Management Asbestos Survey Report

Client	**Thomas Greatorex & Sons Limited Retirement Benefit Scheme 29 Knowleston Place Matlock Derbyshire DE4 3BU**	**Site Address**	**Heath Street Garage Heath Street Buxton SK17 6LT**
Reference	**J001014**	**Survey Date**	**20 Feb 2017**
Report Date	**22 Feb 2017**	**Surveyor**	**Glynn Gibson**

In accordance with the

CONTROL OF ASBESTOS REGULATIONS 2012

For Information, Advice or Surveys Please Contact:

Consultants & Specialist Surveyors Limited
Tel: 0330 055 7294

Email: enquiries@css–surveys.com Website: www.css–surveys.com

VISITORS TO SITE RECORD

Site Address: Heath Street Garage, Heath Street, Buxton, SK17 6LT

In order to fulfil your responsibilities under The Control of Asbestos Regulations the Duty Holder must develop a Management Plan for the site to prevent asbestos being unintentionally disturbed.

Part of this plan must ensure that visitors to this site, who are to work on the building or who are likely to disturb asbestos–containing materials, must consult The Asbestos Register.

In the absence of any other control measure the Duty Holder should ensure that all such visitors sign in and as such acknowledge that they have consulted the Asbestos Register before commencing work.

If you are to carry out invasive work on the structure of the building it will require a refurbishment/demolition full access survey. Please contact the Duty Holder if you need further advice.

By "Signing In" You Acknowledge Your Responsibility to Check The Asbestos Register as it Relates to Your Work

	Date	Time In	Visitor Name	Signature	Company	Reason for Visit
1						
2						
3						
4						
5						
6						
7						
8						
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13						
14						
15						
16						
17						
18						
19						
20						

NOTE: This document does not take the place of the Management Plan but is a useful safeguard and can supplement or form part of it.

29 Knowleston Place
Matlock
Derbyshire
DE4 3BU

Consultants &
Specialist Surveyors
Ltd
Unit 3 Barnfield Way
Altham
Accrington
Lancashire
BB5 5WJ

Report Date: 22 Feb 2017

Our Reference Number: J001014

Survey carried out by: Glynn Gibson

Dear Roger Jepson

Re: Heath Street Garage, Heath Street, Buxton, SK17 6LT

Upon your written instruction an asbestos survey has been carried out at the above premises. For your convenience, the Report has been divided into separate sections as follows:

Record of Relevant Visitors to Site

Executive Summary & General Scope of Survey

- Objectives
- Description of property
- Extent of inspection: Areas included/excluded
- Location of asbestos containing materials
- Survey method
- Explanatory Notes Relating to Further Report Sections

Site Plans

Summary of ACMs and Recommendations

Asbestos-Containing Materials Records (including Material Assessments)

Non–Asbestos Containing Materials Records

Certificates of Analysis

Other Information and General Site Photographs taken during the survey

Should you have any queries after receiving our report or wish to arrange for the removal of any asbestos materials present please do not hesitate to contact our Central Administration, Tel: 01332 204074. May I take this opportunity to thank you for using our services.

Signed on behalf of Consultants & Specialist Surveyors Ltd

Glynn Gibson
Surveyor

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EXECUTIVE SUMMARY & GENERAL SCOPE OF SURVEY

Objectives of Survey

The aim of the Management Survey was, as far as reasonably practicable, to locate and assess all the Asbestos-Containing Materials (ACMs) present in the building. Our report, which follows, sets out the findings of the survey to assist you in managing the risks arising from the presence of any ACMs found in the building as required by The Health and Safety at Work etc Act 1974 and the Control of Asbestos Regulations 2012.

Description of Property

Directions are as if facing front elevation unless otherwise stated. The building includes the following features:

Feature	Description
Approx. Age of Main Structure:	1970's
Property in Use as:	Car Garage
Number of Storeys:	Single
Outbuildings:	1
Roof and Coverings:	Timber flat roof with bitumen felt
Eaves and Soffits:	Stone
Internal Ceilings/Soffits:	Plasterboard
External Walls:	Stone brick
Rainwater Goods:	Plastic
Internal Walls:	Block
Beams and Columns:	Steel/block
Staircase(s):	N/A
Intermediate Floor(s):	N/A
Ground Floor(s):	Concrete
Basement Floor(s):	N/A
Heating System:	Water boiler, electric heaters
Pipework:	Copper/plastic
Other Information:	N/A

Extent of Inspection – Areas Surveyed

Management Survey to all accessible areas of the premises.

Our survey was confined to the areas noted below as requested and agreed:

GF1, GF2, GF3, GF4, GF5, GF6, GF7, External

Areas Excluded/Inaccessible

Area	Reason
All Areas within the scope were surveyed.	

Location of Asbestos– Materials

Location	Item/Material/Product Type	Report Summary			Specific Reccomendations	Licensed (L) or (Non–licensed(N)
		Quantity	Asbestos Type	Total Risk Score		
Car garage, External, External, E01, Roof	Bitumen felt	150m²	Chrysotile	2	Monitor condition/Re-inspect	N
Car garage, Ground Floor, GF3, G03, Water boiler	Seals	1no.	Chrysotile	4	Monitor condition/Re-inspect	N

Survey Method

The survey and assessment has been carried out in accordance with HSG264 Asbestos: The survey guide and CSS In–House Surveying Procedures Manual, reference has also been made to HSG248 The Analysts Guide. Our total risk scores are based on Health & Safety Guidance Note HSG227 and the CSS In–House Surveying Procedures Manual.

Type of Survey

A management asbestos survey as defined by HSG264 has been carried out. In this type of survey representative samples of suspected asbestos–containing materials are collected and analysed for the presence of asbestos. Where analysis confirms the presence of asbestos, other similar homogeneous materials used in the same way in the building should be strongly presumed to also contain asbestos in line with CSS In–House Surveying Procedures Manual.

Note: A more in–depth survey is required when major refurbishment or demolition is to take place. You may require a more invasive Refurbishment/Demolition asbestos survey even though previously a management survey was thought suitable for your site.

UKAS Accreditation

Consultants & Specialist Surveyors Ltd (CSS Asbestos Services) are accredited by the United Kingdom Accreditation Service (UKAS) as a Type C Inspection Body. The Schedule of Accreditation is for Management Surveys (compliance with Regulation 4 the Duty to Manage) and Refurbishment or Demolition Asbestos Surveys as set out in Regulation 5 (the requirement for the Identification of the Presence of Asbestos before any works commence). These surveys are carried out in accordance with HSG264. CSS are also accredited to provide Priority Risk Assessments for you. These will help you to fulfil your duties to manage asbestos in the building as set out in The Control of Asbestos Regulations 2012.

Limitations of Survey

Whilst every effort has been made to access and record each and every occurrence of asbestos materials in this property, some suspect materials may remain inaccessible until such time as major disturbance to plant or building structure occurs. Consequently, it is not possible to define any particular area as being 'asbestos–free', although no accessible suspect asbestos materials may have been noted. We have not reported on concealed spaces that may exist. If you know of any we have not reported on please inform CSS and arrangements will be made to access these areas.

As this is a management report it should not be used as a basis for tendering for asbestos removal; no liability can be accepted if it is.

Client Duties on receipt of the Asbestos Survey Report

HSG264 Asbestos: The survey guide sets out certain things that the client should check to ensure the report is suitable for their purposes including:

- Check the report against the original tender;
- Check the survey type is that requested;
- Check all rooms and areas have been accessed;
- Check diagrams and plans included in the report;
- Check for discrepancies.

Information, Instruction and Training – Regulation 10

The Asbestos Regulations require that all employers shall ensure adequate information, instruction and training is given to persons who are likely to be exposed to asbestos in their work. This is to ensure they understand the consequences of being exposed to asbestos, its properties and where it is likely to be found. It will allow them to recognise materials (of which there are over 3000 in the UK alone) that may contain asbestos and to ensure they do not inadvertently disturb them. CSS can provide this training to relevant groups. **Please contact us for further information.**

The typical groups of employees who require this training as advised by the HSE are: surveyors, architects, all maintenance workers, building site workers, electricians, cable installers, joiners, plumbers, etc. If you do not provide this training you may be in breach of The Control of Asbestos Regulations 2012.

Types of Asbestos

There are six asbestos types: Chrysotile, Amosite, Crocidolite, Fibrous Tremolite, Fibrous Anthophyllite, and Fibrous Actinolite. The first three are the most commonly found in construction materials in the UK. According to the HSE there is no safe level of exposure to any type of asbestos. All asbestos materials are classed as type 1 human carcinogens.

Confidentiality

This report is confidential and will not be shared by us or divulged to any other party without permission from the client.

Standard Exclusions from a Management Survey

Fire Doors

Historically some fire doors have contained an inner lining of an asbestos material. This is difficult to confirm without causing significant damage to the door. If the asbestos can be located at the door head and is accessible it will be sampled. We will not carry out intrusive inspection unless you specifically request this action.

Where the asbestos is bound totally within the fire door structure the risk is minimal. If the door is damaged or removed a further inspection and/or sampling may be required.

Live Electrics

Under normal management asbestos survey conditions electrics will not be accessed until the surveyor has been provided with documentary evidence that the electrics are isolated. However, this is an area where until the 1990s various types of asbestos–containing materials could have been utilised, including: asbestos flash guards, asbestos linings to cases and doors (sometimes completely sealed within a metal case, usually insulation board or cement), asbestos back panels, asbestos wraps and sealants to cables and wires.

As such electrics must be presumed to contain asbestos until such time as they are isolated and an inspection, and if necessary a sampling exercise, has refuted the presence of an ACM.

Safes, Night Storage Boxes, Fire Proof Cabinets and Linings

Safes, night storage boxes and cabinets have contained asbestos within the fabric of the construction; this has taken the form of linings to the external and internal walls, cavity linings, seals and gaskets.

As part of the Management survey the surveyor will have checked the internal and external linings of these items if access was available. In the event of an asbestos–containing material being identified an assessment of the risk will be presented in the Register Sheets of this report.

Asbestos potentially located within the cavity of walls, ceilings and doors is normally safely enclosed. Should any of these areas be breached at any time please arrange for an inspection to be made.

Live Appliances/Machinery

Appliances and machinery should be presumed to contain asbestos if installed prior to the late 1990s. Asbestos could have been used in many various forms and was quite common in items that required any type of thermal insulation, from fridges to cookers/ovens on a domestic and industrial scale. Appliances and machinery with moving parts from lift motors to conveyor belts could also contain asbestos materials.

Access to these items/areas was only possible if a specialist engineer/mechanic was appointed for the survey. Further information should be sought prior to carrying out any maintenance to these items and prior to disposal.

Manufacturers of all the above items may be able to provide some feedback as to the presence of asbestos within the component parts of their products.

GENERAL RECOMMENDATIONS

The location and condition of any asbestos–containing materials (ACMs) must be made known to any contractor or person who is employed to carry out maintenance or other works in the vicinity. This report and/or the asbestos register should be made available to enable suitable risk assessments to be drawn up prior to commencement of any works. Precautions should be taken to avoid any disturbance of the ACMs.

Prior to disturbing or carrying out work in the vicinity of a presumed ACM, the material/item must be inspected and sampled if necessary, in order to confirm or refute the presence of asbestos.

LICENSED ASBESTOS REMOVAL

The Control of Asbestos Regulations 2012 set out the regulations for working with asbestos. Certain types of material are required by law to be removed by an asbestos removal company licensed by the Health & Safety Executive. These works are strictly controlled and must be carried out in accordance with HSG247 Asbestos: The Licensed Contractors Guide.

Working with Asbestos Materials

Please note that where management and control actions have been recommended that could potentially disturb the asbestos–containing material then a specialist licensed asbestos removal contractor may be required. The Control of Asbestos Regulations 2012 now restricts an employer from using their own employees to carry out work on asbestos. In most cases; this includes what would have been deemed works of short duration. Any work now requires an assessment on its own merit and the completion of a risk assessment designed to assess the likely exposure to asbestos and if this is likely to exceed the control limit of 0.1 fibres per millilitre of air.

The Control of Asbestos Regulations 2012 and changes in the law with regards to the Notification of Asbestos for Removal

The Control of Asbestos Regulations 2012 has introduced new guidance on the non–licensed removal of asbestos and/or work on non–licensed asbestos materials. HSG210 Asbestos Essentials published by the HSE can be consulted for detailed advice. There are now three categories of Asbestos Removal:

1. Licensed – as detailed above
2. Notifiable Non–Licensed Work (NNLW) – see below
3. Non–Licensed Asbestos Removal – see below

NOTIFIABLE NON–LICENSED WORK (NNLW) ASBESTOS REMOVAL

For this category of work the removal contractor, whether licensed or non–licensed, must notify the work to the enforcing authority, keep a record of the job and ensure all workers have had a medical examination (from April 2015) and work in accordance with HSG210 – Asbestos Essentials. This is a task manual for building, maintenance and allied trades on non–licensed work. It lists the different tasks that can be carried out. In addition, it has 10 Equipment and Method sheets (EM) setting out essential information for persons working without a license on asbestos tasks (these are listed in HSG210).

NNLW will normally include short duration maintenance and removal work with asbestos insulation, removal of textured decorative coatings where the material is destroyed e.g. by scraping it off, and short duration removal of AIB as part of refurbishment.

Task sheet **A0** in Asbestos Essentials and the flow chart contained within can help you to determine if a task to be carried out on asbestos is licensed or not.

NON–LICENSED ASBESTOS REMOVAL

Some asbestos work does not require a licensed asbestos removal contractor, though it does have to be carried out by a competent contractor, again working in accordance with HSG210 Asbestos Essentials, as above. In summary, most work with firmly bonded materials in good condition, such as asbestos cement, bitumen, plastic, resin, rubber, roofing felt, paper linings, cardboard, textiles, gaskets, washers and rope etc, will not need to be notified. Short duration ‘maintenance’ work involving AIB that is in good condition will also not normally need to be notified.

LABELLING

The Regulations require that suitable labelling and/or signage be put in place, warning of the presence of asbestos. It is the opinion of CSS that there is an inherent risk on reliance of labelling as labels can be removed or obscured by accident. Therefore labelling is suitable but it should not take the place of making sure the register is up to date and available for consulting. Information about the location and condition of any ACMs must be provided to every person liable to disturb it and this should involve consulting the register even if a labelling regime is in place. If you require a labelling visit following receipt of results and compilation of the register we are able to provide a quotation for this additional service.

Labelling in certain circumstances may be a sensitive issue and therefore the use and positioning of any labels is ultimately the decision of the client.

PRIORITY RISK ASSESSMENTS AND MONITORING, REVIEW & RE-INSPECTION OF ACMS

Regulation 4 of the Control of Asbestos Regulations requires the duty holder to check the Priority Risk Assessments provided in the report by CSS and to ensure that any identified or suspected asbestos–containing materials are checked periodically for deterioration and/or damage and also to assess that the priority risk assessment has not altered due to changes in the way the building or an individual room is used. The results of these inspections should be recorded within this asbestos register. A period of 6–12 months is recommended however, for more friable ACMs this timescale may be shorter.

A documented review should always take place following a change in building or room usage. The review should take into account the priority assessment; this is discussed in detail in a later section of this report. It should also take into account any secondary activities that the building or room may be used for.

EXPLANATORY NOTES RELATING TO FURTHER REPORT SECTIONS

Asbestos Containing Materials Record

This contains the overall view of our findings on each product or item. It will contain amongst other things the product description, extent, location and usually a photograph to aid with identification and to assist you with finding the material on site. It also contains the assessment and our recommendations.

The record consists of separate sheets for each separate sample of ACM that has been identified. The material has been initially identified in the Room No/Area specified. If any other rooms/areas contain the same material, these are indicated in the box marked 'Visually Similar Material/Location and Quantity'.

There are literally thousands of materials that can contain asbestos, we cannot list them all but here are some examples: pipe lagging, insulation board, fire proof spray coatings, acoustic insulation, wall and ceiling beams, ropes and gasket seals, floor tiles and coverings, textured coatings on walls or ceilings, electrical fuse materials, acoustic sink pads, brake linings on lifts, cement flues and pipes, gutters and down pipes, older toilet cisterns and seats, resin products and glues, mastics and adhesives, bitumen products, stair nosings, etc.

A photograph of the item/material is usually provided on the Record Sheet to assist in identification of the ACM. The location of sampled ACMs is shown on the drawings. These are numbered to aid identification.

Material Assessment – looks at the type and condition of the ACM and the ease with which it will release fibres

To assist building owners/managers in controlling and managing the risk from Asbestos–Containing Materials, an assessment of the material has been made in accordance with HSG264. This is Assessment Total (a), on the Register Sheet based on the surveyor's assessment. This assessment covers four parameters each containing various factors:

- Product Type – important because different products have fibres more bound in than others (friability);
- Damage/Deterioration – the condition of the material, the poorer the condition the greater the risk;
- Surface Treatment – assessment of how sealed the fibres may be at the surface of the material;
- Asbestos Type – there are three common asbestos types (though six in total).

The total Material Assessment score is generated by adding the total score from each parameter.

Priority Assessment – looks at the likelihood of someone disturbing the ACM

It is the responsibility of the building owner, manager or the duty holder, who has detailed knowledge of the usage factors to make the final Priority Assessment.

Listed below are the factors that form the Priority Assessment (the full algorithm is included directly before the Asbestos–Containing Material Register sheets):

- Normal Occupant Activity – is the occupancy of the area high, periodic or low? Consideration should be given as to whether there is a secondary use of the area that may result in a different or additional score;
- Likelihood of Disturbance – taking into account location, accessibility and quantity of asbestos material;
- Human Exposure Potential – number of occupants, frequency of use and average time in use;
- Maintenance Activity – the type of activity and disturbance frequency of it.

With reference to the algorithm, you will observe that each parameter is composed of several factors. The total score of the Priority Assessment Algorithm varies to that of the material assessment in that it is the average (or mean) score from each parameter that is used to generate the final priority assessment score.

The assessment is that which can be reasonably made by the surveyor and the nominated building contact at the time of the survey. However, the client will often have a more detailed knowledge of the building, its current and future use. If you are aware of any secondary activities in this building that may impact on the Priority Assessment please refer to the Priority Assessment Algorithm and complete accordingly. An example of a secondary activity is sports pastimes occasionally taking place in an assembly hall. The Priority Assessment can be a complicated process and as such we would be happy to offer advice or to discuss the process with the Duty Holder if requested.

Should the usage or circumstances of the room/area in which the ACM is located change at any time following the original survey then a complete revision of the priority assessment is required prior to new occupation of that room/area.

Please also note: where type 1 products at the time of the inspection are badly damaged or consist of debris then they will require the completion of a Priority Assessment Score. If they subsequently become damaged the duty holder should then arrange for the Priority Assessment to be completed.

Total Risk Assessment – combined Material and Priority Algorithm Score

Asbestos–containing materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential and between 5 and 6 a low potential. Scores below 5 have a very low potential to release fibres. The maximum total risk score is 24.

Management and Control Actions

Within the asbestos record your attention will be drawn to the recommended management and control actions for the identified ACM. More than one management and control action can be used in conjunction with another. It should always be recommended that any confirmed, presumed or strongly presumed ACM be labelled on issue of report and that an appropriate re–inspection timescale is stated. Timescales for all other management and control actions should be recommended based on the severity of the potential risk of exposure to asbestos, it is anticipated that in some instances the recommendation will have to be made at the time of the survey.

It is not possible to provide a correlation between a total risk score and a management and control action, e.g. using an example of some poor condition pipe lagging in the little used boiler house and the AIB panel in an office. The boiler room may be redundant and it could be the best option to isolate and restrict all access to the boiler room. The AIB may however require any of the following: repairing and a combination of encapsulation, enclosure and/or removal. It would also be advisable that if any of the ACM's were to remain in situ then a safe system of work or a permit to work would be required. Finally, both ACM's would require labelling and monitoring.

Non–Asbestos Containing Materials Record

These are the records of the materials that were sampled because they were suspected to contain asbestos. As a result of laboratory analysis they have been found not to contain asbestos, but are included to assist those who may attend site in the future and themselves suspect the material. Non–asbestos materials are not required to be scored on the Material or Priority Assessment Algorithm.

Key to Icons and Symbols:

Asbestos Containing Materials

The presence and location of sampled ACM's (i.e. samples were identifed, strongly presumed or presumed as containing asbestos) are indicated by red text and dense red hatching.

Non-Asbestos Containing Materials

The location of Non-ACM's are indicated by green text.

No Access

Where it was not possible to access an item that would have otherwise been sampled this will be indicated by blue text.

Where an area / room is inaccessible this will be indicated by diagonal amber stripes.

Analysis Report Section

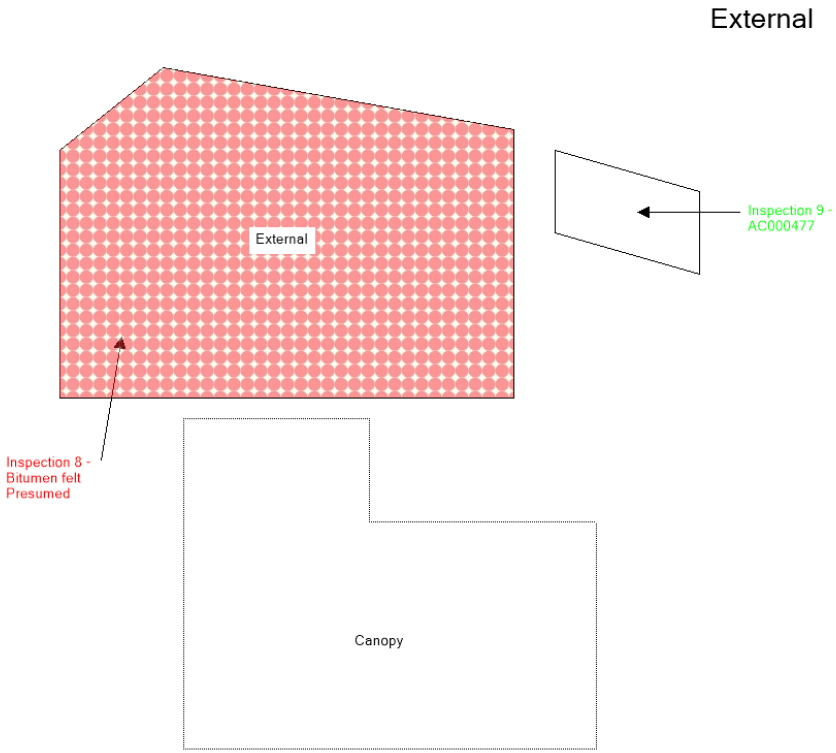
This contains the Laboratory Analysis documentation. It is mandatory that bulk sample analysis is carried out by a UKAS accredited laboratory. CSS have a panel of approved laboratories that they utilise.

Other Information Section

This Section is for any other relevant information or documentation. This may also contain guidance information or you may add your own documents here.

This Report Format

Drawings / Site Plans



Plan Key:

Red Text = Positive Item

Blue Text = No Access Item

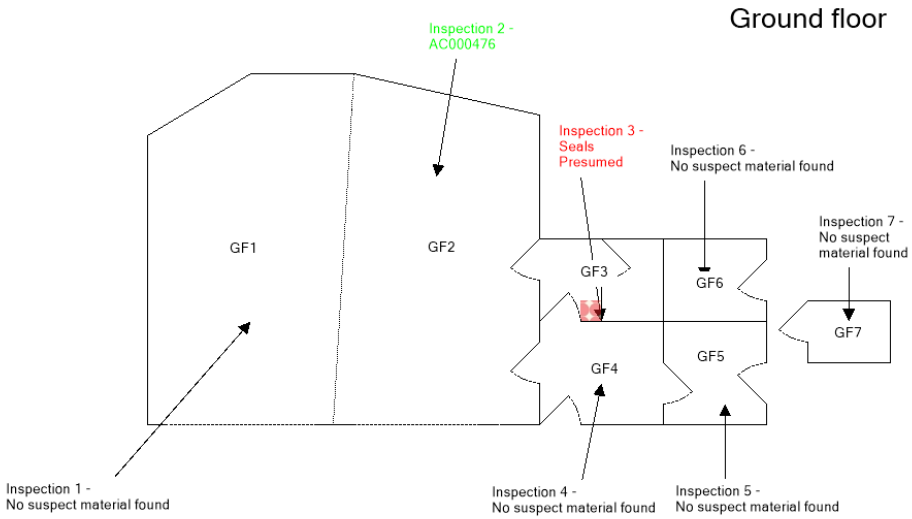
GreenText = No Asbestos Detected Item

Positive or Strongly Presumed Asbestos in area / room

No Access within or to area / room

Site:	**Heath Street Garage, Heath Street, Buxton SK17 6LT**	**Survey Date:**	**20 Feb 2017**
		Surveyor	**Glynn Gibson**
		Contract No:	**J001014**

Drawings / Site Plans



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Red Text = Positive Item

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Positive or Strongly Presumed Asbestos in area / room

No Access within or to area / room

SUMMARY OF FINDINGS

Record Sheet No.	Sample No	Inspection Reference	Location	Item/Material/Product Type	Report Summary			Specific Reccomendations	Licensed (L) or Non-licensed (N)
					Quantity	Asbestos Type	Total Risk Score		
2	Presumed	8	Car garage, External, External, E01, Roof	Bitumen felt	150m²	Chrysotile	2	Monitor condition/Re-inspect	N
	Sample AC000477	9	Car garage, External, External, E01, Lower roof/Pressure washer store	Bitumen felt	N/A	No Asbestos Detected	0	No further action required	N
	Visual	1	Car garage, Ground Floor, GF1, G01, Throughout	No suspect material found	N/A	No Asbestos Detected	0	No further action required	–
	Sample AC000476	2	Car garage, Ground Floor, GF2, G02, Ceiling	Plasterboard	N/A	No Asbestos Detected	0	No further action required	L
1	Presumed	3	Car garage, Ground Floor, GF3, G03, Water boiler	Seals	1no.	Chrysotile	4	Monitor condition/Re-inspect	N
	Visual	4	Car garage, Ground Floor, GF4, G04, Throughout	No suspect material found	N/A	No Asbestos Detected	0	No further action required	–

Site: Heath Street Garage, Heath Street, Buxton SK17 6LT

Survey Date: 20 Feb 2017

Surveyor Glynn Gibson

Contract No: J001014

SUMMARY OF FINDINGS

Record Sheet No.	Sample No	Inspection Reference	Location	Item/Material/Product Type	Report Summary			Specific Reccomendations	Licensed (L) or Non-licensed (N)
					Quantity	Asbestos Type	Total Risk Score		
	Visual	5	Car garage, Ground Floor, GF5, G05, Throughout	No suspect material found	N/A	No Asbestos Detected	0	No further action required	–
	Visual	6	Car garage, Ground Floor, GF6, G06, Throughout	No suspect material found	N/A	No Asbestos Detected	0	No further action required	–
	Visual	7	Car garage, Ground Floor, GF7, G07, Throughout	No suspect material found	N/A	No Asbestos Detected	0	No further action required	–

Site: Heath Street Garage, Heath Street, Buxton, SK17 6LT

Date of Survey: **20 February 2017**
Contract No: **J001014**

MATERIAL ASSESSMENT ALGORITHMS

Parameter	Score	Examples	Parameter	Score	Examples
Product Type (or debris from product)	1 (low)	Asbestos–reinforced composites (plastics, resins, mastics ,roofing felts, vinyl floor tiles, semi–rigid paints or decorative finishes, asbestos cement etc).	Surface Treatment (not required in Refurbishment / Demolition Survey when materials are to be removed)	0 (none)	Non–friable composite materials containing asbestos: reinforced plastics, resins, vinyl tiles encapsulated cement
	2 (medium)	Asbestos insulating board, mill boards, other low density insulation, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.		1 (low)	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	3 (high)	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.		2 (medium)	Unsealed AIB or encapsulated lagging and sprays.
				3 (high)	Unsealed lagging and sprays.
Extent of damage or deterioration (not required in Refurbishment / Demolition Survey when materials are to be removed)	0 (none)	Good condition: no visible damage	Asbestos Type	1	Chrysotile
	1 (low)	Low damage: a few scratches or surface marks: broken edges on boards, tiles etc.		2	Amosite (and other amphiboles excluding Crocidolite)
	2 (medium)	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.		3	Crocidolite
	3 (high)	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris			

NQ = non–quantifiable. This may appear on the Record relating to the area or volume of asbestos. This means that the quantity of asbestos material could not be accurately assessed on site.

Site: Heath Street Garage, Heath Street, Buxton, SK17 6LT

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PRIORITY ASSESSMENT ALGORITHMS

Occupant Activity		
Parameter	**Score**	**Examples**
Main type of activity and secondary activities	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 that may contact ACMs)
	3	High levels of disturbance (e.g. fire door with AIB sheet in constant use)

Likelihood of Disturbance		
Parameter	**Score**	**Examples**
Location	0	Outdoors
	1	Large rooms or well–ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Quantity	0	Small amount or items (e.g. strings, gaskets)
	1	=10m² or =10m pipe run
	2	>10 to =50m² or >10 to =50m pipe run
	3	>50m² or >50m pipe run

Human Exposure		
Parameter	**Score**	**Examples**
Number of occupants	0	None
	1	1–3
	2	4–10
	3	>10
Frequency of use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 – <6 hours
	3	>6 hours

Maintenance Activity		
Parameter	**Score**	**Examples**
Type of maintenance activity	0	Minor (e.g. possibility of contact when gaining access)
	1	Low (e.g. changing light bulb in AIB ceiling)
	2	Medium (e.g. lifting AIB ceiling tiles to access valve)
	3	High (e.g. removing AIB ceiling tiles for recabling, etc)
Disturbance Frequency	0	ACM unlikely to be disturbed for maintenance
	1	=1 per year
	2	>1 per year
	3	>1 per month

NQ = non–quantifiable. This may appear on the Record relating to the area or volume of asbestos. This means that the quantity of asbestos material could not be accurately assessed on site.

Asbestos Containing Materials Record

Heath Street Garage Heath Street Buxton SK17 6LT	Date: 20 Feb 2017	Record Sheet No:2
	Ref: J001014	Surveyor: Glynn Gibson

Sample No.:	Inspection No.:	Location:	Item/Material/Product:	Quantity /Extent:	Asbestos Type
Presumed	8	Car garage, External, External, E01, Roof	Bitumen felt	150m²	Chrysotile

Mark if Not Accessed	Reason	Mark X if External
		X

Accessibility:	Condition:
Usually inaccessible or unlikely to be disturbed	Good Condition

Other Comments:
Roof is restricted due to vehicles and slippery surfaces.

Visually Similar Material Location & Quantity		
Location	**Quantity**	**Inspection No**

Priority Assessment Algorithm	1. Occupant Activity (0-3)		2. Likelihood of Disturbance (0-3)		3. Human Exposure (0-3)		4. Maintenance Activity (0-3)	
	Main		Location	0	No. Occupants	0	Type	0
			Accessibility	0	Frequency of Use	0	Disturbance Frequency	0
	Secondary		Quantity	0	Average Time in Use	0		
	1. Score	**0**	**2. Mean Score**	**0**	**3. Mean Score**	**0**	**4. Mean Score**	**0**

Material Assessment Algorithm	Score
Product Type (1-3)	1
Damage/Deterioration (0-3)	0
Surface Treatment (0-3)	0
Asbestos Type (1-3)	1

Material Assessment Total (a)	Priority Assessment Total (b)	Total Score (a+b)
2	**0**	**2**

Management And Control Actions

Actions	Timescale	Action	Timescale
Monitor condition/Re-inspect	12 Months	Air Test	
Encapsulate or Enclose		Removal by Appropriate Contractor	
Operate Safe System of Work		Restrict Access	
Permit to Work Required		Repair Under Controlled Conditions	

Asbestos Containing Materials Record

Heath Street Garage Heath Street Buxton SK17 6LT	Date: 20 Feb 2017	Record Sheet No:1
	Ref: J001014	Surveyor: Glynn Gibson

Sample No.:	Inspection No.:	Location:	Item/Material/Product:	Quantity /Extent:	Asbestos Type
Presumed	3	Car garage, Ground Floor, GF3, G03, Water boiler	Seals	1no.	Chrysotile

Mark if Not Accessed	Reason	Mark X if External

Accessibility:	Condition:
Usually inaccessible or unlikely to be disturbed	Good Condition

Other Comments:
Concrete floor with modern vinyl covering, block walls, plasterboard ceiling, modern cistern, modern electric heater.

Visually Similar Material Location & Quantity		
Location	**Quantity**	**Inspection No**

Priority Assessment Algorithm	1. Occupant Activity (0-3)		2. Likelihood of Disturbance (0-3)		3. Human Exposure (0-3)		4. Maintenance Activity (0-3)	
	Main		Location	0	No. Occupants	0	Type	0
			Accessibility	0	Frequency of Use	0	Disturbance Frequency	0
	Secondary		Quantity	0	Average Time in Use	0		
	1. Score	**0**	**2. Mean Score**	**0**	**3. Mean Score**	**0**	**4. Mean Score**	**0**

Material Assessment Algorithm	Score
Product Type (1-3)	2
Damage/Deterioration (0-3)	0
Surface Treatment (0-3)	1
Asbestos Type (1-3)	1

Material Assessment Total (a)	Priority Assessment Total (b)	Total Score (a+b)
4	**0**	**4**

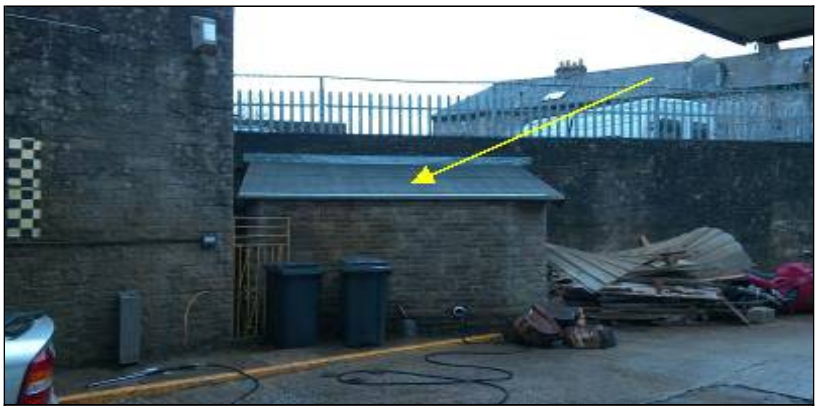
Management And Control Actions

Actions	Timescale	Action	Timescale
Monitor condition/Re-inspect	12 Months	Air Test	
Encapsulate or Enclose		Removal by Appropriate Contractor	
Operate Safe System of Work		Restrict Access	
Permit to Work Required		Repair Under Controlled Conditions	

Non-Asbestos Containing Materials Record

Site Address: Heath Street Garage Heath Street Buxton SK17 6LT	Date: 20 Feb 2017	Record Sheet No:1
	Ref: J001014	Surveyor: Glynn Gibson

Sample No: AC000477	Inspection No.	9
Location: Car garage, External, External, E01, Lower roof/Pressure washer store		
Item/Material: Bitumen felt		
Other Rooms/Areas Where Similar Material Presumed:		
Location	Inspection No.	



Analysis Result	No Asbestos Detected in Sample

Sample No: AC000476	Inspection No.	2
Location: Car garage, Ground Floor, GF2, G02, Ceiling		
Item/Material: Plasterboard		
Other Rooms/Areas Where Similar Material Presumed:		
Location	Inspection No.	

Analysis Result	No Asbestos Detected in Sample

CERTIFICATE OF ANALYSIS

Client Details	Site Address	Client Reference
Thomas Greatorex & Sons Limited Retirement Benefit Scheme 29 Knowleston Place Matlock Derbyshire DE4 3BU	Heath Street Garage Heath Street Buxton SK17 6LT	Roger Jepson

Certificate No.	J001014	Supplement to Certificate No.	
Date Samples Received	20/02/2017	Surveyor Name	Glynn Gibson

Analysis Requested: Examination of samples to identify the presence of asbestos fibres using a Scanning Electron Microscope (SEM) with fibre identification by Energy Dispersive X-Ray Spectroscopy (EDXS)

Method: A portion of each sample was adhered to an aluminum SEM pin-stub using double-sided adhesive carbon tabs. The stub/sample was thoroughly examined by SEM/LV/HV/EDXS 35-10,000 X magnification. Each sample was scanned in a systematic way and any fibres detected were identified/classified on the basis of the morphology and elemental composition.

Analysis Results

Client Sample Reference	Lab Sample Reference	Room Location	Component	Analysis Result
1	AC000476	Car garage, Ground Floor, GF2	Ceiling,Plasterboard	No Asbestos Detected
2	AC000477	Car garage, External, External	Lower roof/Pressure washer store,Bitumen felt	No Asbestos Detected

Signatures

Analysed By	Signature	Date
Christopher Bingham		21/02/2017

Note: This analysis is not designed to be Quantitative but merely to indicate the presence of asbestos fibres. Any opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. We take no responsibility for samples not taken by Microtech Sciences Limited, all samples are tested as received.

Other General Information and Non–Asbestos Item/Area Details

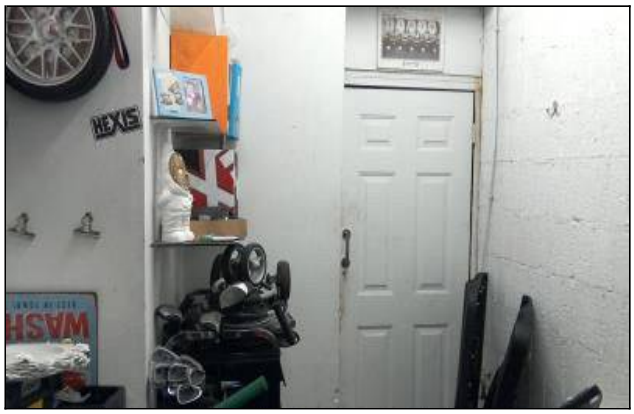
The following tables/comments identify areas or items that our surveyor wishes to draw to your attention. It may relate to asbestos or non–asbestos containing materials.

Location	Additional Information
Car garage 001 GF1	Concrete floor, with carpet, block walls, timber roof structure(no boards underneath) plastic boarding to to of shutter door, steel beams(no boarding) old flue entrance next to shutter door with metal flue end still in situ.
Car garage 002 GF2	Concrete floor, block/stone brick walls, steel RSJ's over doors and roof, plasterboard to ceiling, timber doors.
Car garage 003 GF3	Concrete floor with modern vinyl covering, block walls, plasterboard ceiling, modern cistern, modern electric heater.
Car garage 004 GF4	Concrete floor with carpet, block walls, plasterboard ceiling, plastered wall around window, modern electrics and heater.
Car garage 005 GF5	Concrete floor with carpet, block walls, plasterboard ceiling, plasterboard wall to left side and door, timber above door.
Car garage 006 GF6	Concrete floor with ceramic tiles, block walls, plasterboard ceiling, modern cistern.
Car garage 007 GF7	Timber suspended floor with modern vinyl covering, new timber roof, stone built, foil foam to walls and ceiling.
Car garage Z01 External	Block/stone brick built, flat timber roof with rock wool boarding in places, no visible DPC, plastic rainwater goods, metal shutter doors, steel framed canopy with tin sheeting to top, underside and fascias no suspect ACM's.Roof is restricted due to vehicles and slippery surfaces.Lead/timber canopy over office window, timber headers over doors to side.

General Photographs

Location / Description:
Car garage, Ground Floor, GF1, G01
No suspect material found
Concrete floor, with carpet, block walls, timber roof structure(no boards underneath) plastic boarding to to of shutter door, steel beams(no boarding) old flue entrance next to shutter door with metal flue end still in situ.

Location / Description:
Car garage, Ground Floor, GF4, G04
No suspect material found
Concrete floor with carpet, block walls, plasterboard ceiling, plastered wall around window, modern electrics and heater.



Location / Description:
Car garage, Ground Floor, GF5, G05
No suspect material found
Concrete floor with carpet, block walls, plasterboard ceiling, plasterboard wall to left side and door, timber above door.

Location / Description:
Car garage, Ground Floor, GF6, G06
No suspect material found
Concrete floor with ceramic tiles, block walls, plasterboard ceiling, modern cistern.

Location / Description:
Car garage, Ground Floor, GF7, G07
No suspect material found
Timber suspended floor with modern vinyl covering, new timber roof, stone built, foil foam to walls and ceiling.