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**Specimen Company
The Roadway
England
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ASBESTOS REPORT AND REGISTER FOR

**Some where House
xxxxxxxx**

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This report has been compiled for the sole use of The Management and should not be relied upon by any third party person or organisation. The data contained within this report is intended to provide factual information only as to the presence of asbestos materials. Measurements or quantities described herein should not be relied upon for any contractual purpose.

INTRODUCTION

1.0.0 Instruction

1.0.1 We are instructed by Mr xxxxxxxxxxxx of xxxxxxxxxxxx, xxxxxxxxxxxxxxxx, to undertake an inspection of xxxxxxxxxxxx, xxxxxxxxxxxxxxxx and provide the necessary information to implement a Management Strategy for any **Asbestos Containing Materials (ACM's)** and prepare an Asbestos Register to comply with the Control of Asbestos at Work Regulations 2002.

1.0.2 The survey team from Veritas Consulting carried out the survey on Tuesday 25th April 2006. The survey team comprised of the Following members of staff:

Principal Surveyor: David Cant

1.0.3 Access Limitations – the following areas was not available during our survey.

1.0.4 The survey was undertaken as an initial Type 1: Location and Assessment Survey (Presumptive Survey) in accordance with MDHS 100 (Methods of Determining Hazardous Substances). Where assumed Asbestos Containing Materials (ACM's) were found and it was safe and appropriate, samples were taken and a Type 2 Standard Sampling, Identification and Assessment Survey (Sampling Survey) was conducted. (Access to rooms/areas above the 7th Floor were **not** accessed during the inspection.) This report should be read in conjunction with a previous Asbestos survey report undertaken by **GVA Grimley, on behalf of the Inland Revenue, Reference, TPN2620 included in Appendix.**

1.0.5 A walkthrough of the premises was undertaken and a detailed discussion took place regarding the Regulations in respect of Asbestos, Management Procedures and the Type of survey to be undertaken.

1.0.6 For the purposes of this report the front elevation faces a main carriageway, carpark at the rear, and left hand and right hand is established by standing facing the front elevation.

1.0.7 We advise that should the client propose to undertake general repair and redecoration works at the property this document is to be incorporated into the pre-tender Health & Safety documentation under the Construction (Design & Management) Regulations and will also be used to assess the action to be taken for any ACM's prior to the works and re-occupation of the building by a new tenant/occupier.

1.0.8 The premises comprise of a nine storey building with a car park at the rear. The premises are constructed of a concrete structure consisting of general building materials, surmounted by an asphalt flat roof. Joinery is generally metal/timber windows and timber doors/frames with single glazed windows. Floors are generally of solid construction with a variety of finishes.

2.0.0 SUMMARY

This summary is designed to give an at a glance reference of asbestos containing materials but should be read in conjunction with the full report

2.1.0 General

2.1.1 Based on the inspection Asbestos Containing Materials have been **presumed** or **strongly presumed** in a number of areas.

2.2.0 Asbestos Containing Materials

2.2.1 Sampling was undertaken and Asbestos Containing Materials (ACM's) have been identified.

2.3.0 General Comments & Recommendations

2.3.1 Where Presumed or Strongly Presumed Asbestos Containing materials have been identified these should be tested before they are affected by any works and actioned appropriately. If they are not tested they must be treated as asbestos containing materials and dealt with accordingly.

2.3.2 Our Report Sheets provide Proposals and Recommendations which can be found in the Appendix of this Report and contain details regarding samples taken or strongly/presumed to be Asbestos Containing Material.

2.3.3 Photographs and CSCS Ltd Location Plan are provided to compliment the Report Sheets. However, Asbestos Containing Materials (ACMs), presumed or otherwise, may not be restricted to those evidenced therein. Where ACMs are prevalent about the premises, such as within fire doors or electrical equipment and switchgear, only typical identification photographs and locations are shown. Therefore, the Duty Holder should consider **ALL** similar such elements to be ACMs or strongly/presume to do so.

2.3.4 It is the Duty Holder's responsibility to undertake the Priority Assessment and Algorithm and thus, we refer you to Section 7.3.0 of this report for details of how to undertake this. We have, in some cases, undertaken the Priority Assessment and Algorithm, but The Duty Holder(s) should check these and amend accordingly.

2.3.5 In some cases ACMs or strongly/presumed ACMs, such as lagged or ducted pipes penetrate/continue into neighbouring premises/demises, ducts or voids. Therefore the extent of the ACM cannot be ascertained. Similarly, ducts and voids from neighbouring premises/demises may enter the building but their content unknown without destructive exploratory work. Thus it is presumed that ACMs are present to **ALL** these areas and should be treated accordingly.

2.3.6 When working out the Priority Assessment and Algorithm we have considered the location of the strongly/presumed/ACM in detail. In cases where it is concealed or encased (such as within a fire door), or difficult to access (perhaps in a locked cupboard), we have considered the Likelihood of Disturbance, Human Exposure Potential and Maintenance Activity and have given an appropriate score. However, the Duty Holder should review this and amend accordingly.

2.3.7 Due to the age, use and construction of the premises asbestos may have been used/present in the past but may have been removed or part removed and some residue may still exist. We have no knowledge or documentation of this nor have any air tests been undertaken to ascertain the presence of any airborne fibres.

2.3.8 We have not tested nor inspected any occupier's plant or equipment. Appliances such as old toasters and heaters may contain asbestos containing material. The Duty Holder(s) should satisfy themselves that any plant and equipment is checked and managed appropriately.

ASBESTOS MANAGEMENT SUMMARY

PROPERTY: xxxxxxxxxxxxxxxxxxxxx

DUTY HOLDER: The Management

DATE: APRIL 2006

LOCATION ID/ SAMPLE ID	ACM'S	LOCATION	CONDITION	ACTION	QU/TY	REVIEW
Main Building						
	<i>Tested ACM's</i>					
		EXTERNAL				
	None					
		INTERNAL				
				3.Manage. Test for asbestos if to be disturbed or worked on		
				1. Urgent – Encapsulate or remove works – Notifiable to the HSE, use licensed contractors.		
				2.Remedial work required. Refit fuse carriers. Test for asbestos if ACM to be disturbed or worked on		
	<i>Strongly Presumed ACM's</i>					
		EXTERNAL				
	None Noted					
		INTERNAL				
	None Noted					
	<i>Presumed ACM's</i>					
		INTERNAL				

3.0.0 HEALTH & SAFETY REGULATIONS & STATUTORY REQUIREMENTS

3.1.0 Regulations

3.1.1 The Health and Safety at Work etc. Act 1974 requires employers to provide a safe workplace. Work with Asbestos is covered by its own set of regulations – The Control of Asbestos Regulations (CAR) 2006. There are duties to prepare a risk assessment and to make written arrangements to protect those at risk in the Management of Health and Safety at Work Regulations 1999. Arrangements to deal with asbestos during refurbishment may also be required by the Construction (Design and Management) Regulations 2007. The CAWR have been amended by introducing a specific duty to manage the risk from asbestos containing materials in premises. This specific duty is supported by an approved Code of Practice (ACOP) and associated guidance. Your duties are explained in HSE booklet – A Comprehensive Guide to Managing Asbestos in Premises – HSG-227.

3.2.0 Managing Asbestos

3.2.1 The new regulations create an explicit duty to assess and manage the risks from Asbestos in premises. The risks will vary with circumstances, ranging from normal occupation of a building to the repair, refurbishment and demolition of the premises and they will each need to be assessed. This assessment will be used to produce a Management Plan that details and records the actions to be undertaken to manage and reduce the risk from Asbestos. The broad requirements on employers are to:

- take reasonable steps to determine to location of materials likely to contain asbestos
- presume materials do contain asbestos, unless there are good reasons not to do so
- make and maintain a written record of the location of the asbestos and presumed asbestos materials
- monitor the condition of asbestos and presumed asbestos materials
- assess the risk of exposure from the asbestos and presume asbestos materials and document the actions necessary to manage the risk
- take steps to see that the actions above are carried out

3.2.2 To manage the risk from asbestos-containing materials the employer will need to:

- keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials on the premises
- repair, seal or remove, if there is a risk of exposure due to its condition or location
- maintain it in good state of repair and regularly monitor the condition
- inform anyone who is likely to disturb Asbestos about the location and condition of the material
- have arrangements and procedures in place, so that work which may disturb Asbestos Containing Materials comply with CAWR
- review the plan at regular intervals and make changes to the plan and arrangements if circumstances change.

3.3.0 Type of survey

- 3.3.1 There are three types of survey referred to in The Methods for Determining Hazardous Substances (MDHS).

Type 1: Location and Assessment Survey (Presumptive Survey)

The purpose of this survey is to locate, as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials (ACMs) in the building and assess their condition. This survey essentially defers the need to sample and analyse for asbestos (or the absence thereof) until a later time (e.g. prior to demolition or major refurbishment). The duty holder bears potential additional costs of management for some non-asbestos-containing materials. All areas should be accessed and inspected as far as reasonably practicable (e.g. above false ceilings and inside risers, service ducts, lift shafts, etc.) or must be **presumed** to contain asbestos. Any materials that can reasonably be expected to contain asbestos must be presumed to contain asbestos. There should be a **strong presumption** that it does. All materials that are presumed to contain asbestos must be assessed.

Type 2: Standard Sampling, Identification and Assessment Survey (Sampling Survey)

The purpose and procedures used in this survey are the same as for Type 1, except that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found are collected and analysed to confirm or refute the surveyor's judgement. If the material sampled is found to contain asbestos other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out as a separate exercise, after the Type 1 survey is completed.

Type 3: Full Access Sampling and Identification Survey (Pre-Demolition/Major Refurbishment Surveys)

This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface areas of ACMs made. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition or major refurbishment. Therefore, the survey does not assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.

3.4.0 Important Note

3.4.2

The survey was undertaken as an initial **Type 1: Location and Assessment Survey (Presumptive Survey)** in accordance with **MDHS 100 (Methods of Determining Hazardous Substances)**. Where assumed **Asbestos Containing Materials (ACM's)** were found and it was safe and appropriate, samples were taken and a **Type 2 Standard Sampling, Identification and Assessment Survey (Sampling Survey)** was **conducted**. (Access to rooms/areas above the 7th Floor were **not** accessed during the inspection.) This report should be read in conjunction with a previous Asbestos survey report undertaken by **GVA Grimley, on behalf of the Inland Revenue, Reference, TPN2620 included in Appendix E.**

4.0.0 SAMPLING STRATEGY FOR ASBESTOS MATERIAL (HEALTH & SAFETY)

- 4.0.1 The object of carrying out sampling was to identify the nature and extent of any visible asbestos material.
- 4.0.2 All samples were collated in self-seal bags where appropriate. A label may be left on site adjacent to the sample location if agreed prior to the survey. This label indicates the sample number and potential risk to the health of the occupants and visitors of the building.
- 4.0.3 As required under the Control of Asbestos at Work Regulations 2002, dust release must be reduced as low as is reasonably practicable and an assessment of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with PCL cloth tape. All samples were then doubled wrapped in Polythene bags that would not give rise to any dust release. Sampling did not impair the structural integrity of the building or plant.

5.0.0 ASBESTOS SURVEY STRATEGY

- 5.0.1 A strategy has been established to keep to a minimum the number of bulk samples taken for analysis and to minimise the cost of the survey. The strategy employed is a combination of a visual inspection and sampling of the bulk materials.
- 5.0.2 During the survey where the material was suspected to contain asbestos, a bulk sample was taken for analysis. In areas where the substantial quantities of visually inform materials, a small number of samples were taken as being representative of a whole area. Therefore, visually similar materials in the same are must be assumed to contain asbestos.
- 5.0.3 Where the surveyor reports a material as NON ASBESTOS by visual inspection and with no analysis of samples e.g. recently lagged pipe-work covered with metal cladding) then the client should exercise caution in interpreting the results. It is IMPORTANT to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging e.g. from previous asbestos removal carried out in the past.
- 5.0.4 It is not usually practicable to detect such residues until major disturbances of the material takes place within the scope of a destructive survey. Therefore the Survey Company responsible cannot accept liability for the detection of such residues in the survey. If the client undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is recommended that further investigation of the specific area be carried out before the start of the work.
- 5.0.5 Where there are large numbers of identification items distributed throughout the site a single sample will be taken for analysis and therefore the client must assume that identical items will have the same composition as the one specified.
- 5.0.6 Where NO ACCESS is used it indicates that area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This may therefore require further investigation. Only those areas defined are covered in this report. Those area not identified should be considered as not accessed for the purpose of this survey.

6.0.0 METHOD OF BULK SAMPLE ANALYSIS

6.0.1 All techniques used were in strict accordance with the HSE document MDHS 77, titled "Asbestos in Bulk Materials". Sampling and identification by polarised light microscopy (PLM).

6.0.2 Identification of asbestos fibres was based in the following analytical procedure.

- A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.
- Sample treatment was undertaken (if required) to release or isolate fibres.
- A detailed and thorough search under the microscope was made to classify the fibre types present.
- Representative fibres were mounted in appropriate RI liquids on microscope slides
- The different fibrous components were identified using PLM.

7.0.0 REPORT STRATEGY DEFINITIONS

7.1.0 General

- 7.1.1 All Asbestos Containing Materials identified on the site have been incorporated into a Risk Assessment Priority System which will allow the client the opportunity to plan any requirements for removal, remedial action and costings.
- 7.1.2 Implementation of the system will ensure;
- A safe working environment is maintained on site with respect to all asbestos materials identified.
 - Compliance with the appropriate Health & Safety Legislation.
- 7.1.3 A Priority Rating will be assigned to each asbestos element identified on the sites surveyed. Non-asbestos elements will not be assigned a priority rating. The priority rating is based on a combined assessment of the condition, friability and location of the asbestos element.
- 7.1.4 The assessment of type of asbestos present in an element will be put into one of the following three categories:
1. Chrysotile (White Asbestos)
 2. Amphibole asbestos not including Crocidolite (Brown Asbestos)
 3. Crocidolite (Blue Asbestos)

7.2.0 Material Assessment and Algorithm

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

The material 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.

- 7.2.1 The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. The material assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. These are considered in the priority assessment which is described in Priority Assessment and Algorithm.
- 7.2.2 MDHS100 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totalled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in MDHS100 considers four parameters that determine the risk from an ACM: that is the ability to release fibres if disturbed. These four parameters are:
- Product type
 - Extent of damage
 - Surface treatment
 - Asbestos type
- 7.2.3 Each of the parameters is scored and added to give a total score between 2 and 12:

- Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed.
- Those with a score between 7 and 9 are regarded as medium risk.
- Materials with a score between 5 and 6 are low risk.
- Scores of 4 or less are very low risk.

7.2.4 The material assessment algorithm shown in MDHS100 is reproduced here.

MATERIAL ASSESSMENT ALGORITHM

Sample Variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage / deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards 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 laggings and sprays.
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite (Amosite)
	3	Crocidolite
Total Score		

7.3.0 Priority Assessment and Algorithm

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

The material 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.

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

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

7.3.2 The risk assessment can only be carried out with detailed knowledge of all 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 CAW 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 your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

Maintenance Activity

7.3.3 The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taking place in the area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying 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.

Occupant Activity

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

Likelihood of Disturbance

- 7.3.5 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 inaccessible 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.

Human Exposure Potential

- 7.3.6 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.

Priority Assessment Algorithms

- 7.3.7 Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. An example of an algorithm for use in making the priority assessment is shown in the following table. 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. *Therefore four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances.* If you choose to use more than one factor under a general heading, then average the scores under that heading, rounding up where necessary.
- 7.3.8 The scores from the material assessment (ie 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 your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example, a boiler house with asbestos pipework 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 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 score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first.

PRIORITY ASSESSMENT ALGORITHM

Assessment Factor	Score	Examples of score variables
<p>Normal occupant activity Main type of activity in area</p> <p>Secondary activities for area</p>	<p>0 1 2 3 As above</p>	<p>Rare disturbance activity (eg little uses store room) Low disturbance activities (eg office type activity) Periodic disturbance (eg industrial or vehicular activity which may contact ACM's) High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use) As above</p>
<p>Likelihood of disturbance Location</p> <p>Accessibility</p> <p>Extent/amount</p>	<p>0 1 2 3 0 1 2 3 0 1 2 3</p>	<p>Outdoors Large rooms or well-ventilated areas Rooms up to 100m² Confined spaces Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed Small amounts or items (eg strings, gaskets) <10 m² or <10 m pipe run >10 m² to 50 m² or >10 m to < 50 m pipe run >50 m² or >50 m pipe run</p>
<p>Human exposure potential Number of occupants</p> <p>Frequency of use of area</p> <p>Average time area is in use</p>	<p>0 1 2 3 0 1 2 3 0 1 2 3</p>	<p>None 1 to 3 4 to 10 >10 Infrequent Monthly Weekly Daily <1 hour >1 to <3 hours >3 to <6 hours >6 hours</p>
<p>Maintenance activity Type of maintenance activity</p> <p>Frequency of maintenance activity</p>	<p>0 1 2 3 0 1 2 3</p>	<p>Minor disturbance (eg possibility of contact when gaining access) Low disturbance (eg changing light bulbs in asbestos insulating board ceiling) Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve) High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling) ACM unlikely to be disturbed for maintenance. < per year > per year > per month</p>

7.4.0 ASSESSMENT OF PRIORITY OF EACH ASBESTOS ELEMENT

7.4.1 The report will include a priority to the Identified Asbestos Material

- 1) Urgent
- 2) Remedial work required
- 3) Manage

Priority 1 ~ Urgent

Asbestos materials that are in a condition or location that require urgent attention, and are usually not suited to any form of containment and should be removed or environmentally cleaned as soon as possible. Fallen asbestos and surface debris contaminating other materials will always be assigned a priority 1. Any disturbances of priority 1 materials are liable to spread the contamination throughout the rest of the building.

Priority 2 ~ Remedial Work Required

All priority 2 asbestos-based materials are in a location or condition, which required some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces following completion of remedial works the priority 2 asbestos may be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials to be removed as soon as resources become available.

Priority 3 ~ Manage

Priority 3 asbestos materials are in good condition and are in a location, which does not give rise to a significant health risk providing that the material remains undisturbed either by routine maintenance operations or by personal carrying out their normal daily activities. Priority 3 asbestos materials only remain valid if its provision is maintained. Building managers should also be aware of any changes in personal work activities in the areas where priority 3 asbestos material would change to priority 1 or if building works are to be carried out which would required some disturbance of the asbestos material.

All priority ratings assessments of asbestos materials found on site are to be found in our asbestos site survey report sheets.

8.0.0 RESERVATIONS – ASBESTOS SURVEYS

8.1.0 Statutory Requirements

- 8.1.1 This inspection and this Asbestos Register has been undertaken and prepared in accordance with the Control of Asbestos at Work Regulations 2002 and the associated Regulations and Approved Codes of Practice and Guidance.
- 8.1.2 The Asbestos Survey will be undertaken in accordance with Methods for the Determination of Hazardous Substances – MDHS100 – Surveying, Sampling and Assessment of Asbestos Containing Materials Issued by the Health and Safety Executive July 2001.
- 8.1.3 Where samples of Asbestos Containing Materials are obtained, these will be undertaken in accordance with – Work with Asbestos which does not normally require a Licence (4th Edition), issued under the Control of Asbestos at Work Regulations 2002, as an approved Code of Practice and Guidance.

8.2.0 Information and Plans

- 8.2.1 All information supplied by your Company, Agents and the Local Authorities is accepted as being correct, unless otherwise stated. We have relied upon this documentation, written or verbal advice and the like in the preparation of our report. All such information is detailed in the report.
- 8.2.2 Where drawings, details, specifications and associated contract and design documentation are supplied by your company, your agents or the original design consultants these are detailed in our report. The information will be assumed to be correct for the purpose of the inspection and the assessment of the presence of A.C.M's unless otherwise stated in our report.
- 8.2.3 Where detailed design drawings are provided, these may be used to assess the presence of Asbestos Containing Materials in concealed areas, voids etc. based on the apparent specification shown on the drawings. Where any assumptions are made this will be stated in our Report.
- 8.2.4 Any location plans attached to this report are for identification purposes only.

8.3.0 Concealed Parts of the Building/Structure and Access

- 8.3.1 Only those areas of the building where safe access is available will be inspected. Where the Surveyor, during the inspection, feels that on Health and Safety grounds, specific areas such as electrical substations, lift motor rooms, boiler houses, machine shops, roofs, cellars, basements and similar areas where Health and Safety requirements prevent access, the presence of Asbestos Containing Materials cannot be ascertained. In the areas that are not inspected or are inaccessible will be identified within the report.
- 8.3.2 We have not removed tenants/occupiers fixtures and fittings, suspended ceilings, wall boarding or opened up the building unless specifically detailed in the report to expose concealed fixings, fire protective boarding, wall and ceiling boards or similar materials within inaccessible voids, duct and the like concealed within composite materials or concealed behind decorative finishes, boarding or the like. We are therefore unable to confirm that concealed areas are free from Asbestos Containing Materials.
- 8.3.3 The conclusions drawn and recommendations made in this report are based on a visual inspection of the property. The structure was not opened up nor were any 'As Constructed' drawings Health and Safety files, and previous reports made available for inspections unless specifically detailed in the report. The assumptions made in respect of the concealed parts of the structure of the building are therefore based on what we would normally expect to find, bearing in mind the age, general design and method of construction of the building.
- 8.3.4 Where roofs, elevations and the like cannot be inspected from a 3m ladder, roof access doors or other vantage points, these have been identified in our report, together with the details of the

restricted inspection undertaken. Due to the inaccessibility not all Asbestos Containing Materials may be visible or identified and this should be noted.

8.3.5 Where our survey was restricted by furnishings, including carpets, wall fittings and fixed furniture, these are detailed in our report; we cannot therefore confirm these areas are free from Asbestos Containing Materials.

8.3.6 The inspection will not involve the removal of access plates, covers or the like, to expose electrical equipment, lift motors and machinery, manufacturing and production, plant and machinery, central heating boilers, heaters, calorifiers, ventilation, air conditioning plant, pumps and the like to ascertain the presence of Asbestos Containing Materials or any parts of the mechanical or electrical installation or services. The only areas that will be inspected are those that have specifically been made safe by the Client and where an appropriate Health and Safety Assessment has been made to ascertain the risks involved for undertaking an inspection of these areas.

8.3.7 Where it is suspected that Asbestos Containing Materials may exist but these are concealed these will be identified within the report.

8.4.0 Soil Report

8.4.1 Mining, geological and soil investigation reports have not been undertaken nor have any such reports been inspected unless detailed in our report. We have not undertaken inspections of the site to establish the presence of Radon, Methane or other substances seeping or escaping from the ground.

8.4.2 We have not, unless specifically detailed in the report, assessed whether Asbestos Containing Materials are, or may be present below ground and we have not undertaken any site or soil investigations, trial holes or the like.

8.5.0 Contaminated Land and Environmental Audits

8.5.1 We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw your attention to any contamination or the possibility of any such contamination unless specifically detailed in our report. In undertaking our survey, we have assumed that no contaminative or potentially contaminative uses which include the use or manufacture of Asbestos Containing Materials have ever been previously carried out in the property. We have not carried out any investigation into past or present uses either of the property or of any neighbouring land to establish whether there is any potential for contamination including from Asbestos Containing Materials from these uses.

8.6.0 Defective Premises Act 1972

8.6.1 Our report does not take into account any rights, obligations or liabilities whether prospective or accrued under the Defective Premises Act 1972.

8.7.0 Confidentiality and Reproduction

8.7.1 This report is for use only of the party to which it is addressed and should only be used in the context of the instructions under which it is prepared. It may be disclosed to other professional advisors assisting in respect of this purpose. No responsibility is accepted to any third party for the whole or any part of its contents.

8.7.2 Neither the whole or any part of this report or any reference thereto may be included in any public document, circular, statement or published in any way without the prior written approval of the Company as to the form and context to which it may appear.

8.7.3 CSCS Ltd will not disclose, publish or circulate the whole or any part of this Report to any third party without prior written approval of the client to whom it is addressed.

IMPORTANT NOTE:

The survey was undertaken as an initial Type 1: Location and Assessment Survey (Presumptive Survey) in accordance with MDHS 100 (Methods of Determining Hazardous Substances). Where assumed Asbestos Containing Materials (ACM's) were found and it was safe and appropriate, samples were taken and a Type 2 Standard Sampling, Identification and Assessment Survey (Sampling Survey) was conducted. (Access to rooms/areas above the 7th Floor were **not** accessed during the inspection.) This report should be read in conjunction with a previous Asbestos survey report undertaken by **GVA Grimley, on behalf of the Inland Revenue, Reference, TPN2620 included in Appendix.**

This Survey Report was undertaken by:


**Veritas Consulting Safety Services
42 Haslucks Croft
Shirley
Solihull
B90 2EQ**


REPORT PREPARED BY:


Name: David G Cant


Signed:.....


Date: May 2006


Building:		Inspection Date:	
Location ID:		Re-inspect Date:	
Room / Area:		Survey Type:	
Floor Level:		Sample No:	
		Material / Description / Position	
		MATERIAL ASSESSMENT	
		Product Type	
		Extent of Damage	
		Condition	
		Surface Treatment	
		Friability	
		Asbestos Type	
		Assessment Total	
		Priority Rating	
Comments			
PRIORITY ASSESSMENT			
Occupant Activity		Exposure Potential	
Disturbance		Maintenance Activity	
		Assessment Total	
		Material + Priority Total	

Building:		Inspection Date:	
Location ID:		Re-inspect Date:	
Room / Area:		Survey Type:	
Floor Level:		Sample No:	
		Material / Description / Position	
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		Product Type	
		Extent of Damage	
		Condition	
		Surface Treatment	
		Friability	
		Asbestos Type	
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Comments			
PRIORITY ASSESSMENT			
Occupant Activity		Exposure Potential	
Disturbance		Maintenance Activity	
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		Material + Priority Total	

Building:		Inspection Date:	
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		Product Type	
		Extent of Damage	
		Condition	
		Surface Treatment	
		Friability	
		Asbestos Type	
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		Priority Rating	
Comments			
PRIORITY ASSESSMENT			
Occupant Activity		Exposure Potential	
Disturbance		Maintenance Activity	
		Assessment Total	
		Material + Priority Total	

Building:		Inspection Date:	
Location ID:		Re-inspect Date:	
Room / Area:		Survey Type:	
Floor Level:		Sample No:	
		Material / Description / Position	
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		Product Type	
		Extent of Damage	
		Condition	
		Surface Treatment	
		Friability	
		Asbestos Type	
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PRIORITY ASSESSMENT			
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Location ID:		Re-inspect Date:	
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Floor Level:		Sample No:	
		Material / Description / Position	
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		Product Type	
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PRIORITY ASSESSMENT			
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		Material + Priority Total	

ASBESTOS MANAGEMENT LOG

Existing ASBESTOS SURVEY REPORT,

