STONE ASBESTOS LTD
SURVEYING, REMOVALS AND MANAGEMENT SERVICES

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Pointon Playing Field & Social Club

19 Fen Rd, Pointon, Sleaford NG34 0LZ

Asbestos Management Survey Report

This report must be read in its entirety including any appendices, **Stone Asbestos Ltd** accepts no responsibility for sub-division of this report and/or for the way in which a client interprets or acts upon results.

A copy of this survey report should be retained on the premises and available for contractors/persons to view.

The survey was only as intrusive as the scope of survey and ACM's could still be present beyond ''fixed'' materials, within voids and cavities and concealed in the fabric of the building.

Report Type:	Asbestos Management Survey
Report Issue:	Final
Job No:	DUA - 1662
Survey Date:	31st March 2021
Report Issue Date:	6th April 2021
Surveyed by:	Mr William Stone
Written by:	Miss Nicola Dunlop
Quality Checked by:	Mr William Stone

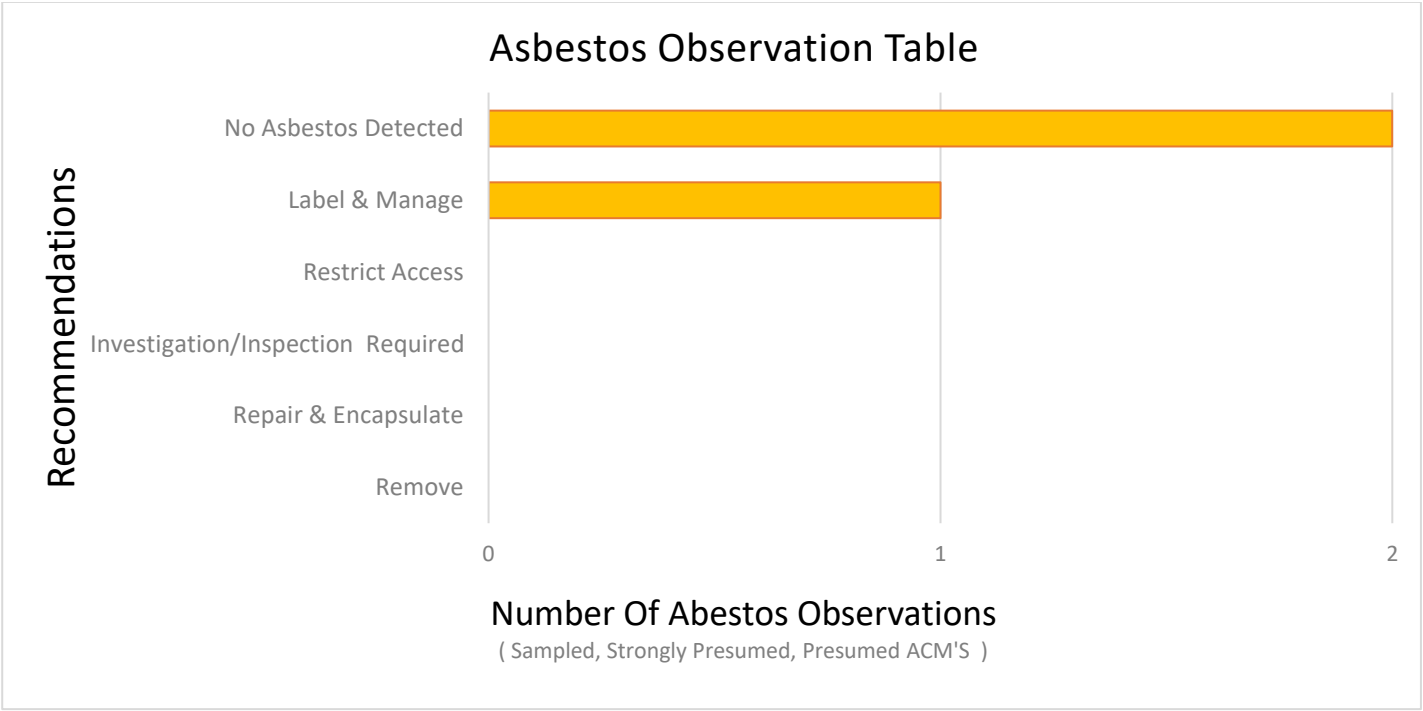
Contents

During this asbestos management survey, **1** building was surveyed and identified as containing asbestos, **Pointon Playing Field & Social Club, 19 Fen Rd, Pointon, Sleaford NG34 0LZ.**

3 samples were taken for analysis, from which **1** was identified as containing asbestos.
0 items were strongly presumed as samples taken. (containing asbestos)
0 items were presumed to contain asbestos.

	Asbestos Observations	Overall Risk Summary			
		High Risk	Medium Risk	Low Risk	Very Low Risk
Non-Licensed Materials	1	-	-	1	-
Licensed Materials	-	-	-	-	-

Licensed Materials - subject to 14-day notification prior to works being undertaken.
Works must only be undertaken by a licensed contractor



It may be advisable to employ an external 'asbestos consultant' to assist with the production of an 'Asbestos Management Plan' and the on-going management of asbestos within premise. **Stone Asbestos Ltd** can provide these services, please contact us for a free no obligation quote.

Stone Asbestos Ltd can provide quotations for any repair, encapsulation or removal works recommended, please contact us for a free no obligation quote.

This sheet should be signed by all those carrying out repair/maintenance work on the premises (including voluntary workers or staff) that will **NOT** involve disturbing the fabric of the premises. Any works involving the disturbance of the fabric of the building, **by law should** have a refurbishment and demolition survey undertaken before work commences. (specific to the scope of works being carried out)

Persons signing this sheet are signing to declare that they have seen/read the asbestos register, checked whether there is any known or presumed asbestos in the area in which they are working and confirming their works activity will not disturb the fabric of the building.

Where an asbestos containing material is suspected, **NO WORK** should be carried out until all relevant procedures have been carried out.

Date	Company	Print Name	Signature	Brief Details of work	Asbestos Awareness	Risk Assess & Meth state

Date	Company	Print Name	Signature	Brief Details of work	Asbestos Awareness	Risk Assess & Meth state

On 31st March 2021, **Stone Asbestos Ltd** undertook an asbestos management survey after receiving an order of confirmation. This order has been accepted based on the original quotation and our terms and conditions of business.

An experienced and (BOHS P402) qualified Asbestos Surveyor, who has been specially trained in the practical and technical aspects of asbestos use in industry and buildings, has carried out this survey.

Site Address:	Pointon Playing Field & Social Club 19 Fen Rd Pointon Sleaford NG34 0LZ
Client Details:	Aliro Ltd/ The Old Ship Inn [redacted]
Client Contact:	[redacted]
Tel:	
Mobile:	
Email:	[redacted]

Purpose of survey

The purpose of this management survey is to provide information to help **Dave Antink** manage asbestos in these premises. It provides sufficient information for an asbestos register to be generated in accordance with HSE guidance, HSG 264 Asbestos: The Survey Guide, so that the duty holder can carry out a risk assessment and prepare a suitable management plan in accordance with regulation of the Control of Asbestos Regulations 2012 (CAR 2012).

Aim of survey

The aim of the survey was to:

- Locate and record the location, extent, and product type as far as reasonably practicable of known or presumed ACM's
- Inspect and record information on the accessibility, condition, and surface treatment of known or presumed ACM's
- Determine and record the asbestos type based on sampling or by making a presumption based on product type and appearance

Asbestos Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e., it will depend on factors such as the type of building, the nature of construction, accessibility etc.

A management survey should 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. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve *presuming* the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

The scope of works consisted of surveying the **internal and external areas** of **Pointon Playing Field & Social Club, 19 Fen Rd, Pointon, Sleaford NG34 0LZ** for materials which may contain asbestos fibres. Any suspect materials were sampled for analysis where possible or have been presumed or strongly presumed to contain asbestos. **(See Methodology, Limitations of Method and General Caveats, for further details)**

Note: Whilst great care has been taken to ensure that all items which may contain asbestos have been located, no survey can guarantee that all contaminated materials present have been identified.

Inspection beyond any suspect ACM's found during the survey may require a revisit to site and/or assistance from a licensed contractor and/or assistance from an analyst (air monitoring). If applicable, this has NOT been included in the price/ Scope of Works.

Areas Not Accessed or Limited Access during This Survey

Asbestos containing materials have been presumed as being present to the following areas where access could not be gained. An asbestos management plan and policy need to identify that these areas require inspection once access can be provided.

Building	Floor	Room	Restriction Comments
Main Building	Ground	Bar Area – G 01	Limited access to ceiling void above

Amendments to Scope of Works

Site specific caveats

Page No.	Building	Floor	Room /Area	Sample No.	Item/Location	Level of ID	Product Type	Surface Treatment	Asbestos Type	Extent	Overall Risk Assess	Risk Assessment
17	Main Building	Ground	W.C. - G 07	S 02	Shires toilet cistern	Identified	Reinforced plastic	Composite	Amosite	2 Items	9	**Low Risk Material**
Recommendations: Label and Manage										Next Inspection Due:		Mar-22

Due to the number of asbestos materials sampled and identified, strongly presumed, or presumed, there may be various risks relating to asbestos materials present. These observations have been classified as:

1 x Low Risk Material

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION/REMOVAL AS PART OF REFURBISHMENT AND DEMOLITION PROJECTS	**Score:** > **9 - 13**
This category indicates the need for regular monitoring as situations within this category do not pose an imminent risk to health and likelihood of fibre release is low under existing conditions but, this risk may rapidly alter should any number of factors contribute to the materials deterioration. It is recommended that ACMs falling into this category is visually inspected on an annual basis to ascertain any change in condition and if any does, it can be promptly subject to control actions to prevent and increase in exposure and uncontrolled fibre release and a reclassification to the above category. Approved warning labels (A Labels) should be positioned to help to prevent accidental damage to the material. Any remedial action identified through reclassification to a higher category is to be agreed with the Asbestos co-ordinator /asbestos consultant according to location and condition. The option chosen for remediation will follow the hierarchy of control.	

Recommendation: Label & Manage

Non-Licensed ACM'S

S 02 Shires toilet cistern

All these items identified above are located within **W.C. – G 07** and are of low damage.

- Asbestos warning signs should be placed on items, where practical.
- Works on these materials would be non-licensed or notifiable non-licensed and should only be undertaken by qualified, trained, and competent persons.
- Re-inspections of condition should be undertaken by competent persons, on a 12-monthly basis.
- All records of re-inspections kept, and asbestos register/asbestos management plan updated.

Create or commission a written plan (Asbestos Management Plan) on how to manage the risks of asbestos within premises. This document provides information, procedures, and guidance relevant to the management and control of asbestos containing materials known or presumed to be present within premises, consisting of:

- Relevant Legislation and Documents
- Company's Asbestos Policy Statement
- Roles and Responsibilities
- Asbestos Management Strategy
- Asbestos Assessment
- Management Procedures
- Works and Visitor Protocols
- Emergency Procedures / Damaged ACMs
- Site and Building Description
- Asbestos Register
- Action Plan
- Survey Data Sheets
- Floor Plans
- Staff Training and Awareness Record
- Contractors Asbestos Awareness Training Record
- Archive Information
- Contractors Review of Asbestos Register/Survey
- Material Re-Inspection Record (asbestos co-ordinator)

Contractors working on/in premises should have asbestos awareness training and a copy of their certificate can be kept in your 'asbestos management plan'.

Contractors should familiarise themselves with the asbestos register before commencement of any refurbishment or maintenance works due to be undertaken.

Maintenance staff or 'persons responsible' to oversee asbestos within premise, by law, require sufficient training. As a minimum, attending an asbestos awareness course.

All recommendations within this report should be implemented, if they pose a high risk, then action should be taken immediately. For recommendations concerning lower risk materials, these should be undertaken as soon as reasonably practical.

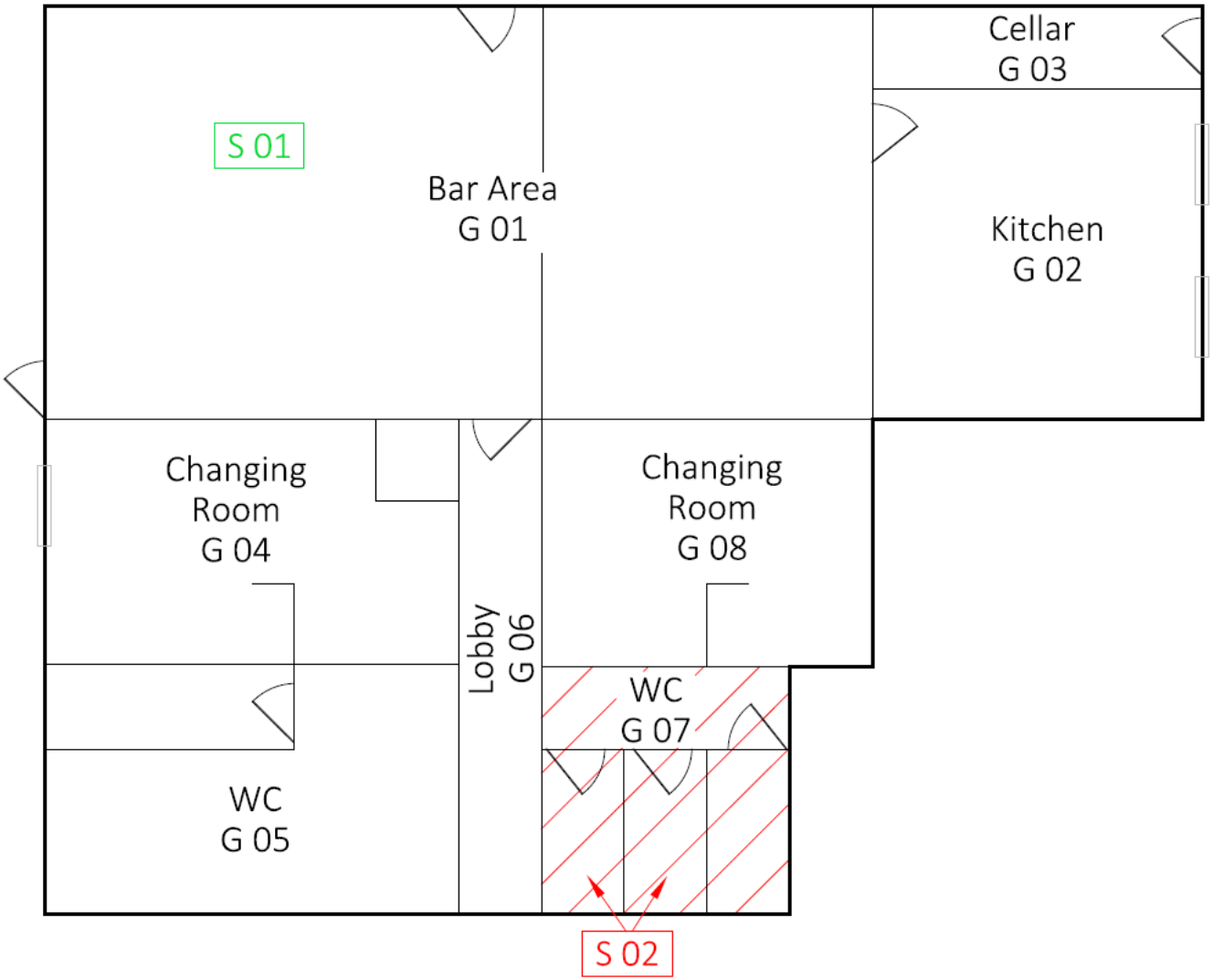
ACMs which require monitoring on an inspection cycle, should be re-inspected as per recommendations (usually every 6 or 12 months). All re-inspections should be logged within the 'asbestos management plan', with subsequent updates issued following completion.

All ACMs are legally required to be labelled, where reasonably practical.

Once ACMs have been removed, encapsulated, or enclosed, all relevant certification can be placed into the 'asbestos management plan', with subsequent updates issued following completion.

All asbestos materials following removal must be disposed of as contaminated asbestos waste in a sealed asbestos skip or by transit in a sealed vehicle licensed to carry hazardous waste. This waste is your responsibility, and a consignment note should be retained in the 'asbestos management plan'.

If any decision to be made regarding asbestos issues, raises any cause for concern or uncertainty, please do not hesitate to contact the writer or any senior member of Stone Asbestos Ltd for professional advice.



Drawing Name:	**Ground Floor**
Job No:	DUA - 1662
Version:	01
Drawn by:	W.D. S

Notes/Keys

S 01	Negative Samples
S 01	Positive Samples
SPST 01	Strongly Presumed as Samples Taken
NST 01	No Samples Taken (Presumed)
S 01	Removed
	Abestos Present in Room / Area
	No Access
	Outside Scope of Works/Not Applicable

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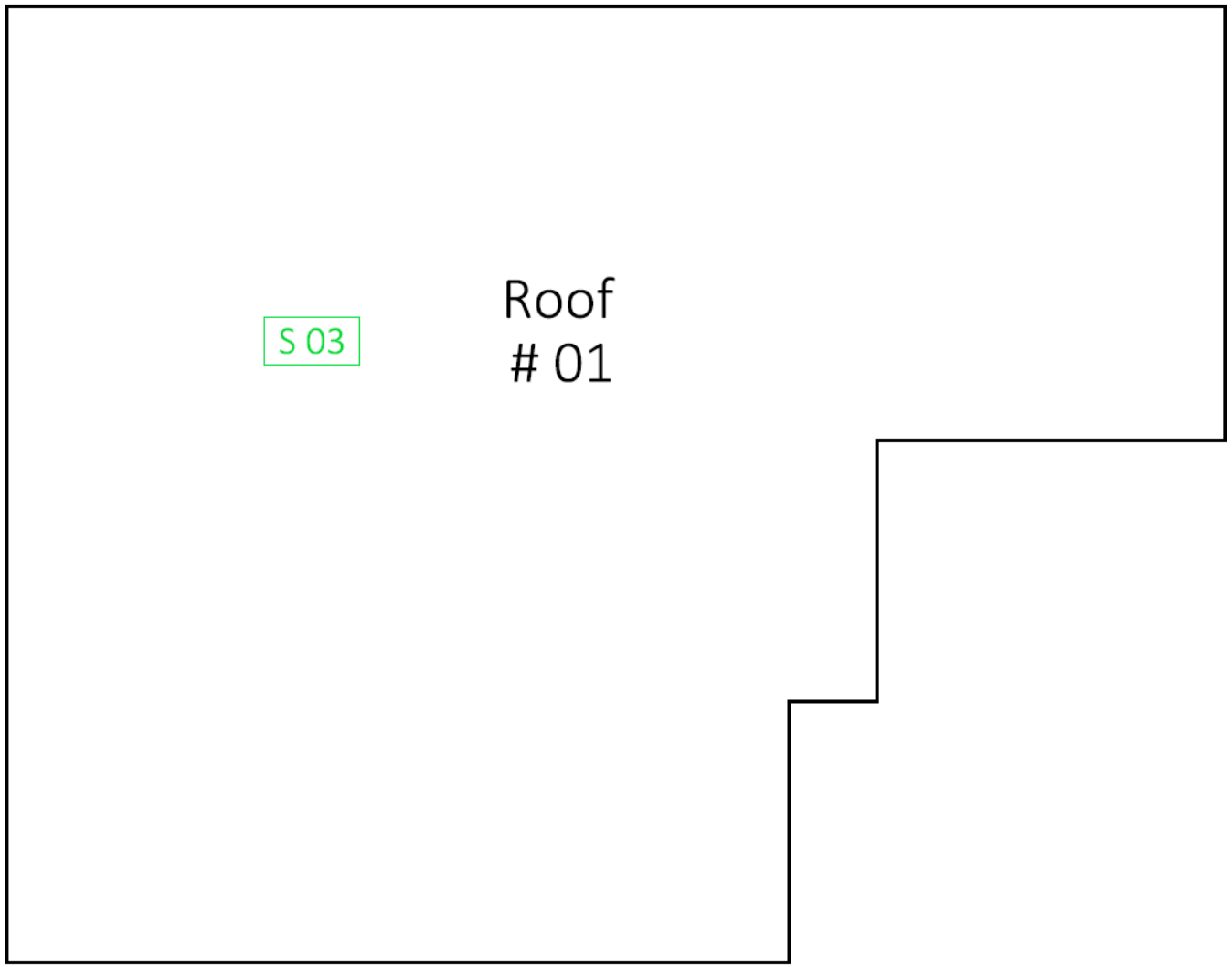
Company Number – 8158612

THIS DOCUMENT TO BE READ IN CONJUNCTION WITH OTHER DOCUMENTS

Drawing Not to Scale



Drawing Name:	**Roof**
Job No:	DUA - 1662
Version:	01
Drawn by:	W.D. S

Notes/Keys

S 01	Negative Samples
S 01	Positive Samples
SPST 01	Strongly Presumed as Samples Taken
NST 01	No Samples Taken (Presumed)
S 01	Removed
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THIS DOCUMENT TO BE READ IN CONJUNCTION WITH OTHER DOCUMENTS

Drawing Not to Scale

		S 01
Building:	Main Building	
Floor:	Ground	
Room/Area:	Bar Area – G 01	
NO ASBESTOS DETECTED IN SAMPLE		
Level of ID	Identified	
Bulk Cert No.	SCO/21/5461	
Non- Licensed Material	-	
Extent	60 sq. m	
Accessibility	-	
Item/Location:	Textured coating to plasterboard ceiling	

Priority Assessment		Material Assessment		
Normal Occupancy / Activity		Product Type		
Likelihood of Disturbance		Condition		
Human Exposure Potential		Surface Treatment		
Maintenance Activity		Asbestos Type		
Priority Assessment Total		Material Assessment Total		

Additional Notes:

Recommendation:

Last inspection date: 31st March 2021

S 02

Building:	Main Building
Floor:	Ground
Room/Area:	W/C – G 07
ASBESTOS DETECTED IN SAMPLE	
Level of ID	Identified
Bulk Cert No.	SCO/21/5461
Non- Licensed Material	Yes
Extent	2 Items
Accessibility	Easy

Item/Location:	Shires toilet cistern

Priority Assessment		Material Assessment		
Normal Occupancy / Activity	1	Product Type	Reinforced plastic	1
Likelihood of Disturbance	2	Condition	Low damage	1
Human Exposure Potential	2	Surface Treatment	Composite	0
Maintenance Activity	0	Asbestos Type	Amosite	2
Priority Assessment Total	5	Material Assessment Total		4

Overall Risk Assessment	**9**	**LOW RISK MATERIAL**

Additional Notes:

Recommendation: **Label and Manage**

Last inspection date: 31st March 2021

Next inspection date: March 2022

S 03	
Building:	Main Building
Floor:	Roof
Room/Area:	Roof # 01
NO ASBESTOS DETECTED IN SAMPLE	
Level of ID	Identified
Bulk Cert No.	SCO/21/5461
Non- Licensed Material	-
Extent	160 sq. m
Accessibility	-

Item/Location:	Felt beneath corrugated metal

Priority Assessment		Material Assessment		
Normal Occupancy / Activity		Product Type		
Likelihood of Disturbance		Condition		
Human Exposure Potential		Surface Treatment		
Maintenance Activity		Asbestos Type		
Priority Assessment Total		Material Assessment Total		

Additional Notes:

Recommendation:

Last inspection date: 31st March 2021

These are items discovered during this survey that were suspected to potentially contain asbestos but have subsequently been proven to **NOT** contain asbestos.

Building	Sample No.	Floor	Room/Area	Item/Location	Extent
Main Building	S 01	Ground	Bar Area – G 01	Textured coating to plasterboard ceiling	60 sq. m
Main Building	S 03	Roof	Roof # 01	Felt beneath corrugated metal	160 Sq. m

Main Building - Built mid 1900's, this single storey premise is of brick, timber and breeze block construction, timber ceiling at front canopy, corrugated metal roof, UPVC windows, UPVC and timber doors.

Floor	Room	Room Description
Ground	Bar Area – G 01	Textured coating to plasterboard ceiling, timber panels in voice above (limited access), fixed timber cladding, MMMF insulation to modern felt to timber panelling, modern linoleum and laminate to floor, UPVC window, modern heater to wall. Front machine alcove – Fixed plasterboard ceiling, fixed timber walls, concrete floor.
Ground	Kitchen – G 02	Fixed plasterboard ceiling, chipboard paper to timber wall, brick walls, plaster to breeze block walls, modern linoleum to concrete floor, UPVC window and timber sill, plaster to solid reveal.
Ground	Cellar – G 03	Fixed plasterboard ceiling, chipboard paper to timber wall, brick walls, plaster to breeze block walls, concrete floor, timber door, modern damp proof course in wall cavity.
Ground	Changing Room – G 04	Fixed plasterboard ceiling, breeze block walls, plaster to solid walls, fixed ceramic tiles to wall, concrete floor, UPVC window and sill, plaster to solid reveals.
Ground	W.C. – G 05	Fixed plasterboard ceiling, plaster to solid walls, fixed ceramic tiles to wall, fixed modern linoleum to floor, UPVC window, ceramic tile sill, plaster to solid reveal, ceramic cistern, UPVC window and sill, plaster to solid reveal.
Ground	Lobby – G 06	Fixed plasterboard ceiling, plaster to solid walls, fixed modern linoleum to floor, timber door.
Ground	W.C – G 07	Fixed plasterboard ceiling, plaster to solid walls, fixed modern linoleum to floor, UPVC window and sill, plaster to solid reveals.
Ground	Changing Room – G 08	Fixed composite panels, plaster to solid walls, fixed ceramic tiles to walls, concrete floor.
Roof	Roof # 01	Corrugated metal roof, UPVC rainwater goods and wastepipe, fixed timber facias.

UKAS TESTING
2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD
PREMIUM
EMERGENCY

Client:	STONE ASBESTOS LTD		
Address:	UNIT 1 & 1A THE FLAXMILL FLAXMILL LANE PINCHBECK SPALDING LINCOLNSHIRE, PE11 3YP	Analysis Report No.	SCO/21/5461
Attention:	MR WILLIAM STONE	Report Date.	01/04/21
Site Address:	POINTON PLAYING FIELD & SOCIAL CLUB 19 FEN ROAD POINTON SLEAFORD NG34 0LZ	Site Ref No.	DUA-1662
Date sample taken:	31/03/21	Page No:	1 Of 1
Date sample received:	01/04/21	No. of Samples:	3
Date of Analysis:	01/04/21	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Results relate only to the items tested.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	1	GROUND FLOOR – BAR AREA – G01 – TEXTURED COATING TO CEILING - PLASTERBOARD	NADIS
2	2	GROUND FLOOR – W/C – G07 – CISTERNS	AMOSITE
3	3	ROOF – ROOF #01 – FELT BENEATH CORRUGATED METAL	NADIS

KEY: NADIS – No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.
Note: All Analysis is performed in House on the registered premises (below).
Note: Where an 'A' appears at the end of the analysis report number this means an amendment has been made to the original report. Information that has been amended will be marked with an *

Analysed by:	P ROWLAND	Authorised signatory:	
		Print name:	**C.BOLTON – ADMINISTRATION MANAGER**

BULK 001-VER 7 10-June-20-QCM

Prior to the survey, a strategy was formulated from information gathered from client. A risk assessment was carried out highlighting the hazards that could be encountered whilst undertaking this survey and the control measures required to be taken. The surveyors took all possible precautions to protect themselves and others by following the risk assessment. The survey and all sampling were carried out in accordance with the requirements of HSE guidance, HSG 264 Asbestos: The Survey Guide.

Limitations of method concerning surveying

Although every care has been taken to identify all asbestos containing products within the areas surveyed, this survey does not include those areas where obtaining a sample would cause undue damage to the integrity and security of the building, risk, and safety of our operatives or where access could not be gained. Asbestos should be presumed to be present within any areas not surveyed until further assessment can be carried out.

Whilst all areas of the building are included within the scope of the survey, these will be accessed and inspected as far as reasonably practicable. **Stone Asbestos Ltd** cannot be held responsible for the asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access.

It is presumed that asbestos may be present as integral linings associated with various access doors/hatches on site. Such items may therefore contain unidentified asbestos materials or components.

Access to any electrical, plant, machinery, or process equipment e.g., internal parts of boilers, heaters, etc., is not possible due to safety and technical considerations. Such items may therefore contain unidentified asbestos materials or components.

Limitations of method concerning sampling

Due to the non-homogenous nature of some thermal insulation products, it is possible to obtain both positive and negative results when sampling the same material. In instances where this occurs then all the sample results for the given insulation type should be treated as containing asbestos. This applies to all thermal insulation and insulation residues and debris.

Materials have been referred as asbestos insulation board or asbestos cement based upon their appearance alone. water absorption testing, as detailed within HSE guidance l143 '' managing and working with asbestos'', has not been carried out unless stated otherwise.

Where asbestos gaskets to pipe flanges have been identified it is not practical to trace these throughout the length of pipework within the property. All such gaskets are presumed to contain asbestos.

Decorative coatings and paints etc. (such as "Artex") may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative sample results. Where both positive and negative samples are obtained the client should presume that the texture coating contain Chrysotile throughout even though a non-detected result has been obtained.

It should also be noted that asbestos may exist in paint with no obvious textured appearance. Random sampling of such paint is not carried out routinely unless specifically requested.

The survey includes taking dust samples from areas where contamination is suspected to be present due to visible signs of damage or sign of asbestos removal works but does not include random dust sampling.

General Caveats

Where suspect materials are identified as part of any works that do not appear to be detailed within the survey report then these materials should be treated with caution and presumed to contain asbestos until sampled and analysed.

Where areas have been designated as ' No Access' or 'Limited Access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.
Asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.
Details of areas requiring further access are identified within 'limited or no access' table of this report.

It is important to note that the degree of inspection performed during an asbestos survey is not as detailed as the inspections and analytical processes carried out following the removal of ACMs. Visual inspections during clearance procedures involve a detailed examination of all areas and surfaces within an asbestos enclosure and although a survey should identify ACMs within an area where inadequate asbestos removal activities have been previously undertaken, it is not designed to check on the effectiveness of such inspections. Where previous asbestos removal work has taken place, reference should also be made to clearance documentation when reading this report.

Whilst all asbestos materials have been identified as far as reasonably practicable, some asbestos materials may remain unidentified within the fabric of the building. Potential locations are as follows:

- Shuttering buried in concrete slab
- Asbestos hidden in structural supports
- Asbestos hidden behind other suspect products
- Building structures which are unsafe to fully access

Unless specifically identified within the report, no responsibility can be accepted for non-systematic or random use of asbestos within property. It must be presumed that asbestos may remain unidentified to these types of area and if suspect materials are uncovered then sample should be taken for analysis.

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

It is recommended that any proposed abatement/removal of the asbestos should be undertaken against a detailed specification, therefore **Stone Asbestos Ltd** cannot be held responsible for any misinterpretation of the contents of this report by a third party if they were not instructed to provide a specification.

This report does not include investigations into land contamination associated with asbestos or any other contaminant.

Due the nature of asbestos surveys, **Stone Asbestos Ltd** will not accept liability for claims arising out of pollution or contamination of any kind.

Material Assessment

Each inspection the surveyor(s) has assessed the potential for fibre release of ACMs or materials presumed / strongly presumed to contain asbestos. The risk potential is based on the following material assessment algorithm and for management surveys the presumed asbestos materials will be given a score of 3 (possibly containing Crocidolite or another amphibole asbestos). The material risk assessment should be included as part of the management plan.

Each material receives a scoring against four categories: Product Type, Extent of Damage, Surface Treatment & Asbestos Type (or presumed asbestos type), in line with the Material Assessment Scoring Schedule set out
One score must be entered per category to suit the best description of the material surveyed. Scores for all four categories are then added together to produce a Material Assessment score (maximum score 12).

Material Risk Assessment Algorithm Table

Factors	Assessment Description		Score
Product Type	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 boards, other low density insulating boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper, felt		2
	Thermal insulation (e.g., pipe and boiler lagging or similar), sprayed asbestos, loose asbestos, asbestos mattresses, and packing, visible asbestos dust/debris		3
Extent of Damage /Deterioration	Good condition:	No visible damage	0
	Low damage:	A few scratches or surface marks; broken edges on boards, tiles etc.	1
	Medium damage:	Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
	High damage:	Any material damaged with fibres exposed, any material de-laminating including thermal insulation and sprays, visible asbestos dust/debris	3
Surface Treatment	Composite material containing asbestos: reinforced plastics, resins, vinyl tiles		0
	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.		1
	Unsealed asbestos insulating board, or encapsulated lagging and sprays		2
	Unsealed lagging or sprays, visible asbestos dust/debris.		3
Asbestos Type	Chrysotile		1
	Amphibole asbestos excluding Crocidolite		2
	Crocidolite		3

Priority Assessment

The priority assessment considers the likelihood of the ACM'S being disturbed and exposing someone to asbestos fibres. For there to be risk to health it is not enough for it to be damaged or friable, but it also needs to be disturbed and get into the air we breathe. The priority assessment therefore considers the normal occupant activity in that area, the likelihood of disturbance, human exposure potential and maintenance activity.

Each ACM is again scored. All the scores for each of the sub-sections of the four categories are added together and divided by the number of each sub-section to produce an average score per category.
The four category scores are then added together to produce a priority assessment score (maximum score 12).

Priority Assessment Algorithm Table

Assessment factor	Score	Examples of score variables
Normal Occupant Activity		
Main type of activity in area	0	Rare disturbance activity (e.g., little used storeroom)
	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 asbestos insulating board sheet in constant use) As above
Secondary activities for area	As Above	
Insert the highest score of Main or Secondary activity		
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100 m2
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (e.g., strings, gaskets)
	1	≤ 10 m2 or 10 m pipe run.
	2	> 10 m2 to ≤50 m2 or >10 m to ≤50 m pipe run
	3	> 50 m2 or >50 m pipe run
Likelihood of disturbance total = Location, accessibility and extent/amount scores added together & divided by 3		

Continued next page.

Assessment factor	Score	Examples of score variables
Human Exposure Potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Human exposure total = Frequency and occupancy scores added together and divided by 3		
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 asbestos insulating board ceiling)
	2	Medium disturbance (e.g., lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (e.g., removing several asbestos insulating board ceiling tiles to replace a valve or for recalling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	I 1 per year
	2	>1 per year
	3	>1 per month
Maintenance total = Activity and frequency scores added together and divided by 2		

Overall Risk Assessment

Calculating an overall risk assessment rating

An overall risk assessment rating is calculated by adding the priority assessment score to the material assessment score. It is this overall score which is used to prioritise any necessary management and/or remedial works.
The following table should be used as a guide to prioritise remedial work requirements.

Overall Risk Assessment Category

The risk potential for each inspection is determined by adding the **Material Assessment Algorithm Score** and **Priority Risk Assessment Algorithm Score**

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION	**Score:18 - 24**
The potential hazard arising from this category warrants urgent attention. Immediate plans for consultation with the Asbestos Consultant and the Asbestos co-ordinator should be made for the remediation of the asbestos containing material, appropriate action to be agreed according to location and condition. The option chosen for remediation will follow the hierarchy of control. In most cases it shall be necessary to prevent access or occupation until remediation has been agreed and completed.	
MEDIUM RISK MATERIAL REQUIRING REMEDIAL OR REMOVAL ACTION	**Score: > 14 - 17**
The asbestos containing material presents a significant risk to health and there is a medium potential to release fibres if disturbed. The minimum asbestos treatment works necessary to render the material completely safe should be undertaken as soon as reasonably practicable adopting appropriate asbestos working conditions. Decontamination of associated areas affected by the ACM may also be necessary.	
LOW RISK MATERIAL REQUIRING REGULAR INSPECTION/REMOVAL AS PART OF REFURBISHMENT AND DEMOLITION PROJECTS	**Score: > 9 - 13**
This category indicates the need for regular monitoring as situations within this category do not pose an imminent risk to health and likelihood of fibre release is low under existing conditions but, this risk may rapidly alter should any number of factors contribute to the materials deterioration. It is recommended that ACMs falling into this category is visually inspected on an annual basis to ascertain any change in condition and if any does, it can be promptly subject to control actions to prevent and increase in exposure and uncontrolled fibre release and a reclassification to the above category. Approved warning labels (A Labels) should be positioned to help to prevent accidental damage to the material. Any remedial action identified through reclassification to a higher category is to be agreed with the Asbestos co-ordinator /asbestos consultant according to location and condition. The option chosen for remediation will follow the hierarchy of control.	
VERY LOW RISK MATERIAL REQUIRING ANNUAL INSPECTION/REMOVAL AS PART OF REFURBISHMENT AND DEMOLITION PROJECTS	**Score: 8 or less**
Asbestos treatment works is not necessary. Implement a management plan that allows for the regular assessment to confirm the materials continued very low health risk potential category. An ACM in this category is indicative of a material requiring little attention, as it is not at risk from disturbance and will already be encapsulated and sealed, or will be an asbestos reinforced composite material, which have little opportunity to release fibres unless the matrix is removed or subject to high level abrasion.	

There are several recommendations which may be made following an Asbestos Survey of a premise:

A. Label and Manage
B. Repair and Encapsulate
C. Enclose
D. Remove
E. Restrict Access

Below is a summary of each action:

A. Label and Manage

If Asbestos Containing Materials (ACM's) are in a condition and/or location not deemed to pose significant health risk, it may be recommended that they remain in position – providing they are at no risk of being disturbed during daily activities. If this is the case, the ACM's should be labelled clearly, and all relevant persons alerted to its presence. The condition of the ACM's should be recorded and monitored at regular intervals, updating the asbestos register accordingly and informing relevant persons should the condition alter/deteriorate.

B. Repair/Encapsulate

If Asbestos Containing Materials (ACM's) are in a condition requiring some remedial action, it may be recommended that they undergo minor repair to damaged surfaces or edges, and then have all exposed ACM's encapsulated. Once the repair and encapsulate action has been completed, the asbestos register can usually be updated and the recommendation for these ACM's be amended to Label and Manage.

C. Enclose

If an Asbestos Containing Material is in good condition, but is at risk of future impact/damage, it may be recommended that the item be enclosed to protect and prevent against damage. Following enclosure, the material enclosing the ACM(s) would then be Labelled and Managed (as above) and the asbestos register updated accordingly.

D. Remove

If Asbestos Containing Materials (ACM's) are in a condition and/or location deemed to pose significant health risk, it will be recommended that they are Removed. Any disturbance of such materials could expose personnel and potentially spread contamination to other areas of the premises. Removal or environmental cleaning of these ACM's should therefore be prioritised.

E. Restrict Access

If Asbestos Containing Materials (ACM's) are in a condition and/or location deemed to pose significant health risk, and the area is declared contaminated or high risk of exposure (e.g., asbestos debris present), it will be recommended that access is restricted until such ACM's can be removed and the restricted area environmentally cleaned. In this instance the Restrict Access action must be enforced with immediate effect, and not lifted until the area is safe for re-entry.

Working with Asbestos

Work with asbestos can fall into one of three categories: Licensed, Non-Licensed and Notifiable Non-licensed, and the relevant category will be dependent on the risk posed by work on the specific ACM's. Risk will be evaluated based not only on the material itself, but also on the quantity of ACM present, and the duration of the work required.

Licensed Work

Higher-risk work with asbestos must only be carried out by a licensed contractor. Licensable work with asbestos is work:

- where worker exposure to asbestos is not sporadic and of low intensity; or
- where the risk assessment cannot clearly demonstrate that the control limit will not be exceeded i.e., 0.1 asbestos fibres per cubic centimetre of air (0.1 f/cm3) (averaged over a four-hour period); or
- on asbestos coating; or
- on asbestos insulation or asbestos insulating board where the risk assessment demonstrates that the work is not short duration work, e.g., when work with these materials will take no more than two hours in any seven-day period, and no one person works for more than one hour in that two-hour period.

All licensable work must be notified to the appropriate enforcing authority using the ASB5 form at least 14 days before the work starts.

Non- Licensed Work

To be exempt from needing a licence the work must be:

- Sporadic and of low intensity - to be considered sporadic and of low intensity the concentration of asbestos in the air should not exceed 0.6f/cm3 measured over 10 minutes
- Carried out in such a way that the exposure of workers to asbestos will not exceed the legal control limit of 0.1 asbestos fibres per cubic centimetre of air (0.1 f/cm3) (averaged over a four-hour period)
- Meet at least one of the four following conditions:
    1. It is a short non-continuous maintenance task, with only non-friable materials (friability describes how likely an ACM is to release asbestos fibres when worked on, so non-friable materials will only release a small number of fibres during work); or
    2. It is a removal task, where the ACM's are in reasonable condition and are not being deliberately broken up, and the asbestos fibres are firmly contained within a matrix, e.g., the asbestos is coated, covered, or contained within another material, such as cement, paint, or plastic; or
    3. It is a task where the ACM's are in good condition and are being sealed or encapsulated to ensure they are not easily damaged in the future; or
    4. It is an air monitoring and control task to check fibre concentrations in the air, or it is the collection and analysis of asbestos samples to confirm the presence of asbestos in a material.

Notifiable Non- Licensed Work (NNLW)

If work is not licensable, you then need to decide if it is NNLW. To do this you must consider:

- The type of work planned e.g., maintenance, removal, encapsulation, air monitoring
- Type of ACM, e.g., friable, or non-friable - work which disturbs more friable materials tend to be NNLW and work which disturbs the least friable materials can normally be treated as non-licensed work.
- The condition of the ACM's involved e.g., removal of ACM's in poor condition will normally need to be treated as NNLW as will materials whose matrix will be destroyed during the planned works.
- The proposed duration of work

All Notifiable Non-licensed works must be notified to the appropriate enforcing authority using the ASB NNLW1 form, prior to the commencing of works.

In any circumstance where there is an uncontrolled release of asbestos into the workplace or discovered or damaged materials that are suspected to contain asbestos, then the emergency procedure as detailed below and in the HSE Asbestos Essentials Guidance Em1 must be adhered to.

Discovery of suspected or known ACM's

If the person is an employee or external contractor, he/she shall:

- stop work, close any open windows and doors
- keep everyone else out of area
- report the problem to Asbestos coordinator as soon as possible
- put up warning sign '' no entry, possible asbestos contamination''

On receiving notification of suspected asbestos exposure, the responsible person will:

- keep an accurate record of event
- contact the approved asbestos consultant to carry out sampling and analysis of suspected material
- if the sample does contain asbestos, carry out an environmental assessment of the risk, and recommend action accordingly.

Damaged suspected/known ACM's during works

Any persons in the area affected, who have been contaminated with a **slight** amount of asbestos dust or debris on clothes, hair, and footwear should:

- call for help, close any open windows and doors
- Put on RPE brought by helper, the helper should put on RPE and PPE.
- wipe down with damp rags
- dispose of rags as asbestos waste
- keep an accurate record of the event
- all contaminated personnel should have a medical examination at the earliest opportunity and be offered counselling

On receiving notification of suspected asbestos exposure, the asbestos coordinator will:

- take RPE, PPE, decontamination materials and asbestos bags to contractors/employees
- restrict access to contaminated area
- dispose of rags as asbestos waste
- contact licensed asbestos contractor to decontaminate the affected area
- contact independent UKAS accredited analyst to carry out any necessary air monitoring and/or random sampling to ascertain the full extent and range of contamination in, and around, the affected area

Damaged suspected/known ACM's during works

Any persons in the area affected, who have been contaminated with a **significant** amount of asbestos dust or debris on clothes, hair, and footwear should:

- stay put
- call for help, close any open windows and doors
- put on RPE and PPE brought by helper (the helper should already be wearing RPE and PPE)
- wipe down with damp rags
- undress, shower, and wash hair in a decontamination unit
- put contaminated clothes, towels etc. in an asbestos bag for a specialist laundry
- leave the washing facilities clean
- dispose of rags and water as asbestos waste
- keep an accurate record of the event,
- all contaminated personnel should have a medical examination at the earliest opportunity and be offered counselling

On receiving notification of suspected asbestos exposure, the responsible person will:

- put on PPE and RPE
- take RPE, PPE, decontamination materials and asbestos bags to contractors/employees
- restrict access to contaminated area
- contact licensed asbestos contractor to decontaminate the affected area, any personnel who were contaminated by asbestos dust (will shower in a decontamination unit) and ensure all asbestos waste is disposed of safely.
- contact independent UKAS accredited analyst who will be engaged to carry out any necessary air monitoring and/or random sampling to ascertain the full extent and range of contamination in, and around, the affected area.
- on completion of decontamination works, where applicable, the independent UKAS analyst will carry out further air monitoring to confirm that the area is fit for reoccupation.

All asbestos fibre exposure to unprotected personnel must be recorded and placed on the person's employment records. An entry should also be made in the site accident book. All records should be kept for a minimum of 40 years. The information to be recorded should include the following:

- affected person's name, address, and national insurance number
- date of exposure
- location of exposure
- description of events leading to exposure
- details of any PPE & RPE being used by the affected person
- type of asbestos and level of exposure if known
- signed declaration by the affected person and their manager confirming that the potential exposure occurred

This report makes use of several abbreviations common to asbestos survey reports. For clarity, we have included the following list of abbreviations you may come across in this report and what they are short for: -

AIB = Asbestos Insulating Board
ACM = Asbestos Containing Material
MMMF = Man-made mineral fibre
NADIS = No Asbestos Detected in Sample
N/A = Not Applicable or Not Available
TBC = To Be Confirmed
Sq. m = Square Metres
Ln m = Linear Metres
Fixed/Solid = There has been no inspection beyond that material/location
Modern = Material is similar to or mistaken for ACM's, however, is too new to contain asbestos fibres

SPST = Strongly Presumed as Sample Taken, cross reference another sample that is replicated throughout an area or level/floor of a premises.

NST = No Sample Taken, this refers to an item where there is insufficient evidence (e.g., no analysis) to confirm that it is asbestos free.

V NAD = Visually No Asbestos Detected, when a room/area has been inspected and no suspect samples have been taken. This does not determine that the room/area is totally asbestos free.

As per HSG264 guidance, each item or area which is surveyed is given a "Level of ID", depending on if samples have been taken or not. For clarification, the three different Levels of ID used within this asbestos survey are: -

1 – '' Identified" = This refers to an item where a sample of the material has been taken and then proven by laboratory analysis to either contain or not contain asbestos fibres, or other physical proof exists to confirm asbestos or non-asbestos fibre content.

2 – ''Strongly Presumed" = This refers to an item where a sample cannot be taken, but the material looks as if it is an ACM, or that it might contain asbestos. Will also be used to cross reference another sample that is replicated throughout an area or level/floor of a premises.
On **"Floor Plans"** of this report is represented as SPST = Strongly Presumed as Sample Taken

3 – ''Presumed" = this refers to an item where there is insufficient evidence (e.g., no analysis) to confirm that it is asbestos free. This default situation of presumption also extends to any area in the survey that has not been accessed. On **"Floor Plans"** of this report is represented as NST or No Access.

Accessibility Definitions

The accessibility of each asbestos observation within the survey site has been assessed. This aspect is important as the accessibility directly relates to the potential of damage to the asbestos. The risk of damage or impact on asbestos containing materials (ACM's) must be considered in relation to the likely usage of the building in question. Risk of damage to ACM's is more likely within areas in constant use compared to areas with infrequent or only occasional usage.

Easy Accessibility
Highly accessible ACM's are those within normal or easy reach to touch or damage.

Medium Accessibility
Medium accessible ACM's are those where some degree of effort would be required to reach or impact the ACM e.g., using a ladder or standing on a chair.

Hard Accessibility
Hard accessibility ACM's are those which are difficult to reach or impact due to being in locations which are not normally accessible except for maintenance e.g., within a roof void or plant/machinery room.