HSG 264

# REFURBISHMENT AND DEMOLITION ASBESTOS SURVEY REPORT

East Worlington Parish Hall
East Worlington
Crediton
EX17 4TS

JOB NO: J017458
DATE OF SURVEY: 15 Sep 2015
DATE OF ISSUE: 22 Sep 2015
SCOPE OF WORKS: HSG 264 Refurbishment Demolition survey of the main hall areas only.

**Asbestos Management Specialist 2000 Ltd**
AMS House, 1 Barbican Close, Barnstaple, EX32 9HE
Phone: 0800 085 1749 Mobile: 07967 227 084
Email: asbestos@ams-2000.co.uk
P Tuffey and R Unstead VAT Reg No: 742 3350 56 Company Registered in England No. 3907485

# Survey Contents

## 1.0 PRINCIPLE PARTIES

### 1.1 Client

| | |
|---|---|
| East Worlington Parish Hall<br>East Worlington Parish Hall<br>East Worlington<br>Crediton<br>EX17 4TS | Tel: 01884 860288 |
| | Fax: |
| | Contact: Richard Boxall |
| | Email: richard.boxall@btinternet.com |

### 1.2 Building Occupier

| | |
|---|---|
| East Worlington Parish Hall<br>East Worlington<br>Crediton<br>EX17 4TS | Tel: 01884 860288 |
| | Contact: Richard Boxall |

### 1.3 Surveying Organisation

| | |
|---|---|
| Asbestos Management Specialist 2000 Ltd.<br>AMS House<br>1 Barbican Close<br>Barnstaple<br>EX32 9HE | Tel: 0800 085 1749 |
| | Fax: 01271 375436 |
| | Contact: Matt Kempster |
| | Email: asbestos@ams-2000.co.uk |

## 2.0 OVERVIEW SUMMARY

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

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

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

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

This survey document is specifically for the areas surveyed under the scope of works as agreed with East Worlington Parish Hall therefore the contents of this document are NOT to be used for any works outside the agreed scope of works.

**Scope of Survey:**

The survey consist of a HSG 264 Refurbishment Demolition survey of the areas of proposed refurbishment/ alteration works within the main hall area only to confirm/ refute the presence of asbestos containing materials likely to be affected by the works.

3.0 SURVEY SUMMARY

POSITIVE ITEMS

| Item No: | Sample Ref: | Location: | Description: | Quantity | Action Level | Material Classification |
|---|---|---|---|---|---|---|
| 1 | AJ002394 | Main Hall | Cement packing to floor structure within floor void - throughout | 10m² | D | NNL |
| 2 | AJ002395 | Main Hall | Cement ceiling lining | 150m² | D | NNL |
| 4 | As AJ002395 | Stage Area | Cement ceiling lining | 10m² | D | NNL |

NEGATIVE ITEMS

| Item No: | Sample Ref: | Location: | Description: |
|---|---|---|---|
| 3 | AJ002396 | -Main Hall | Insulation and debris within roofspace |
| 5 | AJ002397 | -Main Hall | Dust/ debris sample within floor void |

INACCESSIBLE ITEMS

| Item No: | Sample Ref: | Location: | Description: |
|---|---|---|---|
| All areas were accessed | | | |

4.0 SURVEY DETAILS

| | | |
|---|---|---|
| 4.1 | Site Address | East Worlington Parish Hall, East Worlington, Crediton, EX17 4TS |
| 4.2 | Date Of Survey | 15 Sep 2015 |
| 4.3 | Date of Issue | 22 Sep 2015 |
| 4.4 | Lead Surveyor | Matt Kempster |
| 4.5 | Assisted Surveyor | Charlie Watt |
| 4.6 | Number of Samples | 4 |
| 4.7 | Positive Samples | 3 |
| 4.8 | Building Description | Parish Hall |
| 4.9 | Age of Building | 1800s |
| 4.10 | Construction Type | Solid masonry/ thatched |

| | | |
|---|---|---|
| 4.11 | Report Authorisation | Matt Kempster |
| 4.12 | Position | Surveying Manager |
| 4.13 | Signed | |
| 4.14 | Date | 22 Sep 2015 |

## 5.0 INTRODUCTION

### 5.1 Dangers of Asbestos

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

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

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

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

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

### 5.2 Legislation

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

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

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

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

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

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

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

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

## 5.3 Further Considerations

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

## 6.0 ASBESTOS ESSENTIALS

### 6.1 What is Asbestos?

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

### 6.2 Types of Asbestos

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

There are three common types of asbestos:

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

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

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

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

### 6.3 Locations of Asbestos Within Buildings

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

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

- Structural Steelwork
- Concrete Walls
- Soffits/Ceilings

Asbestos Insulation - Used as general thermal insulation for:

- Pipe work
- Boilers
- Pressure Vessels
- Ducting

Asbestos Rope/Cloth - Used as a component of:

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

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

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

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

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

Miscellaneous Uses:

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

## 7.0 Asbestos Refurbishment and Demolition Survey

### 7.1 Surveyors Statement

This report has been produced on the findings of HSG 264 Asbestos Refurbishment and Demolition Survey for asbestos containing materials carried out by Matt Kempster (Asbestos Management Specialist 2000 Ltd.) on the 15 Sep 2015.

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

### 7.2 Scope of Survey

Areas surveyed consisted of Main Hall, Stage Area, Main Hall as per the site plans within section 9 of this survey report.

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

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

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

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

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

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

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

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

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

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

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

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

### 7.4 Sampling Locations

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

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

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

### 7.5 Caveat

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

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

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

7.6 Use of the Survey Document

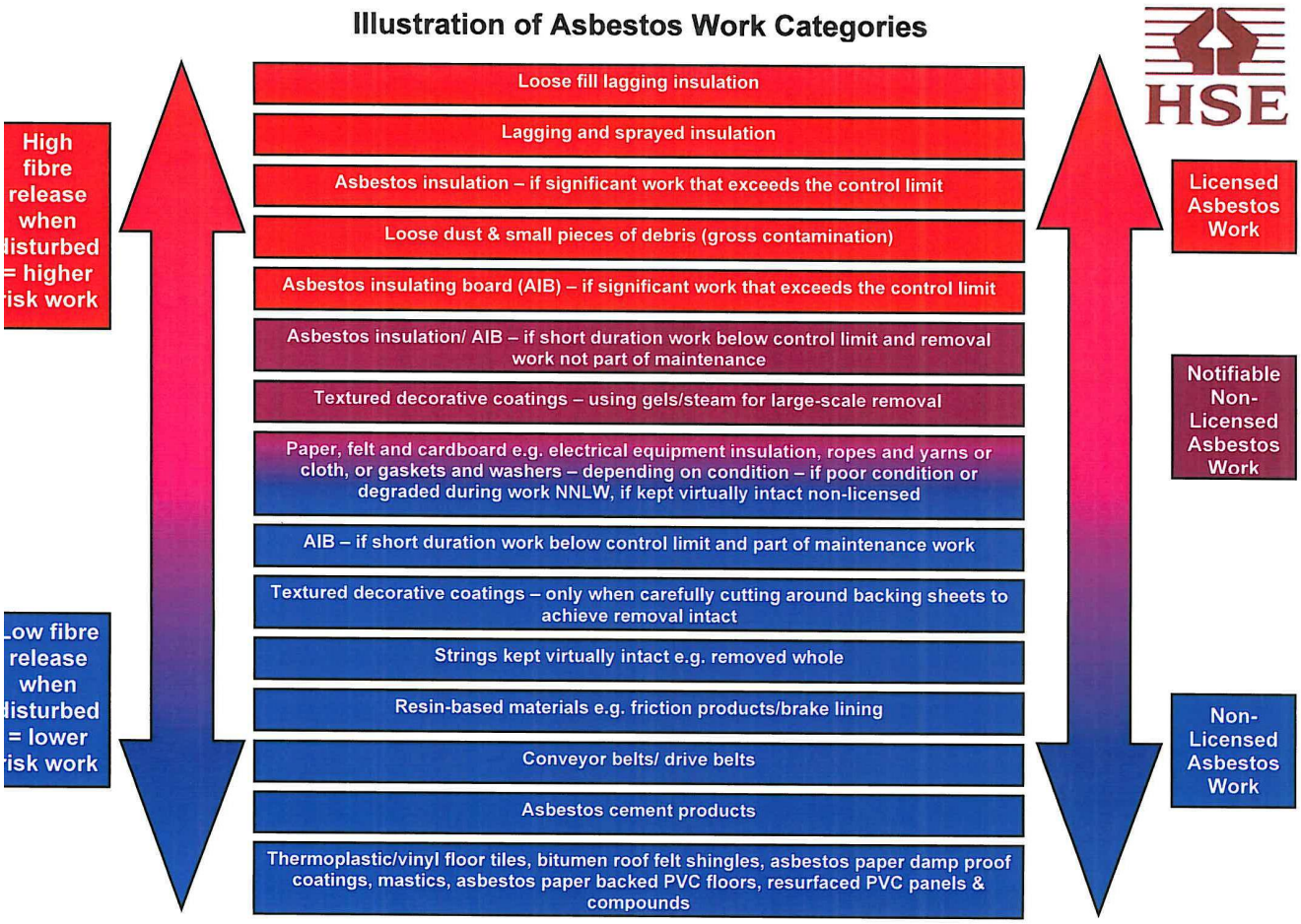
Information contained within this survey should be made available to all interested parties, including Health and Safety Representatives and contractors. A copy should be held at the property for inspection.

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

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

Any work involving this type of asbestos containing material must be carried out in full compliance with the Asbestos Licensing Regulations, The Control of Asbestos Regulations 2012, all other relevant codes of practice and The Health and Safety at Work act 1974.
If you require any further information or assistance regarding the contents of this report, please do not hesitate to contact the author of this survey report.

7.7 Notifiability of Materials:



## 8.0 MATERIAL RISK ASSESSMENT

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

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

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

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

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

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

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

## 8.2 Material Risk Assessment Definitions

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

8.3 Recommended Actions

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

8.4 Material Risk Assessment Algorithm

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

9.0 ASBESTOS REGISTER

| Item No. | Site Sample Reference | Location | Description of Material and Recommended Action | Area or Quantity | Photographs |
|---|---|---|---|---|---|
| 1 | AJ002394 | Ground Floor.<br><br>Room 1 (Main Hall). | Cement packing to floor structure within floor void - throughout.<br><br>Contains Chrysotile asbestos materials.<br><br>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.<br><br>Recommended Action D | <10m² |  |

**Material Risk Assessment**

| Product Type | Condition | Surface Treatment | Asbestos Type | Risk Factor | Risk Level | Accessibility | Material Classification |
|---|---|---|---|---|---|---|---|
| 1 | 0 | (1) Surface Sealed | 1 | 3 | Very Low | Low | NNL |

| Item No. | Site Sample Reference | Location | Description of Material and Recommended Action | Area or Quantity | Photographs |
|---|---|---|---|---|---|
| 2 | AJ002395 | Ground Floor.<br><br>Room 1 (Main Hall). | Cement ceiling lining.<br><br>Contains Chrysotile asbestos materials.<br><br>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.<br><br>Recommended Action D | 150m² |  |

**Material Risk Assessment**

| Product Type | Condition | Surface Treatment | Asbestos Type | Risk Factor | Risk Level | Accessibility | Material Classification |
|---|---|---|---|---|---|---|---|
| 1 | 0 | (1) Surface Sealed | 1 | 3 | Very Low | Low | NNL |

| Item No. | Site Sample Reference | Location | Description of Material and Recommended Action | Area or Quantity | Photographs |
|---|---|---|---|---|---|
| 3 | AJ002396 | Roof Void.<br><br>Room 1 (Main Hall). | Insulation and debris within roofspace.<br><br>No Asbestos Detected.<br><br>No further action required.<br><br>Recommended Action: - | 150m² |  |

**Material Risk Assessment**

| Product Type | Condition | Surface Treatment | Asbestos Type | Risk Factor | Risk Level | Accessibility | Material Classification |
|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - |

| Item No. | Site Sample Reference | Location | Description of Material and Recommended Action | Area or Quantity | Photographs |
|---|---|---|---|---|---|
| 4 | AS PER SAMPLE AJ002395 | Ground Floor.<br><br>Room 2 (Stage Area). | Cement ceiling lining (as sample AJ002395).<br><br>Strongly presumed to contain Chrysotile asbestos materials.<br><br>Materials can be removed by a non-licensed contractor in accordance with the Control of Asbestos Regulations 2012.<br><br>Recommended Action: D | 10m² |  |

**Material Risk Assessment**

| Product Type | Condition | Surface Treatment | Asbestos Type | Risk Factor | Risk Level | Accessibility | Material Classification |
|---|---|---|---|---|---|---|---|
| 1 | 0 | (1) Surface Sealed | 1 | 3 | Very Low | Low | NNL |

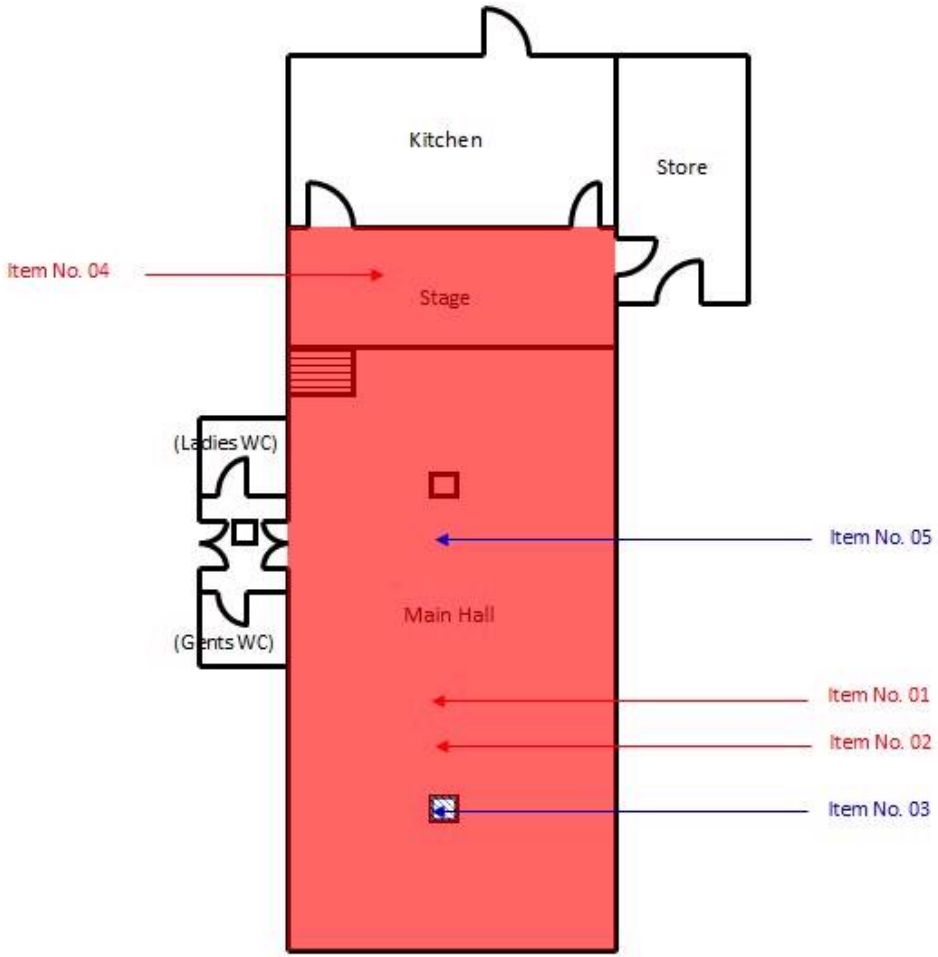
| Item No. | Site Sample Reference | Location | Description of Material and Recommended Action | Area or Quantity | Photographs |
|---|---|---|---|---|---|
| 5 | AJ002397 | Ground Floor.<br>Room 1 (Main Hall). | Dust/ debris sample within floor void.<br>No Asbestos Detected.<br>No further action required.<br>Recommended Action - | 150m² |  |

**Material Risk Assessment**

| Product Type | Condition | Surface Treatment | Asbestos Type | Risk Factor | Risk Level | Accessibility | Material Classification |
|---|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - | - |

## 10.0 ASBESTOS LOCATION FLOOR PLAN

### 10.1 Ground Floor




Areas containing positive ACMS

No ACMS identified within area

Inaccessible Areas

Items containing asbestos

Items identified as non-asbestos

Inaccessible items/areas

ASBESTOS LOCATION DRAWING

Site Address:
East Worlington Parish Hall
East Worlington
Crediton
EX17 4TS

Survey Ref:
J017458

Original Drawing Source:
Hand drawn by surveyor

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

T: 01271 328663 F: 01271 375436
Web: www.ams-2000.co.uk
Email: asbestos@ams-2000.co.uk

Unit C7
New Yatt Business Centre
New Yatt
Nr Witney
Oxfordshire, OX29 6TJ

Tel: 01993 868636
Fax: 01993 869080
www.asbestoslabs.co.uk

Asbestos Laboratory Services

UKAS TESTING
4668

# CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

**Report Number:** ALS/J007822

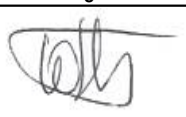
| | | | |
|---|---|---|---|
| **Client** | AMS 2000 Ltd | **Attention** | Matt Featherstone |
| **Client Address** | 1 Barbican Close, Barnstaple, Devon, EX32 9HE | | |
| **Site Address** | East Warlington Parish Hall | | |
| **Site Ref** | Unknown | **No. of Samples** | 4 |

| | | | | | |
|---|---|---|---|---|---|
| **Date Received** | 16/09/2015 | **Date of Analysis** | 18/09/2015 | **Report Issue Date** | 18/09/2015 |

Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation. All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples). As a result, the test result(s) may be invalid.
The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory'.
(V2), or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced.

| Lab Ref. | Client Sample Number | Sample Location | Sample Description | Fibre Type Detected |
|---|---|---|---|---|
| BS035659 | AJ002394 | Main Hall | Cement Packing to Underfloor Structure | Chrysotile |
| BS035660 | AJ002395 | Main Hall | Cement Ceiling Lining | Chrysotile |
| BS035661 | AJ002396 | Roof Space | Insulation | N.A.D.I.S |
| BS035662 | AJ002397 | Main Hall | Dust & Debris Under Floor Void | N.A.D.I.S |

**KEY**
NADIS - No Asbestos Detected in Sample
Note: All samples will be retained for a minimum of six months.

| | | | |
|---|---|---|---|
| **Analysed By** | **Peter Timms** | **Approved By** | **Wai-fung Kuet** |
| **Analyst Signatory** |  | **Approver Signatory** |  |

## 12.0 RECOMMENDATIONS

12.1 It is recommended that on receipt of the asbestos register, all materials be identified on site so that they can be managed according to the recommendations suggested. The register is only a record of the condition of the materials on the day they were inspected and therefore, all materials must be re-inspected at regular intervals in order to detect any deterioration of condition.

12.2 Recommended actions have been included in the asbestos register based on the material assessment category and the accessibility of each material. These recommended actions are only based on the subjective view of the surveyor and do not take into account any specific activities carried out within the premises, which may increase the risk.

12.3 All asbestos removal works must be carried out under the provisions of the Control of Asbestos Regulations 2012 and supporting Codes of Practice. All work with asbestos insulation/coatings and asbestos insulation board must be undertaken by a licensed asbestos removal contractor under the provisions of the Control of Asbestos Regulations 2012. All identified ACM's have been identified for a licensed contractor removal or a non licensable removal. All waste must be double bagged and disposed of as special waste in accordance with the Environmental Protection Act: Part 11 Special Waste (Amendment) Regulations 1996. Air monitoring accompanying asbestos encapsulation and removal works must be carried out by an independent UKAS accredited laboratory.

12.4 It is a requirement of the HSG 264 – Asbestos: The Survey Guide that the management plan for asbestos is reviewed at regular intervals and updated for any changes in circumstances. It is therefore recommended that properties are re-surveyed at a minimum of 12 monthly intervals to ensure all materials are monitored for signs of damage or deterioration. AMS 2000 Ltd can provide a free quotation for this service on request. Items of asbestos which have been removed should be updated on the register, including the date of when these were removed.

12.5 All identified asbestos containing materials are to be individually risk assessed to ensure the correct materials are given priority for remedial action. Please for to section 13 of this report for further guidance.

## 13.0 PRIORITY ASSESSMENT AND ALGORITHMS

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

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

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

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

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

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

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

### 13.3 Maintenance Activity

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

### 13.4 Occupant Activity

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

## 13.5 Likelihood of Disturbance

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

## 13.6 Human Exposure Potential

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

## 13.7 Priority Assessment Algorithms

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

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

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

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

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

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

13.8 Priority Assessment Algorithm

| Assessment Parameter | Score | Examples of Score Variables |
|---|---|---|
| **Normal Occupant Activity** | | |
| Main type of activity in area | 0 | Rare disturbance activity (e.g. little-used store room) |
| | 1 | Low disturbance activities (e.g. office-type activity) |
| | 2 | Periodic disturbance (e.g. industrial or vehicular activity which may contact ACM's) |
| | 3 | High levels of disturbance (e.g. fire door with AIB sheet in constant use) |
| Secondary activities for area | as above | as above |
| **Likelihood of Disturbance** | | |
| Location | 0 | Outdoors |
| | 1 | Large rooms or well-ventilated areas |
| | 2 | Rooms up to m2 |
| | 3 | Confined spaces |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Extent / Amount | 0 | Small amounts or items (e.g. strings, gaskets) |
| | 1 | >10 $m^2$ or 10m pipe run. |
| | 2 | >10 - <50 $m^2$ or >10 - <50m pipe run. |
| | 3 | >50 $m^2$ or >50m pipe run. |
| **Human Exposure Potential** | | |
| Number of occupants | 0 | None |
| | 1 | 1 - 3 |
| | 2 | 4 - 10 |
| | 3 | > 10 |
| Frequency of use of area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |
| | 3 | Daily |
| Average time area is in use | 0 | <1 hour |
| | 1 | >1 - <3 hours |
| | 2 | >3 - <6 hours |
| | 3 | > 6 hours |

13.9 Priority Risk Assessment

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

14.0 FURTHER GUIDANCE

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