



Asbestos Management Survey

LOCATION:

People Express Taxis Ltd, Unit 2, 25 Somers Road, Rugby Warwickshire, CV22 7DG

SURVEYED ON:

15 Aug 2023

PROJECT NUMBER:

Management Survey




LSJ Asbestos Services

admin@lsjasbestos.co.uk

01480 531796

Report Details

| | |
|-------------------|--|
| Report By | LSJ Asbestos Services |
| Client | Cathryn Mason |
| Project | Management Survey |
| Site Address | People Express Taxis Ltd, Unit 2, 25 Somers Road, Rugby Warwickshire, CV22 7DG |
| Site Coordinates | 52.37194059999999, -1.2874799 |
| Site Location |  |
| Purpose of Survey | The purpose of the survey was to provide the client with sufficient information to enable them to manage or remove any existing asbestos containing materials The surveyor was instructed to ascertain the existence/location of all readily visible/ accessible asbestos-containing materials and formulate a report detailing such. |
| Surveyors | Ben Hunter |
| Survey Dates | 15 Aug 2023 |
| QC Date | 23 Aug 2023 |

Totals

An overview of the data collected on site, during the survey

| Very Low | Low | Medium | High |
|----------|-----|--------|------|
| 2 | 0 | 1 | 0 |

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Sign Off

Quality Control

Ben Hunter

23rd Aug 2023



Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. LSJ Asbestos Services cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. LSJ Asbestos Services cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. LSJ Asbestos Services cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

LSJ Asbestos Ltd were instructed to carry out an Asbestos Management Survey to all areas of the specified building within this report, unless otherwise stated all areas of the property were within scope of the asbestos survey. The asbestos management survey was undertaken to identify, so far as is reasonably practicable, the presence and extent of possible asbestos containing materials and to ascertain any risk that its presence could represent in both normal occupation and general maintenance as defined in HSG264 "Asbestos: The Survey Guide" for the presence of Asbestos containing materials (ACMs). The extent and type of the asbestos containing materials on site was to be summarised in a written report including a detailed site register, survey report sheets and site plans. This report details the findings of the survey, interprets the information, and makes recommendations for control measures to be implemented. The survey carried out covered all areas of the location that were accessible both internally and externally on the day of the survey. The survey was conducted in accordance with all relevant Health & Safety Approved Codes of Practice (ACoPs) current asbestos regulations (CAR 2012) and HSG 264 – Asbestos: The Survey Guide. As part of the pre-survey planning, LSJ Asbestos Ltd completed a pre-site survey questionnaire. In order to comply with HSG 264 Asbestos: The Survey Guide, LSJ Asbestos Ltd carried out a desk top study. The following information was requested from the client: • Records of known asbestos materials. • Records of previous surveys / sampling reports • Records of any abatement works. • Records of Health and Safety files prepared to comply with Construction Design and Management • Copies of existing floor plans The information gained from both the Desktop Review and the Pre-Survey planning was utilised in formulating the survey strategy. The details provided were reviewed and where validated have been relied upon in the formulation of the survey data. i) Take suitable and sufficient steps to determine the location of materials likely to contain asbestos. ii) Presume materials to contain asbestos unless a reasoned argument to the contrary can be made. iii) Assess the risk of exposure from all identified and presumed asbestos materials and document the actions necessary to manage the risk so far as reasonably practicable. iv) Provide a written record of the location of the asbestos and presumed asbestos materials.

Executive Summary

The Management of Health and Safety Regulations places duties upon companies and their employees, and a principal requirement of these regulations is that a company should assess all their risks that are presented to employees during normal working activity. The risk assessment should be documented and brought to the attention of all those employees exposed to risk. To meet the requirements of these and other relevant regulatory requirements and to ensure a safe environment for employees, Cathryn Mason considered it prudent to commission the following asbestos risk assessment survey. The following tables and sections summarise the material risk and the locations where asbestos has been identified, materials that were sampled and not containing asbestos and therefore pose no risk and any locations that were inaccessible, or inspection was restricted during the survey works and therefore presumed to be Asbestos Containing Materials (ACM's). An Asbestos Management Survey was undertaken at this property in line with HSG264. If applicable any suspected asbestos materials were sampled and collected from all readily accessible areas and analysed to confirm whether or not they contain asbestos

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

| Building / Level / Location | Item | Material | Material Score | Recommendation | Page |
|--|------------------|------------------|----------------|------------------------------------|------|
| Unit 2 / 0 - Ground Floor / 002 - workshop | Walls and boxing | Insulation board | 7 Medium | Encapsulate and reinspect annually | 10 |
| Unit 2 / 0 - Ground Floor / 004 - external | Rainwater goods | Cement | 4 Very Low | Reinspect annually | 12 |
| Unit 2 / 0 - Ground Floor / 004 - external | Roof | Cement | 4 Very Low | Reinspect annually | 13 |

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

| Building / Level / Location | Item | Material | Page |
|-----------------------------|------|----------|------|
| <i>nothing to show</i> | | | |

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 5)**.

| Building / Level / Location | Inspect | Access / Notes | Photo 1 | Photo 2 | Page |
|---|---------|----------------|---------|---------|------|
| all locations and items were fully accessed | | | | | |

Register

The register contains priority scoring, please see **Priority Assessment Scores (p. 22)** and **Risk Assessment Scores (p. 23)** for further information.

| Building / Level / Location | Item | Material | Strategy / Sample Id | Extent | Fibre Type | Product Type | Extent of Damage | Surface Treatment | Material Score | Priority Score | Recommendation | Page |
|--|------------------|------------------|----------------------|--------|------------------------|--------------|------------------|-------------------|----------------|----------------|------------------------------------|------|
| Unit 2 / 0 - Ground Floor / 002 - workshop | Walls and boxing | Insulation board | Sample S001 | 38m2 | Amosite and Chrysotile | 2 | 2 | 1 | 7 Medium | 8 | Encapsulate and reinspect annually | 10 |
| Unit 2 / 0 - Ground Floor / 004 - external | Rainwater goods | Cement | Strongly Presume | 12lm | Chrysotile | 1 | 1 | 1 | 4 Very Low | 3 | Reinspect annually | 12 |
| Unit 2 / 0 - Ground Floor / 004 - external | Roof | Cement | Strongly Presume | 160m2 | Chrysotile | 1 | 1 | 1 | 4 Very Low | 3 | Reinspect annually | 13 |

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

| Building / Level / Location | Item | Material | Access / Notes | Material Score | Priority Score | Recommendation | Page |
|--|--|------------------|----------------|----------------|----------------|------------------------------------|------|
| Unit 2 / 0 - Ground Floor / 002 - workshop | Walls and boxing | Insulation board | | 7 Medium | 8 | Encapsulate and reinspect annually | 10 |
| Unit 2 / 0 - Ground Floor / 003 - office | Plasterboard and brick walls, Suspended ceiling. No samples required | | | | | | 11 |
| Unit 2 / 0 - Ground Floor / 004 - external | Rainwater goods | Cement | | 4 Very Low | 3 | Reinspect annually | 12 |
| Unit 2 / 0 - Ground Floor / 004 - external | Roof | Cement | | 4 Very Low | 3 | Reinspect annually | 13 |
| Unit 2 / 1 - First Floor / 005 - wc | No samples required | | | | | | 14 |
| Unit 2 / 1 - First Floor / 006 - offices | No samples required | | | | | | 15 |
| Unit 2 / Mezzanine / 001 - kitchen | No samples required | | | | | | 16 |

Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*

Unit 2 > 0 - Ground Floor > 002 - workshop > Walls and boxing

| | | | |
|--|--|--|------------------------|
| Building | Unit 2 | Level | 0 - Ground Floor |
| Location | 002 - workshop | Item | Walls and boxing |
| Material | Insulation board | Extent | 38m2 |
|  | |  | |
| Strategy / Sample Id | Sample / S001 | Fibre Type | Amosite and Chrysotile |
| Recommendation | Encapsulate and reinspect annually | | |
| General Comments | Back wall behind plasterboard, boxing of structural steel and back wall rear of office | | |



Material Assessment

| | | | |
|---------------------------------------|------------|----------------------------------|---|
| Product Type (or Debris from Product) | 2 | Extent of Damage / Deterioration | 2 |
| Surface Type / Treatment | 1 | Asbestos Type | 2 |
| Material Score | 7 / Medium | | |



Priority Assessment

| | | | |
|-----------------------------------|---|-------------------------------|---|
| Normal Occupant Activity | 2 | Main Type of Activity in Area | 2 |
| Location | 2 | Likelihood of Disturbance | 2 |
| Accessibility | 1 | | |
| Extent / Amount | 2 | | |
| Number of Occupants | 2 | Human Exposure Potential | 3 |
| Frequency of Use of Area | 3 | | |
| Average Time Area is in Use | 3 | | |
| Type of Maintenance Activity | 1 | Maintenance Activity | 1 |
| Frequency of Maintenance Activity | 1 | | |
| Priority Score | | 8 | |

Unit 2 > 0 - Ground Floor > 003 - office > Location Notes

| | | | |
|--|---|--|------------------|
| Building | Unit 2 | Level | 0 - Ground Floor |
| Location | 003 - office | Item | |
|  | |  | |
| Location Notes | Plasterboard and brick walls, Suspended ceiling. No samples required | | |

Unit 2 > 0 - Ground Floor > 004 - external > Rainwater goods

| | | | |
|--|--------------------|--|------------------|
| Building | Unit 2 | Level | 0 - Ground Floor |
| Location | 004 - external | Item | Rainwater goods |
| Material | Cement | Extent | 12lm |
|  | |  | |
| Strategy / Sample Id | Strongly Presume | Presumed Fibre Type | Chrysotile |
| Recommendation | Reinspect annually | | |



Material Assessment

| | | | |
|---------------------------------------|--------------|----------------------------------|---|
| Product Type (or Debris from Product) | 1 | Extent of Damage / Deterioration | 1 |
| Surface Type / Treatment | 1 | Asbestos Type | 1 |
| Material Score | 4 / Very Low | | |

Priority Assessment

| | | | |
|-----------------------------------|---|-------------------------------|---|
| Normal Occupant Activity | 0 | Main Type of Activity in Area | 0 |
| Location | 0 | Likelihood of Disturbance | 1 |
| Accessibility | 0 | | |
| Extent / Amount | 1 | | |
| Number of Occupants | 1 | Human Exposure Potential | 1 |
| Frequency of Use of Area | 0 | | |
| Average Time Area is in Use | 0 | | |
| Type of Maintenance Activity | 1 | Maintenance Activity | 1 |
| Frequency of Maintenance Activity | 1 | | |
| Priority Score | | 3 | |

Unit 2 > 0 - Ground Floor > 004 - external > Roof

| | | | |
|--|--------------------|--|------------------|
| Building | Unit 2 | Level | 0 - Ground Floor |
| Location | 004 - external | Item | Roof |
| Material | Cement | Extent | 160m2 |
|  | |  | |
| Strategy / Sample Id | Strongly Presume | Presumed Fibre Type | Chrysotile |
| Recommendation | Reinspect annually | | |

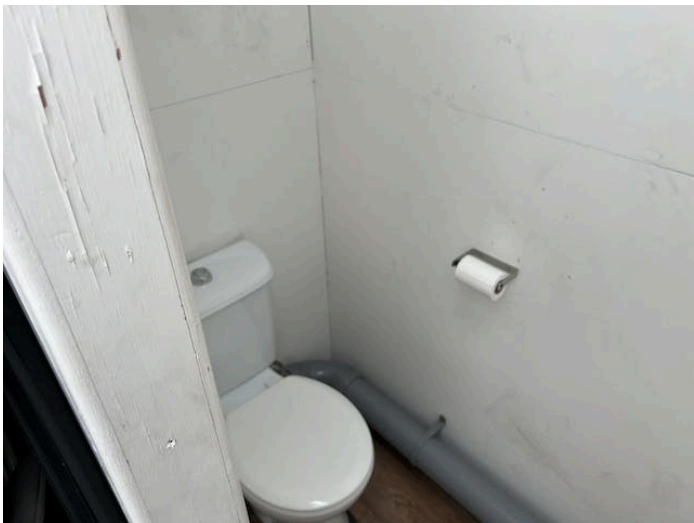

Material Assessment

| | | | |
|---------------------------------------|--------------|----------------------------------|---|
| Product Type (or Debris from Product) | 1 | Extent of Damage / Deterioration | 1 |
| Surface Type / Treatment | 1 | Asbestos Type | 1 |
| Material Score | 4 / Very Low | | |

Priority Assessment

| | | | |
|-----------------------------------|---|-------------------------------|---|
| Normal Occupant Activity | 0 | Main Type of Activity in Area | 0 |
| Location | 0 | Likelihood of Disturbance | 1 |
| Accessibility | 0 | | |
| Extent / Amount | 3 | | |
| Number of Occupants | 1 | Human Exposure Potential | 1 |
| Frequency of Use of Area | 0 | | |
| Average Time Area is in Use | 0 | | |
| Type of Maintenance Activity | 1 | Maintenance Activity | 1 |
| Frequency of Maintenance Activity | 1 | | |
| Priority Score | | 3 | |



Unit 2 > 1 - First Floor > 005 - wc > Location Notes

| | | | |
|--|---------------------|--|-----------------|
| Building | Unit 2 | Level | 1 - First Floor |
| Location | 005 - wc | Item | |
|  | |  | |
| Location Notes | No samples required | | |

Unit 2 > 1 - First Floor > 006 - offices > Location Notes

| | | | |
|--|---------------------|--|-----------------|
| Building | Unit 2 | Level | 1 - First Floor |
| Location | 006 - offices | Item | |
|  | |  | |
| Location Notes | No samples required | | |

Unit 2 > Mezzanine > 001 - kitchen > Location Notes

| | | | |
|--|---|--|-----------|
| Building | Unit 2 | Level | Mezzanine |
| Location | 001 - kitchen | Item | |
|  | |  | |
| Location Notes | No samples required | | |
| General Comments | Brick and plaster board walls, insulation foam ceiling. | | |

Appendices

Bulk Sample Test Certificates

See following pages...



2398

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East Riding
LABORATORIES LTD

Asbestos bulk sample analysis

21st August 2023

REPORT NUMBER ERL/120843

ANALYSIS OF BULK MATERIALS FOR ASBESTOS

Customer: Mr B Hunter
LSJ Asbestos
64 Dart Close
St Ives
PE27 3JB

Site reference: Peoples express taxis, Unit 2, 25 Somers Road, Rugby

Order reference: Verbal

Number of samples: 1

Sample(s) taken by: B Hunter of LSJ Asbestos

Date received: 16/08/23

Date of analysis: 21/08/23

Method: Samples of materials, referenced as shown above, have been examined to determine the presence of asbestos fibres. Fibres in the sample were identified using a stereo microscope, polarised light and a dispersion staining technique in accordance with in-house Test Method 1 based on HSG248 'Asbestos: The Analysts' Guide'.

Analysed by: S Hart & L Sylvester

Analysed at: East Riding Laboratories Ltd

East Riding Laboratories Ltd

Report number ERL/120843

F11.02HAR

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Anlaby, Hull, East Yorkshire, HU10 6RJ

RESULTS

| Laboratory reference | Information provided by customer | | | Type of asbestos detected (results apply only to the sample(s) listed in this table) |
|----------------------|----------------------------------|---------------------------|--------------------|---|
| | Sample identifier | Material sampled | Sample location | |
| ERL/496072 | 001 | Asbestos insulating board | Workshop back wall | Amosite (Brown Asbestos) Chrysotile (White Asbestos) |

REPORTED BY



S Hart BSc (Hons)
Managing Director

Disclaimer

East Riding Laboratories Ltd is not responsible for sampling, for the accuracy of sampling details, for giving opinions or for interpreting results

Samples will be retained by East Riding Laboratories for a minimum of 6 months and all reports and records will be retained for 5 years

IF THIS TEST REPORT IS REPRODUCED IT MUST BE COPIED IN ITS ENTIRETY

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and 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, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

| Sample Variable | Score | Examples of Score |
|--|-------|---|
| Product Type (or Debris from Product) | 1 | Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc) |
| | 2 | Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt |
| | 3 | Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing |
| Extent of Damage / Deterioration | 0 | Good condition: no visible damage |
| | 1 | Low damage: a few scratches or surface marks; broken edges on board, tiles etc. |
| | 2 | Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres |
| | 3 | High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris. |
| Surface Treatment | 0 | Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles |
| | 1 | Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc. |
| | 2 | Unsealed asbestos insulating board, or encapsulated lagging and sprays |
| | 3 | Unsealed laggings and sprays |
| Asbestos Type | 1 | Chrysotile |
| | 2 | Amphibole asbestos excluding crocidolite |
| | 3 | Crocidolite |

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

| Material Score | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|----------------|----------|---|---|-----|---|--------|---|---|------|----|----|
| Category | Very Low | | | Low | | Medium | | | High | | |

Priority Assessment Scores

The priority assessment is determined by carrying out an assessment of the likelihood of the ACM being disturbed through: **Normal Occupant Activity**, **Likelihood of Disturbance**, **Human Exposure Potential** and **Maintenance Activity**. Guidance on Priority Assessments is provided in HSG 227 (A Comprehensive Guide to Managing Asbestos in Premises) and HSG 264 (Asbestos: The Survey Guide).

The surveyor has carried out a priority risk assessment on your behalf. This is based on the activities witnessed by the surveyor on the day of the survey. This information can contribute to the risk assessment, however **it is the duty holder's responsibility under CAR 2012 to complete the Risk Assessments using the Survey report and his / her own detailed knowledge of the activities carried out within the premises.**

| Assessment Parameter | Score | Examples of Score |
|--------------------------------------|-------|--|
| Normal Occupant Activity | | |
| Main Type of Activity in Area | 0 | Rare disturbance activity (eg little used store room) |
| | 1 | Low disturbance activities (eg office type activity) |
| | 2 | Periodic disturbance (eg industrial or vehicular activity which may cause contact with ACMs) |
| | 3 | High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use) |
| Likelihood of Disturbance | | |
| Location | 0 | Outdoors |
| | 1 | Large Rooms or well-ventilated areas |
| | 2 | Rooms up to 100 sq metres in area |
| | 3 | Restricted or confined areas |
| Accessibility | 0 | Usually inaccessible or unlikely to be disturbed |
| | 1 | Occasionally likely to be disturbed |
| | 2 | Easily disturbed |
| | 3 | Routinely disturbed |
| Extent / Amount | 0 | Small amounts or single items (eg strings, gaskets) |
| | 1 | Less than 10 sq metres area, or 10 metre pipe run |
| | 2 | 10 to 50 sq metres area or 10 to 50 metres pipe run |
| | 3 | More than 50 sq metres, or 50 metres pipe run |
| Average Score | | Average of scores for Location , Accessibility and Extent / Amount <i>Maximum score of 3</i> |
| Human Exposure Potential | | |
| Number of Occupants | 0 | None |
| | 1 | 1 to 3 |
| | 2 | 4 to 10 |
| | 3 | More than 10 |
| Frequency of Use of Area | 0 | Infrequent |
| | 1 | Monthly |
| | 2 | Weekly |

table continued from previous page...

| Assessment Parameter | Score | Examples of Score |
|-----------------------------------|-------|--|
| | 3 | Daily |
| Average Time Area is in Use | 0 | Less than 1 hour |
| | 1 | 1 to less than 3 hours |
| | 2 | 3 to less than 6 hours |
| | 3 | More than 6 hours |
| Average Score | | Average of scores for Number of Occupants , Frequency of Use of Area , and Average Time Area is in Use <i>Maximum score of 3</i> |
| Maintenance Activity | | |
| Type of Maintenance Activity | 0 | Minor disturbance (eg possibility of contact when gaining access) |
| | 1 | Low disturbance (eg changing light bulbs in asbestos insulating board ceiling) |
| | 2 | Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve) |
| | 3 | High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling) |
| Frequency of Maintenance Activity | 0 | Unlikely - almost never |
| | 1 | Less than once a year |
| | 2 | Less than once a month |
| | 3 | More often than once a month |
| Average Score | | Average of scores for Type of Maintenance Activity and Frequency of Maintenance Activity <i>Maximum score of 3</i> |
| Total Score | | |

Risk Assessment Scores

The material score is added to priority assessment score to give a total risk assessment score between 2 and 24. This score can be used to determine the items that require the most immediate attention.

Material Assessment Score + Priority Assessment Score = **Risk Assessment Score**

| | | | | | | | | | | | | | | | | | | | | | | |
|-------------|---|---|---|---|---|---|---|----|----|----|--------------|----|----|----|----|----|----|----|----|----|----|----|
| 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| Lowest Risk | | | | | | | | | | | Highest Risk | | | | | | | | | | | |

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

| Mineral Group | Fibre Type | Common Name |
|---------------|---------------|-------------|
| Serpentine | Chrysotile | White |
| Amphibole | Amosite | Brown |
| | Crocidolite | Blue |
| | Anthophyllite | n/a |
| | Tremolite | n/a |
| | Actinolite | n/a |

Note: Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.