Asbestos Refurbishment Survey

Gow Hole Farm
Gow Hole
Furnace Vale
Derbyshire
SK23 7QE

Issued By: **J.C. Gallagher BSc (Hons); MSc; CCP (Asbestos)**

Atmosphere Environmental Limited, Unit 10f, Top Land Country Business Park, Cragg Vale, Hebden Bridge, HX75RW

Tel: 01422 886169 Mob: 07833 051902
Email: jgallagher@atmosphereenvironmental.co.uk Website: www.atmosphereenvironmental.co.uk

Registered in England No. 7053806 VAT No. GB981 2484 02

Contents

Executive Summary

A Refurbishment Survey was carried out at Gow Hole Farm, Gow Hole, Furnace Vale, Derbyshire, SK23 7QE. The extent of the survey is defined in Section 3: Data Sheets, where information about all areas surveyed is presented.

Rooms with presumed asbestos containing materials:

Building	Floor	Location ID	Location Name
Gow Hole Farm, Building 1	Ground Floor	006	Room
Gow Hole Farm, Building 1	Ground Floor	007	Pig Sty
Gow Hole Farm, Building 1	1st Floor	008	Room

Area/items not accessed:

Building	Floor	Location ID	Location Name	Reason/Comments
Gow Hole Farm, Building 1	Ground Floor	009	Right Side Of Building	No access gained to right side of the building

General exclusions relevant to this survey are listed in Section 1 below.

Action Required

If refurbishment or demolition of the building is planned, the survey findings should be made available to the project managers and contractors employed to design and carry out the work, including asbestos removal contractors.

Any areas not accessed should be surveyed before they are re-occupied or subject to any maintenance activity.

1. Introduction & General Information

Atmosphere Environmental Ltd. has been instructed by John Wood to undertake an asbestos refurbishment survey at Gow Hole Farm, Gow Hole, Furnace Vale, Derbyshire, SK23 7QE.

The survey was carried out by: Neil Butterworth.

This report contains the details of a **Refurbishment Survey** undertaken on 24/07/2018.

If a combination of survey types has been used, an additional report will be issued for any other type at this property. The type of survey carried out was determined by the instructions received from John Wood, based on the purpose for which it is intended to be used. The Health and Safety Executive's Guidance HSG 264 defines a Refurbishment Survey. This is detailed in Appendix 4 of this report.

Property Description:

Collection of three farm buildings of brick construction.

Site-specific Notes:

Subject to the defined extent of the survey, all areas within the scope of a refurbishment survey have been inspected where possible.

Refer to Agreed limitations in Appendix 4 for additional information

2. How to Interpret This Report

The report contains the details of the surveyor's observations made at Gow Hole Farm, Gow Hole, Furnace Vale, Derbyshire, SK23 7QE.

The information is presented in sections below:

- Section 3 contains details of asbestos containing materials (ACMs) and products which may be confused with ACM's but do not contain asbestos. Individual data sheets are presented which show the locations and describe the materials in the building that have been sampled by the surveyor. Photographic records are included to aid identification and as a record of the condition of materials. Areas which were in the scope of the survey, but where access was not possible, are also included as there may be ACM's present which have not been positively identified. Material Risk Assessments are calculated for ACM's and recommendations for management options are offered for each item.

- Plans showing room reference numbers, access limitations, sample locations and areas with identified or presumed ACM's are in Appendix 1.

- Appendix 2 contains the bulk sample analysis report for the samples taken during the survey. It lists, in sample number order, the details of the materials taken for analysis and the results of that analysis.

- **A summary register of asbestos materials is given in Appendix 3. This must be read in the context of this report; however, may be used as part of the property Management Plan.**

Survey limitations and information on ACM's not included in this survey are given in Appendix 4.

3. Data Sheets

Below are the data sheets for the asbestos and 'lookalike' non-asbestos materials that are present in the building. Areas within the scope of work that have not been accessed are also listed. Other general access restrictions are detailed in Section 1: Introduction & General Information.

Asbestos type has been determined by one of three methods:

1. Positive identification of asbestos fibres in a sample of the actual item: this will be recorded with a sample reference number such as 001.

2. Visual matching of a material to another material which has been previously sampled: the sample reference number will include the abbreviation 'REF' to indicate that no sample of this actual item has been taken. Asbestos content will be 'Strongly Presumed' as identical to the material previously sampled.

3. Presumptive identification where sampling is inappropriate or not possible: no sample number is recorded; instead the word 'VISUAL' appears in place of a sample reference number. Where the surveyor includes materials that are known to have been manufactured with asbestos, but it is not apparent that asbestos is definitely present, the material will be 'Presumed' to contain asbestos. Where the surveyor has reason to be sure that a material contains asbestos, the words 'Strongly Presumed' will be used.

Material Risk Scores are calculated based on the algorithms detailed in HSG 264. A four-part assessment is used, taking into account the Product Type; Surface Treatment; Condition; and Asbestos Type to determine the likelihood of release of asbestos fibres from the material. Scores range from 2 to 12; 12 being the highest risk of release.

An assessment of accessibility is given, based on the position of the ACM relative to human activity in the area. This is based on HSE guidance in HSG 264 and HSG 227. The four possible basic assessments are: Usually inaccessible or unlikely to be disturbed; Occasionally likely to be disturbed; Easily disturbed; and Routinely disturbed.

Recommendations are based on the Accessibility and Material Risk Score and are given as management options with timescales if appropriate.

Location I.D	Building / Floor	Location Name	Sample Number	Asbestos Type	Material Description	Extent	Condition	Surface Treatment	Material Assessment	Priority Assessment	Total Risk Score	Photo
001	Gow Hole Farm / Building 2 / 1st Floor	Room	001	None	Debris - Insulating Board	40 m²	N/A	N/A	N/A	N/A	N/A	
001	Gow Hole Farm / Building 2 / 1st Floor	Room	None taken		Ceiling - Pitched timber and tile	N/A	N/A	N/A	N/A	N/A	N/A	
001	Gow Hole Farm / Building 2 / 1st Floor	Room	None taken		Internal Wall - Brick	N/A	N/A	N/A	N/A	N/A	N/A	
001	Gow Hole Farm / Building 2 / 1st Floor	Room	None taken		Floor - Timber	N/A	N/A	N/A	N/A	N/A	N/A	
002	Gow Hole Farm / Building 2 / Ground Floor	Room	None taken		N/A	N/A	N/A	N/A	N/A	N/A	N/A	
002	Gow Hole Farm / Building 2 / Ground Floor	Room	None taken		Floor - Concrete	N/A	N/A	N/A	N/A	N/A	N/A	

Location I.D	Building / Floor	Location Name	Sample Number	Asbestos Type	Material Description	Extent	Condition	Surface Treatment	Material Assessment	Priority Assessment	Total Risk Score	Photo
002	Gow Hole Farm / Building 2 / Ground Floor	Room	None taken		Ceiling - Timber	N/A	N/A	N/A	N/A	N/A	N/A	
002	Gow Hole Farm / Building 2 / Ground Floor	Room	None taken		Internal Wall - Brick	N/A	N/A	N/A	N/A	N/A	N/A	
003	Gow Hole Farm / Building 3 / Ground Floor	Workshop	None taken		N/A	N/A	N/A	N/A	N/A	N/A	N/A	
003	Gow Hole Farm / Building 3 / Ground Floor	Workshop	None taken		Ceiling - Timber	N/A	N/A	N/A	N/A	N/A	N/A	
003	Gow Hole Farm / Building 3 / Ground Floor	Workshop	None taken		Internal Wall - Plastered brick / block / concrete	N/A	N/A	N/A	N/A	N/A	N/A	
003	Gow Hole Farm / Building 3 / Ground Floor	Workshop	None taken		Floor - Concrete	N/A	N/A	N/A	N/A	N/A	N/A	

Location I.D	Building / Floor	Location Name	Sample Number	Asbestos Type	Material Description	Extent	Condition	Surface Treatment	Material Assessment	Priority Assessment	Total Risk Score	Photo
004	Gow Hole Farm / Building 3 / Ground Floor	Chicken Shed	None taken		N/A	N/A	N/A	N/A	N/A	N/A	N/A	
004	Gow Hole Farm / Building 3 / Ground Floor	Chicken Shed	None taken		Internal Wall - Brick	N/A	N/A	N/A	N/A	N/A	N/A	
004	Gow Hole Farm / Building 3 / Ground Floor	Chicken Shed	None taken		Ceiling - Profiled metal sheeting	N/A	N/A	N/A	N/A	N/A	N/A	
004	Gow Hole Farm / Building 3 / Ground Floor	Chicken Shed	None taken		Floor - Concrete	N/A	N/A	N/A	N/A	N/A	N/A	
005	Gow Hole Farm / Building 3 / 1st Floor	Hey Store	002	None	Roof felt - Bituminous Product	150 m²	N/A	N/A	N/A	N/A	N/A	
005	Gow Hole Farm / Building 3 / 1st Floor	Hey Store	None taken		Ceiling - Pitched timber and tile	N/A	N/A	N/A	N/A	N/A	N/A	

Location I.D	Building / Floor	Location Name	Sample Number	Asbestos Type	Material Description	Extent	Condition	Surface Treatment	Material Assessment	Priority Assessment	Total Risk Score	Photo
005	Gow Hole Farm / Building 3 / 1st Floor	Hey Store	None taken		Internal Wall - Plastered brick / block / concrete	N/A	N/A	N/A	N/A	N/A	N/A	
005	Gow Hole Farm / Building 3 / 1st Floor	Hey Store	None taken		Floor - Timber	N/A	N/A	N/A	N/A	N/A	N/A	
006	Gow Hole Farm / Building 1 / Ground Floor	Room	VISUAL	Strongly Presumed as Chrysotile	Flash Pads within electrical boxes - Gaskets (rope/woven)	Small Items	Good Condition	Enclosed	3	2	5	
006	Gow Hole Farm / Building 1 / Ground Floor	Room	None taken		Floor - Concrete	N/A	N/A	N/A	N/A	N/A	N/A	
006	Gow Hole Farm / Building 1 / Ground Floor	Room	None taken		Internal Wall - Brick	N/A	N/A	N/A	N/A	N/A	N/A	
006	Gow Hole Farm / Building 1 / Ground Floor	Room	None taken		Ceiling - Timber	N/A	N/A	N/A	N/A	N/A	N/A	

Location I.D	Building / Floor	Location Name	Sample Number	Asbestos Type	Material Description	Extent	Condition	Surface Treatment	Material Assessment	Priority Assessment	Total Risk Score	Photo
007	Gow Hole Farm / Building 1 / Ground Floor	Pig Sty	VISUAL	Strongly Presumed as Chrysotile	Flash Pads within electrical boxes - Gaskets (rope/woven)	Small Items	Good Condition	Enclosed	3	2	5	
007	Gow Hole Farm / Building 1 / Ground Floor	Pig Sty	None taken		Floor - Concrete	N/A	N/A	N/A	N/A	N/A	N/A	
007	Gow Hole Farm / Building 1 / Ground Floor	Pig Sty	None taken		Internal Wall - Plastered brick / block / concrete	N/A	N/A	N/A	N/A	N/A	N/A	
007	Gow Hole Farm / Building 1 / Ground Floor	Pig Sty	None taken		Ceiling - Timber	N/A	N/A	N/A	N/A	N/A	N/A	
008	Gow Hole Farm / Building 1 / 1st Floor	Room	VISUAL	Strongly Presumed as Chrysotile	Flash Pads within electrical boxes - Gaskets (rope/woven)	Small Items	Good Condition	Enclosed	3	2	5	

Location I.D	Building / Floor	Location Name	Sample Number	Asbestos Type	Material Description	Extent	Condition	Surface Treatment	Material Assessment	Priority Assessment	Total Risk Score	Photo
008	Gow Hole Farm / Building 1 / 1st Floor	Room	003	None	Roof felt - Bituminous Product	150 m²	N/A	N/A	N/A	N/A	N/A	
008	Gow Hole Farm / Building 1 / 1st Floor	Room	None taken		Ceiling - Plaster Board	N/A	N/A	N/A	N/A	N/A	N/A	
008	Gow Hole Farm / Building 1 / 1st Floor	Room	None taken		Internal Wall - Plastered brick / block / concrete	N/A	N/A	N/A	N/A	N/A	N/A	
008	Gow Hole Farm / Building 1 / 1st Floor	Room	None taken		Floor - Timber	N/A	N/A	N/A	N/A	N/A	N/A	
009	Gow Hole Farm / Building 1 / Ground Floor	Right Side Of Building	None taken		N/A	N/A	N/A	N/A	N/A	N/A	N/A	
099	Gow Hole Farm / Building 1 / External	External	None taken		N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Location I.D	Building / Floor	Location Name	Sample Number	Asbestos Type	Material Description	Extent	Condition	Surface Treatment	Material Assessment	Priority Assessment	Total Risk Score	Photo
099	Gow Hole Farm / Building 1 / External	External	None taken		Roof - Pitched timber and tile	N/A	N/A	N/A	N/A	N/A	N/A	
099	Gow Hole Farm / Building 1 / External	External	None taken		External Wall - Plastered brick / block / concrete	N/A	N/A	N/A	N/A	N/A	N/A	
099	Gow Hole Farm / Building 1 / External	External	None taken		Floor - Concrete	N/A	N/A	N/A	N/A	N/A	N/A	
099	Gow Hole Farm / Building 2 / External	External	None taken		Roof - Pitched timber and tile	N/A	N/A	N/A	N/A	N/A	N/A	
099	Gow Hole Farm / Building 2 / External	External	None taken		External Wall - Brick	N/A	N/A	N/A	N/A	N/A	N/A	
099	Gow Hole Farm / Building 2 / External	External	None taken		N/A	N/A	N/A	N/A	N/A	N/A	N/A	
099	Gow Hole Farm / Building 2 / External	External	None taken		Floor - Concrete	N/A	N/A	N/A	N/A	N/A	N/A	

Location I.D	Building / Floor	Location Name	Sample Number	Asbestos Type	Material Description	Extent	Condition	Surface Treatment	Material Assessment	Priority Assessment	Total Risk Score	Photo
099	Gow Hole Farm / Building 3 / External	External	None taken		N/A	N/A	N/A	N/A	N/A	N/A	N/A	
099	Gow Hole Farm / Building 3 / External	External	None taken		Floor - Concrete	N/A	N/A	N/A	N/A	N/A	N/A	
099	Gow Hole Farm / Building 3 / External	External	None taken		External Wall - Brick	N/A	N/A	N/A	N/A	N/A	N/A	
099	Gow Hole Farm / Building 3 / External	External	None taken		Roof - Pitched timber and tile	N/A	N/A	N/A	N/A	N/A	N/A	

4. Conclusions & Actions

Asbestos containing materials have been presumed in the areas surveyed.

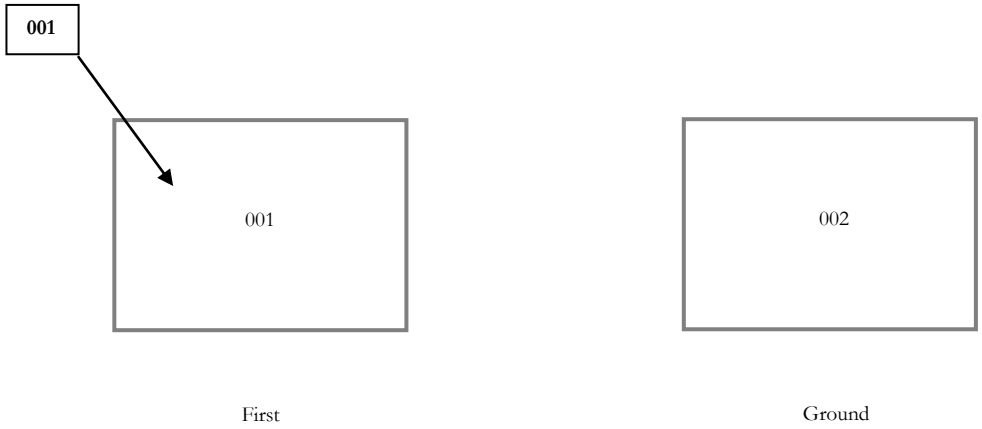
Specified asbestos product data and corresponding management options are detailed in the data sheets and summarised in Appendix 3 below.

All areas within the scope of the survey have been surveyed where possible.

There are no ACM's present which require remedial action to reduce the risk score within 12 months.

Most work with asbestos containing materials is licensable and must be done by a specialist contractor holding a licence issued by the HSE. ACM's remaining on site must be re-assessed for changes to material risk scores and accessibility at regular intervals not exceeding 12 months.

Appendix 1: Plans



Key

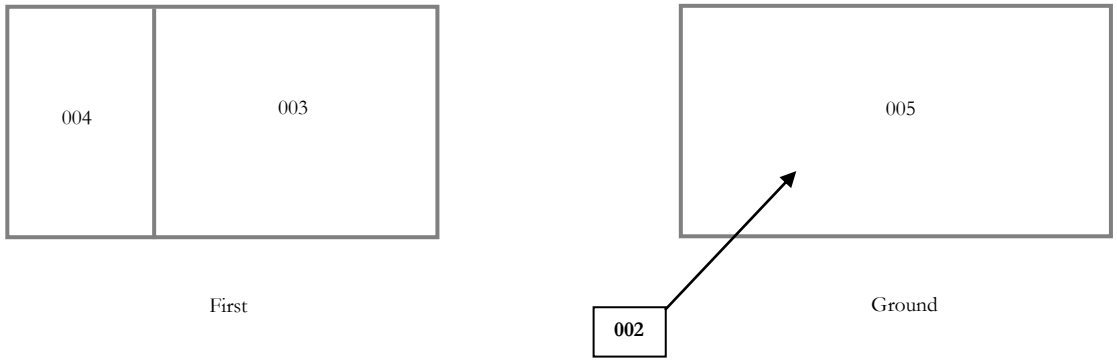
001 **Location ID**

001 **Sample ref (non-asbestos)**

001 **Sample ref (asbestos)**

Not to scale

Report number	Client	Property	
A-01448	**John Woods**	Gow Hole, Furnace Vale, Derbyshire, SK23 7QE	
Date of issue		**Building**	**Floor**
Date: 26/07/2018		Gow Hole Farm Building 2	Ground / First



Key

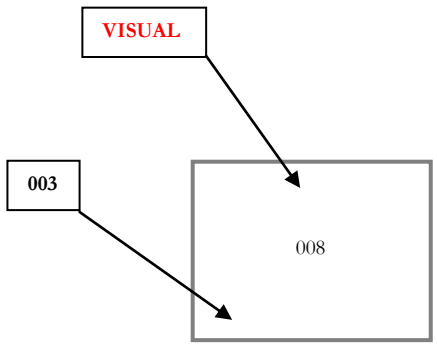
001 **Location ID**

001 **Sample ref (non-asbestos)**

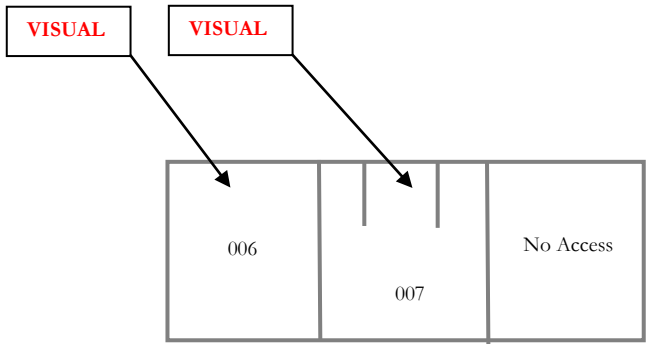
001 **Sample ref (asbestos)**

Not to scale

Report number	Client	Property	
A-01448	**John Woods**	Gow Hole, Furnace Vale, Derbyshire, SK23 7QE	
Date of issue		**Building**	**Floor**
Date: 26/07/2018		Gow Hole Farm Building 2	Ground



First



Ground

Key

001 **Location ID**

001 **Sample ref (non-asbestos)**

001 **Sample ref (asbestos)**

Not to scale

Report number	Client	Property	
A-01448	**John Woods**	Gow Hole, Furnace Vale, Derbyshire, SK23 7QE	
Date of issue		**Building**	**Floor**
Date: 26/07/2018		Gow Hole Farm	Ground / First

Appendix 2: Certificates of Analysis

UKAS TESTING 1752

tersus THEASBESTOSSPECIALISTS

Atmosphere Environmental Ltd

Unit 10f
Top Land Country Business Park
Cragg Vale
Hebden Bridge
West Yorkshire
HX7 5RW

Unit 1 offices, 1st Floor, Diamondworks, Maidstone Road, Nettlestead, Nr Maidstone, Kent, ME18 5HP

www.tersusgroup.co.uk, info@tersusgroup.co.uk

For the attention of J Gallagher

REPORT OF ANALYTICAL EXAMINATION FOR ASBESTOS IN BULK SAMPLE(S)

Job number	J333303
Number of samples	3
Date sampled / received	25/07/2018
Date analysed	25/07/2018
Analyst	Alan Kane
Sampled By	Atmosphere Environmental Ltd
Site address	Gow Hole Farm, na
Client order number	A01448

METHOD OF ANALYSIS

The sample(s) were analysed using Polarised Light Microscopy and McCrone Dispersion Staining by the method given in HSG248, Appendix 2. This is an accredited test method under ISO 17025. We disclaim responsibility for the accuracy of information provided by and sampling undertaken by the client. "Trace" is reported as defined in HSG248 where applicable. All opinions and descriptions ie. non asbestos fibre types and material types in this report fall outside the scope of our accreditation.

Sample ref. no.	Customer ref. no.	Building	Floor level	Room	Position	Item	Material	Conclusion
BS513087	S001				Dust & Debris		Dust/Debris	No Asbestos Detected
BS513088	S002				Roof Felt		Bitumen Products	No Asbestos Detected
BS513089	S003				Roof Felt		Bitumen Products	No Asbestos Detected

Authorised signatures

Alan Kane

Alan Kane

Appendix 3: Summary Asbestos Register

Location I.D	Building / Floor	Location Name	Sample Number	Asbestos Type	Material Description	Extent	Condition	Surface Treatment	Material Assessment	Priority Assessment	Total Risk Score	Comments
006	Gow Hole Farm / Building 1 / Ground Floor	Room	VISUAL	Strongly Presumed as Chrysotile	Flash Pads within electrical boxes - Gaskets (rope/woven)	Small Items	Good Condition	Enclosed	3	2	5	Remove prior to refurbishment
007	Gow Hole Farm / Building 1 / Ground Floor	Pig Sty	VISUAL	Strongly Presumed as Chrysotile	Flash Pads within electrical boxes - Gaskets (rope/woven)	Small Items	Good Condition	Enclosed	3	2	5	Remove prior to refurbishment
008	Gow Hole Farm / Building 1 / 1st Floor	Room	VISUAL	Strongly Presumed as Chrysotile	Flash Pads within electrical boxes - Gaskets (rope/woven)	Small Items	Good Condition	Enclosed	3	2	5	Remove prior to refurbishment

Appendix 4: General Information & Survey Limitations

HSE guidance HSG 264 'Asbestos: The survey guide' defines two types of survey: Management Surveys and Refurbishment/Demolition Surveys.

Refurbishment/Demolition Surveys

A **refurbishment and demolition** survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 (regulation 7) for all ACM's to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

Refurbishment and demolition surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos. Refurbishment and demolition surveys should only be conducted in unoccupied areas to minimise risks to the public or employees on the premises. Ideally, the building should not be in service and all furnishings removed. For minor refurbishment, this would only apply to the room involved or even part of the room where the work is small and the room large. In these situations, there should be effective isolation of the survey area (e.g. full floor to ceiling partition), and furnishings should be removed as far as possible or protected using sheeting. The 'surveyed' area must be shown to be fit for reoccupation before people move back in. This will require a thorough visual inspection and, if appropriate (e.g. where there has been significant destruction), reassurance air sampling with disturbance. Under no circumstances should staff remain in rooms or areas of buildings when intrusive sampling is performed.

There may be some circumstances where the building is still 'occupied' (i.e. in use) at the time a 'demolition' survey is carried out. For example in the educational sector, refurbishment/demolition surveys may be conducted in schools or colleges during one closure period (e.g. holidays) and the work not undertaken until the next holiday period. Also, a demolition survey maybe conducted to establish the economic future or viability of a building(s). The survey results would determine the outcome. In such situations, the 'survey' will need extremely careful managing with personnel and equipment/furnishings being decanted and protected (as necessary), while the survey progresses through the building. Again, there should be effective isolation of the survey areas and the 'surveyed' area must be shown to be fit for reoccupation before personnel reoccupy.

Agreed Limitations

Concealed spaces and voids – Refurbishment/Demolition Surveys. In accordance with HSG264 and the scope of the agreed survey, all parts of the building have been inspected as far as reasonably practicable. There may have been significant intrusive works into service hatches, lofts spaces behind riser panels and into nailed or otherwise sealed boxing and spaces within the fabric of the building.

Furniture and fixtures & fittings. The removal of furniture to enable full access at the time of the survey was the responsibility of the Client. We have not relocated furniture or removed fixtures and fittings to examine concealed surfaces or obstructed areas.

Floor coverings. Floor coverings have been lifted in limited locations to examine beneath. Full removal of floor coverings has not been undertaken and there remains the possibility of unidentified ACM's present beneath floor coverings.

Bulk sampling. Samples of representative suspected ACM's and some materials easily mistaken for ACM's have been taken during the survey. Sampling has not been carried out where there was an electrical hazard or if the integrity of the product was likely to be affected by the sampling. Fire doors, WC cisterns and seats, gutters drainpipes flues and roofing materials may not have been sampled. These are presumed or strongly presumed to contain asbestos and detailed within the report if identified.

Plant & machinery. Plant and machinery was only examined externally. Samples of suspected materials have only been taken if this could be done safely in the opinion of the surveyor. Guards and panels have not been removed. Electric switch and fuse installations have not been opened. Older types have been presumed to contain asbestos materials.

Categorisation of asbestos product type. Product types are based on the surveyor's opinion and must not be used as the basis for a removal specification.

Further Information

For further details about Regulation 4: Duty to Manage; asbestos management plans; awareness training; asbestos removal or remediation; additional surveys; or to discuss this report with an Atmosphere Environmental consultant, please call the issuing office or contact us via the web-site.

Appendix 5: Risk Assessment Format

Each ACM, identified, known (previous analysis) strongly presumed (similar identified ACM) or presumed (knowledge based or default) is recorded on the individual risk assessment sheet. The risk sheet comprises 5 parts:

Photograph	Secondary identifier to be used in conjunction with the area plan.
ACM	Information on asbestos type, content, quantity & location.
Material Assessment	The algorithm determines the risk associated with the material i.e. the propensity of airborne fibre release for the specific fibre type.
Priority Assessment	The priority assessment refines the risk data associated with the material. The algorithm takes into account various human factors i.e. is the ACM likely to be damaged or disturbed by human activity & is exposure likely.
Action	Details minimum control measures or actions.

Material Assessment

Presumed or strongly presumed ACM's will be scored as Crocidolite unless analysis of similar samples from the same building show a different asbestos type or if there is a reasoned argument that another type of asbestos was almost always used. Non-asbestos materials are not scored.

The algorithm is based on four variables. Values are assigned for each of the four parameters giving a material risk score (MRS). The higher the risk score, the greater the propensity for fibre release. The MRS will be between 2 and 12:

High Risk Materials	MRS>9
Medium Risk	MRS 7-9 inc.
Low Risk	MRS 5-6 inc.
Very Low Risk	MRS <4

The following table details the scoring system used for the material assessment:

Sample Variable	Score	Basis of Risk Score
ACM Type or ACM Type Debris	1	Encapsulated materials: Asbestos reinforced composites (plastics & resins), bitumen, mastics, roofing felts, vinyl floor tiles, semi-rigid paints, decorative finishes, textured coatings
	1	Asbestos cement products (Chrysotile only): profiled sheets, semi-compressed flat sheet, fully compressed flat sheet, pre-formed moulded and extruded products.
	2	Asbestos boards, papers and textiles: insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper, cardboard and felt, asbestos cement products (Crocidolite, Amosite containing).
	3	Insulation & sprayed coating: pipe and plant lagging, pre-formed pipe and plant lagging, loose fill acoustic, thermal, fire protection and anti-condensation sprayed coatings.
Damage & Deterioration - Condition	0	Good: No visible damage
	1	Minor damage: the item is generally in good condition although there may be scratched and impact marked surfaces, broken edges, damage around screws *etc.*
	2	Medium damage: significant breakage or the item has sustained damage to several areas revealing loose asbestos fibres.
	3	High damage: the item has sustained damage over many areas, visible asbestos debris & falling debris. Visible asbestos debris, which may be as a result of previous work and unconnected with any current asbestos installation, is assigned 3 risk points.
Surface Treatment	0	Sealed: the ACM is well encapsulated by cloth/paint, paint, *etc.*
	1	Sealed/minor damage: the item is generally well sealed although some minor damage has caused a break in the seal. Asbestos cement products are assigned a score of 1.
	2	Poor seal: the item has sustained damage to the seal or is generally inadequately sealed. No part of the item is sealed or encapsulated; disrepair/other have rendered any seals ineffective.
	3	No seal: No part of the item is sealed or encapsulated; disrepair/other have rendered any seals ineffective.
Asbestos Type	1	Chrysotile only
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite, presumed or strongly presumed (with no evidence to the contrary)

Priority Assessment

The priority assessment algorithm incorporates the MRS and produces a more refined priority risk score (PRS) which takes into account various human factors such as occupancy, maintenance activity and the likelihood of damage or disturbance i.e. what is the likelihood of human exposure to airborne asbestos fibre. An ACM with a high MRS may, in some circumstances pose less of a risk than an ACM with low MRS

The algorithm is based on five variables. The MRS is carried over and values are assigned for four of the five parameters giving a total risk score. The higher the risk score, the greater the propensity for fibre release. The PRS will be between 2 and 24:

Material risk score 2-12	
Category A	High risk of human exposure to airborne asbestos fibre – PRS >17.
Category B	Medium risk of human exposure to airborne asbestos fibre – PRS 14-17 inc.
Category C	Low risk of human exposure to airborne asbestos fibre – PRS 9-13 inc.
Category D	Very low risk of human exposure to airborne asbestos fibre – PRS <9.

We have completed the priority assessment on your behalf as a 'starting point'. You should make your own decisions as to the specific 'use' profile of an area or room and complete this priority assessment appropriately. The priority assessment may need to change based on the change of the use of any area or local area.

The following table details the scoring system used for the priority assessment:

Sample Variable	Score	Basis of Risk Score
Area Activity	0	Rare ACM disturbance or area activity: the ACM is located in an area of infrequent use (e.g. sub-floor void, roof space). Access for emergency work only.
	1	Low ACM disturbance or area activity: low usage of frequent access e.g. office type activity.
	2	Medium ACM disturbance or area activity: medium usage area of frequent access resulting in periodic disturbance e.g. busy offices, thoroughfares, storerooms, industrial or vehicular activity.
	3	High ACM disturbance or area activity: area usage is extremely likely to cause ACM disturbance.
Accessibility	0	Inaccessible: usually inaccessible or unlikely to be disturbed e.g. roofing, pipe lagging in sub-floor void.
	1	Low accessibility: the likelihood of accidental disturbance is unlikely due to the ACM location e.g. high level pipe work, ceiling tiles ('out-of reach' items).
	2	Medium accessibility: likelihood of accidental disturbance during normal area activity e.g. wall panels, partitioning *etc.* in office.
	3	High accessibility: the ACM is disturbed on a regular basis e.g. fire door, panelling to escalator, plant or machinery damage to panelling.
Frequency of Use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Maintenance Activity	0	Unlikely: maintenance activity is unlikely to disturb ACM.
	1	Low: Low disturbance (e.g. changing light bulbs in AIB ceiling) activities, or maintenance <1 per year.
	2	Medium: medium disturbance (e.g. lifting one or two AIB ceiling tiles), or maintenance >1 per year.
	3	High: high or regular maintenance activities will result in disturbance, or maintenance >1 per month.

Risk Categories

Each ACM will be awarded a risk category (A, B, C or D) based on the total risk score. This provides a priority rating. For example, a category A rated ACM is a high risk item and should be actioned prior to B, C, or D items. Similarly, an A rated ACM with a 24 PRS should be actioned before an A rated ACM with an 18 PRS.

Category A - PRS >17 – High Risk ACM, Immediate/Urgent Action

Category A invokes immediate action. This could be in the form of sealing or locking the area (followed by further actions) or emergency removal or encapsulation. The category A item is likely to cause, or is presently exposing persons to airborne asbestos fibre in the ACM location area, adjacent or connected areas or other areas within the building. In some cases it may be necessary to carry out air sampling in order to clarify the exposure level. If the area is sealed or locked, or a delay in action occurs, a management plan should be implemented and appropriate signage and warning labels should be posted.

Category B - PRS 14-17 inc. – Medium Risk ACM, Planned Remedial Action

Category B items are potentially hazardous and generally warrant some form of planned remedial action. This could be in the form of a planned asbestos removal programme (in a specified timescale) after emergency encapsulation, environmental clean, repair or enclosure. A management plan should be implemented and appropriate signage and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on a regular basis.

Category C - PRS 9-13 inc. – Low Risk ACM, Inspection & Labelling

A Category C item does not pose an imminent risk and the likelihood of fibre release is low under the existing conditions. A management plan should be implemented and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on a regular basis, generally a six monthly inspection cycle.

Category D - PRS <9 – Minor Risk ACM, Inspection & Labelling

Although the risk is minor with little likelihood of fibre release or exposure under the existing conditions, a management plan should be implemented and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on an annual basis.