



**(Enviraz Surveys Ltd)**

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Asbestos Surveying and Consultancy Services

**Job Number: E-44067**

**Report Issued: 15/12/2023**



**Management  
Asbestos Survey Report  
For  
Nicola Robertson Steele  
At  
Flat 1/2, 1 Windsor Place  
Main Street, Bridge of Weir, PA11 3AF**

**Version 1**

Enviraz Surveys Limited  
Registered in Scotland: 320889



0441

Report version ESL-AT2 July16 - S. Moffatt

Directors: J. Curran & B. Terry  
Technical Manager: Stephen Moffatt

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#### Short guide to asbestos surveys

- ASBESTOS SURVEYS IN BUILDINGS
- SAMPLING METHODOLOGY
- BULK SAMPLE ANALYSIS METHODOLOGY
- MATERIAL ASSESSMENT
- PRIORITY ASSESSMENT

## SECTION 1 ~ CLIENT & SITE DESCRIPTION

Client Contact: Nicola Steele  
Tel: 07766275320  
Fax:  
Client: Nicola Robertson Steele  
Address: Flat 1/2, 1 Windsor Place, Main Street, Bridge of Weir, PA11 3AF

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This document was supplied to Nicola Robertson Steele under the terms of a contract. The information contained in it is confidential and shall not be divulged without the permission of Nicola Robertson Steele. The document or the information in it shall not be used for any purpose outside the terms of the contract without the express permission of Enviraz Surveys Ltd.

Issued by Enviraz Surveys Ltd. 23 – 29 Kelvin Avenue, Hillington, Glasgow, G52 4LT


### ***Description / Scope of survey:***

Site: Flat 1/2, 1 Windsor Place, Main Street, Bridge of Weir, PA11 3AF

This asbestos management survey was carried out to compile an asbestos register for the above property and assist with the management of any asbestos found.

***(IMPORTANT NOTE TO CLIENT: If this section is incorrect then please notify ESL)***

**Proof read and checked by:**



Charlie MacLean, Myles McFarlane

*Lead Surveyor / assistant surveyor*

### **Report Author:**

Enviraz Surveys Ltd.  
Curran House  
23-29 Kelvin Avenue  
Hillington Park  
Glasgow, G52 4LT  
Tel: 0141 882 8440

**Report prepared by:** Lyndsey Carlin

### **Approved Technical Reviewer:**

Sign:



Print:

GARRY CARBERRY

## SECTION 2 ~ INTRODUCTION

Instructions were received from Nicola Steele on behalf of Nicola Robertson Steele to carry out a Management Survey on Flat 1/2, 1 Windsor Place.

This survey was carried out on 13/12/2023 by Charlie MacLean, Myles McFarlane of Enviraz Surveys Ltd.

Enviraz Surveys Ltd. are accredited by UKAS The United Kingdom Accreditation Service as a Type C inspection body in accordance with the recognized International Standard ISO/IEC 17020:2012.

The schedule of accreditation is available on the UKAS website [www.ukas.com](http://www.ukas.com)

### DISCLAIMER

#### THIS REPORT SHOULD BE READ IN FULL!

Enviraz Surveys Limited endeavour's to locate all asbestos containing materials during the survey in accordance with HSG 264. Where any material not described in this report is uncovered then we highly recommend that additional investigation is carried out to prevent inadvertent exposure.

The results of analysis refer only to the specific points sampled at positions described in this report.

#### **During the construction of a building, asbestos is often used in the infrastructure.**

This material may only be discovered during the Refurbishment / demolition of the building, it is recommended that during major refurbishment and demolitions there is a qualified operative on site who is trained in asbestos awareness - **Our surveyors can be recalled to site to complete the survey once areas not accessed are made accessible as part of the Demolition / Refurbishment works. For guidance on caveats and survey restrictions please refer to HSE publication: HSG 264 paragraphs 55 to 58.**

The "next inspection date" and our recommendations for remedial action are to be used as a guide only. The priority assessment should be carried out for **each material to determine actual Risk Score and action required. For guidance on this please see government guidance document HSG227 "A Comprehensive Guide To Managing Asbestos"**.

**\*If any asbestos has been found in your property / premises it is recommended that you should monitor the condition and potential for deterioration; Frequency should depend on the risk the material presents to human exposure / contamination.**

This survey has been carried out in accordance with the requirements of HSG 264 (Second edition; Published 2012) and our own in house procedures (ESL Procedures manual – ESL017).

If required; Enviraz Surveys Ltd will provide further assistance to help each client understand the findings of the inspection and to explain the contents of this report.

Quantities noted within this document are approximate, although our surveyors endeavor to obtain as precise sizes as possible of all ACM's discovered, if you are using this report to assist you to price for asbestos removal, then we strongly advise visiting site before submitting your costs.

## **Section 3**

### ***Executive Summary***

# Executive Summary



Job number: E-44067- Address / Site: Flat 1/2, 1 Windsor Place

Building Name:	Flat 1/2, 1 Windsor Place
Number of suspect materials identified:	5
No of Samples taken:	5
Asbestos discovered:	NO ASBESTOS DETECTED
Number of ACM's discovered:	0
Areas of no access:	6
<b>AREAS OF "NO ACCESS" SHOULD BE PRESUMED TO CONTAIN ASBESTOS UNTIL PROVEN OTHERWISE. AREAS WHERE ONLY "LIMITED ACCESS" COULD BE GAINED SHOULD BE REVIEWED PRIOR TO ANY REFURBISHMENT WORK OR MAINTENANCE.</b>	

See Certificate of Analysis (Section 7) for sample results.

**REMINDER:** This survey report should be read in full!

***No Asbestos Containing Materials were identified during the course of the survey***

*Remove any ACM that is likely to be disturbed during refurbishment works.*

*Key: PS = Previously sampled. /*


*SP = Strongly presumed. / AWS = Associated with sample.*


## **Section 4**


### ***Areas of No Access***

# Areas of No Access

Job number: E-44067- Address / Site: Flat 1/2, 1 Windsor Place

Building Name:	Flat 1/2, 1 Windsor Place	Location ID:	001	Floor / Level:	Ground Floor
Location / Room:	Main shop area				
No Access Reason / Description:					
Fitting - No access within timber boxing as opening up would cause significant damage					
This area should be presumed to contain asbestos until proven otherwise					


Building Name:	Flat 1/2, 1 Windsor Place	Location ID:	001	Floor / Level:	Ground Floor
Location / Room:	Main shop area				
No Access Reason / Description:					
Floor - Limited access below laminate flooring					
This area should be presumed to contain asbestos until proven otherwise					


Building Name:	Flat 1/2, 1 Windsor Place	Location ID:	002	Floor / Level:	Ground Floor
Location / Room:	Electric Cupboard				
No Access Reason / Description:					
Electrics - No access to live electrics					
This area should be presumed to contain asbestos until proven otherwise					

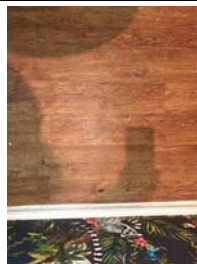


# Areas of No Access

Job number: E-44067- Address / Site: Flat 1/2, 1 Windsor Place

<b>Building Name:</b>	Flat 1/2, 1 Windsor Place	<b>Location ID:</b>	003	<b>Floor / Level:</b>	Ground Floor
<b>Location / Room:</b>	Storage area 1				
<b>No Access Reason / Description:</b>					
Floor - Limited access below laminate flooring					
<b>This area should be presumed to contain asbestos until proven otherwise</b>					

<b>Building Name:</b>	Flat 1/2, 1 Windsor Place	<b>Location ID:</b>	004	<b>Floor / Level:</b>	Ground Floor
<b>Location / Room:</b>	Office				
<b>No Access Reason / Description:</b>					
Floor - Limited access below laminate flooring					
<b>This area should be presumed to contain asbestos until proven otherwise</b>					

<b>Building Name:</b>	Flat 1/2, 1 Windsor Place	<b>Location ID:</b>	005	<b>Floor / Level:</b>	Ground Floor
<b>Location / Room:</b>	Toilet				
<b>No Access Reason / Description:</b>					
Floor - Limited access below laminate flooring					
<b>This area should be presumed to contain asbestos until proven otherwise</b>					

## **Section 5**

### ***Asbestos Survey Register***

# Asbestos Survey Register

Site: Flat 1/2, 1 Windsor Place  
Client: Nicola Robertson Steele

Surveyors: Charlie MacLean, Myles McFarlane  
Job Number: E-44067

Survey: Management  
Date Samples Analysed: 15/12/2023

Survey Date:  
13/12/2023

Flat 1/2, 1 Windsor Place											
Floor / Loc Code	Location / area Description	Surface	Material Description	Size	Sample Ref	Analysis Result	Product Type	Condition	Surface Treatment	Material Risk Score	Recommended Action
Ground Floor 00/001	Main shop area	<a href="#">Walls</a>	Textured Coating - Textured coating to plasterboard walls	34m <sup>2</sup>	S001	No Asbestos Detected				0	No Action Required
Ground Floor 00/001	Main shop area	<a href="#">Ceiling</a>	Textured Coating - Textured coating to plasterboard ceiling	15m <sup>2</sup>	S002	No Asbestos Detected				0	No Action Required
Ground Floor 00/001	Main shop area	<a href="#">Fitting</a>	Textured Coating - Textured coating to metal column	1m <sup>2</sup>	S003	No Asbestos Detected				0	No Action Required
Ground Floor 00/001	Main shop area	Floor	Plywood		NSR						
Ground Floor 00/001	Main shop area	Floor	Modern Vinyl Covering		NSR						
Ground Floor 00/001	Main shop area	Floor	Laminate Flooring		NSR						
Ground Floor 00/001	Main shop area	Floor	Limited access below laminate flooring		No Access					0	Further investigation may be required!

## Table Key:

Sample ref:  
AWS = Associated With Sample.  
NSR = No Sample Required.  
NAD = No Asbestos Detected.  
SR = Sample Required.  
SP = Strongly Presumed.  
PS = Previously Sampled.

Product scores:  
1 = Plastics / Resins / Mastics / Vinyl's / Cement / Textured coatings.  
2 = AIB / Paper & Textiles / Felt Etc.  
3 = Thermal Insulation / Lagging / Sprayed asbestos

Condition:  
0 = Good / no visible damage  
1 = Low damage (broken edges / scratches)  
2 = Medium Damage (significant breakage / several areas of damage)  
3 = High Damage (debris / severe deterioration)

Surface Treatment:  
0 = Composites (inc- plastics / resins & vinyl's)  
1 = Enclosed Sprays and Lagging / Sealed AIB / Cement sheets etc.  
2 = Unsealed AIB / Encapsulated lagging and sprays.  
3 = Unsealed Lagging and sprays.

Materials Risk Score:  
1-4 = Very low  
5-6 = Low  
7-9 = Medium  
10+ = High

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# Asbestos Survey Register



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Client: Nicola Robertson Steele

Surveyors: Charlie MacLean, Myles McFarlane  
Job Number: E-44067

Survey: Management  
Date Samples Analysed: 15/12/2023

Survey Date:  
13/12/2023

Flat 1/2, 1 Windsor Place											
Floor / Loc Code	Location / area Description	Surface	Material Description	Size	Sample Ref	Analysis Result	Product Type	Condition	Surface Treatment	Material Risk Score	Recommended Action
Ground Floor 00/001	Main shop area	Walls	Brick and Plasterboard		NSR						
Ground Floor 00/001	Main shop area	Ceiling	Plasterboard		NSR						
Ground Floor 00/001	Main shop area	Fittings	Notes - Metal framed door with glass infill panels, Rubber seals, Timber skirting, Plaster coving, Metal columns, Air conditioning units, Timber boxing at wall 1		NSR						
Ground Floor 00/001	Main shop area	Fitting	No Access - No access within timber boxing as opening up would cause significant damage		No Access					0	Further investigation may be required!
Ground Floor 00/002	Electric Cupboard	Floor	Timber		NSR						
Ground Floor 00/002	Electric Cupboard	Walls	Brick		NSR						

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2 = Unsealed AIB / Encapsulated lagging and sprays.  
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Client: Nicola Robertson Steele

Surveyors: Charlie MacLean, Myles McFarlane  
Job Number: E-44067

Survey: Management  
Date Samples Analysed: 15/12/2023

Survey Date:  
13/12/2023

Flat 1/2, 1 Windsor Place											
Floor / Loc Code	Location / area Description	Surface	Material Description	Size	Sample Ref	Analysis Result	Product Type	Condition	Surface Treatment	Material Risk Score	Recommended Action
Ground Floor 00/002	Electric Cupboard	Ceiling	Plasterboard		NSR						
Ground Floor 00/002	Electric Cupboard	Fittings	Notes - Timber door and surrounds, Timber backboard with electrics, Timber panels at wall 4		NSR						
Ground Floor 00/002	Electric Cupboard	Electrics	No Access - No access to live electrics		No Access					0	Further investigation may be required!
Ground Floor 00/003	Storage area 1	Floor	Plywood		NSR						
Ground Floor 00/003	Storage area 1	Floor	Modern Vinyl Covering		NSR						
Ground Floor 00/003	Storage area 1	Floor	Laminate Flooring		NSR						
Ground Floor 00/003	Storage area 1	Floor	Limited access below laminate flooring		No Access					0	Further investigation may be required!

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Surveyors: Charlie MacLean, Myles McFarlane  
Job Number: E-44067

Survey: Management  
Date Samples Analysed: 15/12/2023

Survey Date:  
13/12/2023

Flat 1/2, 1 Windsor Place											
Floor / Loc Code	Location / area Description	Surface	Material Description	Size	Sample Ref	Analysis Result	Product Type	Condition	Surface Treatment	Material Risk Score	Recommended Action
Ground Floor 00/003	Storage area 1	Walls	Brick and Plasterboard		NSR						
Ground Floor 00/003	Storage area 1	Ceiling	Plasterboard		NSR						
Ground Floor 00/003	Storage area 1	Fitting	Notes - Timber skirting, Timber shelves, Timber panels around brick column, Timber panel at wall 1		NSR						
Ground Floor 00/004	Office	Floor	Plywood		NSR						
Ground Floor 00/004	Office	Floor	Modern Vinyl Covering		NSR						
Ground Floor 00/004	Office	Floor	Laminate Flooring		NSR						
Ground Floor 00/004	Office	Floor	Limited access below laminate flooring		No Access					0	Further investigation may be required!

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Surveyors: Charlie MacLean, Myles McFarlane  
Job Number: E-44067

Survey: Management  
Date Samples Analysed: 15/12/2023

Survey Date:  
13/12/2023

Flat 1/2, 1 Windsor Place											
Floor / Loc Code	Location / area Description	Surface	Material Description	Size	Sample Ref	Analysis Result	Product Type	Condition	Surface Treatment	Material Risk Score	Recommended Action
Ground Floor 00/004	Office	Walls	Brick and Plasterboard		NSR						
Ground Floor 00/004	Office	Ceiling	Plasterboard		NSR						
Ground Floor 00/004	Office	Fitting	Notes - Timber door and surrounds, Timber skirting and shelves, Xpelair fan		NSR						
Ground Floor 00/005	Toilet	<a href="#">Walls</a>	Textured Coating - Textured coating to plasterboard walls	4m <sup>2</sup>	S004	No Asbestos Detected				0	No Action Required
Ground Floor 00/005	Toilet	<a href="#">Ceiling</a>	Textured Coating - Textured coating to plasterboard ceiling	2m <sup>2</sup>	S005	No Asbestos Detected				0	No Action Required
Ground Floor 00/005	Toilet	Floor	Timber		NSR						
Ground Floor 00/005	Toilet	Floor	Laminate Flooring		NSR						

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Job Number: E-44067

Survey: Management  
Date Samples Analysed: 15/12/2023

Survey Date:  
13/12/2023

Flat 1/2, 1 Windsor Place											
Floor / Loc Code	Location / area Description	Surface	Material Description	Size	Sample Ref	Analysis Result	Product Type	Condition	Surface Treatment	Material Risk Score	Recommended Action
Ground Floor 00/005	Toilet	Floor	Limited access below laminate flooring		No Access					0	Further investigation may be required!
Ground Floor 00/005	Toilet	Walls	Brick and Plasterboard		NSR						
Ground Floor 00/005	Toilet	Ceiling	Plasterboard		NSR						
Ground Floor 00/005	Toilet	Fittings	Plastic / Ceramic sanitary-ware		NSR						
Ground Floor 00/005	Toilet	Fittings	Notes - Timber door and surrounds, Timber skirting, Timber sill and facing, Timber panels behind the cistern, Xpelair fan, Heatrae sadia, Plastic boxing metal pipework within, Modern ceramic tiles above the sink		NSR						
1st Floor 01/001	Loft	Floor	Plasterboard		NSR						

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Surveyors: Charlie MacLean, Myles McFarlane  
Job Number: E-44067

Survey: Management  
Date Samples Analysed: 15/12/2023

Survey Date:  
13/12/2023

Flat 1/2, 1 Windsor Place											
Floor / Loc Code	Location / area Description	Surface	Material Description	Size	Sample Ref	Analysis Result	Product Type	Condition	Surface Treatment	Material Risk Score	Recommended Action
1st Floor 01/001	Loft	Walls	Brick and Plaster		NSR						
1st Floor 01/001	Loft	Ceiling	Plasterboard		NSR						
1st Floor 01/001	Loft	Fittings	Notes - Timber loft hatch and surrounds, Flexi ducting, Metal pipework with foam insulation, Plastic pipework, Timber framed windows		NSR						
External EX/001	External of shop front	Walls	Brick		NSR						
External EX/001	External of shop front	Walls	Modern (non-asbestos) Ceramic Tiles		NSR						
External EX/001	External of shop front	Fittings	Notes - Metal framed window with rubber seals, Plywood signage, Timber panels		NSR						

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Surface Treatment:  
0 = Composites (inc- plastics / resins & vinyl's)  
1 = Enclosed Sprays and Lagging / Sealed AIB / Cement sheets etc.  
2 = Unsealed AIB / Encapsulated lagging and sprays.  
3 = Unsealed Lagging and sprays.

Materials Risk Score:  
1-4 = Very low  
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## **Section 6**

### ***Sample Photographs and Data***

# Sample Photographs and Data



Job number: E-44067- Address / Site: Flat 1/2, 1 Windsor Place



Location Code 00/001		Sample No. S001
Material Description:		
Building Name:		
Location / Room:		
Floor / Level:		
Surface:		
Size :		
Condition:		
Surface Treatment:		
Analyst Result:		
Recommendation:	No Action Required	

Location Code 00/001		Sample No. S002
Material Description:		
Building Name:		
Location / Room:		
Floor / Level:		
Surface:		
Size :		
Condition:		
Surface Treatment:		
Analyst Result:		
Recommendation:	No Action Required	

# Sample Photographs and Data


Job number: E-44067- Address / Site: Flat 1/2, 1 Windsor Place

Location Code 00/001		Sample No. S003
Material Description:	Fitting - Textured Coating - Textured coating to metal column	 
Building Name:	Flat 1/2, 1 Windsor Place	
Location / Room:	Main shop area	
Floor / Level:	Ground Floor	
Surface:	<a href="#">Fitting</a>	
Size :	1m <sup>2</sup>	
Condition:	-	
Surface Treatment:	-	
Analyst Result:	No Asbestos Detected	
Recommendation:	No Action Required	

Location Code 00/005		Sample No. S004
Material Description:	Walls - Textured Coating - Textured coating to plasterboard walls	 
Building Name:	Flat 1/2, 1 Windsor Place	
Location / Room:	Toilet	
Floor / Level:	Ground Floor	
Surface:	<a href="#">Walls</a>	
Size :	4m <sup>2</sup>	
Condition:	-	
Surface Treatment:	-	
Analyst Result:	No Asbestos Detected	
Recommendation:	No Action Required	

# Sample Photographs and Data

Job number: E-44067- Address / Site: Flat 1/2, 1 Windsor Place

Location Code 00/005		Sample No. S005
Material Description:		
Building Name:		
Location / Room:		
Floor / Level:		
Surface:		
Size :		
Condition:		
Surface Treatment:		
Analyst Result:		
Recommendation:	No Action Required	

## **Section 7**

### ***Laboratory Test Certificate(s)***

## Certificate of Analysis for:

PROJECT NUMBER:

ESLE-44067

Site Address
Flat 1/2, 1 Windsor Place Main Street  Bridge of Weir PA11 3AF

Customer Address
Nicola Robertson Steele Flat 1/2, 1 Windsor Place Main Street Bridge of Weir PA11 3AF

Customer Order Number:	None specified
Sampled By:	Charlie MacLean
No. of Samples:	5
Samples Submitted By:	ESL surveyor
Date Samples Submitted:	14/12/2023
Date Samples Analysed:	15/12/2023
Samples Analysed By:	Aiden Campbell
Analyst / Authorised Signature:	<i>Aiden Campbell</i>

ESL accepts no responsibility for sampling activities undertaken by the customer.  
Analysis is conducted in accordance with HSG248 (2nd Edition) and ESL procedures ESL LAB 17.  
\*Opinions and interpretations on this certificate are outside the scope of our UKAS Accreditation (Material Type & Comments).  
All records pertaining to the analysis will be kept for 6 years. The sample contents will be kept in secure storage for a minimum 6 months for quality control purposes then disposed of accordingly.

**KEY:** NAD = NO ASBESTOS DETECTED / **RED BOX** = ASBESTOS IDENTIFIED

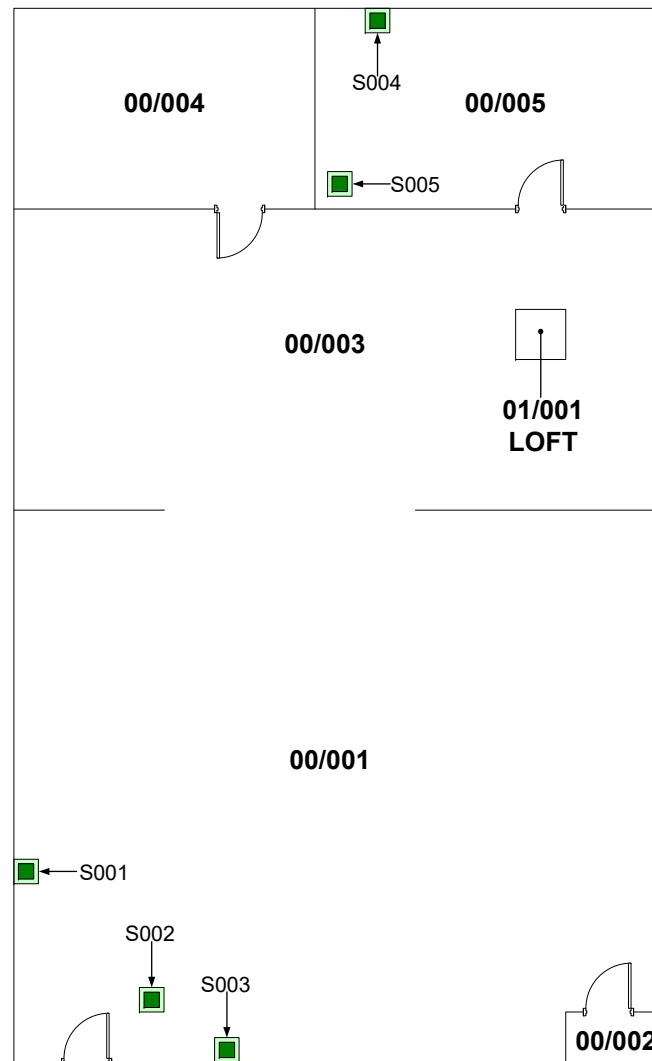
SAMPLE ID	ORIGIN / LOCATION OF MATERIAL	* MATERIAL TYPE	ASBESTOS TYPE(S)	*COMMENTS
1	Main shop area - Walls - Textured coating to plasterboard walls	Textured Coating	NAD	
2	Main shop area - Ceiling - Textured coating to plasterboard ceiling	Textured Coating	NAD	
3	Main shop area - Fitting - Textured coating to metal column	Textured Coating	NAD	
4	Toilet - Walls - Textured coating to plasterboard walls	Textured Coating	NAD	
5	Toilet - Ceiling - Textured coating to plasterboard ceiling	Textured Coating	NAD	

## **Section 8**





***Drawing(s) / Surveyors Sketch***



# GROUND FLOOR



## KEY

-  = Positive Sample points
-  = Negative Sample points
-  = Presumed Asbestos Containing Material
-  = No Access Areas

Not to scale

**Job/Contract No.E-44067**  
**Flat 1-2**  
**1 Windsor Place**  
**Bridge Of Weir**

Enviraz Surveys Ltd.  
 Curran House  
 23-29 Kelvin Avenue  
 Hillington Park  
 Glasgow G52 4LT

ESL/050F - Version 4  
 Drawing / Floor Plan  
 Authorised S Moffatt  
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## **Appendix**

### **Short Guide to Asbestos Surveys**

# Short Guide to Asbestos Surveys

## ASBESTOS SURVEYS

For information and guidance on the different types of surveys for asbestos-containing materials (ACMs); Management surveys, Refurbishment surveys & Demolition survey as defined in HSG 264 please refer to Publication HSG 264 paragraphs 40 to 54. These general descriptions are for guidance only as a client may have specific requirements, *for example: a request to conduct a Management survey for an entire a building to provide an asbestos register and also to carry out partial Refurbishment survey to ceiling voids on the second floor for the purpose of a proposed cable route installation. The scope of the survey will be specific to the client's needs and should be agreed prior to the survey being undertaken.*

*PLEASE READ THE BRIEF DESCRIPTION FOR THE TYPE OF SURVEY RELEVANT TO YOUR REPORT BELOW:*

### **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.

### **Refurbishment surveys:**

Refurbishment surveys are needed before any refurbishment 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. 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 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. 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. **IF THERE ARE ANY ASBESTOS MATERIALS FOUND THAT MAY BE DISTURBED DURING THE REFURBISHMENT WORKS, THEN THESE MATERIALS SHOULD BE ENCLOSED OR REMOVED PRIOR TO WORK STARTING.**

### **Demolition surveys:**

An asbestos demolition survey is needed before undertaking demolition works. The current asbestos survey guidance makes clear reference to the difference in the level of survey required for refurbishment works and for complete demolition of a building. In line with asbestos guidance, demolition is only utilised as a descriptive when the entire building / site or part of a building is to be demolished and removed in its entirety. As such when an asbestos demolition survey is requested the scope of works is self-explanatory. An asbestos demolition survey must achieve full identification of all asbestos containing materials (ACMs) within all areas of the building, as far as is reasonably practicable.

Asbestos demolition surveys are fully intrusive and involve extensively destructive inspection methods to gain access to all areas, including those that may be difficult to reach. Aggressive inspection techniques will be required to lift up carpets and floor tiles, break through walls, ceilings, cladding and partitions, and open up floors. Asbestos demolition surveys will be completed in unoccupied buildings. The purpose of this is to minimise risks to personnel within the premises as excessive damage to the building is likely to occur. Where practicable to do the building or area should not be operational and all furnishings should be vacated.

# Short Guide to Asbestos Surveys

## SAMPLING METHODOLOGY

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. All samples were collected in self seal bags where appropriate, and if instructed by the client a label or mark was left on the site adjacent to the sample location. The label indicates the sample number for cross reference to this report. Care was taken to prevent cross-contamination of samples.

As required under the Control of Asbestos Regulations 2012 dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This includes the isolation of the sampling area, wetting of the material to suppress dust release, an appropriate cleaning process and use of personal protective equipment. After sampling, any broken material was sealed with PVA solution – or equivalent, filler or heavy duty tape and the surrounding area wiped clean with damp paper wipes. All samples were double sealed in polythene bags. Sampling did not impair the structural integrity of the building or plant.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building.

Sampling was carried out in accordance with in house Procedures (Controlled doc. PM1) and the guidelines as defined in HSE documentation HSG 264.

### Numbering System

Numbering will be in a systematic numeric order for Floor or Level / Location ID / Sample ID = 01/001/001.

### Wall and Door Numbering System

In the case of wall identification; a numbering system will be adopted to identify each individual elevation within a room/area. The elevation containing the door / main entrance will be noted as wall 1 (W1) and thereafter walls shall be numbered in a clockwise direction W2, W3, W4 etc. Where there are several doors into a room/area an assessment shall be made to what is the main entrance and this shall be designated as W1. The main door will be suffixed "A" and from a clockwise direction Door B, Door C etc.

# Short Guide to Asbestos Surveys



## BULK SAMPLE ANALYSIS METHODOLOGY

All bulk samples taken by Enviraz Surveys Ltd. in the course of surveying or samples submitted to us for analysis are submitted to a UKAS accredited laboratory.

All bulk samples are submitted to an independent UKAS accredited laboratory.

### **Laboratory analysis techniques:**

All techniques used are in strict accordance with the Health & Safety Executive document HSG 248 with sampling and identification by polarized light microscopy (PLM) using documented UKAS procedures.

Identification of asbestos fibres was based on the following analytical procedure:

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

# Short Guide to Asbestos Surveys

## MATERIAL ASSESSMENT

In accordance with the requirements of HSG 264 all asbestos containing materials identified on the site have been assessed to consider their potential for fibre release. This assessment has been established using the Material Assessment Algorithm which is defined in the HSG 264 document:

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

### MATERIAL ASSESSMENT of EACH ASBESTOS ELEMENT

**0 to 4 (VERY LOW)** - Materials with assessment scores between 0 to 4 have a very low potential to release fibres if disturbed.

**5 to 6 (LOW)** - Materials with assessment scores between 5 to 6 have a low potential to release fibres if disturbed.

**7 to 9 (MEDIUM)** - Materials with assessment scores between 7 to 9 have a medium potential to release fibres if disturbed.

**10 and above (HIGH)** - Materials with assessment scores of 10 and above have a high potential to release fibres if disturbed.

# Short Guide to Asbestos Surveys

## PRIORITY ASSESSMENT

As part of the asbestos management plan it is the duty holder for the premises (or designated competent person) who is required to undertake the priority risk assessment. Using their detailed knowledge of the premises they should use the algorithm below to calculate the final risk scores of the ACM's found – further information on management of asbestos is available in the publication HSG227: "A comprehensive guide to managing asbestos in premises".

Assessment Factor	Score	Examples of score variables
<b>Normal occupant activity</b>		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activity (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (e.g. fire door with AIB sheet in constant use).
Secondary activities for area	As above	As above
<b>Likelihood of Disturbance</b>		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m <sup>2</sup>
	3	Confined spaces
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 amount of items (e.g. strings, gaskets)
	1	<10m <sup>2</sup> or <10m pipe run
	2	>10m <sup>2</sup> to <50m <sup>2</sup> or >10m to <50m pipe run
	3	50m <sup>2</sup> or 50m pipe run
<b>Human Exposure Potential</b>		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours

# Short Guide to Asbestos Surveys

Assessment Factor	Score	Examples of score variables
<b>Maintenance Activity</b>		
Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access).
	1	Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2	Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve)
	3	High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or recabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance.
	1	<1 per year
	2	>1 per year
	3	>1 per month

## Risk scores 11 or less = Low Risk

Recommended Action: Manage and consider removal if the item fall within a demolition or major refurbishment area and works are likely to disturb the material.

## Risk scores 12 to 17 = Medium Risk

Recommended Action: Manage as priority 1's, but remedial action may be deferred until maintenance regimes change, or demolition or major refurbishment is planned.

## Risk scores 18 or higher = High Risk

Recommended Action: Manage ACM's and carry out planned remedial action to reduce the risk score, typically within 12 months or less, to below risk score 18 in accordance with your Asbestos Policy and Management Plan.

**If you require any assistance with the scoring algorithms, you can contact Enviraz Surveys LTD who can help you with your asbestos management tasks**