Floor.  Room 10 (Larder 015).	Green vinyl flooring (as sample AJ002918).  No Asbestos Detected.  No further action required.				5m²		
				Recommended Action	-				
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
22	No Sample Taken	Ground Floor.  Room 11 (Hall 014).	Accessed - no suspect materials found to areas of work.  No further action required.  <div>Recommended Action</div> <div>-</div>				N/A		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

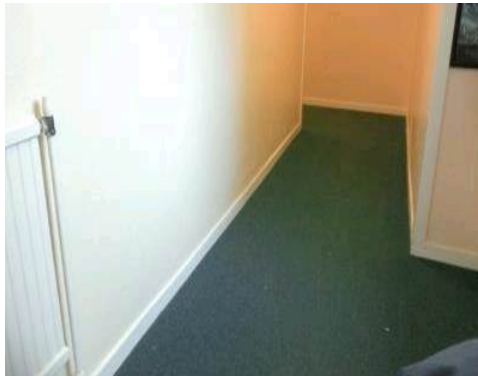
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
23	AJ002922	Ground Floor.  Room 12 (Understairs Cupboard 012).	Insulating board downstairs lining, wall linings and lining to door.  No Asbestos Detected.  No further action required.  Recommended Action		3m²		
					-		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification
-	-	-	-	-	-	-	-


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
24	No Sample Taken	Ground Floor.  Room 13 (Cupboard 013).	Accessed - no suspect materials found to areas of work.  No further action required.  <div>Recommended Action</div>		N/A		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level		Accessibility
-	-	-	-	-	-	-	-

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action	Area or Quantity	Photographs		
25	AJ002923	Ground Floor.  Room 14 (Electrical Cupboard 011).	Insulating board wall and base linings and lining to doors.  No Asbestos Detected.  No further action required.  Recommended Action -	2m²			
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor		Risk Level	Accessibility
-	-	-	-	-	-	-	-

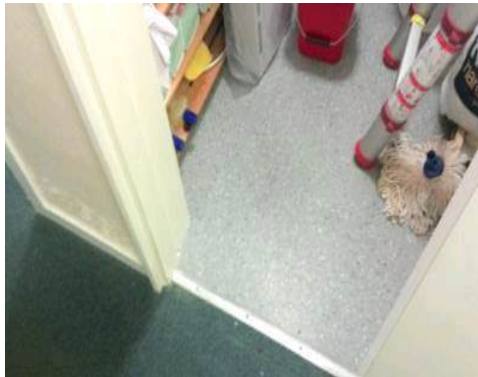
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action	Area or Quantity	Photographs		
26	No Sample Taken	Ground Floor.  Room 14 (Electrical Cupboard 011).	Textile flashguards to electrical switchgear - presumed as live.  Presumed - Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div>	1no. <div>D</div>			
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor		Risk Level	Accessibility
2	0	(1) Surface Sealed	1	4	Low	Low	NL





Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
27	AJ002924	Ground Floor.  Room 15 (Corridor 016).	Beige vinyl floor tiles and adhesive beneath existing carpet tiles.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div>		20m²		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level		Accessibility
1	1	(0) Completely Sealed	1	3	Very Low	Low	NNL


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs
28	AJ002925	Ground Floor.  Room 15 (Corridor 016).	White bull nosing to stairs.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div>				5lm	
Material Risk Assessment								
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification	
-	-	-	-	-	-	-	-	




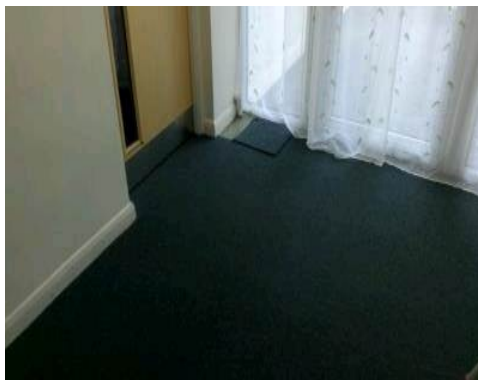
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
29	AS PER SAMPLE AJ002924	Ground Floor.  Room 16 (Linen 016).	<p>Beige vinyl floor tiles and adhesive beneath existing flooring (as sample AJ002924).</p> <p>Strongly presumed to contain Chrysotile asbestos materials.</p> <p>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.</p> <div>Recommended Action</div> <div>D</div>		2m²		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level		Accessibility
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL

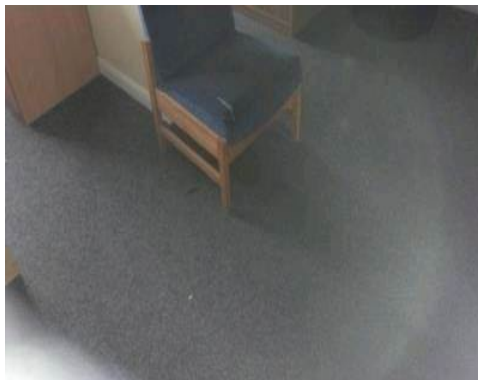
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action					Area or Quantity	Photographs
30	No Sample Taken	Ground Floor.  Room 17 (Toilets 005).	Accessed - no suspect materials found to areas of work.  No further action required.					N/A	
			Recommended Action					-	
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
31	AJ002926	Ground Floor.  Room 18 (Office 004).	<p>Grey vinyl floor tiles and adhesive underneath existing flooring.</p> <p>Contains Chrysotile asbestos materials.</p> <p>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.</p> <div>Recommended Action</div> <div>D</div>				16m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
32	AS PER SAMPLE AJ002924	Ground Floor.  Room 19 (Bedroom 002).	Beige vinyl floor tiles and adhesive underneath existing flooring (as sample AJ002924).		16m²		
			Strongly presumed to contain Chrysotile asbestos materials.				
Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.							
Recommended Action		D					
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification
1	1	(0) Completely Sealed	1	3	Very Low	Low	NNL


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action	Area or Quantity	Photographs		
33	AS PER SAMPLE AJ002924	Ground Floor.  Room 20 (Bedroom 003).	<p>Beige vinyl floor tiles and adhesive underneath existing flooring (as sample AJ002924).</p> <p>Strongly presumed to contain Chrysotile asbestos materials.</p> <p>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.</p> <p>Recommended Action <span>D</span></p>	16m²			
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor		Risk Level	Accessibility
1	1	(0) Completely Sealed	1	3	Very Low	Low	NNL


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
34	AJ002927	Ground Floor.  Room 21 (Stairway).	Green vinyl flooring and adhesive beneath existing flooring.  No Asbestos Detected.  No further action required.  <div>Recommended Action<div>-</div></div>		6m²		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level		Accessibility
-	-	-	-	-	-	-	-

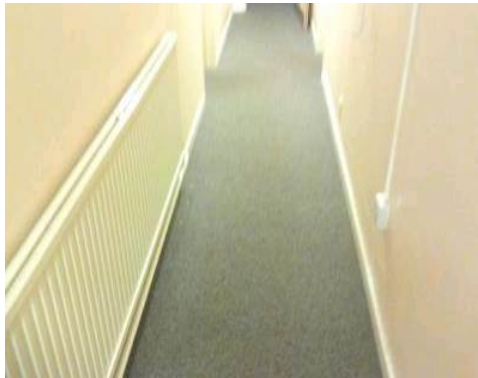
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
35	AS PER SAMPLE AJ002927	Ground Floor.  Room 22 (Bedroom 001).	Green vinyl flooring and adhesive beneath existing flooring (as sample AJ002927).  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> -				24m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
36	AS PER SAMPLE AJ002927	1st Floor.  Room 6 (Bedroom 101).	Green vinyl flooring beneath existing flooring (as sample AJ002927).  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> -				25m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
37	AJ002928	Roof Void.  Room 1 (Roofspace 101a).	Bitumen roofing felt to main roof areas.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> -				500m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
38	AJ002929	Roof Void.  Room 1 (Roofspace 101a).	Fibreglass insulation and debris .  No Asbestos Detected.  No further action required.  <div>Recommended Action</div>				25m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs
39	AJ002930	1st Floor.	Room 7 (Corridor 107).	Insulating board door header panels (double sided).  Contains Chrysotile + Amosite asbestos materials.  These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012.			2no.	
				Recommended Action	D			
Material Risk Assessment								
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification	
2	0	(1) Surface Sealed	2	5	Low	Low	L	


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action	Area or Quantity	Photographs		
40	AS PER SAMPLE AJ002909	1st Floor.  Room 7 (Corridor 107).	Beige vinyl floor tiles and adhesive underneath existing flooring (as sample AJ002909).  Strongly presumed to contain Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div> <div>D</div>	25m <sup>2</sup>			
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor		Risk Level	Accessibility
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL



Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
41	No Sample Taken	1st Floor.  Room 8 (Stairwell 121).	Accessed - no suspect materials found to areas of work.  No further action required.  <div>Recommended Action</div> -				N/A		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
42	AJ002931	1st Floor.  Room 9 (Bedroom 102).	Grey vinyl floor tiles and adhesive beneath existing flooring.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div> <div>D</div>				18m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action	Area or Quantity	Photographs		
43	AS PER SAMPLE AJ002931	1st Floor.  Room 10 (Bedroom 103).	<p>Grey vinyl floor tiles and adhesive beneath existing flooring (as sample AJ002931).</p> <p>Strongly presumed to contain Chrysotile asbestos materials.</p> <p>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.</p> <p>Recommended Action <span>D</span></p>	20m²			
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor		Risk Level	Accessibility
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action	Area or Quantity	Photographs		
44	AS PER SAMPLE AJ002931	1st Floor.  Room 11 (Bedroom 104).	<p>Grey vinyl floor tiles and adhesive beneath existing flooring (as sample AJ002931).</p> <p>Strongly presumed to contain Chrysotile asbestos materials.</p> <p>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.</p> <p>Recommended Action <span>D</span></p>	16m²			
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor		Risk Level	Accessibility
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL





Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
45	No Sample Taken	1st Floor.  Room 12 (WC 105).	Accessed - no suspect materials found to areas of work.  No further action required.  <div>Recommended Action</div> <div>-</div>				N/A		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

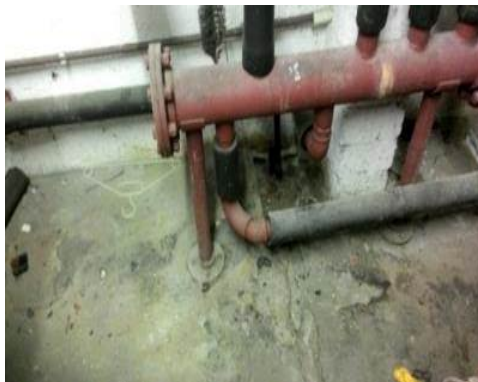
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
46	AJ002932	1st Floor.  Room 13 (Shower 104).	Textured coating to plasterboard ceiling.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> <div>-</div>				5m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
47	No Sample Taken	1st Floor.  Room 14 (WC).	Accessed - no suspect materials found to areas of work.  No further action required.  <div>Recommended Action</div> -				N/A		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
48	AJ002933	1st Floor.  Room 15 (First Aid 115).	Red vinyl floor tiles and adhesive underneath existing flooring.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div> <div>D</div>				9m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(0) Completely Sealed	1	2	Very Low	Low	NNL		

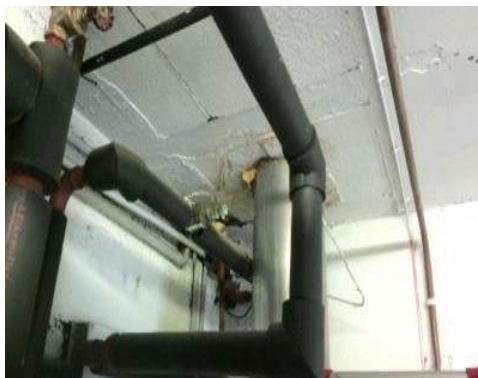
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
49	AJ002934	Ground Floor.  Room 23 (Boiler Room).	Insulation residue to ceiling and walls - previously identified.  Contains Amosite asbestos materials.  These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div>		50m²		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level		Accessibility
3	3	-	2	11	High	Medium	L


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
50	AJ002935	Ground Floor.  Room 23 (Boiler Room).	Dust sample to floor.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> -				20m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
51	AJ002936	Ground Floor.  Room 23 (Boiler Room).	Insulation residue to floor void access.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> -				<1m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
52	AJ002937	Ground Floor.  Room 23 (Boiler Room).	Insulation within boiler flue.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> -				2m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs
53	AJ002938	Ground Floor.	Room 23 (Boiler Room).	Rope seals to boiler sections and flue connection.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.			2no.	
				Recommended Action		D		
Material Risk Assessment								
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification	
2	0	(1) Surface Sealed	1	4	Low	Low	NNL	


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
54	AJ002939	Ground Floor.  Room 23 (Boiler Room).	Insulation to flue penetration.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> -				<1m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
55	AJ002940	Ground Floor.  Room 23 (Boiler Room).	Insulation and residue to copper calorifier.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> <div>-</div>				3m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs	
56	AJ002941	Ground Floor.  Room 23 (Boiler Room).		Gaskets to pipework flanges and pumps.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.  <div>Recommended Action</div> <div>D</div>			<10no.		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(0) Completely Sealed	1	2	Very Low	Low	NL		





Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs	
57	AJ002942	External.	Room 1 (Main Building).	Cement wall cladding tiles.  Contains Chrysotile asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.			30m²		
				Recommended Action		D			
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
1	0	(1) Surface Sealed	1	3	Very Low	Low	NL		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
58	AJ002943	External.  Room 1 (Main Building).	Insulating board soffit boards to newer wing of building.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> -				50m		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		





Item No.	Site Sample Reference	Location	Description of Material and Recommended Action	Area or Quantity	Photographs		
59	No Sample Taken	External.  Room 1 (Main Building).	Roofing tiles tonewer wing of building -no safe access to sample.  Presumed - Crocidolite (or unknown) asbestos materials.  Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div> <div>D</div>	75m²			
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor		Risk Level	Accessibility
1	0	(1) Surface Sealed	3	5	Low	Low	NL


Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs
60	No Sample Taken	External.	Room 1 (Main Building).	No access to older wing soffit boards due to height.  Presumed - Crocidolite (or unknown) asbestos materials.  These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012.			75m	
				Recommended Action	D			
Material Risk Assessment								
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification	
2	0	(1) Surface Sealed	3	6	Low	Low	L	


Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs
61	AJ002944	External.	Room 1 (Main Building).	Cement soil and vent pipe to right side of building.			10lm	
				Contains Chrysotile asbestos materials.				
				Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.				
				Recommended Action			D	
Material Risk Assessment								
Product Type		Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification
1		0	(1) Surface Sealed	1	3	Very Low	Low	NL


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs
62	AJ002945	External.  Room 1 (Main Building).	Bitumen roof coating to flat roof areas.  No Asbestos Detected.  No further action required.  Recommended Action				250m²	
							-	
Material Risk Assessment								
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification	
-	-	-	-	-	-	-	-	


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
63	AJ002946	External.  Room 1 (Main Building).	Cement coverstrip/ fascias to perimeter of flat roof areas.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div>				150lm		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
64	AJ002947	1st Floor.  Room 16 (Bedroom 113).	Paper to fibreboard wall lining.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div>				6m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

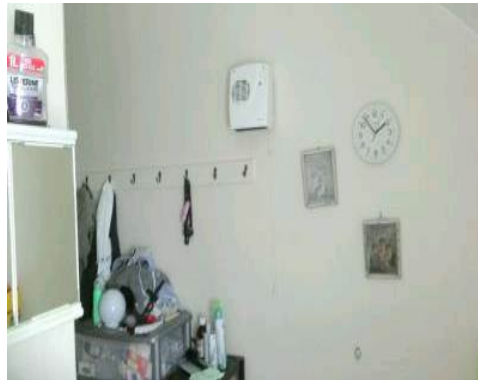
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action	Area or Quantity	Photographs		
65	AS PER SAMPLE AJ002930	1st Floor.  Room 17 (Landing 114).	<p>Insulating board door header panel (as sample AJ002930).</p> <p>Strongly presumed to contain Chrysotile + Amosite asbestos materials.</p> <p>These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012.</p> <p>Recommended Action <span>D</span></p>	1m²			
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor		Risk Level	Accessibility
2	0	(1) Surface Sealed	2	5	Low	Low	L

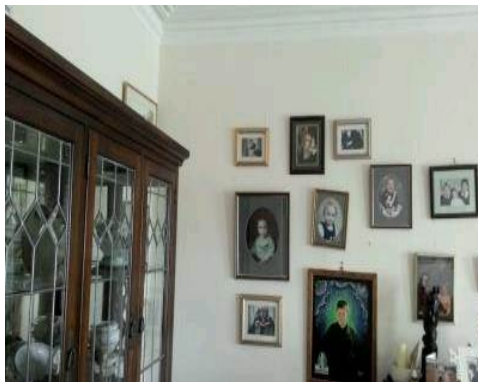
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
66	AJ002948	1st Floor.  Room 17 (Landing 114).	Insulating board lining to loft hatch.  Contains Chrysotile + Amosite asbestos materials.  These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012.  Recommended Action		1m²		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level		Accessibility
2	1	(1) Surface Sealed	2	6	Low	Medium	L


Item No.	Site Sample Reference	Location		Description of Material and Recommended Action			Area or Quantity	Photographs
67	AJ002949	1st Floor.  Room 17 (Landing 114).		Insulating board ceiling and wall lining within cupboard.  Contains Chrysotile + Amosite asbestos materials.  These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012. <div>Recommended Action</div>			2m²	
Material Risk Assessment								
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification	
2	1	(1) Surface Sealed	2	6	Low	Medium	L	

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action	Area or Quantity	Photographs		
68	AS PER SAMPLE AJ002947	1st Floor.  Room 18 (Kitchen 108).	Paper to fibreboard wall lining (as sample AJ002947).  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> <div>-</div>	5m²			
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor		Risk Level	Accessibility
-	-	-	-	-	-	-	-

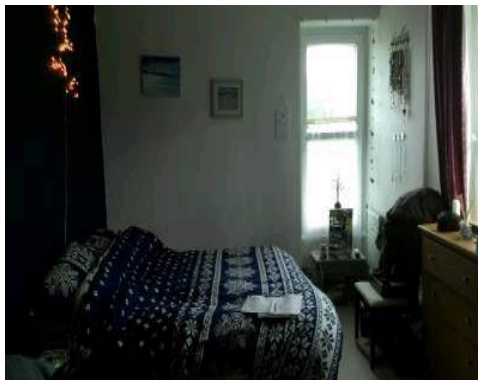
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
69	AJ002950	1st Floor.  Room 18 (Kitchen 108).	Sound pad to sink unit.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> -				1no.		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
70	AS PER SAMPLE AJ002947	1st Floor.  Room 19 (Bathroom 109).	Paper to fibreboard wall lining (as sample AJ002947).  No Asbestos Detected.  No further action required.  <div>Recommended Action</div>				5m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs
71	AS PER SAMPLE AJ002947	1st Floor.  Room 20 (Lounge 110).	Paper to fibreboard wall lining (as sample AJ002947).  No Asbestos Detected.  No further action required.				10m²	
				Recommended Action	-			
Material Risk Assessment								
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification	
-	-	-	-	-	-	-	-	


Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
72	No Sample Taken	1st Floor.  Room 21 (Bedroom 111).	Accessed - no suspect materials found to areas of works.  No further action required.		N/A		
Recommended Action					-		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level		Accessibility
-	-	-	-	-	-	-	-




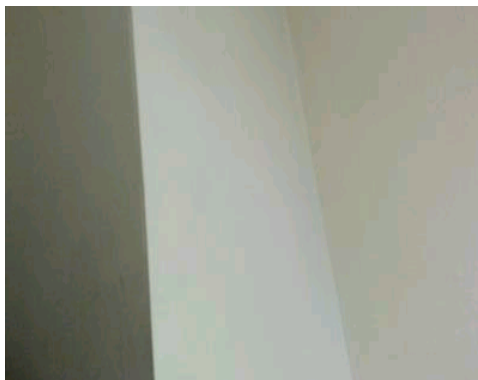
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
73	No Sample Taken	1st Floor.  Room 22 (Bedroom 112).	Accessed - no suspect materials found to areas of works.  No further action required.  <div>Recommended Action</div>				N/A		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
74	AJ002951	Roof Void.  Room 3 (Roofspace 114a).	Bitumen roofing felt to older wing of property.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div> -				120m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
75	AJ002952	Roof Void.  Room 3 (Roofspace 114a).	Roofing tile debris throughout.  No Asbestos Detected.  No further action required.  <div>Recommended Action</div>				75m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

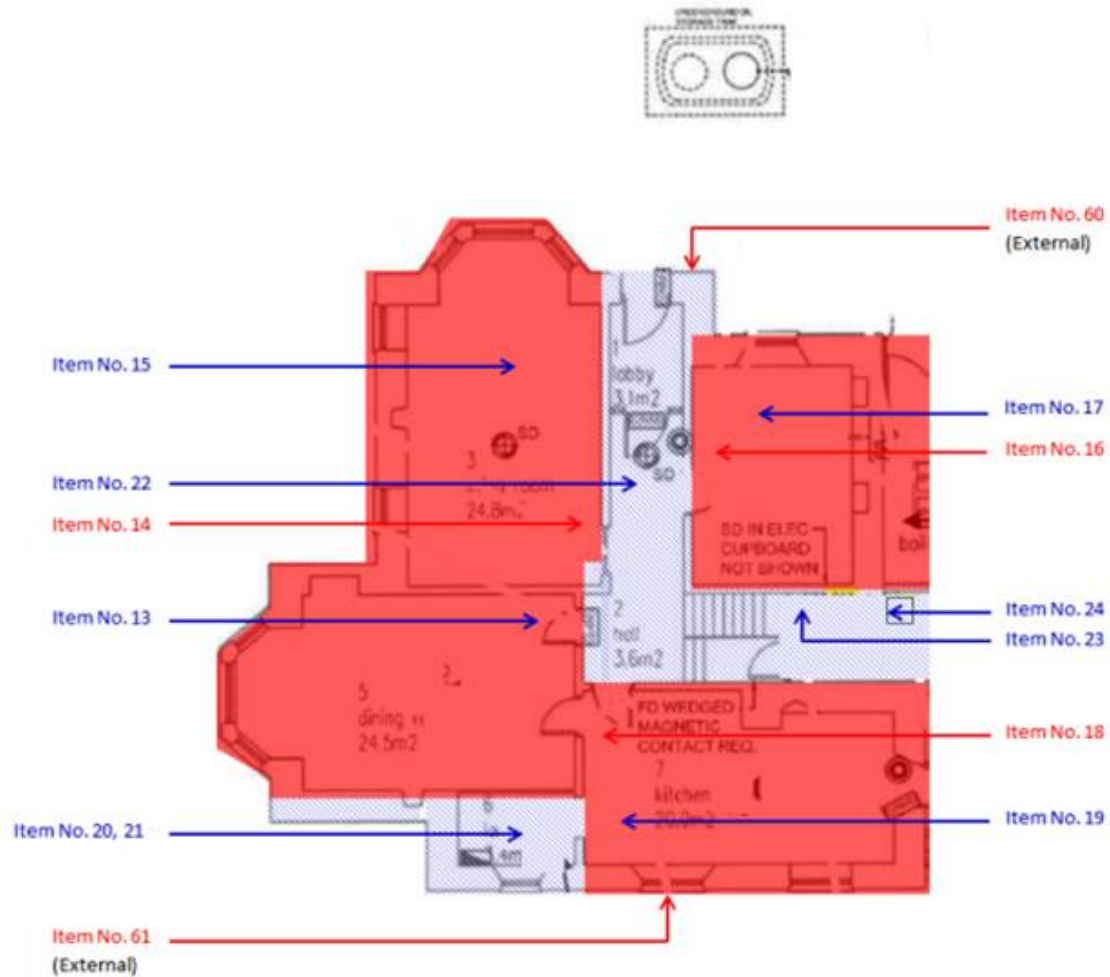
Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
76	AS PER SAMPLE AJ002929	Roof Void.  Room 3 (Roofspace 114a).	Fibreglass loft insulation (as sample AJ002929).  No Asbestos Detected.  No further action required.  <div>Recommended Action</div>				75m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
-	-	-	-	-	-	-	-		

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action		Area or Quantity	Photographs	
77	No Sample Taken	Roof Void.  Room 3 (Roofspace 114a).	Limited access due to stored items.  Inaccessible - Presumed to contain asbestos materials.  Further Inspection Required  <div>Recommended Action</div>		N/A		
Material Risk Assessment							
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification
-	-	-	-	-	-	-	-

Item No.	Site Sample Reference	Location	Description of Material and Recommended Action				Area or Quantity	Photographs	
78	AS PER SAMPLE AJ002949	1st Floor.  Room 7 (Corridor 107).	<div>Insulating board wall linings to stairway (as sample AJ002949).</div> <div>Strongly presumed to contain Chrysotile + Amosite asbestos materials.</div> <div>These materials can be removed by a licensed contractor only, in accordance with the Control of Asbestos Regulations 2012.</div> <div>Recommended ActionD</div>				5m²		
Material Risk Assessment									
Product Type	Condition	Surface Treatment	Asbestos Type	Risk Factor	Risk Level	Accessibility	Material Classification		
2	0	(1) Surface Sealed	2	5	Low	Low	L		

## 10.0 ASBESTOS LOCATION FLOOR PLAN

### 10.1 Ground Floor



Areas containing positive ACMS

No ACMS identified within area

Inaccessible Areas

Items containing asbestos

Items identified as non-asbestos

Inaccessible items/areas

#### ASBESTOS LOCATION DRAWING

Site Address:  
Mundesley Boarding House  
Church Road  
St Marys  
Isles of Scilly  
TR21 0NA

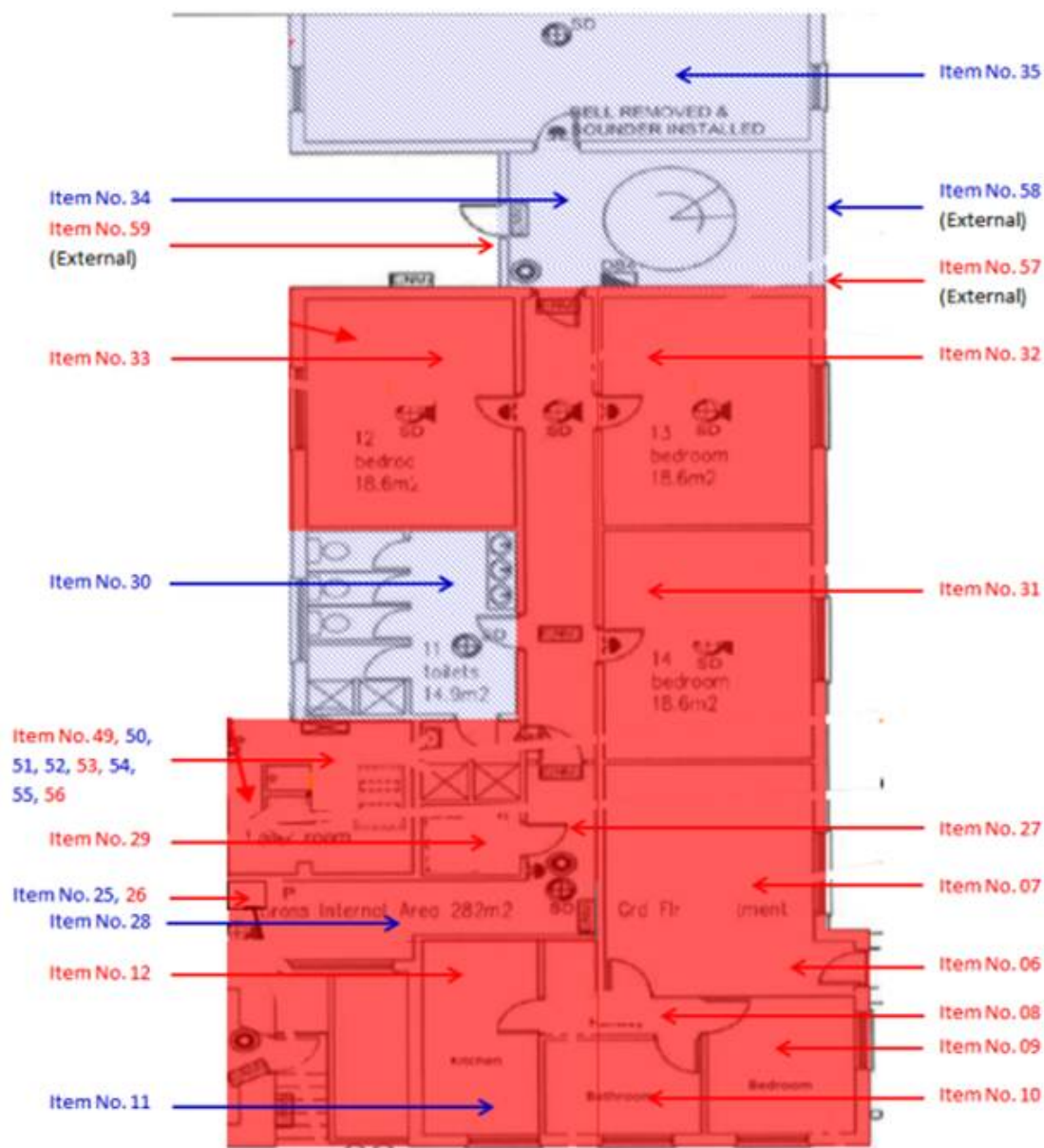
Survey Ref:  
J017965

Original Drawing Source:  
Hand drawn by surveyor

Asbestos Management Specialist 2000 Ltd.  
AMS House, 1 Barbican Close,  
Barnstaple, EX31 9HE

T: 01271 328663 F: 01271 375436  
Web: [www.ams-2000.co.uk](http://www.ams-2000.co.uk)  
Email: [asbestos@ams-2000.co.uk](mailto:asbestos@ams-2000.co.uk)

## 10.2 Ground Floor



Inaccessible items/areas

Site Address:  
Mundesley Boarding House  
Church Road  
St Marys  
Isles of Scilly  
TR21 0NA

Survey Ref:  
J017965

Original Drawing Source:  
Hand drawn by surveyor

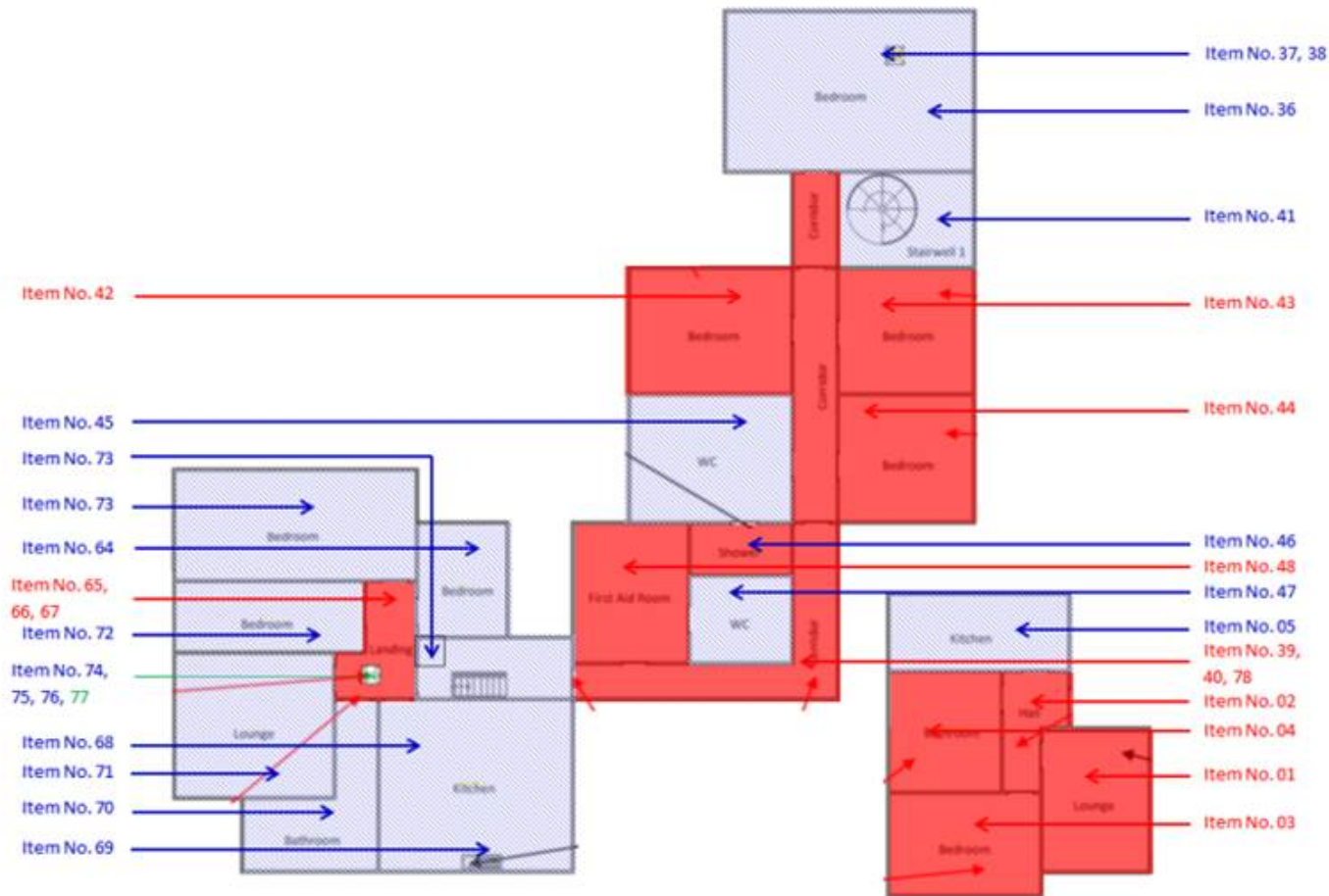
Asbestos Management Specialist 2000 Ltd.  
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Barnstaple, EX31 9HE

T: 01271 328663 F: 01271 375436  
Web: [www.ams-2000.co.uk](http://www.ams-2000.co.uk)  
Email: [asbestos@ams-2000.co.uk](mailto:asbestos@ams-2000.co.uk)



## 10.0 ASBESTOS LOCATION FLOOR PLAN

### 10.3 1st Floor



Areas containing positive ACMS

No ACMS identified within area

Inaccessible Areas

Items containing asbestos

Items identified as non-asbestos

Inaccessible items/areas

## ASBESTOS LOCATION DRAWING

Site Address:  
Mundesley Boarding House  
Church Road  
St Marys  
Isles of Scilly  
TR21 0NA

Survey Ref:  
J017965

Original Drawing Source:  
Hand drawn by surveyor

Asbestos Management Specialist 2000 Ltd.  
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Web: [www.ams-2000.co.uk](http://www.ams-2000.co.uk)  
Email: [asbestos@ams-2000.co.uk](mailto:asbestos@ams-2000.co.uk)



4668

## CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J008644

<b>Client</b>	AMS 2000 Ltd	<b>Attention</b>	Matt Featherstone
<b>Client Address</b>	1 Barbican Close, Barnstaple, Devon, EX32 9HE		
<b>Site Address</b>	Mundesley Boarding House, Church Road, St Marys, Isles of Scilly		
<b>Site Ref</b>	J17965	<b>No. of Samples</b>	45

<b>Date Received</b>	26/10/2015	<b>Date of Analysis</b>	27/10/2015 - 28/10/2015	<b>Report Issue Date</b>	28/10/2015
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.

The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory.  
(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS039337	AJ002908	Lounge	Beige Vinyl Floor Tiles	Chrysotile
BS039338	AJ002909	Hall	Beige Vinyl Floor Tiles	Chrysotile
BS039339	AJ002910	Bedroom	Cream Vinyl Floor Tiles	Chrysotile
BS039340	AJ002911	Kitchen	Sound Pad Under Sink	N.A.D.I.S
BS039341	AJ002912	Porch	Beige Vinyl Floor Tile Remains	Chrysotile
BS039342	AJ002913	Bedroom	Beige Vinyl Floor Tiles	Chrysotile
BS039343	AJ002914	Bathroom	Grey Vinyl Flooring	Chrysotile - in Bitumen Adhesive only
BS039344	AJ002915	Kitchen	Sound Pad Under Sink	N.A.D.I.S

### KEY

NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

<b>Analysed By</b>	Olivia Pearce
<b>Analyst Signatory</b>	

<b>Approved By</b>	Wai-fung Kuet
<b>Approver Signatory</b>	

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Issue Date: 21/11/2014

Issued by: Quality Manager

Issue No. 3



## CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J008644

<b>Client</b>	AMS 2000 Ltd	<b>Attention</b>	Matt Featherstone
<b>Client Address</b>	1 Barbican Close, Barnstaple, Devon, EX32 9HE		
<b>Site Address</b>	Mundesley Boarding House, Church Road, St Marys, Isles of Scilly		
<b>Site Ref</b>	J17965	<b>No. of Samples</b>	45

<b>Date Received</b>	26/10/2015	<b>Date of Analysis</b>	27/10/2015 - 28/10/2015	<b>Report Issue Date</b>	28/10/2015
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (\*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.


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Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS039345	AJ002916	Kitchen	Grey & Yellow Vinyl Floor Tiles	Chrysotile - in Yellow Tile & Bitumen Adhesive only
BS039346	AJ002917	Meeting Room	Infill Panel to Door	Chrysotile + Amosite
BS039347	AJ002918	Games Room	Grey Vinyl Flooring	N.A.D.I.S
BS039348	AJ002919	Kitchen	Infill Panel to Door	Chrysotile + Amosite
BS039349	AJ002920	Kitchen	Green Altro Flooring	N.A.D.I.S
BS039350	AJ002921	Larder	Textured Coating to Walls	N.A.D.I.S
BS039351	AJ002922	Understairs Cupboard	Insulating Board Wall & Door Lining	N.A.D.I.S
BS039352	AJ002923	Electrical Cupboard	Insulating Board Wall & Door Lining	N.A.D.I.S

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<b>Analyst Signatory</b>	

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Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS039353	AJ002924	Corridor	Beige Vinyl Floor Tiles	Chrysotile
BS039354	AJ002925	Corridor	White Bull Nosing	N.A.D.I.S
BS039355	AJ002926	Office	Grey Vinyl Floor Tiles	Chrysotile - in Bitumen Adhesive only
BS039356	AJ002927	Stairway	Green Vinyl Floor Tiles	N.A.D.I.S
BS039357	AJ002928	Roof Space 101A	Roof Felt	N.A.D.I.S
BS039358	AJ002929	Roof Space 101A	Insulation	N.A.D.I.S
BS039359	AJ002930	Corridor	Insulating Board Header Panel Above Door	Chrysotile + Amosite
BS039360	AJ002931	Bedroom	Grey Vinyl Floor Tiles	Chrysotile - in Bitumen Adhesive only

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Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS039361	AJ002932	Shower Room	Textured Coating to Ceiling	N.A.D.I.S
BS039362	AJ002933	First Aid Room	Red Vinyl Floor Tiles	Chrysotile - in Bitumen Adhesive only
BS039363	AJ002934	Boiler Room	Residue to Walls & Ceiling	Amosite
BS039364	AJ002935	Boiler Room	Dust & Debris to Floor	N.A.D.I.S
BS039365	AJ002936	Boiler Room	Insulation Residue to Floor Void	N.A.D.I.S
BS039366	AJ002937	Boiler Room	Insulation Within Boiler Flue	N.A.D.I.S
BS039367	AJ002938	Boiler Room	Rope Seals to Boiler	Chrysotile
BS039368	AJ002939	Boiler Room	Insulation to Boiler Penetration	N.A.D.I.S

### KEY

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<b>Approved By</b>	Wai-fung Kuet
<b>Approver Signatory</b>	

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Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS039369	AJ002940	Boiler Room	Insulation Residue to Calorifier	N.A.D.I.S
BS039370	AJ002941	Boiler Room	Gaskets to Pipework	Chrysotile
BS039371	AJ002942	External	Wall Cladding Tiles	Chrysotile
BS039372	AJ002943	External	Insulating Board Soffit	N.A.D.I.S
BS039373	AJ002944	External	Cement Soil & Vent Pipe	Chrysotile
BS039374	AJ002945	External	Bitumen Roof Covering	N.A.D.I.S
BS039375	AJ002946	External	Cement Cover Strip to Perimeter	N.A.D.I.S
BS039376	AJ002947	Bedroom	Fibreboard Lining to Wall	N.A.D.I.S

### KEY

NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

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<b>Analyst Signatory</b>	

<b>Approved By</b>	Wai-fung Kuet
<b>Approver Signatory</b>	



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## CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

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Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS039377	AJ002948	Hallway	Insulating Board Lining to Loft Hatch	Chrysotile + Amosite
BS039378	AJ002949	Cupboard	Insulating Board Wall Lining	Chrysotile + Amosite
BS039379	AJ002950	Kitchen	Sound Pad Under Sink	N.A.D.I.S
BS039380	AJ002951	Roof Space	Roofing Felt	N.A.D.I.S
BS039381	AJ002952	Roof Space	Roof Tile Debris	N.A.D.I.S

### KEY

NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

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<b>Analyst Signatory</b>	

<b>Approved By</b>	Wai-fung Kuet
<b>Approver Signatory</b>	

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Issue No. 3

### 12.0 RECOMMENDATIONS

- 12.1 It is recommended that on receipt of the asbestos register, all materials be identified on site so that they can be managed according to the recommendations suggested. The register is only a record of the condition of the materials on the day they were inspected and therefore, all materials must be re-inspected at regular intervals in order to detect any deterioration of condition.
- 12.2 Recommended actions have been included in the asbestos register based on the material assessment category and the accessibility of each material. These recommended actions are only based on the subjective view of the surveyor and do not take into account any specific activities carried out within the premises, which may increase the risk.
- 12.3 All asbestos removal works must be carried out under the provisions of the Control of Asbestos Regulations 2012 and supporting Codes of Practice. All work with asbestos insulation/coatings and asbestos insulation board must be undertaken by a licensed asbestos removal contractor under the provisions of the Control of Asbestos Regulations 2012. All identified ACM's have been identified for a licensed contractor removal or a non licensable removal. All waste must be double bagged and disposed of as special waste in accordance with the Environmental Protection Act: Part 11 Special Waste (Amendment) Regulations 1996. Air monitoring accompanying asbestos encapsulation and removal works must be carried out by an independent UKAS accredited laboratory.
- 12.4 It is a requirement of the HSG 264 – Asbestos: The Survey Guide that the management plan for asbestos is reviewed at regular intervals and updated for any changes in circumstances. It is therefore recommended that properties are re-surveyed at a minimum of 12 monthly intervals to ensure all materials are monitored for signs of damage or deterioration. AMS 2000 Ltd can provide a free quotation for this service on request. Items of asbestos which have been removed should be updated on the register, including the date of when these were removed.
- 12.5 All identified asbestos containing materials are to be individually risk assessed to ensure the correct materials are given priority for remedial action. Please for to section 13 of this report for further guidance.

## 13.0 PRIORITY ASSESSMENT AND ALGORITHMS

To be carried out by the client in conjunction with the material risk assessment.

- 13.1 The material risk assessment identifies the high risk materials that are those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest scores in the material assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out the risk which will also take in account factors:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

The risk assessment includes a material assessment and a priority assessment.

The material risk assessment looks at the type and condition of the ACM and the ease with which it will release fibres if disturbed.

The Priority assessment looks at the likelihood of someone disturbing the ACM.

- 13.2 The risk assessment can only be carried out with detailed knowledge of all of the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under the Control of Asbestos Regulations 2012, are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within the premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

### 13.3 Maintenance Activity

The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taken place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

### 13.4 Occupant Activity

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment to the main type of use of an area and the activities taking place within it should be taken into account. For example a little store room, or an attic will rarely be access and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulation board panels with frequent vehicular movement, the potential for disturbance of ACM's is reasonable high and this would be a significant factor in the risk assessment. As well as the normal every day activities taking place in an area, and secondary activities will need to be taken into account.



### 13.5 Likelihood of Disturbance

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/ vulnerability. For example, asbestos soffits outdoors are generally accessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/ bed movements.

### 13.6 Human Exposure Potential

The human exposure potential depends on three factors: the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

### 13.7 Priority Assessment Algorithms

Taking all of the above factors into account in a logical, consistent manner can be difficult. Using an algorithm will assist the process to produce the priority assessment.

Please refer to section 10.8 of this report for a copy of the algorithm.

The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes and this may produce anomalies. For this reason it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises.

The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance) to give the overall risk assessment. Risk Assessment scores for different ACM's can then be compared to develop the action plan. In many circumstances the scores will be similar, making the decision more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition; however the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. In this instance it is reasonable to say that the office should be of a higher priority as used more often, and the boiler house to be made inaccessible to all unauthorised personnel.

If the above example was a classroom and not an office, the deciding factor may be that there are young valuable persons accessing the area. Algorithms are only there to assist your better judgement.

A blank copy of the priority risk assessment can be found on section 13.9 of this report for your use. If you require any further information regarding the compilation of this document please do not hesitate to contact our office on 01271 328663.

Assessment Parameter	Score	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 ACM's)
	3	High levels of disturbance (e.g. fire door with AIB sheet in constant use)
Secondary activities for area	as above	as above
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to m2
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / Amount	0	Small amounts or items (e.g. strings, gaskets)
	1	>10 m <sup>2</sup> or 10m pipe run.
	2	>10 - <50 m <sup>2</sup> or >10 - <50m pipe run.
	3	>50 m <sup>2</sup> or >50m pipe run.
Human Exposure Potential		
Number of occupants	0	None
	1	1 - 3
	2	4 - 10
	3	> 10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 - <3 hours
	2	>3 - <6 hours
	3	> 6 hours

## 13.9 Priority Risk Assessment

Assessment Factor	Variable(s) Selected	Score for each Variable	Overall Score
Normal Occupant Activity			
Main type of activity in area			
Likelihood of Disturbance			
Location			
Accessibility			
Extent / Amount			
Human Exposure Potential			
Number of Occupants			
Frequency of use of area			
Average time area is in use			
Maintenance Activity			
Type of maintenance activity			
Frequency of maintenance activity			
Total Risk Assessment Score			
Material Assessment Score			
Grand total of material and risk assessment scores			

14.0 FURTHER GUIDANCE

HEALTH AND SAFETY EXECUTIVE APPROVED CODES OF PRACTICE AND GUIDANCE	
L127	The Control of Asbestos at Work – Duty to Manage.
L143	Control of Asbestos Approved Code of Practice.
MS 13	Asbestos – Medical Guidance Notes.
EH 10	Asbestos - Exposure Limits and Measurement of Airborne Dust Concentrations.
EH 47	The provision, use and maintenance of hygiene facilities for work with asbestos insulation and coatings.
EH 50	Training operatives and supervisors for work with asbestos insulation and coatings.
EH 51	Enclosures provided for work with asbestos insulation, coatings and Insulating board.
EH 57	The problems of asbestos removal at high temperatures.
HSG 189/1	Controlled asbestos stripping techniques for work requiring a licence.
HSG 189/2	Working with asbestos cement.
HS(G) 53	The selection, use and maintenance of respiratory protective equipment.
HSG 264	Asbestos: The Survey Guide Surveying, Sampling and Assessment of Asbestos Containing Materials.
IND(G) 223	Managing Asbestos in Premises.
IND(G) 188	Asbestos Alert - A Workers Information Card for building, maintenance, repair and refurbishment workers.
IND(G) 187	Asbestos Dust - The Hidden Killer: Essential advice for building maintenance, repair and refurbishment workers.
IND(G) 255	Asbestos dust kills: keep your mask on.
IND(G) 264	Selecting respiratory protective equipment for work with asbestos.
<p>The above can be obtained from HSE Books, Tel. 01787 881165. <b>OR</b>  Many of the above documentation can now be downloaded from the HSE website <a href="http://www.hse.gov.uk">www.hse.gov.uk</a> free of charge.</p>	