Report No. ------

Asbestos Management Survey

Property Address

Date of survey: *insert date*

DJ Surveying
16 Brynteg Crescent,
Brynteg,
Wrexham
LL11 6NA
Tel. 01978 759778
Mob. 07837 000 540

In accordance with the Control of Asbestos Regulations 2012, I (the undersigned) have inspected this Asbestos Register prior to commencement of works within the building/s and have satisfied myself by such inspection that the work that I intend to execute will not disturb any known asbestos-containing materials.
Further sheets can be found to the rear of this document.

Name	Company	Location /Description of Works	Date	Signature

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How to use this document

Please read and ensure understanding of the *Caveats* within this report prior to using this document.

View the plan of the property. Each sample location is numbered, allowing the sample to be referenced to the relative results page.

Persons using this report for the purpose of maintenance works should check the relative room(s)/areas on the plan prior to commencement of any work. Any samples taken within the area of working should be checked to ascertain whether or not asbestos has been positively identified.

Also view the Inspection Summary within this document as asbestos materials may have been positively identified within other rooms and linked to the area of working.

Note: N.A.D.I.S. is an abbreviation for no asbestos detected in sample, i.e. the material does **NOT** contain asbestos fibres.

Scope of Works

This Asbestos Management Survey of *Property Address* was commissioned on *insert date*. The purpose of the survey was to provide the client with sufficient information to enable them to comply with their duties under Regulation 4 of the Control of Asbestos Regulations 2012.

The surveyor was instructed to ascertain the existence/location of all readily visible/accessible asbestos-containing materials and formulate a report detailing such.

Scope of works:

i) Take suitable and sufficient steps to determine the location of materials likely to contain asbestos.
ii) Presume materials to contain asbestos, unless a reasoned argument to the contrary can be made.
iii) Assess the risk of exposure from all identified and presumed asbestos materials and document the actions necessary to manage the risk so far as reasonably practicable.
iv) Provide a written record of the location of the asbestos and presumed asbestos materials.

An Asbestos Management Survey was undertaken at this site in line with HSG264. Samples were collected from all readily accessible areas and analysed to confirm whether or not they contain asbestos.

Caveats

1. This report is for the sole use of the client for use as per the Scope of Works. DJ Surveying are not responsible to any person other than the client in respect of the contents of this report.

2. Only the areas defined are covered in this report. Any areas not identified should be considered as not accessed for the purposes of this survey.

3. This report is limited to areas that could reasonably be inspected in the course of an asbestos management survey. It is therefore unsuitable for use as an aid prior to demolition or refurbishment of an area or building. Please see *Specific Exclusions* for further areas/items not sampled/inspected.

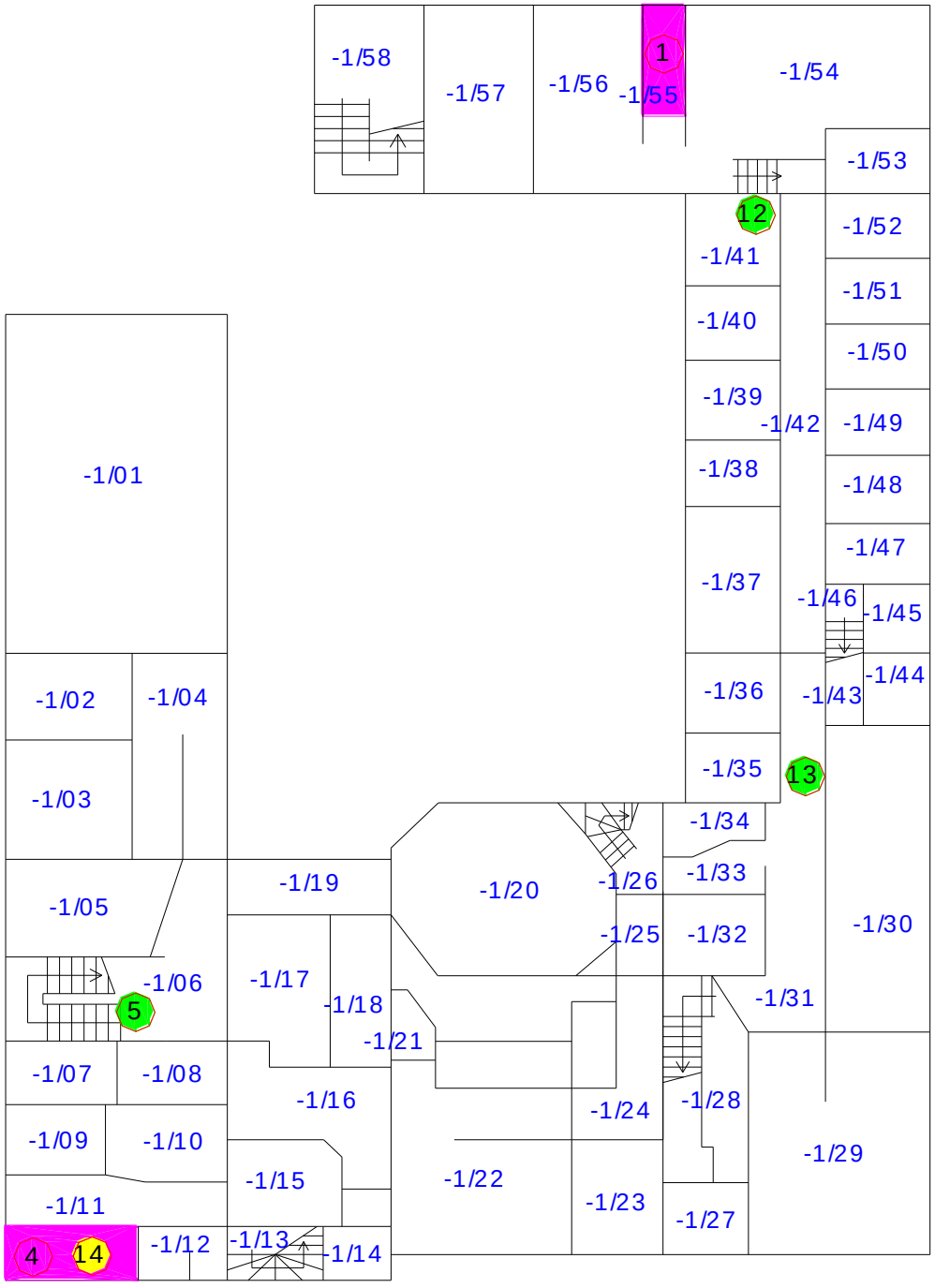
4. The survey undertaken has been conducted in compliance with the Control of Asbestos Regulations 2012 (Reg. 10), i.e. dust release during sampling was reduced to as low as is reasonably practicable. Following sampling, all areas damaged as a result of the sampling methods used were sealed in an appropriate manner in order to prevent future fibre release from these areas only.

5. We accept no responsibility for damage to asbestos-containing materials incurred as a result of the actions (deliberate or otherwise) of other persons or parties before or after the sampling was undertaken.

6. This report must be read in its entirety, including any appendices. The author accepts no responsibility for sub-division of this report.

7. This report includes coloured lines within the footer. Copies of this report that do not carry those coloured lines may not be a true copy of the report as it left this office.

8. Should you not be satisfied with the level of service you have received, please request a copy of our complaints handling procedure, copies of which are available from:
   DJ Surveying, 16 Brynteg Crescent, Brynteg, Wrexham LL11 6NA

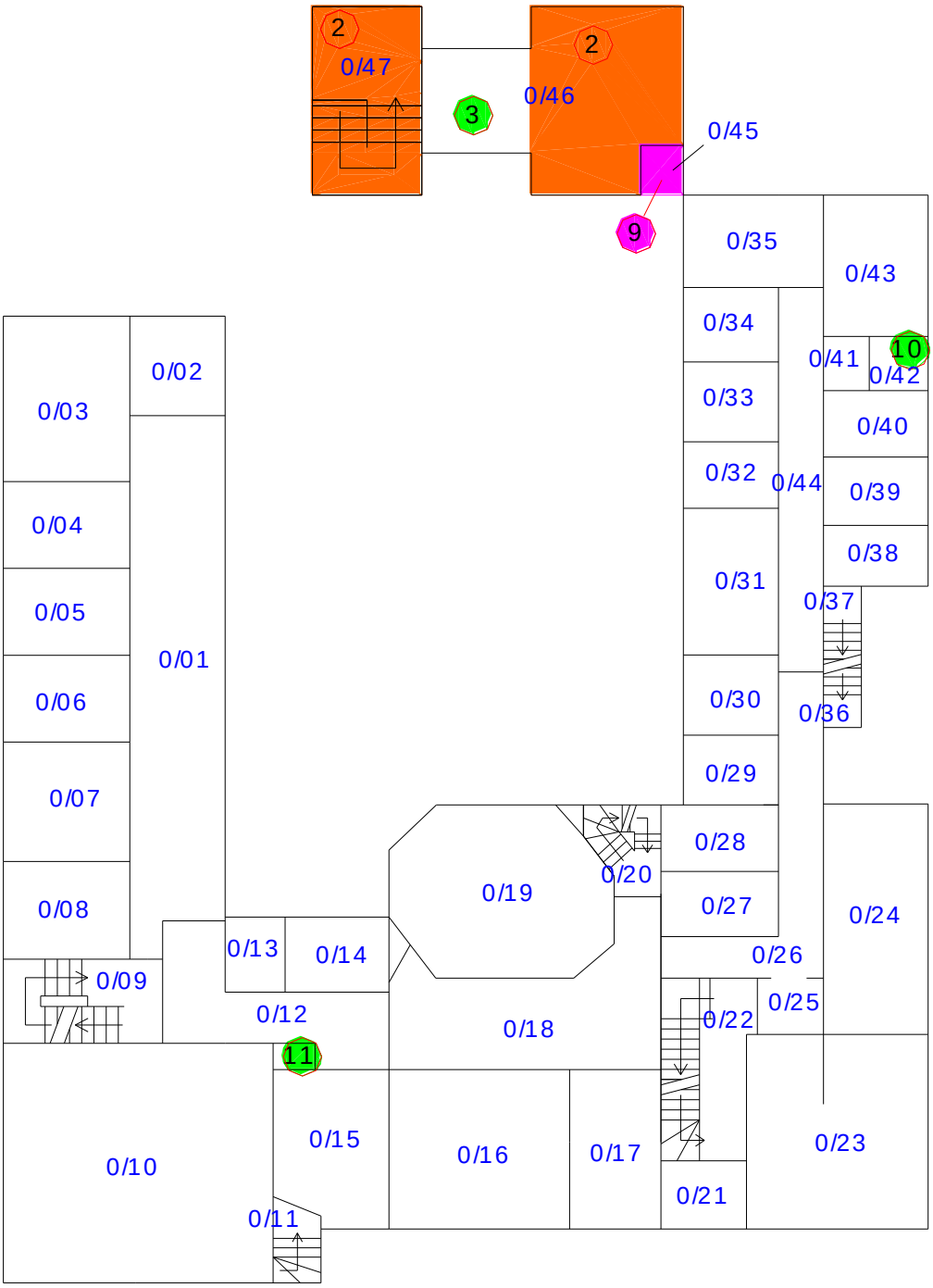


Car Park Level

non-asbestos
very low risk
low risk
medium risk
high risk

0/01 room number
1 sample
not part of survey

DJ surveying		
Client:	Site Address: [redacted]	
Survey Ref: DJ150414A	Drawn by: D.J.	Scale: NOT TO SCALE
Survey Type: Management	Date: 14-04-15	Dwg No: 1 of 4



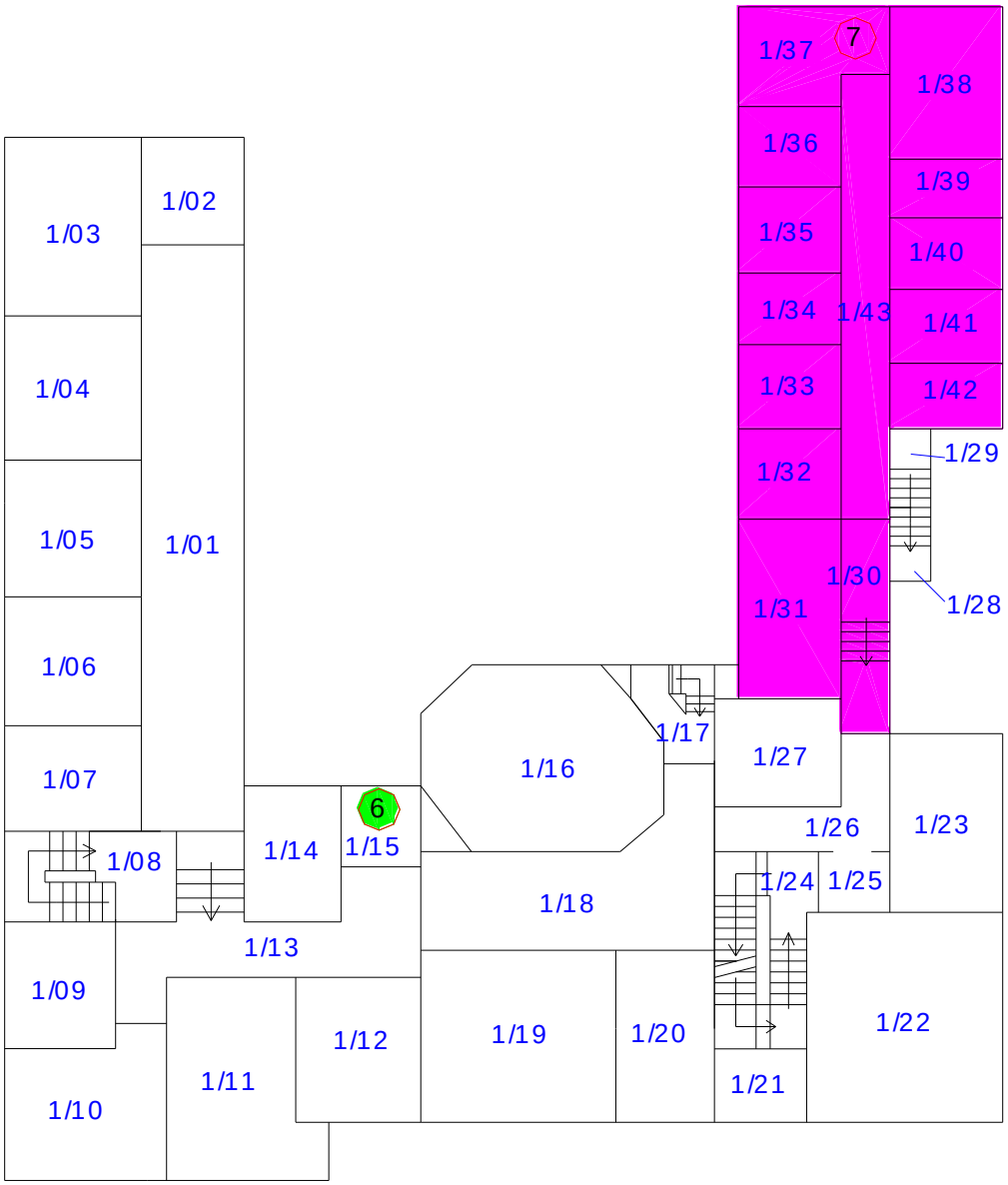
Ground Floor

non-asbestos
very low risk
low risk
medium risk
high risk

0/01 room number
1 sample
not part of survey

DJ surveying

Client:	Site Address: [redacted]	
Survey Ref: DJ150414A	Drawn by: D.J.	Scale: NOT TO SCALE
Survey Type: Management	Date: 14-04-15	Dwg No: 2 of 4

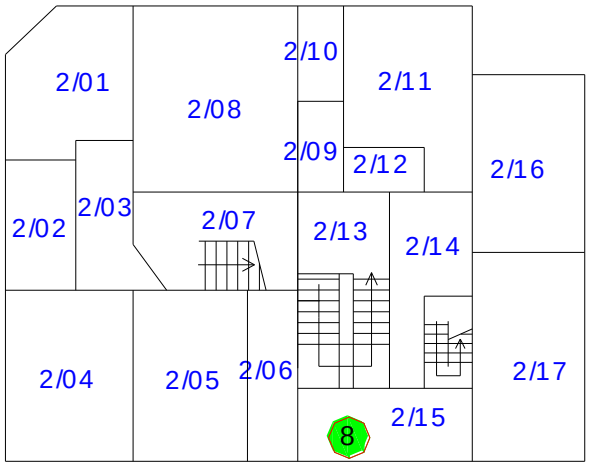


First Floor

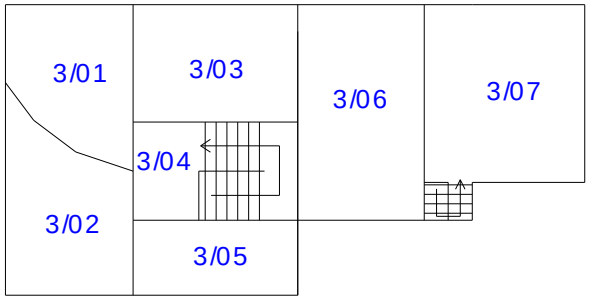
non-asbestos
very low risk
low risk
medium risk
high risk

0/01 room number
1 sample
not part of survey

DJ surveying		
Client:	Site Address: [redacted]	
Survey Ref: DJ150414A	Drawn by: D.J.	Scale: NOT TO SCALE
Survey Type: Management	Date: 14-04-15	Dwg No: 3 of 4



Second Floor



Attic

non-asbestos
very low risk
low risk
medium risk
high risk

0/01 room number
1 sample
not part of survey

DJ surveying		
Client:	Site Address: [redacted]	
Survey Ref: DJ150414A	Drawn by: D.J.	Scale: NOT TO SCALE
Survey Type: Management	Date: 14-04-15	Dwg No: 4 of 4

Non-Accessible Areas (may contain asbestos)

Room No./Name	Floor	Likelihood of asbestos	Reason for no access
-	-	-	-

Property Summary

An asbestos management survey has been undertaken at this commercial property. The premises were occupied and in use at the time of surveying.

All areas of the property were accessed for the purpose of the survey, including the external areas.

Of fourteen materials sampled for the possible presence of asbestos, six returned as positive.

Several areas of asbestos insulation board (AIB) ceiling panels are present within the building. AIB is a high risk material if disturbed. At the time of surveying the panels were largely paint sealed, in good condition and may continue to be managed in-situ. Minor repairs and painting (required to some first floor office areas) may be carried out by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removing, this material may only be removed by a HSE-licensed contractor and disposed as hazardous waste.

The roof sheets and associated verge and ridge pieces to areas 0/46 & 0/47 are asbestos cement. Asbestos cement is a non-licensed low risk material. Repair and removal work may be carried out by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. At the time of surveying, the roof sheets appeared in reasonable condition and may continue to be managed in-situ.

Multiple asbestos gaskets are present within the Car Park level boiler room (see plan). Asbestos gaskets are a low risk material that may be managed in-situ. If necessary, removal work may be carried out by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. At the time of surveying, identified gaskets appeared in good condition.

Multiple styles of suspended ceiling tiles are present within the building. Unless stated otherwise, these were identified as modern non-asbestos type tiles. Suspended ceiling tiles (were present) were lifted in various locations and the voids above inspected. No suspect materials were identified in these areas.

Electrics throughout the property were identified as of modern installation.

Please note that this report is not suitable as an aid in the event of major refurbishment or demolition work. A full asbestos refurbishment/demolition survey will be required.

Further advice on working with asbestos materials is available at:
http://www.hse.gov.uk/asbestos/essentials/index.htm

Please contact this office for further information or if you are unsure as to any aspects of this report. Further guidance on individual materials is given in the following pages.

Inspection Summary

Sample No.	Location	Item	Total Quantity*	Category	Comments
01	-1/55: CP level filing area	Ceiling panels	5sq.m	C	Asbestos material: licensed product
02	0/46 & 0/47: GF file storage area	Cement roof sheets	60sq.m	D	Asbestos material: non-licensed
03	0/46: GF file storage area	Roofing felt	N/A	E	Non-asbestos
04	-1/11: boiler room	Ceiling panels	6.5sq.m	C	Asbestos material: licensed product
05	-1/06: CP level stairwell	Blue stair nosings	N/A	E	Non-asbestos
06	1/15: FF kitchen	Sink pad	N/A	E	Non-asbestos
07	1/37: FF office area & others	Ceiling panels	150sq.m	C	Asbestos material: licensed product
08	2/15: 2F kitchen	Sink pad	N/A	E	Non-asbestos
09	0/45: fire escape route	Ceiling panels	8sq.m	C	Asbestos material: licensed product
10	0/42: GF kitchen area	Sink pad	N/A	E	Non-asbestos
11	0/12: GF kitchen	Sink pad	N/A	E	Non-asbestos
12	-1/41: CP level office & others	Small ceiling panels	N/A	E	Non-asbestos
13	-1/31: CP level corridor	Flooring material	N/A	E	Non-asbestos
14	-1/11: CP level boiler room	Gasket	4No. minimum	D	Asbestos material: non-licensed

* Quantities are for guidance only and should not be relied upon for tendering purposes.

Register of Materials

Survey ref: DJ150414A
Sample no: 01

Survey Date:	14-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: ceiling panels
Location: CP level filing area
Room no: -1/55

Lab Result: amosite & chrysotile

Material Risk Assessment		
Product type	*insulation board*	2
Damage	*none*	0
Surface treatment	*sealed*	1
Asbestos type	*amosite*	2
Material Risk Score		**5**
Priority Assessment		
Normal occupant activity	*low risk*	1
Likelihood of disturbance	*low*	1
Human exposure potential	*moderate*	2
Maintenance activity	*low*	1
Priority Score		**5**
Total Risk Score		**10**

Recommended action: **C**
Manage in-situ

Area/volume/number

5sq.m

Comments: Asbestos material. The ceiling panels shown are asbestos insulation board (AIB) and are a high risk material if disturbed. At the time of surveying the panels were paint sealed, in good condition and may continue to be managed in-situ. Minor repairs and painting may be carried out by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removing, this material may only be removed by a HSE-licensed contractor and disposed as hazardous waste.

Management Notes:

Survey ref: DJ150414A
Sample no: 02

Survey Date:	14-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: cement roof sheets
Location: GF file storage area
Room no: 0/46 & 0/47

Lab Result: chrysotile asbestos

Material Risk Assessment		
Product type	*cement*	1
Damage	*minor*	1
Surface treatment	*cement*	1
Asbestos type	*chrysotile*	1
Material Risk Score		**4**
Priority Assessment		
Normal occupant activity	*low risk*	1
Likelihood of disturbance	*low*	1
Human exposure potential	*moderate*	2
Maintenance activity	*low*	1
Priority Score		**5**
Total Risk Score		**9**

Recommended action: **D**
Manage in-situ

Area/volume/number

60sq.m

Comments: Asbestos material. The roof sheets and associated verge and ridge pieces are asbestos cement. Asbestos cement is a non-licensed low risk material. Repair and removal work may be carried out by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. At the time of surveying, the roof sheets appeared in reasonable condition and may continue to be managed in-situ.

Management Notes:

Survey ref: DJ150415A
Sample no: 03

Item: roofing felt
Location: GF file storage area
Room no: 0/46

Survey Date:	15-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Lab Result: N.A.D.I.S.

Material Risk Assessment		
Product type	-	-
Damage	-	-
Surface treatment	-	-
Asbestos type	-	-
Material Risk Score		**-**
Priority Assessment		
Normal occupant activity	-	-
Likelihood of disturbance	-	-
Human exposure potential	-	-
Maintenance activity	-	-
Priority Score		**-**
Total Risk Score		**0**

Recommended action: **E**
No action required.

Area/volume/number

N/A

Comments: Non-asbestos material.

Management Notes:

Survey ref: DJ150414A
Sample no: 04

Survey Date:	14-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: ceiling panels
Location: boiler room
Room no: -1/11

Lab Result: amosite & chrysotile

Material Risk Assessment		
Product type	*insulation board*	2
Damage	*none*	0
Surface treatment	*sealed*	1
Asbestos type	*amosite*	2
Material Risk Score		**5**
Priority Assessment		
Normal occupant activity	*low risk*	1
Likelihood of disturbance	*low*	1
Human exposure potential	*low*	1
Maintenance activity	*low*	1
Priority Score		**4**
Total Risk Score		**9**

Recommended action: **C**
Manage in-situ

Area/volume/number

6.5sq.m

Comments: Asbestos material. The ceiling panels shown are asbestos insulation board (AIB) and are a high risk material if disturbed. At the time of surveying the panels were paint sealed, in good condition and may continue to be managed in-situ. Minor repairs and painting may be carried out by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removing, this material may only be removed by a HSE-licensed contractor and disposed as hazardous waste.

Management Notes:

Survey ref: DJ150414A
Sample no: 05

Survey Date:	14-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: blue stair nosings
Location: CP level stairwell
Room no: -1/06

Lab Result: N.A.D.I.S.

Material Risk Assessment		
Product type	-	-
Damage	-	-
Surface treatment	-	-
Asbestos type	-	-
Material Risk Score		**-**
Priority Assessment		
Normal occupant activity	-	-
Likelihood of disturbance	-	-
Human exposure potential	-	-
Maintenance activity	-	-
Priority Score		**-**
Total Risk Score		**0**

Recommended action: **E**
No action required.

Area/volume/number

N/A

Comments: Non-asbestos material.

Management Notes:

Survey ref: DJ150415A
Sample no: 06

Survey Date:	15-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: sink pad
Location: FF kitchen
Room no: 1/15

Lab Result: N.A.D.I.S.

Material Risk Assessment		
Product type	-	-
Damage	-	-
Surface treatment	-	-
Asbestos type	-	-
Material Risk Score		**-**
Priority Assessment		
Normal occupant activity	-	-
Likelihood of disturbance	-	-
Human exposure potential	-	-
Maintenance activity	-	-
Priority Score		**-**
Total Risk Score		**0**

Recommended action: **E**
No action required.

Area/volume/number

N/A

Comments: Non-asbestos material.

Management Notes:

Survey ref: DJ150414A
Sample no: 07

Survey Date:	14-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: ceiling panels
Location: FF office & others
Room no: 1/37 & others (1/30-1/43)

Lab Result: amosite & chrysotile

Material Risk Assessment		
Product type	*insulation board*	2
Damage	*none*	0
Surface treatment	*largely sealed*	1
Asbestos type	*amosite*	2
Material Risk Score		**5**
Priority Assessment		
Normal occupant activity	*low risk*	1
Likelihood of disturbance	*low*	1
Human exposure potential	*high*	3
Maintenance activity	*low*	1
Priority Score		**6**
Total Risk Score		**11**

Recommended action: **C**
Manage in-situ;
Painting rqd in areas

Area/volume/number

150sq.m

Comments: Asbestos material. The ceiling panels are asbestos insulation board (AIB) and are a high risk material if disturbed. At the time of surveying the panels were largely paint sealed, in good condition and may continue to be managed in-situ. Minor areas require paint sealing where light fittings have been moved. This work may be carried out by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removing, this material may only be removed by a HSE-licensed contractor and disposed as hazardous waste.

Management Notes:

Survey ref: DJ150414A
Sample no: 08

Survey Date:	14-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: sink pad
Location: 2F kitchen
Room no: 2/15

Lab Result: N.A.D.I.S.

Material Risk Assessment		
Product type	-	-
Damage	-	-
Surface treatment	-	-
Asbestos type	-	-
Material Risk Score		**-**
Priority Assessment		
Normal occupant activity	-	-
Likelihood of disturbance	-	-
Human exposure potential	-	-
Maintenance activity	-	-
Priority Score		**-**
Total Risk Score		**0**

Recommended action: **E**
No action required.

Area/volume/number

N/A

Comments: Non-asbestos material.

Management Notes:

Survey ref: DJ150415A
Sample no: 09

Survey Date:	15-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: ceiling panels
Location: fire escape route
Room no: 0/45

Lab Result: amosite & chrysotile

Material Risk Assessment		
Product type	*insulation board*	2
Damage	*none*	0
Surface treatment	*sealed*	1
Asbestos type	*amosite*	2
Material Risk Score		**5**
Priority Assessment		
Normal occupant activity	*rare activity*	0
Likelihood of disturbance	*very low*	0
Human exposure potential	*very low*	0
Maintenance activity	*low*	1
Priority Score		**1**
Total Risk Score		**6**

Recommended action: **C**
Manage in-situ

Area/volume/number

8sq.m

Comments: Asbestos material. The ceiling panels above the stairway of the fire escape route are asbestos insulation board (AIB) and are a high risk material if disturbed. At the time of surveying the panels were paint sealed, in good condition and may continue to be managed in-situ. Minor repairs and painting may be carried out by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. If removing, this material may only be removed by a HSE-licensed contractor and disposed as hazardous waste.

Management Notes:

Survey ref: DJ150414A
Sample no: 10

Survey Date:	14-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: sink pad
Location: GF kitchen area
Room no: 0/42

Lab Result: N.A.D.I.S.

Material Risk Assessment		
Product type	-	-
Damage	-	-
Surface treatment	-	-
Asbestos type	-	-
Material Risk Score		**-**
Priority Assessment		
Normal occupant activity	-	-
Likelihood of disturbance	-	-
Human exposure potential	-	-
Maintenance activity	-	-
Priority Score		**-**
Total Risk Score		**0**

Recommended action: **E**
No action required.

Area/volume/number

N/A

Comments: Non-asbestos material.

Management Notes:

Survey ref: DJ150414A
Sample no: 11

Survey Date:	14-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: sink pad
Location: GF kitchen
Room no: 0/12

Lab Result: N.A.D.I.S.

Material Risk Assessment		
Product type	-	-
Damage	-	-
Surface treatment	-	-
Asbestos type	-	-
Material Risk Score		**-**
Priority Assessment		
Normal occupant activity	-	-
Likelihood of disturbance	-	-
Human exposure potential	-	-
Maintenance activity	-	-
Priority Score		**-**
Total Risk Score		**0**

Recommended action: **E**
No action required.

Area/volume/number

N/A

Comments: Non-asbestos material.

Management Notes:

Survey ref: DJ150415A
Sample no: 12

Survey Date:	15-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: small ceiling panels
Location: CP level office & others
Room no: -1/41 & others

Lab Result: N.A.D.I.S.

Material Risk Assessment		
Product type	-	-
Damage	-	-
Surface treatment	-	-
Asbestos type	-	-
Material Risk Score		**-**
Priority Assessment		
Normal occupant activity	-	-
Likelihood of disturbance	-	-
Human exposure potential	-	-
Maintenance activity	-	-
Priority Score		**-**
Total Risk Score		**0**

Recommended action: **E**
No action required.

Area/volume/number

N/A

Comments: Non-asbestos material. Identical non-asbestos ceiling tiles are present to rooms -1/35 to -1/41 and -1/47 to -1/53.

Management Notes:

Survey ref: DJ150414A
Sample no: 13

Survey Date:	14-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: flooring material
Location: CP level corridor
Room no: -1/31

Lab Result: N.A.D.I.S.

Material Risk Assessment		
Product type	-	-
Damage	-	-
Surface treatment	-	-
Asbestos type	-	-
Material Risk Score		**-**
Priority Assessment		
Normal occupant activity	-	-
Likelihood of disturbance	-	-
Human exposure potential	-	-
Maintenance activity	-	-
Priority Score		**-**
Total Risk Score		**0**

Recommended action: **E**
No action required.

Area/volume/number

N/A

Comments: Non-asbestos material. The sampled material is present beneath the carpet tiles for the length of the corridor.

Management Notes:

Survey ref: DJ150414A
Sample no: 14

Survey Date:	14-04-2015
Survey Type:	Management
Lead Surveyor:	Dale Jones

Item: gasket
Location: CP level boiler room
Room no: -1/11

Lab Result: chrysotile asbestos

Material Risk Assessment		
Product type	*gasket*	2
Damage	*none*	0
Surface treatment	*largely enclosed*	1
Asbestos type	*chrysotile*	1
Material Risk Score		**4**
Priority Assessment		
Normal occupant activity	*rare*	0
Likelihood of disturbance	*unlikely*	0
Human exposure potential	*very low*	0
Maintenance activity	*low*	1
Priority Score		**1**
Total Risk Score		**5**

Recommended action: **D**
Manage in-situ

Area/volume/number

4 No. minimum

Comments: Asbestos material. Asbestos gaskets are a low risk material that may be managed in-situ. If necessary, removal work may be carried out by a suitably trained general contractor wearing appropriate RPE/PPE and following HSE guidance work methods. At the time of surveying, identified gaskets appeared in good condition.

Management Notes:

NORTH STAR ENVIRONMENTAL LTD

UKAS TESTING 7691

DJ Surveying
16 Brynteg Crescent
Brynteg
Wrexham
LL11 6NA

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : A4680
Date Received : 20.04.15
Samples Analysed By : Jon Feightman
Date Analysis Completed : 20.04.15
Date Reported : 20.04.15
Samples Taken By : Client
Client Ref (if required) : Not required

Site Address	Client Ref	Location	Description	Lab Ref	Asbestos Identification
[redacted]	1	CP Level Filling Area	Ceiling Panels	A4680-1	Amosite, Chrysotile
	2	Ground Floor File Storage Area	Cement Roof Sheets	A4680-2	Chrysotile
	3	Ground Floor File Storage Area	Roofing Felt	A4680-3	No Asbestos Detected
	4	Boiler Room	Ceiling Panels	A4680-4	Amosite, Chrysotile
	5	CP Level Stairwell	Blue Stair Nosings	A4680-5	No Asbestos Detected
	6	1st Floor Kitchen	Sink Pad	A4680-6	No Asbestos Detected
	7	1st Floor Office Area	Ceiling Panels	A4680-7	Amosite, Chrysotile
	8	2nd Floor Kitchen	Sink Pad	A4680-8	No Asbestos Detected
	9	Fire Escape Route	Ceiling Panels	A4680-9	Amosite, Chrysotile
	10	Ground Floor Kitchen Area	Sink Pad	A4680-10	No Asbestos Detected
	11	Ground Floor Kitchen	Sink Pad	A4680-11	No Asbestos Detected
	12	CP Level Office	Small Ceiling Panels	A4680-12	No Asbestos Detected
	13	CP Level Corridor	Flooring Material	A4680-13	No Asbestos Detected
	14	CP Level Boiler Room	Gasket	A4680-14	Chrysotile

The laboratory cannot be responsible for inaccurate or unrepresentative sampling.

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd

P. Lee
Laboratory Manager

K. Burns
Technical Director

North Star Environmental Ltd, Suite A1, 1st Floor, Beech House, Oaklands Office Park, Hooton Road, Hooton, CH66 7NZ
Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk
Company No. 7948744

Asbestos Survey Strategy

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis. The strategy employed is a combination of a visual inspection and sampling of bulk materials.
During the survey, where a material is suspected to contain asbestos, a bulk sample is taken for analysis. In areas where there are substantial quantities of visually uniform materials, a small number of samples are taken as being representative of the whole area, or rooms of the same construction and time period.
In general, for homogenous manufactured products containing asbestos, it can be assumed that the asbestos is uniformly distributed throughout the material and one or two samples will suffice, e.g. boards, sheets, cement pipes, textiles, ropes, friction products, plastics and vinyls, mastics, sealant, bitumen roofing felt and gaskets. Insulation and spray materials are generally less homogenous as they were applied 'on-site' and the composition depended on the availability of materials. Subsequent repairs and patching may add to this variability and increase the number of samples required. In addition, substantial over-spray contamination and debris may have been produced. Often a single sample may be all that is required to confirm the suspicion that a homogenous material is asbestos and to make a presumption that this applies to other materials of the same type. However, for non-homogenous materials and for some presumed non-asbestos materials, additional sampling may often be needed in order to reduce the possibility of false negatives, which may lead to uncontrolled exposures.

Where 'NO ACCESS' is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be aware of the possibility of there being asbestos materials in the area. This may therefore require further investigation. Only the areas defined are covered in this report. Any areas not identified should be considered as not accessed for the purposes of this survey.

Sampling Strategy for Asbestos Material

The purpose of undertaking sampling was to identify the nature and extent of any visible asbestos material.
All samples were collected in self-seal bags, where appropriate. Care was taken to prevent cross-contamination of samples.
All sampling was undertaken with the intention of causing the minimum possible nuisance and risk to the health of occupants and visitors to the property.
Under the Control of Asbestos Regulations 2012 (Reg. 10), dust release during sampling must be reduced to as low as is reasonably practicable. In order to achieve this, various control measures were employed, as specified within HSG264. Dependent upon the type of material being sampled, this would have included either shadow-vacuuming of the sampled area or the use of a wetting agent as a dust suppressant.
After sampling, any areas damaged as a result of the sampling methods used were sealed in an appropriate manner in order to prevent future fibre release.
All samples were double-sealed in polythene bags at the point of sampling.
No samples were taken in locations that may impair the integrity (structural or otherwise) of the product.
Where possible, all sampling points were previously agreed with the client prior to actual sampling.
All samples have been taken in accordance with standard terms of engagement and the survey plan.

Method of Bulk Sample Analysis

Analysis of samples was carried out by:
North Star Environmental Ltd, Unit 22 Evans Business Park, North Road, Ellesmere Port CH65 1AE.
All techniques used were in strict accordance with MDHS 77 Asbestos in Bulk Materials – Sampling and Identification by Polarised Light Microscopy (PLM).

Material Assessment Algorithm

For each positive sample a material assessment is made (in accordance with HSG264 Appendix 4).
Detailed below are lists of the parameters used to determine the potential for fibre release of the material when disturbed.

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/ deterioration	0	Good condition. No visible damage.
	1	Low damage; a few scratches or surface marks, broken edges on boards, tiles, etc.
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets, etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Priority Assessment Algorithm

Each topic in the left-hand column is considered in relation to the sample and scored. The average for each group of scores is then calculated, and the four averages totalled to give the priority assessment score.

Assessment factor	Score	Examples of score variables	
Normal occupant activity			
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)	Average
	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)	
Secondary activities for area	As above	As above	
Likelihood of disturbance			
Location	0	Outdoors	Average
	1	Large rooms or well-ventilated areas	
	2	Rooms up to 100m2	
	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	<10m2 or < 10m2 pipe run	
	2	>10m2 to <50m2 or >10 m to 50<m pipe run	
	3	>50m2 or >50m pipe run	
Human exposure potential			
Number of occupants	0	None	Average
	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	
Maintenance activity			
Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)	Average
	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 a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)	
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance	
	1	<1 per year	
	2	>1 per year	
	3	> 1 per month	

Assessment Categories

The assessment of the material, using the above parameters, is taken from the surveyor's experience and is awarded a category to determine the most suitable course of action for the material.

Category A
This is a high-risk material that requires immediate attention. There is a significant possibility that loose asbestos fibres may be dispersed. Some immediate plans for remedial work are usually required and the area should be isolated from access, or as recommended by the asbestos surveyor.

Category B
This risk is lower but there is still a possibility for significant fibre release if the material is disturbed or further damage occurs. A programme of remedial work (that may include removal) should be planned for completion within about 12 months (dependant on resources). In the meantime, emergency repairs may be required. If so, details are noted in the 'Recommendation' box on the sample sheets.
In addition, annual inspection must be carried out by trained personnel to establish possible deterioration of the material and any subsequent increased risk.

Category C
This is a low risk material that does not require any immediate work and any removal can be planned within a suitable time-scale and budget. In the mean-time, the material should be labelled and subject to periodic inspections, as per Category B items. Labelling is at the discretion of the building manager but is highly recommended.

Category D
A low risk material that will only require removal if serious damage or deterioration is detected.

Category E
N.A.D.I.S. – No asbestos detected in sample, i.e. the sampled material does not contain asbestos fibres.

Note: Priority Assessments

The Priority Assessment used in the Register of Materials is a simplified version of the algorithm found within HSG264 'Asbestos: The Survey Guide', a copy of which is given on the previous page.
Amendments/updates to the scoring details within this report may be undertaken by the client using the material assessment and priority assessment algorithms.

Specific Exclusions

The survey was limited to those areas accessed at the time of the survey.

We have not inspected flues, ducts, voids or any similarly enclosed areas, the access to which would have necessitated the use of specialist equipment or tools, or which would have caused excessive damage to the decoration, fixtures, fittings or the structure. Therefore we are unable to report on and are not responsible for any asbestos that may be present in these areas.

We have not inspected lift shafts, plant rooms or similar that require the attendance of a specialist engineer without such an engineer in attendance.

We have not inspected any areas or surfaces that would require the removal of permanent fixtures or fittings.

We have not inspected any part requiring specialist access equipment other than extendable ladders. Any requirement for specialist access equipment has been specifically excluded unless otherwise stated.

We have not reported on concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. This includes, for example, fuses within electrical boxes, internal gaskets, fire doors, ropes associated with heating, glazing or power plant, etc.

Samples have not been taken where prohibited or prevented by the client, tenant or their representative.

Pipe-work clad with modern non-asbestos insulation may not have been fully inspected unless specifically agreed with the client and arrangements made for the client to have such insulation refitted following inspection.

Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption tests have not been carried out on any material unless otherwise stated.

In accordance with the Control of Asbestos Regulations 2012, I (the undersigned) have inspected this Asbestos Register prior to commencement of works within the building/s and have satisfied myself by such inspection that the work that I intend to execute will not disturb any known asbestos-containing materials.

Name	Company	Location /Description of Works	Date	Signature