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asbestos and environmental consultants

Tadworth Training School (TAD)

Asbestos Re-inspection Report (Rev A09)

May 2009

British Transport Police

Name of Site:	Tadworth Training School (TAD)
Address of Site:	Training Centre, St. Cross, Sandlands Grove, Tadworth
Type of Survey:	Re-inspection
Re-inspection commissioned by:	British Transport Police
Date(s) of Re-inspection:	19 May 2009
Duration of Re-inspection (Days):	1
Redhill Analysts Project No:	W-27131

Name of Surveyors	
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Document History

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October 2005	n/a	Asbestos Survey B201005NJ1
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Section I

Introduction

Tadworth Training School (TAD)

1 Introduction

The brief for these works was to carry out a re-inspection of the Asbestos Containing Materials (ACM's) within the above property. The re-inspection is based upon the Asbestos Survey ref B201005NJ1 (October 2005).

The inspection and testing was conducted during normal working hours of operation minimising any disruption to the occupiers as far as practical.

This re-inspection has been commissioned by British Transport Police and is subject to copyright and protected by copyright law.

Each section of this report focuses on one or two aspects; no section should be taken and read as a stand-alone document. It is imperative that each section is read in conjunction with each other.

This re-inspection report forms an addendum to the original survey. The original survey report should be referred to for the following items of information:

- Original drawings
- Original laboratory bulk analysis certificate of analysed samples
- Information on the original survey methodology / caveats, however this has been added to this report as Appendix 2

Initial Observations

The re-inspection was limited to the items identified within the original Asbestos Survey ref B201005NJ1 (October 2005).

SUMMARY	Yes / No/ NA	Section Number / NA
Have all A.C.M's been re-inspected?	No	Refer to Section 2 & 3
Have any A.C.M's changed in condition or treatment since the previous survey or re-inspection?	No	N/A
Have any A.C.M's been removed since the previous survey or re-inspection?	Yes	Refer to Section 3 & 4
Have any additional samples been taken during this re-inspection?	No	N/A
Are any high risk A.C.M's present (Scores 10 -12)?	No	N/A

This document does not constitute a survey in its own right.

Any previous re-inspection should be safely archived.

Recommendations

The recommendations given within this report are categorized as follows:

MANAGE

Where asbestos is left in-situ there is a duty to formulate and implement a management plan to help prevent accidental damage occurring and to help prevent accidental exposure.

The basic requirements of this policy are (from MDHS 100):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials (ACM's).
- Maintain it in a good state of repair and regularly monitor the condition.
- Inform anyone who is likely to disturb it about the location and condition of the material.
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2006.
- Review the plan at regular intervals.

(The monitoring and labelling of asbestos is discussed further below and is based on 'A comprehensive guide to managing asbestos in premises')

Redhill Analysts can provide a suitable Management Plan to accompany any asbestos register / survey on request.

Monitoring

The condition of ACM's should be monitored and recorded. The time period between monitoring will vary depending on the type of ACM, its location and the activities in the area concerned, but should not be more than 12 months.

Monitoring would involve a visual inspection, looking for signs of disturbance, scratches, broken edges, cracked or peeling paint and debris.

Where deterioration has occurred, a recommendation on what remedial action to take would need to be made.

Labelling

A decision is required on whether to label ACM's. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site is effective.

Labelling ACM's should not be *solely* relied on as a control measure; however it is one of the most effective methods of preventing exposure to building occupants (and in particular; maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM.

Most ACM's can be labelled with an asbestos label similar to the following:

(Not to scale)

It may not *always* be prudent or practical to label *all* ACM's; for example high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles. In certain situations, labels may become dirty, obscured or fall off.

Redhill Analysts can provide labels or a labelling service on request.

ENCAPSULATE & MANAGE

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant, or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation. Suitable sealants for encapsulation or *minor* repair work may include the following:

Asbestos insulating board can be treated with an elastomeric paint.

Asbestos cement can be sealed with an alkali resistant and water-permeable sealant. Where asbestos cement roofing has been identified, such as to garages or sheds, it will usually only be necessary to seal the internal surfaces.

Sectional pipe insulation can usually be coated with a calico wrap and then painted over with an elastomeric paint. Minor holes in hard-set thermal insulation can be filled with non asbestos plaster and if necessary wrapped with calico.

Spray coating can be overlain with strips of calico and painted over with an elastomeric paint.

The following points on sealant materials used in the encapsulation/repair of an installation should be noted:

1) The sealant must be adequately fire-rated / resistant to any generated heat.
2) The sealant must not cause delamination of the product because of the weight increase.
3) If impermeable paint is used, back painting is required.

Sealing or painting of damaged insulating board, insulation or coatings should be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2006).

REMOVE

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment / maintenance works; then a recommendation for removal has been made.

All work with asbestos must be carried out in accordance with the Control of Asbestos Regulations 2006.

Works with Asbestos Cement

Works on or removal of asbestos cement should be carried out following the guidelines of the HSE within HSG 189/2 'Working with Asbestos Cement'. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise, or insurance to undertake such works properly.

Works with licensable A.C.M's

Work with asbestos insulation, asbestos coating and asbestos insulation board should be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2006). Works should be carried out in accordance to HSG 247 – Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised de-contamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.

The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/de-contamination should be followed and does not represent a Scope/Specification of Works.

Controlled techniques used in the removal of asbestos may or may not involve the use of asbestos enclosures depending on the Scope and Specification of Works. If used, enclosures will normally be constructed from polythene and contain:

- Filtered negative pressure units to create air-flow and to filter out air-borne asbestos particles.
- Airlocks for safe access/egress from the work area.
- Baglocks for the safe removal of bagged up asbestos waste.

The asbestos item itself may be treated by a suppressant (damping) system prior to removal, with finer amounts of generated waste being removed by hepa-filtered 'H type' vacuum cleaners.

De-contamination units (DCU's) provide the means to effectively de-contaminate operatives involved in the asbestos removal process. DCU's normally consist of a clean and dirty end, with a middle section providing showering. Airflow and wastewater within the unit are filtered.

Removal of non-asbestos materials, which are located close to the asbestos source and which are either fibrous or porous by their nature, such as MMMF ceiling tiles or MMMF pipe insulation, may be deemed necessary during the asbestos removal, due to possible contamination before or during the works.

'Four-stage clearance' involving air monitoring and visual inspections of the affected work area will be required; independent supervision is recommended. Such procedures should be carried out in accordance to HSG 248 – Asbestos: The Analyst's guide for sampling, analysis and clearance procedures.

Where asbestos debris has been identified, access to these areas should be restricted until such remedial works have been undertaken. If access is required then a further assessment should be undertaken to ascertain the potential for exposure.

Redhill Analysts can provide specification and procurement of asbestos remediation and asbestos removal work and offer full site monitoring, providing a full audit trail from beginning to end.

SPECIFIC

Any specific recommendations will be detailed in the main Schedule of Findings.

Specific recommendations may include such options as placing a physical barrier to prevent the accidental disturbance of the ACM, or enclosing the ACM with an airtight barrier.

The following points on enclosing an ACM should be noted:

1) Any barriers / enclosing material must be adequately fire-rated / resistant to any generated heat.

2) An assessment should be made whether access is required to the enclosure for maintenance or repairs.

If the ACM is asbestos insulation, asbestos coating or asbestos insulation board, and the enclosure of it is likely to cause disturbance, then the work should be undertaken by a licensed contractor and is likely to be subject to a 14 day notification to the HSE, (as per the Control of Asbestos Regulations 2006).

'Further Investigation' may be recorded if the results of sample analysis are inconclusive.

Additionally if a 'Presumed asbestos' level of identification is recorded then a choice of 'Further Investigation' will be recommended along with an option of Manage/Encapsulate & Manage or Remove.

Where a presumed asbestos item is in *good condition (and sealed)*, it may often be prudent to manage the item as asbestos rather than undergo the additional cost of sampling.

Where a presumed asbestos item is in *poor condition (and/or un-sealed) and requires attention*, it may often be prudent to undergo the additional cost of sampling the item first, to ensure that it does contain asbestos, prior to undergoing removal/remediation works.

Please note that should the Recommendations highlighted anywhere within this report not prove practical to the Client – then Redhill Analysts may be able to provide suitable alternatives.

Section 2

Methodology & Limitations of Method

2 Methodology & Limitations

The items of asbestos identified in the original Asbestos Survey ref B201005NJ1 (October 2005) were visually re-inspected in accordance with the Scope of Work and brief given to us.

This re-inspection considered any **'**signs of disturbance, scratches, broken edges, cracked or peeling paint and debris' *(A comprehensive guide to the managing of asbestos in premises - 2002).*

No attempt has been made during this re-inspection to access any areas that were previously not accessible in the original survey, asbestos should be presumed to be present within these areas.

The Survey Report, ref B201005NJ1 (October 2005) should be referred to for details of the original survey methodology and limitations.

It is not possible to visually re-inspect items of asbestos dust, residue and debris.

The following items of asbestos could not be re-inspected. Their assessment values and recommendations outlined in Section 3 of this report, have been assumed to have remained the same since the previous inspection.

Item of asbestos not re-inspected:	Location:	Reason:
Rope to boiler	Boiler Room	No access to the boiler as it is in use.
Floor tiles	Cupboard 1, 1st Floor	No access gained within cupboard.
Floor tiles	Store 6, 2nd Floor	No access gained within store.

It should be noted that this report is not intended as a Scope of Works for asbestos removal and that a detailed technical document could be provided upon request.

If any maintenance works are to be undertaken within the areas not accessed then a further survey and assessment should be carried out prior to these works.

Section 3

Re-inspection Schedule

3 Re-inspection Schedule

The re-inspection was limited to the items of asbestos that were previously identified within the Asbestos Survey Ref B201005NJ1 (October 2005). For more information on assessment codes – please refer to the Category Explanation section of this report.

3.1 Tadworth Training School (TAD)

Floor	Room	Item	Product 1-3	Condition 0-3	Treatment 0-3	Asbestos Type	Material Score	Priority Score	Comments / Recommendations
G	Main Building: Boiler Room	Ceiling panels	N/A	N/A	N/A	N/A	N/A	N/A	**REMOVED (see Note 1)**
G	Main Building: Boiler Room	Rope to boiler	2	1	2	1	6	4	**MANAGE (Not accessed – see Section 2)**
G	Main Building: Stage	Ceiling panels	N/A	N/A	N/A	N/A	N/A	N/A	**REMOVED (see Note 1)**
G	Main Building: Under Stairs Cupboard	Floor tiles	1	1	0	1	3	5	**MANAGE**
1	Main Building: Bedroom C, Cupboard C	Floor tiles	1	1	0	1	3	6	**MANAGE**
1	Main Building: Chief Inspector	Panel to fireplace	1	0	1	1	3	6	**MANAGE**
1	Main Building: Cleaners Cupboard	Floor tiles	N/A	N/A	N/A	N/A	N/A	N/A	**REMOVED (see Note 1)**
1	Main Building: Cleaners Cupboard	Ceiling panels	N/A	N/A	N/A	N/A	N/A	N/A	**REMOVED (see Note 1)**
1	Main Building: Corridor 1	Panel to door	2	1	2	2	7	6	**MANAGE**
1	Main Building: Cupboard 1	Floor tiles	1	1	0	1	3	5	**MANAGE (Not accessed – see Section 2)**

Floor	Room	Item	Product 1-3	Condition 0-3	Treatment 0-3	Asbestos Type	Material Score	Priority Score	Comments / Recommendations
1	Main Building: Female WC	Ceiling panels	N/A	N/A	N/A	N/A	N/A	N/A	**REMOVED (see Note 1)**
1	Main Building: PABX	Floor tiles	1	1	0	1	3	6	**MANAGE**
1	Main Building: Stairs 3	Stair nosing	1	1	0	1	3	6	**MANAGE**
2	Main Building: Bath	Floor tiles	1	2	0	1	4	6	**MANAGE**
2	Main Building: Corridor 1	Blue floor tiles	1	1	0	1	3	6	**MANAGE**
2	Main Building: Corridor 1	Stair nosing	1	1	0	1	3	6	**MANAGE**
2	Main Building: Custody Officer	Panel to door	2	0	2	2	6	6	**MANAGE**
2	Main Building: Stairs	Stair nosing	1	0	0	1	2	6	**MANAGE**
2	Main Building: Store 2	Panel to door	2	0	2	2	6	6	**MANAGE**
2	Main Building: Store 3	Floor tiles	1	1	0	1	3	6	**MANAGE**
2	Main Building: Store 6	Floor tiles	1	0	0	2	3	5	**MANAGE (Not accessed – see Section 2)**
2	Main Building: Syndicate 2(B)	Panel to fireplace	1	0	1	1	3	5	**MANAGE**
Ex	Kidd Building: External	Cement roof to walkway	1	1	1	1	4	3	**MANAGE**
G	Kidd Building: Boiler Room	Gasket to pipe flange	2	1	2	1	6	4	**MANAGE**

Floor	Room	Item	Product 1-3	Condition 0-3	Treatment 0-3	Asbestos Type	Material Score	Priority Score	Comments / Recommendations
G	Kidd Building: Corridor 1	Beige floor tiles	1	2	0	1	4	6	**MANAGE**
G	Kidd Building: Cupboard 1	Beige floor tiles	1	1	0	1	3	6	**MANAGE**
G	Kidd Building: Laundry Room	Beige floor tiles	1	0	0	1	2	7	**MANAGE**
G	Kidd Building: Laundry Store	Beige floor tiles	1	0	0	1	2	6	**MANAGE**
G	Kidd Building: Stairs 1	Stair nosing	1	1	0	1	3	6	**MANAGE**
G	Kidd Building: Stairs 2	Stair nosing	1	1	0	1	3	6	**MANAGE**
G	Kidd Building: Store	Sink pad	1	1	1	1	4	3	**MANAGE**
G	Kidd Building: Store	Beige floor tiles	1	0	0	1	2	6	**MANAGE**
G	Kidd Building: Trainers Bedroom	Beige floor tiles	1	1	0	1	3	6	**MANAGE**
G	Kidd Building: Trainers Bedroom	Heat mat to ironing board	NA	NA	NA	NA	NA	NA	**REMOVED (see Note 2)**
1	Kidd Building: Corridor 1	Beige floor tiles	1	0	0	1	2	6	**MANAGE**
1	Kidd Building: Cupboard 1	Beige floor tiles	1	0	0	1	2	6	**MANAGE**
1	Kidd Building: Kitchen	Sink pad	1	1	0	1	3	3	**MANAGE**
1	Kidd Building: Kitchen	Beige floor tiles	1	1	0	1	3	6	**MANAGE**

Floor	Room	Item	Product 1-3	Condition 0-3	Treatment 0-3	Asbestos Type	Material Score	Priority Score	Comments / Recommendations
1	Kidd Building: Laundry Room	Beige floor tiles	1	1	0	1	3	7	**MANAGE**
1	Kidd Building: Laundry Store	Beige floor tiles	1	1	0	1	3	7	**MANAGE**
1	Kidd Building: Stairs 1	Stair nosing	1	1	0	1	3	6	**MANAGE**
1	Kidd Building: Stairs 2	Stair nosing	1	1	0	1	3	6	**MANAGE**
G	Winter Building: Boiler Room	Gasket to pipe flange	2	1	2	1	6	4	**MANAGE**
1	Winter Building: Kitchen	Heat mat to ironing board	NA	NA	NA	NA	NA	NA	**REMOVED (see Note 2)**
G	Out Buildings: Garage 1	Cement roof	1	1	1	3	6	4	**MANAGE**
G	Out Buildings: Garage 2	Cement roof	1	1	1	3	6	4	**MANAGE**
G	Out Buildings: Gas Meter	Cement roof	1	1	1	1	4	4	**MANAGE**

Section 4

Notes

4 Notes

Note 1	**No clearance certificate was provided to Redhill Analysts.**
Note 2	**No clearance certificate was provided to Redhill Analysts. The ironing boards were removed prior to the previous re-inspection survey (B071107ME2, November 2007).**

Section 5

Appendix 1 – Category Explanation

Category Explanation

Basic Principles

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

General Guidelines for an Assessment

There are two types of assessment that may be carried out: the Material Assessment and the Priority Assessment. The scores for these can then be combined to give an overall Hazard Risk Assessment Score.

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

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

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

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

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

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

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

Each of the above parameters consists of a number of subheadings, which are all individually assessed. **These assessments are then averaged for each main heading.**

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

It should be noted that Redhill Analysts make recommendations based upon assessment of the material (Material Score) only. Financial budget may affect remediation priorities, which could only be taken in light of a full Risk Assessment, including the Priority Score.

It should be noted that Redhill Analysts accreditation does not cover Priority Assessments.

The potential for disturbance must also be assessed, as does the feasibility of the management system in operation. For example:

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

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

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

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

High Risk

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

Further Categories

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

Prioritisation

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

Management and control actions

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

Management actions may include;

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

Control actions may include;

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

Category Codes - Material Assessment

Cumulative score	Action Required
10 - 12	This is allocated to those items requiring urgent attention as they currently, or in the foreseeable future, present an unacceptable risk. That is to say that fibre concentrations could rise above 0.01 fibres/m. *High risk with a significant potential to release fibres.*
7 - 9	These are items which as single entities have a high risk of being damaged/ disturbed or where there is an accumulation of asbestos materials in a single location that when examined as a whole have a high risk of being damaged/ disturbed. *Medium risk.*
4 - 6	These are items that have no, or very little, sign of historical damage and are usually board or panels, which are not easily accessed. *Low risk.*
0 - 3	This covers asbestos cement, resins, artex, plastics, rubber etc containing asbestos, which do not generally present a significant risk. *Very low risk.*

Sample Variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage / deterioration	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 or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed asbestos insulation board, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total Score		

Category Codes - Priority Assessment

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

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

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

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

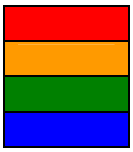
Maintenance Activity			
Type of maintenance activity	0		Minor disturbance (e.g. possibility of contact when gaining access)
	1		Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2		Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve)
	3		High levels of disturbance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

Hazard Risk Assessment Summary

	Total Score
Material Score	
Priority Score	
Overall Score	

		Material Assessment			
		10-12	7-9	4-6	0-3
Priority Assessment	10-12				
	7-9				
	4-6				
	0-3				

Key



High Risk (Total Score = 19 – 24)
Medium Risk (Total Score = 13 - 18)
Low Risk (Total Score = 8 – 12)
Very Low Risk (Total Score = 0 - 7)

Section 6

Appendix 2 – Original Survey Methodology / Caveats

2 Methodology & Limitations of Method

The areas surveyed were visually examined for asbestos in accordance with the Scope of Work and brief given to us. It should be noted that samples are taken / or extrapolations made of any materials suspected of containing asbestos. This includes taking dust samples from areas where contamination is suspected but does not include random dust sampling.

Although every care has been taken to identify all asbestos bearing products within this area, this survey does not include those areas where obtaining a sample would have caused undue damage to the building, risk the safety of our operatives or where access could not be gained. Redhill Analysts will provide access to areas up to 3 metres in height. Access to areas above this will incur extra cost if it is deemed necessary. Asbestos should be assumed to be present within these areas until a further assessment can be carried out.

Asbestos panels were identified to several fire doors however, it was not practical to internally examine all fire doors within the building. These doors may contain an asbestos fillet panel, which would only become apparent through destructive sampling.

Every effort has been made to examine all partition walls. However, it is possible that some panels identified as non-asbestos may contain an asbestos fillet, which would only be discovered through destructive sampling. There is also the possibility that partition walls have been erected in front of solid wall slabs. These wall slabs may have a decorative coating e.g. artex which may contain asbestos.

No access has been made to flues, ducts / floor ducts, voids or any similarly enclosed areas, where access would require the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure. A representative number of known voids, risers and false-work have been accessed and any remaining generic items have been presumed as similar.

No access has been made into concealed spaces (including cavity walls), which may be present within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey i.e. the drawings and information supplied did not identify such voids.

No access has been made to any areas or surfaces that would require the removal or relocation of carpets, furniture and fixtures and fittings.

A limited inspection only has been carried out of pipework concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible. The presence of debris to pipework, which is not readily visible or would require removal and replacement of insulation, was considered outside the scope of this survey.

To avoid significant damage to decoration, investigation of building materials has not extended to the examination of surfaces beneath plaster layers to walls, ceilings and structure. It should also be noted that plaster has infrequently, historically been known to have been mixed with various products, including asbestos. Sampling of such plasters applied to walls, ceilings and structure is not carried out routinely within surveys to avoid significant damage to decoration.

No investigation has been carried out above, beyond or beneath asbestos containing, or potentially asbestos containing materials.

Bulk samples have been taken from all materials, which upon visual inspection appeared likely to contain asbestos. The exception to this, at the surveyors discretion, are certain specific items composed of bitumen (notably Sink Pads), plastic, resin or rubber which may contain asbestos, the thermal and acoustic properties of which are incidental to their main purpose which falls outside the scope of the approved Code of Practice for Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulation Board (Fourth Edition) 2002.

Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.

Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any Scope or Specifications of Works for that item.

A representation of all materials suspected of containing asbestos were sampled and analysed in accordance with our documented in-house methods, Asbestos: The analysts' guide for sampling, analysis and clearance procedures, MDHS 100 and inline with our UKAS accreditation. Those materials not sampled have been extrapolated from similar samples. These samples are indicated within the Schedule of Findings with an X preceding the sample number. Redhill Analysts are accredited by UKAS for surveying.

It should be noted that this report is not intended as a scope of works for asbestos removal and that a detailed technical document could be provided upon request.

Areas of No Access

Electrical Switchgear	Could not be isolated. Asbestos cloth may have been used as spark quenchers or fuse guards.
Plant / Machinery	Asbestos may be present within such apparatus.
Safes / Secure Cabinets	No access could be made into these units at the time of the survey. It is historically known that asbestos materials have been used in the construction of some makes of such storage containers.
Floor Slab / Screed	Where pipework passes through floors or walls there is a possibility that some form of asbestos has been used as an insulating material.
Ducting / Risers	Certain ducts within the building may be concealed, or access to them would cause excessive damage to the building fabric. These areas may contain some form of asbestos.
Ceiling Voids	Due to the occupancy of the building there was limited access to the ceiling voids.
Concrete	Asbestos may be 'set' in concrete as a fixing point or expansion fillet etc.
Ventilation Ducts	No access was made within metal ventilation ducting. There is a possibility of asbestos gasket material or an asbestos lining within the ducting.
External Elevations	Visual inspection only could be made of high-level elevations.
Damp Proof Course	Damp Proof Course may exist within the property. Representative sampling of such material is not possible as it may be concealed within brickwork etc. There is a possibility that any such course may contain asbestos.
Old Dog Training School	No access was made into this building as it was deemed to be structurally unsafe for entry.

Note
If any maintenance works are to be undertaken within the areas not accessed then a further survey and assessment should be carried out prior to these works.