



Amosite Demo Customer
Warehouse
Demonstration
Demonstration
Demonstration

Survey Date: 01/09/2016
Survey Ref: POTWLM

Asbestos Management Survey Report



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Authorisation

THIS MANAGEMENT SURVEY WAS COMPLETED ON 01/09/2016 AND THIS REPORT WAS COMPILED ON 02/09/2016
SITE REFERENCE POTWLM

Aspect House
Fengate
Peterborough
Cambridgeshire
PE1 5XG
01733 345944

POSITION	NAME	SIGNATURE	DATE
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SURVEYOR 1	Paul Thomson		01/09/2016
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COMPILED BY	Paul Thomson		02/09/2016
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CHECKED BY	Bryan Goodayle		02/09/2016
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This report has been prepared within the quality management systems of Amosite Ltd for and on behalf of:

Amosite Demo Customer

This survey complies with The Control of Asbestos Regulations 2012 and conforms to the requirements of HSG264.

The UKAS accredited laboratory used for sample determination in this survey was:

Athena Environmental Solutions LTD

Summary Table

The following table summarises the samples taken. It also shows the risk assessment associated with each positive or presumed sample. Further details are contained in the various Data Sheets shown later in this report.

	Cells with red background denotes positive asbestos samples.	Cells with green background denotes negative asbestos samples.	Cells with yellow background denotes presumed asbestos samples.
SITE ID	POTWLM	MATERIAL ASSESSMENT RISK SCORE	>10 = High Risk, 7-9 = Medium Risk, 5-6 = Low Risk, <5 = Very Low Risk
DATE OF SURVEY	01/09/2016	PRIORITY ASSESSMENT SCORE	This needs to be added to the material score to determine which works are the priority
CLIENT	Amosite Demo Customer		
SITE ADDRESS	Warehouse, Demonstration, Demonstration, Demonstration		

SAMPLE No.	BUILDING	FLOOR	ROOM	PRODUCT TYPE	ASBESTOS TYPE	APPROX. QUANTITY	CONDITION	SURFACE TREATMENT	MATERIAL RISK SCORE	PRIORITY RISK SCORE	TOTAL RISK SCORE
001	Warehouse	External	External	Galbestos	Chrysotile	220 m ²	Low Damage	Composite Materials	3	5	8
002	Warehouse	Ground	G-02	Damp Proof Course	NADIS	Not Applicable	Not Applicable	Not Applicable	0	0	0
003	Warehouse	External	External	Damp Proof Course	NADIS	Not Applicable	Not Applicable	Not Applicable	0	0	0
004	Warehouse	Ground	G-04	Ceiling Cement Board	NADIS	Not Applicable	Not Applicable	Not Applicable	0	0	0
005	Warehouse	First	F-06	Sink Pad	NADIS	Not Applicable	Not Applicable	Not Applicable	0	0	0
006	Warehouse	External	External	Paint	NADIS	Not Applicable	Not Applicable	Not Applicable	0	0	0
007	Warehouse	External	External	Cement Corrugated Sheet	Chrysotile	5 m ²	Removed	Cement	0	0	0

SAMPLE No.	BUILDING	FLOOR	ROOM	PRODUCT TYPE	ASBESTOS TYPE	APPROX. QUANTITY	CONDITION	SURFACE TREATMENT	MATERIAL RISK SCORE	PRIORITY RISK SCORE	TOTAL RISK SCORE
NST001	Warehouse	Roof	Roof	Cement Corrugated Sheet	Presumed Chrysotile	400 m2	Good Condition	Cement	3	1	4
NST002	Warehouse	External	External	Cement Gutter	Presumed Chrysotile	30 Meters (Length)	Low Damage	Cement	4	0	4
NST003	Warehouse	Ground	G-01	Rope	Presumed Chrysotile	Not Applicable	No Visible Damage	Fabric	4	1	5
NST004	Warehouse	First	F-04	Rope Seal	Presumed Chrysotile	Small item(s)	No Visible Damage	Fabric	4	1	5

Executive Summary

This Management Survey has been carried out to Warehouse, Demonstration, Demonstration, Demonstration in accordance with the requirements of Regulation 4 "The Duty to Manage Asbestos" in non-domestic buildings within The Control of Asbestos Regulations 2012. The extent of the survey included the examination of each room, cupboard, duct case, beam boxing, wall/ceiling/floor construction and all roof voids where accessible. All rooms within the building(s) have been entered and checked for asbestos containing materials unless otherwise stated. All rooms are of either brick, block work, stone, flint, plasterboard to studwork, plaster on laths, ply, wood or fibre board construction or a combination of any of the said items unless otherwise identified as asbestos. All measurements detailing the extent of asbestos are estimates only. It is the responsibility of contractors quoting for asbestos removal works to take their own measurements to establish the precise extent of asbestos to be removed prior to tendering for the works. This survey, reports and datasheets, must be read in conjunction with the plans.

This site consists of brick built offices and a steel clad warehouse with plastic rainwater goods throughout.

Building Summary

Building Reference	Asbestos Present	ACM Sample Points	Presumed Asbestos	Summary of Material Risk Assessment			
				High Risk 10 or More	Medium Risk 7 - 9	Low Risk 5 - 6	Very Low Risk 4 or Less
Warehouse	Yes	1	4	0	0	0	5
Total		1	4	0	0	0	5

Summary of Asbestos Sample Points			
Number of Licensed Materials (Works can only be carried out by a licensed asbestos contractor)		Number of Non-Licensed Materials (Works can only be carried out by a Licensed asbestos removal contractor or a general contractor who is trained to Cat B standard in Asbestos Awareness Training)	
0		5	
Licensed Sample Numbers		Non Licensed Sample Numbers	
001 NST001 NST002 NST003 NST004		Notifiable Non-Licensed Sample Numbers	

Introduction to Asbestos Surveying

Background

Asbestos has been used extensively in the building industry for many years with the peak use during the 1950's, 1960's and 1970's. It has proved to be an excellent product for many reasons including insulation, fire and chemical resistance. Its suitability and relatively cheap cost made it very popular. It is now known that asbestos was used in over 3000 products. Unfortunately the makeup of asbestos can lead to serious health problems. Airborne fibres that have carcinogenic properties can be released into the air if the matrix holding the asbestos is damaged. When inhaled, these fibres can get trapped in the lung linings and eventually cause death. Because of this, the asbestos that is now licensed was banned in 1985 and a total ban of asbestos was introduced in November 1999. Whilst asbestos surveys are not required for buildings built after November 1999 there are millions of tonnes of asbestos still in buildings today. For this reason and to ensure "Duty of Care" is maintained with staff, visitors and contractors, a full Management Survey must be completed for every commercial property in the UK.

Scope and Purpose

Amosite Ltd was commissioned by Amosite Demo Customer to undertake a Management Survey of Warehouse, Demonstration, Demonstration, Demonstration to all areas of the premises subject to reasonably practicable access.

The survey was carried out on 01/09/2016 by Paul Thomson of Amosite Ltd, Aspect House, Fengate, Peterborough, Cambridgeshire, PE1 5XG. The purpose of the survey was to locate and record asbestos containing materials (ACM's) within the scope of a Management Survey; to produce a register of the findings and to propose management and control actions for the continued safe management of any identified or presumed ACM. The results of the survey and an interactive management system have been set up on Amosite e-Risk Manager, Amosite. Call Amosite Ltd on 01733 345944 for further details.

The Control of Asbestos Regulations 2012

This regulation applies to all works that have a risk of exposure to asbestos. Since 2004 it has been law that under Regulation 4 of the act all employees must:

- Take all reasonable steps to identify the location of materials likely to contain asbestos
- Assume that the materials contain asbestos unless there is evidence to the contrary
- Keep an up to date record of asbestos containing materials – otherwise known as an Asbestos Register
- Keep a record of the condition of the asbestos containing materials
- Complete a risk assessment of the risk of exposure from the asbestos containing materials
- Complete and implement an Asbestos Management Plan. This plan should ensure the following is managed
 1. Material that is known or presumed to create a risk of exposure to asbestos is repaired or if necessary removed
 2. Material that is known or presumed to contain asbestos but does not have a risk of exposure should be maintained in good repair
 3. Information about the location and condition of the known or presumed asbestos should be made available to anyone likely to disturb it

Health and Safety at Work Act 1974

Under Section 2 of the Health and Safety at Work Act 1974 (HSWA), employers have a duty of care for the health, safety and welfare of their employees whilst at work. In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA, towards all other people (non-employees) who use or work at their premises.

Other regulations embodied in the HSWA require employers to ensure that:

1. Immediate steps are taken to reduce exposure to asbestos in situations where the control level or action level is exceeded.
2. Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.
3. The number of workers exposed to asbestos is kept to a minimum.
4. Information on the location of asbestos is made available to any person likely to be exposed to ACMs.
5. Training is given to anyone liable to be exposed to asbestos.

The report can be used as a reference to assist the client in fulfilling its duties and obligations under present regulatory framework.

Collection of Data

Information Supplied by the Client

No history or information was obtained from the client regarding any asbestos within the building(s).

Surveying, Sampling and Inspections

Amosite Ltd carried out a visual only inspection of the buildings on 01/09/2016. During this inspection 11 samples were taken to ascertain if asbestos was present in materials known to have, or suspected to have asbestos. Some areas will have been sampled that in the experience of the surveyor, it is known that asbestos is not present. This is done to provide negative sample points should future minor works be required. In areas where, for health and safety reasons, samples were not taken, a judgement was made by the surveyor as to the presumed presence of asbestos.

Based on the protocols of HSG264 Asbestos – The Survey Guide; samples were taken from areas within the site that were considered by the surveyor likely to contain asbestos. Where other areas were of a similar appearance and characteristic to the positive asbestos samples, then presumptions may have been made that allow the reader to assume that these other areas also contain asbestos. For further details please see the section titled Representative Sampling on page 8.

All samples were sent to a UKAS accredited laboratory for determination of the presence of asbestos. The determination process has been carried out in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures; published by the Health & Safety Executive. These results are shown in Appendix D.

Representative Sampling

Every attempt has been made to ensure that visually similar (VIS) samples of materials suspected of containing asbestos have been recorded into this asbestos survey. In the surveyors opinion these visually similar areas have the same appearance and visual characteristics as the parent sample. Nevertheless, where the laboratory results of analysis for the parent sample indicate that no asbestos has been detected, caution should be exercised in extrapolating the same conclusion to the visually similar area. If works are to be carried out on the visually similar area in the future it is recommended that further testing should be carried out.

Presentation of Findings

Asbestos Status of Rooms

Appendix A - This page contains the asbestos present in the rooms that were surveyed.

Data Sheets

Appendix B - The data sheets summarise the information obtained from the inspection, sampling and testing work carried out. The information provided on the Data Sheets includes:

1. A photograph of the material and identifying sample reference number
2. A Material Assessment Score
3. Approximate quantities of the sampled material where positive
4. Details of the product type and its condition

The reader is reminded of the significance of the colour coding that is adopted on the Data Sheets, as follows:

 Laboratory analysis shows that asbestos is not present in the recovered sample.

 Laboratory analysis shows that asbestos is present in the recovered sample.

 No laboratory analysis has been carried out because it was not possible to recover a sample due to either logistical or health and safety reasons. It is considered likely that asbestos is present.

Site Plans with Sample Locations

Appendix C - These plans relate to the site surveyed. Annotations have been placed on the drawings indicating where the samples were taken and the analytical results. These results are represented in the following way:

1. Asbestos was found to be present:	Red box with sample number and description of sample
2. Asbestos was found not to be present:	Green box with sample number and description of sample
3. Asbestos was presumed to be present:	Yellow box with sample number and description of sample

Laboratory Determination Certificates

Appendix D - These pages contain the laboratory sample determination sheets for all the samples taken.

Risk Assessment

The data sheets incorporate assessments of risk and priority. A material risk score for each location represents the assessments of risk. The priority assessment represents the order in which works should be carried out. A fuller description of the risk and priority assessments is shown in the Assessment and Overview section. The material assessment scores are based on the assumption that no future actions are planned that will disturb the asbestos-containing materials. Any future work that could involve disturbing the identified materials would require a risk assessment to assist in developing a suitable method statement.

Types of Surveys

Management Survey

This type of survey is the most common form of asbestos survey undertaken. It is a visual only sampling survey. Its purpose is to locate, as far as is reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy and to assess their condition. The surveyor will methodically inspect the site and take samples where, in his experience, asbestos could be found. Asbestos has been used in over 3000 materials; therefore a number of samples may need to be taken. When complete, the samples are sent to a UKAS accredited laboratory for analysis. Where samples cannot be taken due to health and safety reasons then a presumption will be made.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary according to the premises. Management surveys include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. All areas should be accessed and inspected as far as is reasonably practicable when carrying out Management Surveys. Areas should include under floor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is allowed by the client.

Refurbishment Survey

A Refurbishment Survey is designed to concentrate on areas within a building that are going to be refurbished only, with no demolition. The scope of works can be for the whole building or just the affected areas. Even though there will be no demolition, the survey will be intrusive within areas where hidden asbestos could be disturbed. For example, if new wiring is to be introduced then the route for the wiring will be inspected and where necessary, walls and voids entered into. This will result in damage to stud partition walls, plasterboard ceilings, wood riser covers, doors, computer floors, carpets, kitchens, bathrooms etc. The damage caused by this type of survey is kept to a minimum, but in some cases requires reinstatement, which is not included in the survey unless pre-arranged. The aim is to ensure that contractors are protected against accidental disturbance of asbestos during their works. The areas where surveying is to take place must be vacated during the survey to protect workers. This survey type is more accurate than a Management survey, will take more time and hence entail a greater cost. As it is presumed that all asbestos materials identified are to be removed to facilitate the refurbishment works, an asbestos register is not included in this type of survey.

Demolition Survey

A Demolition Survey is designed to include all of the building to be demolished or parts of buildings that are to be demolished. This is different to a Refurbishment Survey in that all walls, floors, ceilings, roof spaces and other reasonably accessible sealed voids will be entered into within all areas to be demolished to expose potentially hidden asbestos. This asbestos can then be removed prior to the demolition. Discussions will take place prior to the Demolition Survey to ascertain the extent of the survey. For example, will it include services to the building like drains, underground pipes and electrical conduits? Due to the very intrusive nature of this type of survey the building to be demolished, or parts within a building to be demolished must be vacant to protect workers. This survey type is more accurate than a Management survey, but will take more time and hence entail a greater cost. As it is presumed that all asbestos materials identified are to be removed to facilitate demolition works, an asbestos register is not included in this type of survey.

Refurbishment / Demolition Survey

A Refurbishment/Demolition Survey is a combination of the above two surveys and is required where there is both refurbishment to some areas and demolition to other areas. It includes investigations into all reasonably accessible sealed voids and the fabric of the building. This survey includes breaking through partition walls, ceilings etc. to confirm the presence or absence of asbestos. The Control of Asbestos Regulations 2012 states that this must be carried out prior to demolition or refurbishment works where significant damage to the building will not be a problem. This will result in damage to stud partition walls, plasterboard ceilings, wood riser covers, doors, computer floors, carpets, kitchens, bathrooms etc. The damage caused by this type of survey is kept to a minimum, but in some cases requires reinstatement, which is not included in the survey unless pre-arranged. A Refurbishment/Demolition Survey shall only be carried out if safe to do so - for example if there are live services inside a building, access may not be possible to certain areas and may require a further visit in the

future. The building or the part of the building being surveyed must be unoccupied. This survey type shall result in a more accurate survey, but will take more time and hence entail a greater cost. As it is presumed that all asbestos materials identified are to be removed to facilitate the refurbishment or demolition works, an asbestos register is not included in this type of survey.

This Survey

This survey completed for Amosite Demo Customer comprised a Management Survey carried out in accordance with the Health and Safety Executive's guidance document HSG 264. This means that:

1. As far as reasonably practicable, locate and describe all ACM's in all reasonably accessible areas of the building.
2. A sampling programme is undertaken to identify possible ACM's and estimates of the volumes and the surface areas of ACM's made.
3. A record of the condition of the ACM's or where additional asbestos debris may be expected to be present is produced.
4. It will enable the client to take appropriate precautions so that people who work at Warehouse, Demonstration, Demonstration, Demonstration are not exposed to asbestos-related health risks.
5. Provide information to assist the client in developing and implementing an action plan for the further investigation, treatment, removal and/or monitoring of ACM's

The findings of this report will need to be transferred to an asbestos management plan to provide an audit trail on how the asbestos is being managed. For further details please see the section titled Asbestos Register on page 20.

Inaccessible Areas

It may not always be possible within the scope of a Management survey to access some areas in order to locate all suspect materials. It should be noted that whilst the survey team made every effort to examine all materials, the Client should be aware that it is not possible to guarantee that all asbestos containing materials were located as part of a Management survey. Some materials may remain within the fabric of the building or in other inaccessible areas, and may only be identified when access is permitted or, for example, during more exhaustive Refurbishment and Demolition survey. The inaccessible areas are noted below. Until such time as inaccessible areas can be inspected and suspect materials analysed by competent persons, these areas should be regarded as containing presumed ACM's and appropriate management procedures should be implemented. On the first occasion access is gained to these areas, it is recommended that Amosite completes the survey work.

Additional Inspection, Sampling and Testing Required

To the best of the surveyor's ability, no inaccessible areas were noted during the survey.

During the survey the following areas were excluded from the survey because they were found to be either inaccessible due to the physical nature of the premises, the extraction of samples would have affected the functional integrity of the article, or where access could have endangered the surveyor:

- All electrical fuse boxes, distribution boards, heating equipment and electrical appliances that were considered live and access was not attempted during the survey. It is probable that in a building with old electrical systems, fuse boxes in particular may contain asbestos products.
- All concealed voids, spaces and pipes.
- Behind fixed wall, door or ceiling panels

- Any gaskets which are integral to a pipeline or other article.
- Beneath fixed floor coverings or floor boards
- Inside fixed risers or floor ducts
- The grounds surrounding the building(s).
- Any Fire Doors or Fire Safes
- Any working boilers
- Within operational lift shafts, plant and machinery

Although the presence of asbestos in these areas has not been confirmed, caution should be exercised if any works are carried out there in the future. If any suspect materials are encountered in these areas, it is recommended that all works are stopped and the area evacuated until such time that the material can be sampled, analysed and confirmed to be free of any asbestos.

Inspection and Sampling

Sampling and Analysis

A visual inspection and sampling survey was carried out on 01/09/2016 in accordance with the method specified in HSG264, published by the Health & Safety Executive. Access to the buildings was arranged by Amosite Demo Customer, and photographs were taken to provide a record of all of the locations and materials examined. A photographic record of the inspection is incorporated in the data sheets.

Analysis of the recovered samples was carried out by Athena Environmental Solutions LTD in accordance with the procedure specified in HSG248, Asbestos: The Analysts Guide, published by the Health & Safety Executive. Athena Environmental Solutions LTD is accredited by the United Kingdom Accreditation Service (UKAS) for the identification of asbestos in bulk samples. Results obtained from the analysis of the recovered samples are provided later in this report.

Types of Asbestos

The following are the three main types of asbestos identified by the laboratory testing procedure, and recorded on the laboratory result sheets in Appendix D.

- Chrysotile White asbestos
- Amosite Brown asbestos
- Crocidolite Blue asbestos

The inspection work undertaken by Amosite Ltd has taken account of the typical sources of asbestos found in other buildings of a similar construction and of a similar age. Asbestos was added to different building materials to improve their thermal, insulation and strength. Asbestos was used extensively in buildings during the 1950s, 1960s and 1970s. Crocidolite and Amosite was banned in 1985 and Chrysotile in 1999.

The site drawing and data sheets may show that some rooms contain no entry of samples taken. This means that from experience of ACM's the surveyor deemed that no visual ACM's were found in that room. It is accepted that all rooms will have been examined for ACM's during this survey unless they are identified as being excluded, as shown in Appendix A. Asbestos Status of Rooms.

It is emphasised that all types of asbestos, irrespective of their mineralogical compositions and concentration levels, fall within the scope of The Control of Asbestos Regulations 2012. Therefore, details of the type and quantity of asbestos materials identified by the laboratory analysis do not significantly affect the Duty Holders legal duties and obligations. However, they do influence the assessment of risk, and therefore assist in determining the priorities for remedial action.

Assessment and Overview

Risk Assessment Methodology

Risk assessments for fibre release have been carried out for all suspected asbestos materials, based on their product type, condition (extent of damage/deterioration), surface treatment and asbestos type. This is classed as The Material Score. The method adopted is as described in HSG264. The results of the risk assessments for each sample are shown in the data sheets and are classified as High, Medium or Low. A Total Risk Score is also provided together with a Priority Assessment to assist in establishing the urgency of any remedial actions required. The data sheets include recommendations concerning access restrictions and priorities for treatment or removal of asbestos materials, based on the Material Risk Score.

The Material Score is made up of various factors as described below.

Asbestos Type	Risk Score
Chrysotile	1
Amosite	2
Crocidolite	3
Product Type	Risk Score
Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.).	1
Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	3
Condition	Risk Score
Material that is intact, without damage or disturbance - good condition is generally achieved in moulded, encased or preformed products, where the moulding has not been damaged, cracked or broken. A good condition would normally be assigned to pipe lagging or asbestos insulating board that is fully sealed, and may also be assigned where an asbestos material has been over-clad or encapsulated with a resistant covering of non-asbestos material.	0
Only minor damage, scratches or surface marks; no damaged material has fallen off or broken away.	1
Medium damage, disturbed or broken material, giving rise to visible loose asbestos fibres.	2
High degree of damage, disturbed or broken material giving rise to visible asbestos debris. Some material has become detached from the parent material.	3

Surface Treatment	Risk Score
Asbestos fibres are well bonded and difficult to remove. Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, etc.	0
Asbestos fibres are enclosed by sprays or lagging. Asbestos insulation board with painted or encapsulated surfaces. Asbestos cement sheeting.	1
The asbestos-containing material is unsealed asbestos insulation board or consists of encapsulated lagging or sprays.	2
The asbestos-containing material is unsealed lagging or sprays.	3

It should be noted that the surface treatment of the material would also affect its condition. For example, asbestos insulation board that has received a layer of paint will be less likely to release fibres than unpainted asbestos insulation board. The Surface Treatment of asbestos-containing material is an important indicator of risk, since it determines the amount of asbestos fibre that would be released into the atmosphere if the material were to be disturbed.

Material Risk Score

The Material Risk Score is derived by adding together the above classification numbers and assigning the scores High, Medium and Low as follows:

Score	Risk	Comments
10 or More	High	The asbestos-containing material is in a condition or in a location that requires urgent attention. It should either be removed or treated as soon as possible. All fallen asbestos debris and loose surface material is assigned a high risk rating, because any disturbance of materials is likely to release airborne respirable asbestos fibres and may spread contamination throughout the building.
7 - 9	Medium	The asbestos-containing material is in a location or in a condition that requires remedial action. The action may entail minor repairs to damaged surfaces or encapsulation of exposed asbestos surfaces. Following the remedial measures, the Material Risk Score may be reduced to Low. However, in the long term it is recommended that all materials in this risk category should be removed as soon as possible.
5 - 6	Low	The asbestos-containing material is in a condition or in a location that does not create a significant health risk, provided that it remains undisturbed. A Low Material Risk Score applies only if there is little or no risk of disturbance. However, changes in work methods, or building use could change this assessment. The Material Risk Score could increase to High if it were decided to carry out building works that would disturb the material.
4 or Less	Very Low	The asbestos-containing material is in a condition or form that represents a very low risk to health, provided that it remains undisturbed. Examples include composite resin products where the asbestos fibres are securely bound into the product.

Priority Assessments Overview

It does not automatically follow that those materials assigned the highest score in the material risk assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a priority risk assessment, which will take into account factors such as:

- Maintenance activities (including cleaning if appropriate)
- Likelihood of disturbance
- Human exposure potential
- Occupant activity or visitors to the building

A methodology for priority risk assessments is described in HSE Guidance document HSG227, a comprehensive guide to managing asbestos in premises. The priority risk assessment can only be carried out with the detailed knowledge of all the above factors. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, the duty holder under The Control of Asbestos Regulations 2012 is required to make the risk assessments. The client should thus complete the priority risk assessments, or where Amosite has done these, confirm the validity of the priority assessments provided. The total risk score is the sum of the material risk score and the priority risk score.

Areas Affected by Planned Future Works

Where asbestos is present in areas where future work is planned or contemplated, special consideration must be given to the health and safety risks associated with the work, irrespective of the Material Risk Score assigned to the material. Employers have a duty of care under The Control of Asbestos Regulations 2012 to any person or organisation that may work at their premises. Information must therefore be provided to any contractor or employee that may come into contact with ACM's. The information provided should include but need not be limited to the details provided in this report. Information concerning the presence of asbestos should not only be given to contractors, but also to Designers, Planning Supervisors, and Principal Contractors (within the meaning of the CDM Regulations) so that suitable risk assessments can be carried out and used to develop the Health & Safety Plan and safe systems of work. Planning for individual projects that involve dealing with specific asbestos management issues should also consider the wider context, including opportunities for the cost-effective treatment or removal of asbestos materials. Any works that involve entering the fabric of the building are not covered by this Management survey. In those circumstances a Refurbishment/Demolition survey will be required.

Notifiable Non Licensed Work

For assistance in the clarification of works and materials that fall within the category of Notifiable Non Licensed Work please refer to Guidance Note AO - Advice on Notifiable Non Licensed Work Publication HSG210 Asbestos Essentials available at www.hse.gov.uk/asbestos/essentials/index.htm.

Conclusions & Recommendations

The recommendations provided in this section identify the main elements of the Action Plans that need to be developed and implemented by Amosite Demo Customer in order to address the asbestos management issues that affect Warehouse, Demonstration, Demonstration, Demonstration.

Additional Inspection, Sampling and Testing

We recommend that further inspection, sampling and testing is carried out in areas that were not covered by the survey work carried out on 01 September 2016. These fall into two categories:

- Buildings and areas for which access could not be obtained during the course of the survey work. These areas are covered in the Inaccessible Areas section.
- Materials that are presumed to contain asbestos. Sampling and testing is recommended, where practical, to establish the nature and extent of any asbestos material that may be present.

Labels and Warning Signs

It is recommended that labels and warning signs should be provided to identify materials that contain asbestos; this is particularly applicable in areas subject to regular maintenance activities such as workshops, storerooms, boiler rooms and roofs. The programme for providing labels and warning signs should be systematic, beginning with the areas that are most readily accessible and where risk from asbestos exposure is greatest. However, although labels and warning signs should adopt standard symbols wherever appropriate, it is very important that the wording on them is made as simple and effective as possible. The wording should be devised to reflect the specific hazards and circumstances at each location. Careful attention also needs to be given to the sizes, positions and method of fixing for the labels and warning signs. Signs and labels alone should never be relied upon to provide an adequate warning, where ACM's are present a permit to work system should also be considered.

Asbestos Awareness Training

In accordance with Regulation 10 of The Control of Asbestos Regulations 2012, it is compulsory that all employees who are directly or indirectly in control of activities that may affect asbestos-containing materials should receive asbestos awareness training and should have access to the Asbestos Register or the information contained within it.

Management Responsibility

Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos
- Controlling the Asbestos Register
- Liaising with specialist asbestos consultants and contractors
- Monitoring the action plan

Asbestos Register

It is recommended that this report should form the basis of an Asbestos Register and the strategic element of your Asbestos Management Plan and Policy. An Asbestos Register is a 'living document' used to identify where asbestos-containing materials are and to assist in managing them safely. The Asbestos Register should record the location, extent, product type, condition, surface treatment and accessibility of asbestos-containing materials. The Asbestos Register needs to be updated regularly to reflect changes brought about by implementation of action plans for the removal and treatment of asbestos materials and to incorporate the results of further inspection, sampling and testing.

All areas identified should be re-inspected at regular intervals, and revisions should be made to the management plan to reflect the findings of the inspections and any laboratory testing that is carried out.

This survey can be viewed and managed via Amosite (Asbestos Management On Site), Amosite's web based asbestos management system. For further details on how to access this service please contact Amosite on 01733 345944.

Caveats

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though as stated below, further undetected ACM's may still be present within the premises. The client should therefore be aware of his responsibilities for identifying, locating, removing and/or managing all ACM's within the premises, and for notifying the appropriate authorities where necessary. Whilst every attempt has been made to sample representative potential asbestos containing materials it has not been possible or practical in terms of time and expense to sample every panel, pipe, ceiling or partition.

This is an Asbestos Management Survey

This report is based on a non destructive survey of an unfamiliar site. Every effort was made to locate the presence of all asbestos containing materials within the areas included in the survey. It is recognised that construction techniques often create inaccessible void spaces, which without destructive sampling techniques being employed, would not be accessed during these types of survey. It must therefore be presumed, that asbestos containing materials, other than those located during the survey may exist within the building.

It was not possible both in terms of costs and time, to sample each and every panel, tile or materials of similar type. Where these exist, only a percentage of similar type materials were sampled, on the assumption that other like materials were of an identical composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken.

For the reasons set out above Amosite Ltd cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken, should these areas become accessible during the course of any future refurbishment or demolition works.

References

- (1) HSG264: Asbestos : The Surveyors Guide
Methods for the Determination of Hazardous Materials, HSE Books
- (2) MDHS 77: Asbestos in Bulk Materials – Sampling and Identification by Polarised Light Microscopy.
Methods for the Determination of Hazardous Materials, HSE Books
- (3) The Asbestos (Licensing) Regulations 1983
A Guide to the Asbestos (Licensing) Regulations 1983 as amended (second edition) HSE Books
- (4) A Comprehensive Guide to Managing Asbestos in Premises
HSG 227, HSE Books
- (5) The Control of Asbestos Regulations 2012
The Stationery Office
- (6) Work with Asbestos which does not normally require a licence
Approved Code of Practice (L27) (fourth edition) HSE Books
- (7) Asbestos The Licensed Contractors Guide
A Guide to Licensed Asbestos (HSG247)

Appendix A. Asbestos Status of Rooms

Unless stated otherwise in the Inaccessible Areas section of this report, all rooms have been entered into and visually examined for asbestos containing materials. Some rooms will have had samples of suspected materials taken, whilst in the surveyor's opinion some rooms will have been examined but no suspected ACM's were discovered, therefore no samples taken. Sometimes a sample will be taken in one room that proves positive and is visually similar to a suspected ACM with the same appearance and characteristics in another room. This suspected ACM will be shown in the site plans. When this happens the visually similar sample will be treated as strongly presumed and if that is the only suspected ACM in that room, the room will be shown in the same colour as the parent sample.

Below is a list of all rooms, with the following colour key:

	Samples taken and asbestos containing materials found (POS)
	No samples taken but presumed asbestos (PRE)
	Samples taken and no asbestos containing materials found (NEG)

	No asbestos visually identified (NAVI)
	Room or area inaccessible (INA)

Warehouse -> External

 External - POS

Warehouse -> First

 F-01 - NAVI	 F-02 - NAVI	 F-03 - NAVI	 F-04 - PRE	 F-05 - NAVI	 F-06 - NEG	 F-07 - NAVI	 F-08 - NAVI
 F-09 - NAVI							

Warehouse -> Ground

 G-01 - PRE	 G-02 - NEG	 G-03 - NAVI	 G-04 - NEG	 G-05 - NAVI	 G-06 - NAVI	 G-07 - NAVI
--	--	--	--	--	--	--

Warehouse -> Roof

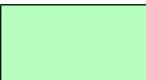
 Roof - PRE
--

Warehouse -> Second

 S-02 - NAVI	 S-02 - NAVI	 S-03 - NAVI
--	--	--

Appendix B. Data Sheets

The above risk assessment methodology has been incorporated in the data sheets. The data sheets provide recommendations from the surveyor concerning remedial measures that should be adopted at each sample location. Where appropriate, they also provide an opinion concerning the likely source of any surface deposits of asbestos dust or debris that are present. It is important that the data sheets are read in conjunction with the plans and the following colour code is followed.

 Laboratory analysis shows that asbestos is not present in the recovered sample.

 Laboratory analysis shows that asbestos is present in the recovered sample.

 No laboratory analysis has been carried out because it was not possible to recover a sample due to either logistical or health and safety reasons. It is considered likely that asbestos is present.

Sample Number	
001	

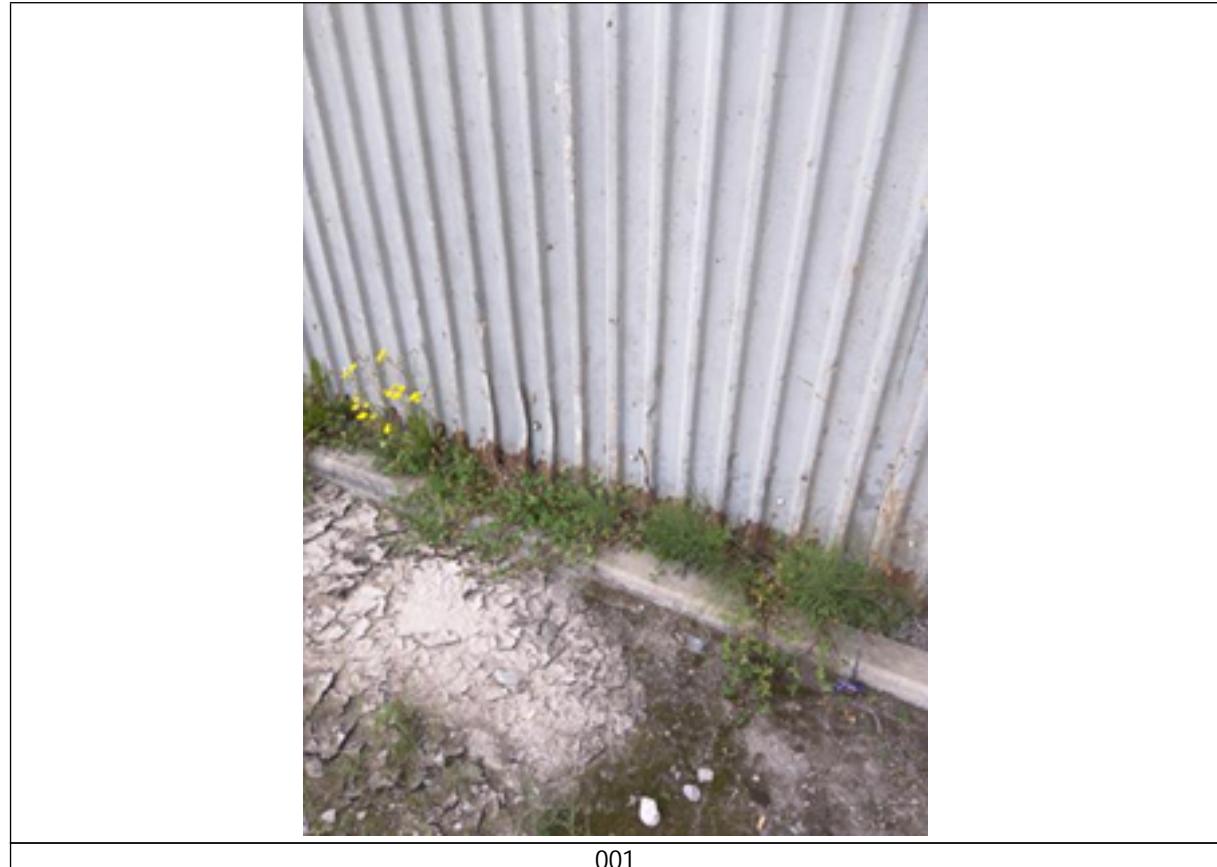
Sample Status	Sampled
Building	Warehouse
Floor	External
Room	External
Product Location	Wall

Asbestos Type	Chrysotile
Product Type	Galbestos
Condition	Low Damage
Surface Treatment	Composite Materials
Material Risk Score	3

Occupant Activity	Medium Disturbance
Accessibility	Unlikely to be disturbed
Avg Time in Use	> 1 to < 3 Hours
No. of Occupants	1-3
Maintenance	Low Disturbance
Extent/Amount	220 m ² : >50 m ² or >50 m pipe run
Location	Outdoors
Frequency of Use	Daily
Maintenance Freq.	< 1 Per Year
Priority Risk Score	5

Total Risk Score	8
------------------	---

License Type	Non Licensed
Next Inspection	31/08/2017



Surveyors Comments	
<p>These Galbestos wall cladding sheets, which are damaged at low level, contain Chrysotile asbestos. It is recommended that these are encapsulated, then these should be managed on an annual basis via an asbestos management plan.</p>	

CHRYSTOILE WAS DETECTED IN THIS SAMPLE

Sample Number	
002	

Sample Status	Sampled
Building	Warehouse
Floor	Ground
Room	G-02
Product Location	Wall

Asbestos Type	NADIS
Product Type	Damp Proof Course
Condition	Not Applicable
Surface Treatment	Not Applicable
Material Risk Score	N/A

Occupant Activity	Not Applicable
Accessibility	Not Applicable
Avg Time in Use	Not Applicable
No. of Occupants	Not Applicable
Maintenance	Not Applicable
Extent/Amount	Not Applicable : Not Applicable
Location	Not Applicable
Frequency of Use	Not Applicable
Maintenance Freq.	Not Applicable
Priority Risk Score	N/A

Total Risk Score	N/A
------------------	-----

License Type	Not Applicable
Next Inspection	Not Applicable



002

Surveyors Comments

N/A - NADIS

NO ASBESTOS WAS DETECTED IN THIS SAMPLE

Sample Number	
003	

Sample Status	Sampled
Building	Warehouse
Floor	External
Room	External
Product Location	Wall

Asbestos Type	NADIS
Product Type	Damp Proof Course
Condition	Not Applicable
Surface Treatment	Not Applicable
Material Risk Score	N/A

Occupant Activity	Not Applicable
Accessibility	Not Applicable
Avg Time in Use	Not Applicable
No. of Occupants	Not Applicable
Maintenance	Not Applicable
Extent/Amount	Not Applicable : Not Applicable
Location	Not Applicable
Frequency of Use	Not Applicable
Maintenance Freq.	Not Applicable
Priority Risk Score	N/A

Total Risk Score	N/A
------------------	-----

License Type	Not Applicable
Next Inspection	Not Applicable



Surveyors Comments
N/A - NADIS

NO ASBESTOS WAS DETECTED IN THIS SAMPLE

Sample Number	
004	

Sample Status	Sampled
Building	Warehouse
Floor	Ground
Room	G-04
Product Location	Ceiling

Asbestos Type	NADIS
Product Type	Ceiling Cement Board
Condition	Not Applicable
Surface Treatment	Not Applicable
Material Risk Score	N/A

Occupant Activity	Not Applicable
Accessibility	Not Applicable
Avg Time in Use	Not Applicable
No. of Occupants	Not Applicable
Maintenance	Not Applicable
Extent/Amount	Not Applicable : Not Applicable
Location	Not Applicable
Frequency of Use	Not Applicable
Maintenance Freq.	Not Applicable
Priority Risk Score	N/A

Total Risk Score	N/A
------------------	-----

License Type	Not Applicable
Next Inspection	Not Applicable



Surveyors Comments
N/A - NADIS

NO ASBESTOS WAS DETECTED IN THIS SAMPLE

Sample Number	
005	

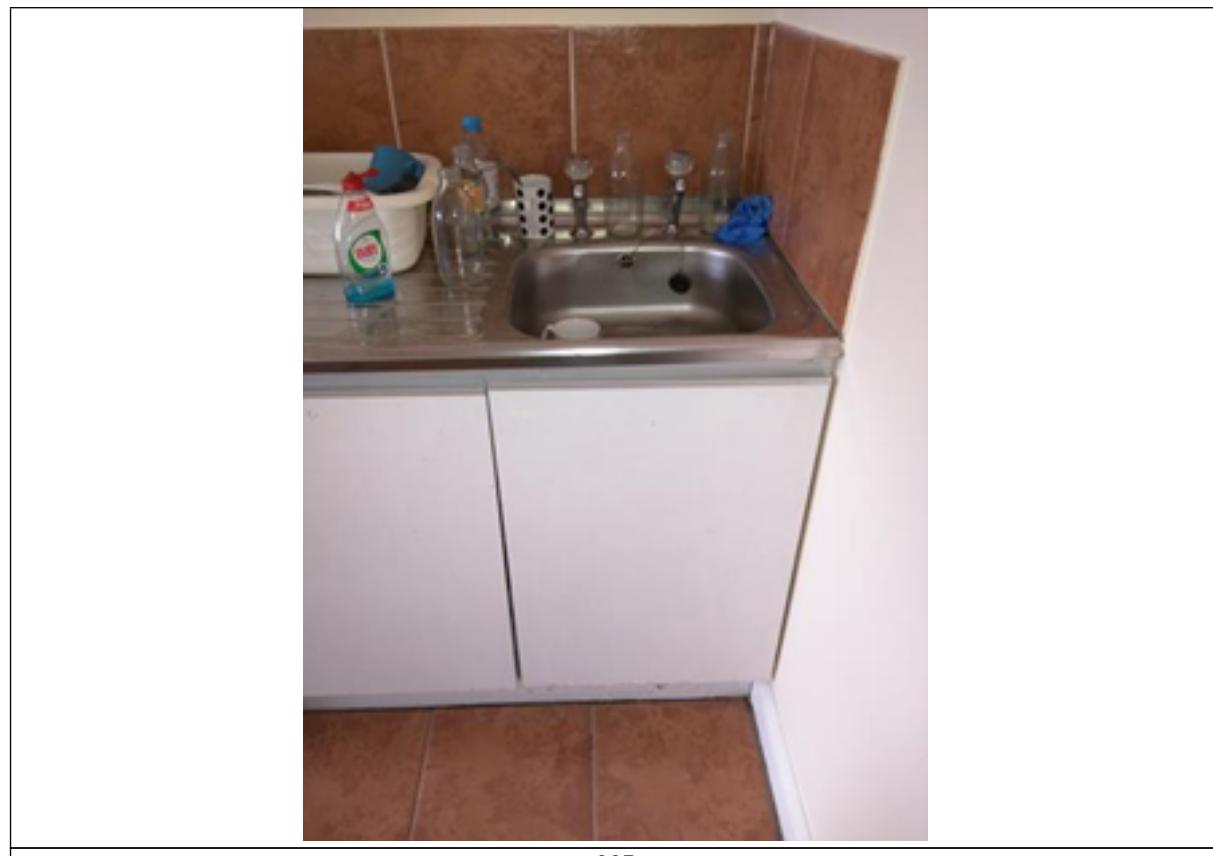
Sample Status	Sampled
Building	Warehouse
Floor	First
Room	F-06
Product Location	Sink

Asbestos Type	NADIS
Product Type	Sink Pad
Condition	Not Applicable
Surface Treatment	Not Applicable
Material Risk Score	N/A

Occupant Activity	Not Applicable
Accessibility	Not Applicable
Avg Time in Use	Not Applicable
No. of Occupants	Not Applicable
Maintenance	Not Applicable
Extent/Amount	Not Applicable : Not Applicable
Location	Not Applicable
Frequency of Use	Not Applicable
Maintenance Freq.	Not Applicable
Priority Risk Score	N/A

Total Risk Score	N/A
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License Type	Not Applicable
Next Inspection	Not Applicable



Surveyors Comments	
N/A - NADIS	

NO ASBESTOS WAS DETECTED IN THIS SAMPLE

Sample Number	
006	

Sample Status	Sampled
Building	Warehouse
Floor	External
Room	External
Product Location	Tank

Asbestos Type	NADIS
Product Type	Paint
Condition	Not Applicable
Surface Treatment	Not Applicable
Material Risk Score	N/A

Occupant Activity	Not Applicable
Accessibility	Not Applicable
Avg Time in Use	Not Applicable
No. of Occupants	Not Applicable
Maintenance	Not Applicable
Extent/Amount	Not Applicable : Not Applicable
Location	Not Applicable
Frequency of Use	Not Applicable
Maintenance Freq.	Not Applicable
Priority Risk Score	N/A

Total Risk Score	N/A
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License Type	Not Applicable
Next Inspection	Not Applicable



006

Surveyors Comments	
N/A - NADIS	

NO ASBESTOS WAS DETECTED IN THIS SAMPLE

No Sample Taken	
007	

Sample Status	Presumed
Building	Warehouse
Floor	External
Room	External
Product Location	External

Asbestos Type	Chrysotile
Product Type	Cement Corrugated Sheet
Condition	Removed
Surface Treatment	Cement
Material Risk Score	N/A

Occupant Activity	Low Disturbance
Accessibility	Unlikely to be disturbed
Avg Time in Use	< 1 Hour
No. of Occupants	1-3
Maintenance	Low Disturbance
Extent/Amount	5 m ² : <=10 m ² or <=10 m pipe run
Location	Outdoors
Frequency of Use	Infrequently
Maintenance Freq.	Unlikely to be Disturbed
Priority Risk Score	N/A

Total Risk Score	N/A
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License Type	Non Licensed
Next Inspection	Not Applicable



Removed

Surveyors Comments
This debris has been removed under a hazardous waste consignment note, no further action required.

ASBESTOS WAS REMOVED IN THIS SAMPLE

No Sample Taken	
NST001	

Sample Status	Presumed
Building	Warehouse
Floor	Roof
Room	Roof
Product Location	Roof

Asbestos Type	Presumed Chrysotile
Product Type	Cement Corrugated Sheet
Condition	Good Condition
Surface Treatment	Cement
Material Risk Score	3

Occupant Activity	Rare Disturbance
Accessibility	Unlikely to be disturbed
Avg Time in Use	< 1 Hour
No. of Occupants	None
Maintenance	Rare Disturbance
Extent/Amount	400 m ² : >50 m ² or >50 m pipe run
Location	Outdoors
Frequency of Use	Infrequently
Maintenance Freq.	Unlikely to be Disturbed
Priority Risk Score	1

Total Risk Score	4
------------------	---

License Type	Non Licensed
Next Inspection	31/08/2017



NST001

Surveyors Comments

These cement corrugated roof sheets are presumed to contain asbestos as they were too high to access and sample. These should be managed on an annual basis via an asbestos management plan.

ASBESTOS WAS PRESUMED TO BE IN THIS SAMPLE

No Sample Taken	
NST002	

Sample Status	Presumed
Building	Warehouse
Floor	External
Room	External
Product Location	Roof

Asbestos Type	Presumed Chrysotile
Product Type	Cement Gutter
Condition	Low Damage
Surface Treatment	Cement
Material Risk Score	4

Occupant Activity	Rare Disturbance
Accessibility	Unlikely to be disturbed
Avg Time in Use	< 1 Hour
No. of Occupants	None
Maintenance	Rare Disturbance
Extent/Amount	30 Meters (Length) : >10 m ² to <=50 m ² /pipe run
Location	Outdoors
Frequency of Use	Infrequently
Maintenance Freq.	Unlikely to be Disturbed
Priority Risk Score	N/A

Total Risk Score	4
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License Type	Non Licensed
Next Inspection	31/08/2017



Surveyors Comments
This cement guttering, which is showing signs of wear, is presumed to contain asbestos as it was too high to access and sample. This should be managed on an annual basis via an asbestos management plan.

ASBESTOS WAS PRESUMED TO BE IN THIS SAMPLE

No Sample Taken	
NST003	

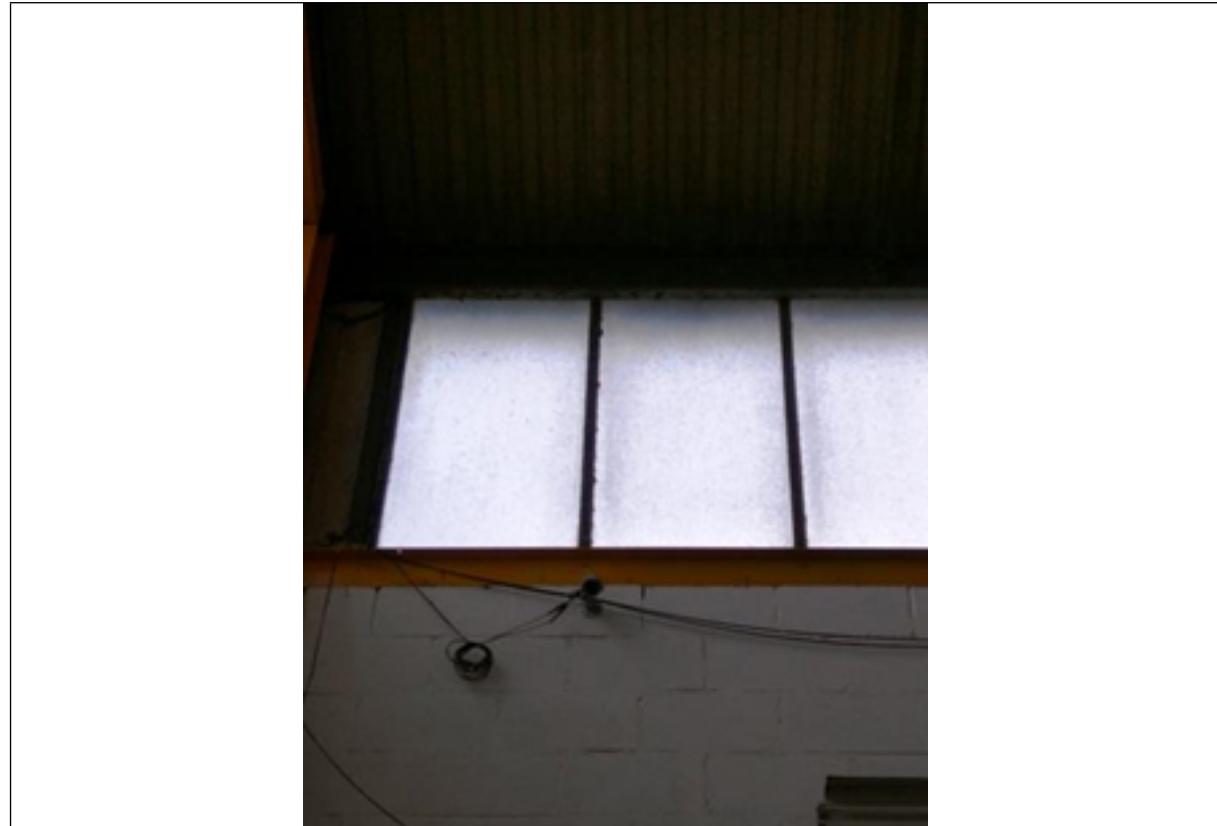
Sample Status	Presumed
Building	Warehouse
Floor	Ground
Room	G-01
Product Location	Window

Asbestos Type	Presumed Chrysotile
Product Type	Rope
Condition	No Visible Damage
Surface Treatment	Fabric
Material Risk Score	4

Occupant Activity	Low Disturbance
Accessibility	Unlikely to be disturbed
Avg Time in Use	< 1 Hour
No. of Occupants	None
Maintenance	Low Disturbance
Extent/Amount	Not Applicable : Small amounts or items
Location	Rooms up to 100 m ²
Frequency of Use	Infrequently
Maintenance Freq.	Unlikely to be Disturbed
Priority Risk Score	1

Total Risk Score	5
------------------	---

License Type	Non Licensed
Next Inspection	31/08/2017



NST003

Surveyors Comments
This window rope seal is presumed to contain asbestos as the windows were too high to access and sample. This should be managed on an annual basis via an asbestos management plan.

ASBESTOS WAS PRESUMED TO BE IN THIS SAMPLE

No Sample Taken	
NST004	

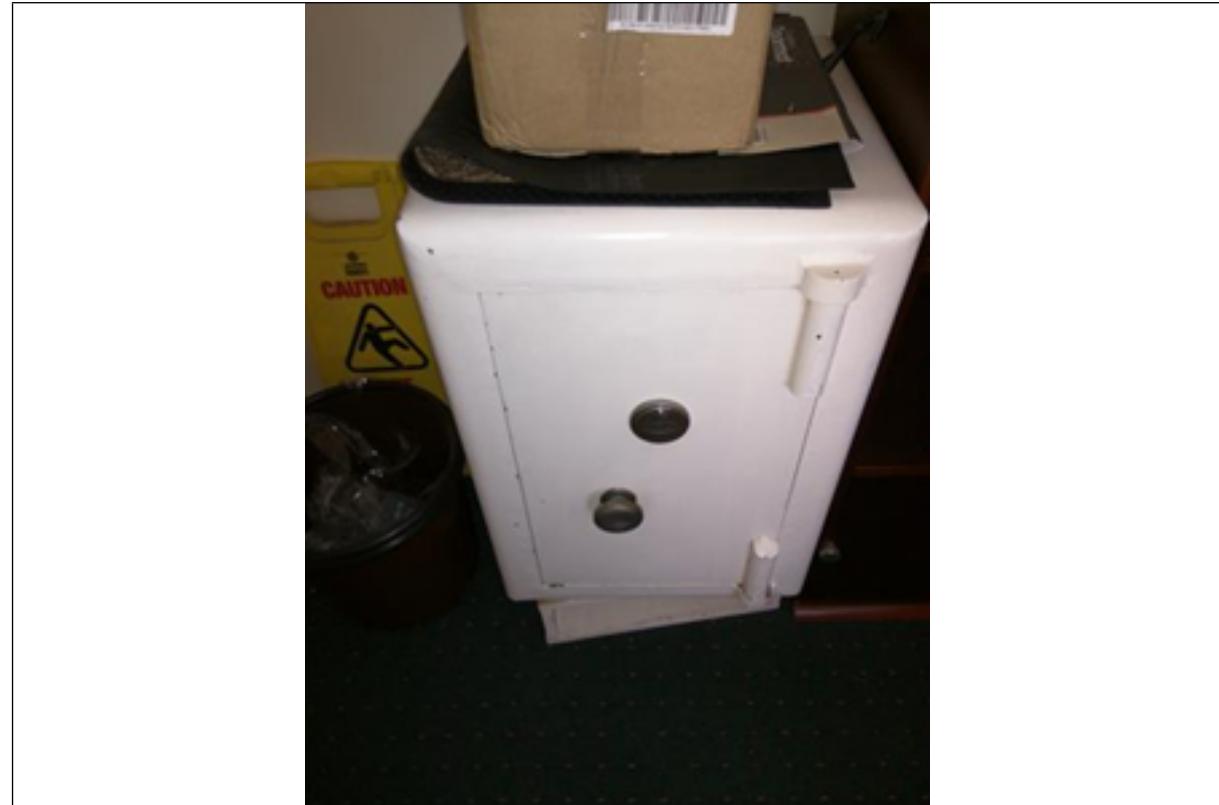
Sample Status	Presumed
Building	Warehouse
Floor	First
Room	F-04
Product Location	Safe

Asbestos Type	Presumed Chrysotile
Product Type	Rope Seal
Condition	No Visible Damage
Surface Treatment	Fabric
Material Risk Score	4

Occupant Activity	Low Disturbance
Accessibility	Unlikely to be disturbed
Avg Time in Use	< 1 Hour
No. of Occupants	None
Maintenance	Rare Disturbance
Extent/Amount	Small item(s) : Small amounts or items
Location	Not Applicable
Frequency of Use	Infrequently
Maintenance Freq.	Unlikely to be Disturbed
Priority Risk Score	1

Total Risk Score	5
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License Type	Non Licensed
Next Inspection	31/08/2017



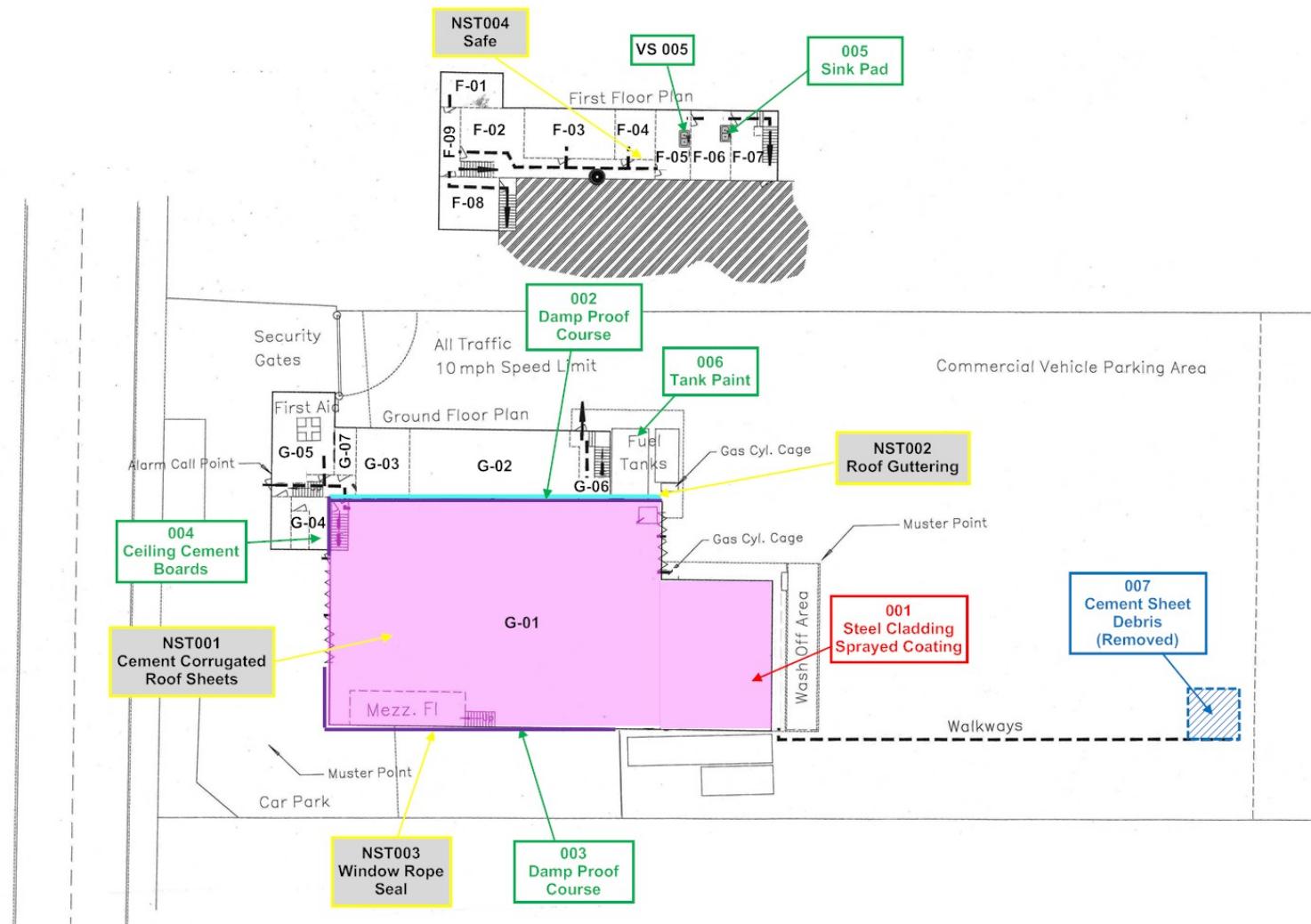
NST004

Surveyors Comments
This safe is presumed to contain asbestos as access was not possible. This should be managed on an annual basis via an asbestos management plan.

ASBESTOS WAS PRESUMED TO BE IN THIS SAMPLE

Appendix C. Site Plans with Sample Locations

KEY:
Asbestos Detected
No Asbestos Detected
Asbestos Presumed
Outside Survey Remit
VS VS - Visually Similar
Extent of NST003
Extent of NST002
Extent of NST001
Asbestos Removed



Appendix D. Laboratory Determination Certificates

ATHENA

ENVIRONMENTAL SOLUTIONS LTD.



CERTIFICATE OF IDENTIFICATION OF ASBESTOS FIBRES

SITE ADDRESS:	Demo
SITE REF NO.	Demo

CLIENT	AMOSITE LTD
ADDRESS	ASPECT HOUSE, FENGATE, PETERBOROUGH, PE1 5XG
PHONE NUMBER	01733 345944

CERTIFICATE NUMBER	Demo		
DATE SAMPLED	Demo		
DATE RECEIVED	Demo		
DATE ANALYSED	Demo		
NO. OF SAMPLES	6		
PAGE NUMBER	1	OF	1
OBTAINED	DELIVERED		

KEY: CHRYSOTILE - WHITE ASBESTOS CROCIDOLITE - BLUE ASBESTOS AMOSITE - BROWN ASBESTOS NADIS - NO ASBESTOS DETECTED IN SAMPLE
TREMOLITE, ANTHOPHYLLITE & ACTINOLITE - LESS COMMON ASBESTOS FIBRE TYPES

Note: When a trace of asbestos fibres are reported this represents one or two fibres only.
Note: The material type reported is an opinion of the analyst only and does not form part of the ATHENA UKAS accreditation.
Note: Samples will be kept for a minimum of 6 months.
Note: This Certificate of Identification of Asbestos Fibres can only be reproduced in full unless written approval from Athena is given.
Note: If the sample condition or size is deemed unacceptable or unsatisfactory by the analyst, the client will be contacted.

Samples have been analysed to determine the presence of asbestos fibres using Athena Environmental Solutions "in house" method of polarised light microscopy and central stop dispersion staining based on HSG 248. The site address and sample locations are given by the client and Athena are not responsible for the accuracy or competence of these details or of the sampling.

BULK 001 VERSION 4 – 02/03/15

SUITE 3, SOPWITH HOUSE, HURRICANE WAY, WICKFORD, ESSEX, SS11 8YU

Tel: 01268 761 171 Fax: 01268 761 003 Email: info@athena-env.co.uk

Ref: 01208 701 171 GA: 01208 701 005 Email: info@atena-civ.co.uk
Company Reg. Number: 07376951 Registered Address: 3 Sandhurst Crescent, Leigh-on-Sea, Essex, SS9 4AJ