

Client: Mr P McGuinness
P. McGuinness & Co Ltd
Rondin House
Rondin Road
Ardwick
Manchester
M12 6BF

Lead Surveyor: M. Crompton
Assistant D. Burgess
Surveyor(s):
Date(s) of Survey: 23/11/2015
Report Reference: CH/15/11/708/AA
Date Report Issued:
Purpose of Survey:

(Refer to Section 2.2
of this report for
clarification)

Management	
Refurbishment	X
Localised Demolition	X

Report on Survey of Asbestos Materials at

Riverside Mill
George Street
Glossop
SK13 8AY



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1.0 COMPLIANCE and EXECUTIVE SUMMARY

1.1 Statement of Conformity

1.1.1 Compliance

This survey was carried out by the undersigned lead surveyor, and is considered to be an accurate representation of the condition of accessible ACMs encountered at the time the survey was carried out.

Signed: 


Name (print): M. Crompton

Position: Surveyor

Date: 26/11/2015

The content of this report and the recommendations made herein have been checked by the undersigned authorised person, and are considered to be in line with current APEC Environmental company policy and guidance issued by the Health and Safety Executive.

All results and observations made are considered to be correct at the time of survey. APEC Environmental Ltd cannot accept any responsibility for subsequent deterioration of asbestos-containing materials, or failure on behalf of the client to act on recommendations made in this report.

Signed: 

Name: P. Keeling

Position: Operations Manager

Date: 2/12/2015

1.1.2 Confidentiality

The content of this report is deemed to be in confidence between APEC Environmental Ltd and the instructing client. APEC will not release additional copies of this report to other parties without written permission from the client or his representative.

1.2 Executive Summary

- This executive summary is intended to give an 'at a glance' indication of the ACMs identified and the basic remedial actions recommended
- Reference should be made to Section 5.0 for more detailed information regarding the materials identified and full recommendations
- Refer should be made to Section 3.3 regarding the limits of inspection for the individual survey types
- The recommendations within this summary are intended as a guide only, and the client should carry out a priority assessment to allow effective programming of remedial works.

1.2.1 ACMs Identified During Survey

The following ACMs were identified during survey of these premises:

Location (Refer to Asbestos Register - Section 5.1)	ACM Type	Condition	Recommendation
B.05 Workshop – Disused Fuse Box.	Woven flash guards	Fair	Remove & Dispose Refer to Section 5.2
1.03 Dining Room – Skylights	Rope Seals	Fair	Remove & Dispose Refer to Section 5.2

Notes:

- Management – continue to monitor this material by way of an Asbestos Management Plan
- Encapsulate / Repair – programme for encapsulation or repair
- Restrict Access – prevent any uncontrolled access to the area pending remedial works
- Remove – programme for removal (repair is not deemed possible)
- Decontaminate – programme for decontamination of the ar

1.2.2 Areas Not Accessed During Survey

With the exception of those areas not covered by the survey, or where 'no access' was agreed with the client at the planning stage, it is considered that all areas were adequately accessed with the exception of the following;

Location/Item	Reason for non-access	Client Agreed (Y/N)
G.07 Kitchen Area	Unsafe floor	Yes

Where a room, area or item of equipment is identified as not accessed, it should be presumed that ACMs will be present unless observations made elsewhere in this report indicate otherwise.

1.2.3 Electrical Services

Where wall mounted fuse boxes and various other electrical items of equipment were present, no internal access was made to these items, unless a Refurbishment or Demolition survey was instructed and the services of a qualified electrical contractor were provided by APEC or the client.

For the purposes of a Management Survey it was assumed that all such equipment was live at the time of survey and therefore only visual inspection was made of these items, unless it could be verified that the equipment was disconnected.

It should be noted that it is not uncommon to find asbestos-containing materials within electrical equipment. Such items include arc shield panels and gasket seals to electrical equipment doors etc., as well as woven asbestos arc shields below individual fuses in fuse boxes.

2.0 INTRODUCTION

- 2.1 APEC Environmental Limited were instructed by for, to undertake a representative survey of asbestos materials present at;

Riverside Mill, George Street, Glossop SF13 8AY

2.2 Scope of Survey

Survey requested as defined in HSG 264 'Asbestos: The Survey Guide' issued by the Health and Safety Executive was as follows:

Survey Type	Survey Extent / Locations
Management	Not Requested
Refurbishment	Throughout Site
Demolition	Localised to areas specified by Client

- 2.3 This report is issued for the sole use of the client as indicated in 2.1 above, and should only be used for the intended purpose (i.e. Management, Refurbishment, Demolition or a combination of the same). The client should read the report in its entirety as soon as possible and if any errors or omissions are believed to be present in the report, APEC should be contacted immediately so that these can be clarified or rectified as necessary.

- 2.4 The objectives of the survey and report are to:

- Identify those areas of the above site where asbestos is present;
- Identify the type and extent of asbestos material present;
- Comment on the condition of asbestos materials identified;
- Advise on suitable recommendations for remedial and management measures in line with the requirements of the Control of Asbestos Regulations 2012.

2.5 Changes to this Report

The following changes and amendments have been made to this report since the original issue date (refer to front cover):

Date Report Re-Issued	Amended By	Details of Amendments Made
-	-	-

- 2.6 APEC Environmental holds UKAS inspection body accreditation to ISO 17020 in relation to surveying for asbestos in premises and also testing accreditation to ISO 17025 for sampling and analysis of suspect asbestos-containing materials. Copies of in-house methods employed during surveying, bulk sampling and analysis are available upon request, along with our UKAS accreditation schedules.
- 2.7 All survey, inspection, testing and analysis is undertaken with reference to our standard Terms and Conditions, additional copies of which are available upon request.
- 2.8 Where a client has not provided clear and accurate site plans for use by our surveyors during survey, we will make sketch plans on site to accompany this report. If no plans were provided, or where plans have been provided which do not show the full scope of the area to be surveyed, this may affect the accuracy of the survey works on site and as a result APEC accepts no liability for omissions, exclusions or inaccuracies in the content of this report relating to areas which were not clearly identified for survey to us, and which are not reproduced in the site plans appended to this report.

3.0 SITE SURVEY AND RESULTS

3.1 Survey Protocols

Survey was undertaken with reference to guidance contained in HSG 264, 'Asbestos: The Survey Guide', published by the Health and Safety Executive in April 2012. Survey protocols and methods adopted by our surveyors are detailed in APEC Environmental's in house method QCRF2 Methods Manual, Section OH5, an uncontrolled copy of which is available on request.

- **Management Survey** - this type of survey involves visual inspection of all accessible areas of the area to be surveyed, with all suspect asbestos-containing materials being recorded and presumed as containing asbestos. This type of survey is intended to provide sufficient information to allow the client or dutyholder to comply with their requirements under regulation 4 of CAR 2012, as part of an overall Asbestos Management Plan.
- **Refurbishment Survey** – if any refurbishment works are planned in a premises (whether localised or overall), then a refurbishment survey should be carried out prior to these works. In addition to the level of inspection for a Management Survey, intrusive or destructive access will be carried out in areas where refurbishment is to be undertaken. It may be necessary to have assistance from other trades during this type of survey to ensure all necessary areas are adequately inspected.
- **Demolition Survey** – this survey is similar to a Refurbishment Survey, although it would work on the assumption that all of the premises or defined areas of the premises are to be completely demolished. For this type of survey, all voids, cavities and concealed areas will be accessed as far as reasonably practicable. This type of survey will almost certainly require assistance from other trades for mechanical opening up, electrical inspection, and disconnection of gas and water systems.

In reality, any combination of the survey types may be needed for any particular premises, and this should have been identified and discussed with APEC at the survey planning stage.

Refurbishment and Demolition Surveys can only reasonably be undertaken in areas that have been fully vacated prior to inspection. It should be pointed out that whilst every endeavour has been made during survey to identify all ACMs within the remit of the survey type requested, some materials may remain hidden that can not reasonably be accessed until such time as demolition takes place.

Where Refurbishment Survey has been carried out, or where a Demolition Survey has been undertaken in an area which may remain in use for a period of time after the survey, we have carried out reassurance air monitoring and all bulk debris has been removed. Unless otherwise agreed at the survey planning stage, 'making good' is limited to that considered necessary on Health and Safety grounds and no cosmetic repairs have been made.

3.2 Restriction on Use of Survey Results

- If a **Management Survey** has been requested, the information contained within this report must not be used to plan refurbishment or demolition works. Additional specific survey should be carried out prior to any such works. The Management Survey does allow for routine maintenance activities, but does not cover more significant planned works.
- A **Refurbishment** or **Demolition** survey should always be undertaken prior to carrying out any maintenance, refurbishment or demolition works to a premises or area.
- The quantities of asbestos containing materials indicated in this report are approximations based on our surveyors' observations at the time of survey. If the results of the survey contained in this report are to be used to price or specify asbestos remedial or removal works, it is the responsibility of the asbestos removal or demolition contractor pricing any such works to ensure that they have adequately quantified the works prior to submitting prices to the client. This can only be done by means of a site visit and APEC Environmental can accept no responsibility for pricing or other inaccuracies resulting from incorrect use of the information within this report.
- Where major asbestos removal works are planned, we strongly recommend that a separate specification of works should be used for this purpose.

3.3 Limits of Inspection

- If a **Management Survey** was instructed, no destructive internal access was made to partition walls, internal to doors, concealed bulkheads or risers. Inspection was made into wall, floor and ceiling voids and ducts provided non-destructive access was available.
- If a **Refurbishment Survey** was instructed, some destructive and intrusive access may have been carried out, if this was considered necessary to provide sufficient information for the planned works to proceed. Where intrusive access was undertaken, this was targeted to those areas where we were informed that refurbishment works were planned. The inspection in these areas will have taken into account the nature of the planned works.
- If a **Demolition Survey** was instructed, it has been assumed that the premises to be surveyed will be demolished entirely and the survey will have included for complete intrusive access into all structures within the limits of structural integrity.

3.4 Representative Bulk Sampling

All bulk samples were taken in accordance with documented in-house method QCRF2, OH3, which is based on procedures and protocols outlined in HSG 248 and HSG 264.

Any deviations from those methods as described in QCRF2, OH3, HSG248 and HSG264 are detailed below.

Material sampled	Details of Sampling strategy adopted	Client Agreed (Y/N)
-	-	-

Where a homogenous asbestos-containing material appears widespread throughout a property, samples may only have been taken in a few representative locations, with the remaining materials indicated as '**strongly presumed**' to contain asbestos as indicated in HSG 264. For Management Surveys in particular, this strategy is adopted to minimise the disturbance to asbestos-containing materials.

All samples taken on site by the surveyor are 'double bagged' in self-seal sample bags, labelled with the sample number, for transfer to the laboratory.

3.5 Analytical Techniques

Bulk samples are analysed for asbestos content by polarised light microscopy, using the dispersion staining technique as recommended in HSG 248. APEC Environmental takes part in the 'AIMS', externally administered quality control scheme for identification of asbestos in bulk samples, and maintains a 'Satisfactory' classification.

Wherever a sample result is reported within the register or on the Confirmation of Analysis Report as 'No Asbestos Detected' this result relates only to the sample analysed, and should be taken to mean 'No Asbestos Detected in Sample'.

3.6 Results

Observations made during survey are presented in Sections 4 and 5 of this report, along with an Asbestos Register and more detailed recommendations.

A Confirmation of Analysis Report for the bulk samples taken is presented in the Appendix Section to this report, along with site plans indicating sample locations and any photographs taken.

3.7 References

The following Health and Safety Executive and other relevant publications have been referenced in carrying out this survey and compiling the recommendations within the report.

- The Health and Safety at Work etc. Act 1974;
- The Control of Asbestos Regulations 2012;
- The Hazardous Waste Regulations 2005 (amendment 2009);
- ACoP and Guidance L143, Managing and working with asbestos;
- HSG 264, 'Asbestos: The Survey Guide';
- HSG 227, A comprehensive guide to managing asbestos in premises;
- HSG 248, Asbestos: The analysts' guide for sampling, analysis and clearance procedures;

3.8 Definitions and Glossary of Terms

In compiling this report a number of abbreviations and technical terms may have been used. The following is a glossary of the most commonly used of these terms:

AIB – Asbestos insulating board;

ACM(s) – asbestos-containing material(s);

Encapsulation – sealing the surface of the ACM;

Encapsulant – proprietary, paintable sealant;

Protection – physical protection to exposed materials (metal cladding or similar);

Safe working procedure – written method specifying the controls to be applied during works on or near ACM's;

Licensed asbestos removal contractor – contractor approved by the HSE to remove ACM's;

Homogenous – materials of an even and consistent composition;

Suitable controlled conditions – works carried out under a safe working procedure or within an appropriate working enclosure;

Method statement – written method submitted to the HSE by a contractor prior to start of works;

Supalux – trade name for insulation board containing vermiculite and organic fibre;

Artex – trade name for textured decorative coating;

Mineralite – trade name for ceiling tiles containing man made mineral fibre;

Diatomaceous earth – older form of insulation containing asbestos organic fibre, straw and fine soil;

Galbestos – galvanised profiled metal construction sheets with a bitumen coating containing asbestos;

Verge edging/under cloak – edge support strip for roof tiles at a gable end;

Thermoset plastic – hard set, high-density composite plastic;

Fibreboard – low-density board, usually comprised of organic fibre;

MMMF – machine-made mineral fibre.

4.0 GENERAL SITE OVERVIEW

4.1 Property Description

3 storey disused water mill.

4.2 Building or Premises Structure

i) Externally:

Walls – Stone / Brick

Roof – Pitched Slate

Soffits – None Present

Fascias – Timber

Canopies – None Present

Doors – Timber

Windows – Timber

Flues / Chimney – Metal / Brick

Pipework / Plant – Un- Lagged

Rainwater goods – Metal / Timber / Plastic

Verge edging – Cement

DPC – None Present

Outbuildings – None Present

Other Information – None noted.

ii) Internally:

Walls & Partitions – Solid / Partition / Plaster board / Insulation board / Timber / Textured coating

Service Risers / Panels – Plaster board / Timber

Ceilings – Plaster board / Concrete / Suspended / Timber / Fibre board

Ceiling voids – Accessed

Loft spaces – Accessed

Fire breaks – None Present

Cladding – None Present

Textured coatings – Wall Cavity (Room G.02) / Ceiling (Room 1.03)

Floors & Coverings – Concrete / Timber / Laminate / Ceramic

Floor ducts – None Present

Doors & Panels – Timber

Windows – Timber

Windowsills – Timber

Other Information – None Noted.

4.3 **Mechanical Services**

Boiler / Heating – Boilers
Boiler Insulation – None Present
Calorifiers –None Present
Pipework & Insulation – Un-lagged
Residual Insulations & Debris – None Present
Gaskets – None Present
Flues – Metal
Fuel / Water Tanks – Metal
WC facilities – Ceramic
Sink units – Ceramic / Metal / Bitumen pad
Bath panel – None Present
Fridges – None Present
Ventilation ducts – None Present
Friction linings – None Present
Other information – None noted.

4.4 **Electrical services (refer to Section 5.2.2)**

Fuse and switch boxes – Woven flash guards & door seals
Light units – Modern
Electrical equipment – None Present
Other information – None noted.

Section 5.0**SURVEY RESULTS**

Site: Riverside Mill, George Street, Glossop SF13 8AY

Surveyors: M. Crompton / D. Burgess

Date of survey: 23/11/2015

Notes (Refer to table headings):-

- 1) Survey Type: **MS** – Management Survey, **RS** – Refurbishment Survey, **DS** – Demolition Survey, **RI** – Re-inspection only.
- 2) Refer to bulk sample analysis record.
- 3) Analysis Level; **C** – Confirmed by analysis, **P** – Presumed, **SP** – Strongly Presumed.
- 4) Quantity is expressed as **area (m²)**, **volume (m³)**, **length (m)** or **number of items** as appropriate. All quantities given are approximate.
- 5) Access - **Low** – difficult to reach, **Medium** – some effort required to reach (ladder etc), **High** – within easy reach.
- 6) Risk category is as defined in Section 5 of this report, and is based on the risk material risk assessment algorithm detailed in HSG 264: Abbreviations – **M** = Product Type, **D** = Damage, **S** = Surface Treatment, **A** = Asbestos Type.
- 7) Suggested reinspection frequency as part of a Management Plan.

5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
External	RS	Verge edge - Cement	15/11/B/23/MAC14	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area												
B.01 Store Room	RS	No visible suspect asbestos containing materials were identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area.												
B.02 Stairwell	RS	No visible suspect asbestos containing materials were identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area.												
B.03 Store Room	RS	No visible suspect asbestos containing materials were identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area.												
B.04 Oil Tank Room	RS	No visible suspect asbestos containing materials were identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Metal Oil Tank. Timber ceiling. No other suspect ACMs identified during survey of this area.												

Section 5.0**SURVEY RESULTS**

Site: Riverside Mill, George Street, Glossop SF13 8AY

Surveyors: M. Crompton / D. Burgess

Date of survey: 23/11/2015

5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
B.05 Workshop	RS	Ceiling – Fibreboard ceiling tiles	15/11/B/23/MAC1	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Disused Fuse Box – Woven flash guards	15/11/B/23/MAC2	Chrysotile	C	7 Fuse Boxes	High	Fair	2	1	2	1	6	REMOVE
		Disused Fuse Box – Woven door seals	15/11/B/23/MAC3	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other information – Timber ceiling. No other suspect ACMs identified during survey of this area.												
G.01 Office	DS	Sink – Bitumen pad	15/11/B/23/MAC4	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area.												
G.02 Entrance	RS	Wall Cavity – Textured coating	15/11/B/23/MAC5	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area.												
G.03 Bar Area	RS	Sink – Bitumen pad	15/11/B/23/MAC6	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area.												
G.04 Open Area	DS	Wall Panels – Insulation board	15/11/B/23/MAC7	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other information – Timber ceiling. No other suspect ACMs identified during survey of this area.												
G.05 Toilet	DS	No visible suspect asbestos containing materials were identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Ceramic cisterns. No other suspect ACMs identified during survey of this area.												
G.06 Store Room	RS	No visible suspect asbestos containing materials were identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area.												

Section 5.0**SURVEY RESULTS**

Site: Riverside Mill, George Street, Glossop SF13 8AY

Surveyors: M. Crompton / D. Burgess

Date of survey: 23/11/2015

5.1 Asbestos Register

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Quantity ⁴	Access ⁵	Condition	Risk Assessment Scores ⁶					Re-inspection Period ⁷
									M	D	S	A	Total	
G.07 Kitchen Area	RS	No Access	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Unsafe Floor. No other suspect ACMs identified during survey of this area.												
G.08 Store Room	DS	Sink – Bitumen pad	15/11/B/23/MAC8	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area.												
1.01 Open Area	RS	Window Panels – Insulation board	15/11/B/23/MAC9	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other information – No Roof. No other suspect ACMs identified during survey of this area.												
1.02 Toilets	RS	No visible suspect asbestos containing materials were identified	-	-	-	-	-	-	-	-	-	-	-	-
		Other information – Ceramic cisterns. No other suspect ACMs identified during survey of this area.												
1.03 Dining Room	RS	Ceiling – Textured coating	15/11/B/23/MAC10	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Skylights – Rope seals	15/11/B/23/MAC11	Chrysotile	C	36m ²	Low	Fair	2	1	2	1	6	REMOVE
		Sink – Bitumen pad	15/11/B/23/MAC12	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other information – No other suspect ACMs identified during survey of this area.												
L.01 Loft	RS	Ceiling – Sarking	15/11/B/23/MAC13	No Asbestos Detected	C	-	-	-	-	-	-	-	-	-
		Other information – Plaster board. Sarking to ceiling. No other suspect ACMs identified during survey of this area.												

5.2 RECOMMENDATIONS

Recommendations made within this report and in the register are based primarily on the condition, type, location and extent of the material, as well as the considered observations of the surveyor carrying out the survey. All recommendations should be regarded as a minimum precaution, and additional remedial measures or complete asbestos removal should also be considered.

Location: Room: B.05 Workshop – Disused Fuse Box.

Items & Content: Woven flash guards containing chrysotile.
Sample No: 15/11/B/23/MAC2.

Recommendation: These materials should be removed and disposed of prior to refurbishment, by suitably trained and equipped personnel only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).

Location: 1.03 Dining Room – Skylights

Items & Content: Rope Seals containing chrysotile.
Sample No: 15/11/B/23/MAC11.

Recommendation: These materials should be removed and disposed of prior to refurbishment, by either suitably trained and equipped personnel or a licensed asbestos removal contractor only, working under the guidance of a safe working procedure and in accordance with the requirements of The Control of Asbestos Regulations 2012 and The Hazardous Waste (England and Wales) Regulations 2005 (as amended in 2009).
Notification (via an ASB NNLW1 Notification Form) may be required to The Health and Safety Executive prior to any works being carried out to these materials.

Additional Recommendations

- As noted, other asbestos materials may be present that could not be accessed within the remit of this survey. Care should be taken during any works in areas identified as not accessible, with any additional suspect materials identified for subsequent analysis.
- Where the survey has been carried out for demolition purposes, it is strongly recommended that additional inspection is carried out at the time of demolition, in conjunction with the demolition contractor to identify any ACMs that could not conceivably have been accessed during the survey process.
- In accordance with the requirements of **The Control of Asbestos Regulations 2012**, all asbestos removal or remedial works and disposal of asbestos materials indicated, should be undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of **CAR 2012** and **The Hazardous Waste Regulations 2005**.
- As specified within CAR 2012, use of a **Licensed Asbestos Removal Contractor** is required to undertake remedial and removal works to some ACMs and these works will require a minimum 14 day notification period to the Health and Safety Executive.
- CAR 2012 also introduced a new category of work – **Notifiable Non-Licensed Works**. This category covers significant works to some non-licensed materials and requires electronic notification of the works. It also invokes additional requirements of the persons carrying out the works such as the need for medical surveillance. Whether remedial or removal works fall into this category will need to be decided on a case by case basis. Further guidance can be found on the HSE website.
- CAR 2012 also indicates that **all** persons '*whose work could foreseeably expose them to asbestos*' must have asbestos awareness training, provided by a certified training body or suitably competent person. APEC can provide this training.
- The Asbestos Essentials Task Manual gives guidance on a number of procedures involving non licensed materials or where the works are of sporadic nature and short duration. These procedures can be found at- www.hse.gov.uk/asbestos/essentials

6.0 RISK ASSESSMENTS AND PRIORITISATION SYSTEM

6.1 Material Risk Assessment

The risk assessments for asbestos materials identified in this survey in this survey are included in the asbestos register.

The material risk assessment used by our surveyors is that indicated in HSG 264. This is based on an allocation of points, relating to the **condition**, **surface treatment**, **material type**, and **asbestos content** of the material, using an algorithm pro-forma. This risk assessment relates to the **material** only, and an additional **priority assessment** (see below), should be allocated to accommodate the likely use of the area and the potential for disturbance to the material. The material risk assessment point scores are based on the following examples;

Sample variable	Score	Examples
Product Type	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, millboards, paper cardboard and felts, asbestos textiles, gaskets and ropes.
	3	Thermal insulation, sprayed asbestos, loose fill asbestos, packing and mattresses
Extent of Damage/Deterioration	0	Good condition, no visible damage.
	1	Low damage, surface scratches or marks, broken edges on boards.
	2	Medium damage, significant breakage of materials, or several small damaged areas revealing visible fibre.
	3	High damage or delamination of materials with visible fibre and debris
Surface Treatment	0	Asbestos reinforced composites, plastics, vinyls etc.
	1	<i>Enclosed</i> sprays and laggings, painted or encapsulated AIB and asbestos cement
	2	Unsealed AIB or <i>encapsulated</i> lagging or sprays
	3	Unsealed lagging or spray asbestos
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos types excluding Crocidolite
	3	Crocidolite

More complete guidance on the application of material risk assessment may be found in HSG 264.

6.2 Priority Assessment

In addition to the above material assessment, as part of the management plan, a priority risk assessment should be carried out by the dutyholder, which should take into account the location of the material, its extent, the use of the location, occupancy, work activities and likelihood/frequency of maintenance activities.

Where we have been asked to provide Priority Assessment as part of the Survey and Report, any assessment made is outside of the scope of our UKAS accreditation, and the client should note that it is the responsibility of the Dutyholder to ensure that any priority assessment is accurate and up to date.

6.3 Materials Risk Assessment for Demolition Surveys

- 6.3.1 Where a Demolition survey has been carried out prior to demolition of an unoccupied property, all asbestos materials identified should be removed prior to or as part of the demolition process. In such instance, recommendations and Material Risk Assessments may be made for the purposes of operatives entering the property and are indicated in the Survey Results section of this report.

7.0 Appendix

- 7.1 Site plans (With asbestos sample and material locations)
- 7.2 Photographs
- 7.3 Confirmation of Analysis Reports for Bulk Sample analysis

Report Ref: CH.15.11.708.AA

Section 7.1 – Site Plans

Site Address:
Riverside Mill
George Street
Glossop
SK13 8AY

Floor Reference: Basement

Key to Site Plans:

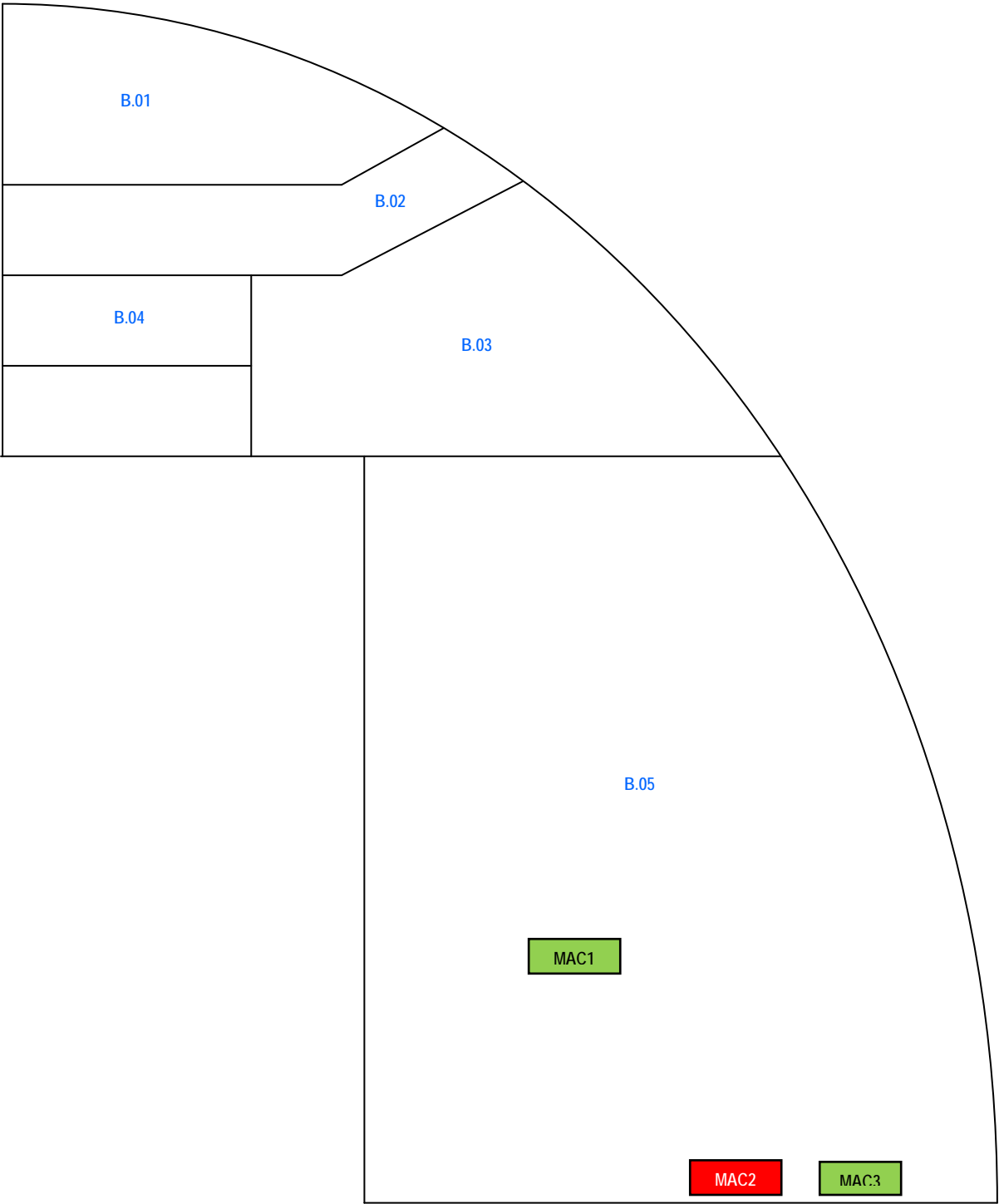
Room Number / Location

Asbestos Containing Samples

None Asbestos Containing Samples

Site Plans Not to Scale

Additional Information:



Report Ref: CH.15.11.708.AA

Section 7.1 – Site Plans

Site Address:
Riverside Mill
George Street
Glossop
SK13 8AY

Floor Reference: Ground Floor

Key to Site Plans:

Room Number / Location

Asbestos Containing Samples

None Asbestos Containing Samples

Areas Not Accessed

Site Plans Not to Scale

Additional Information:



Report Ref: CH.15.11.708.AA

Section 7.1 – Site Plans

Site Address:
Riverside Mill
George Street
Glossop
SK13 8AY

Floor Reference: First Floor

Key to Site Plans:

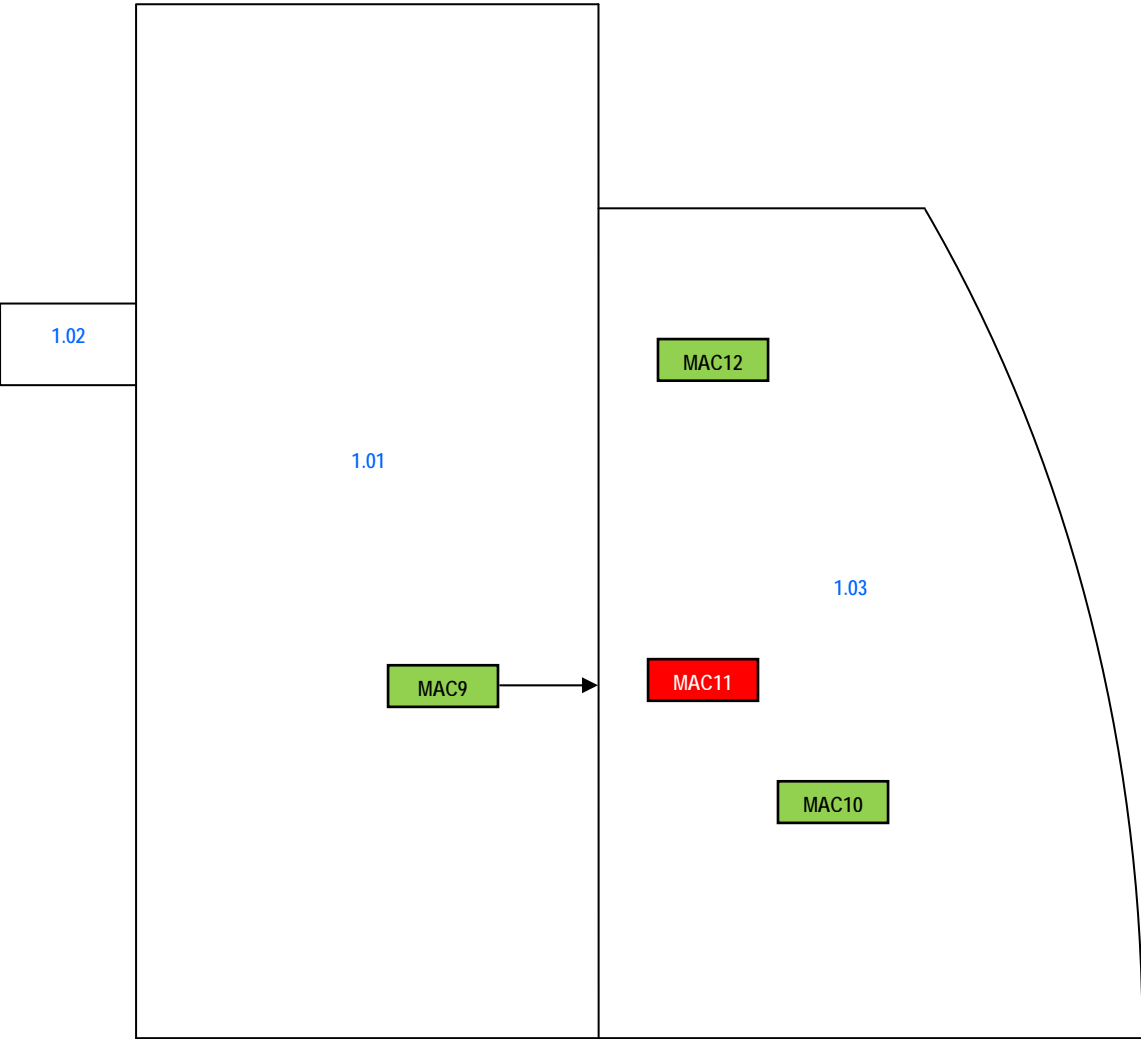
Room Number / Location

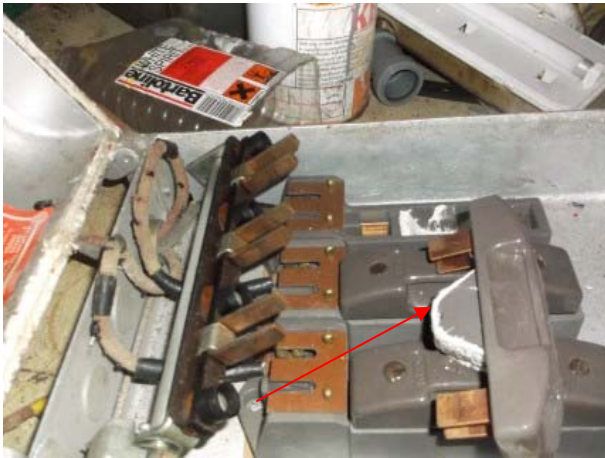
Asbestos Containing Samples

None Asbestos Containing Samples

Site Plans Not to Scale

Additional Information:



7.2 Photographs. (Asbestos containing materials only in numerical order)

Sample No: 15/11/B/23/MAC2.
Room: B.05 Workshop – Disused Fuse Box.
Woven flash guards.



Sample No: 15/11/B/23/MAC11.
1.03 Dining Room – Skylights.
Rope Seals.