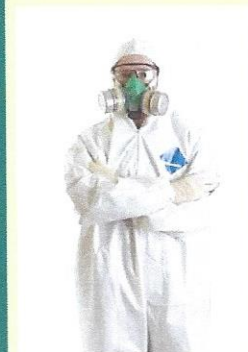
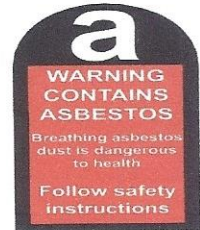


A.T.M

Asbestos Testing & Management

www.asbestos-registers.co.uk



Management Survey & Asbestos Register May 2012



**Spencer House
3 Spencer Parade
Northampton
NN1 5AA**

Summary

Report type:

Survey and Assessment of Asbestos Containing Materials

Report issue: Final

File number: 170512/1

Report Date: 25th May 2012

Survey Date: 17th May 2012

Surveyor: Jeremy Dunham Signed: *Jeremy Dunham*

Total Pages Including Cover: 7 (Seven)

A.T.M

Asbestos Testing & Management

asbestos
management



HSG
264
survey

This report cannot be used for contractual or engineering purposes unless it is signed where indicated by the surveyor. The report must also be designated 'final' on the signatory sheet. Please note that A.T.M cannot be held responsible for the way in which a client interprets or acts upon the results. This report must be read in its entirety including any appendices.

A.T.M accepts no responsibility for sub-division of this report.
ATM, 22 Dairy Close, Brixworth, Northamptonshire, NN6 9DR.
Email: info@asbestos-registers.co.uk

1 Introduction

1.1 A management survey of the premises was carried out to ensure compliance with current legislation. The survey and all sampling was carried out in accordance with the requirements of the HSE document MDHS-100 'Surveying, sampling and assessment of asbestos containing material' and HSG264 'The Survey Guide'

1.2 The scope of the survey was to consider and report on:

- a. The type, condition and extent of asbestos containing materials (ACMs) within the building in all reasonably accessible areas.
- b. Provide recommendations to ensure that areas of concern are made safe and that all ACMs are managed safely.
- c. To assess the risk from the ACMs and to derive risk ratings.

1.3 Areas of the premises surveyed

All areas

1.4 The following areas were excluded from the survey

None

1.5 Specific exclusions relating to survey;

1.5.1 No inspection was carried out of flues, chutes, ducts, voids and any similar enclosed areas, the access to which would necessitate the use of specialist equipment or tools, or which would have caused unnecessary damage to decoration, fixtures, fittings or the structure of the building. We are therefore unable to report on the presence of asbestos in these areas, and accept no responsibility for the presence of asbestos in these areas.

1.5.2 No inspection of live electrical or mechanical plant or similar requiring the attendance of a specialist engineer was carried out.

1.5.3 No inspection of any area requiring specialist access equipment other than stepladders was carried out.

1.5.4 No report has been made on any concealed spaces which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure of the building at the time of the survey.

1.6 Specific exclusions relating to sampling

1.6.1 Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned e.g. fuses within electrical boxes, fire doors, gaskets, glazing and power plant.

1.6.2 Samples have not been taken where prohibited by the client.

1.6.3 Samples have been taken from all materials which, upon initial visual inspection, appeared to contain asbestos with the exception of some items of mastic, resin or rubber, which may contain asbestos where the quantity of those materials and the content of asbestos within the material is insignificant in terms of risk to health and safety.

1.6.4 Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based on their asbestos content and visual appearance alone. Density checks have not been carried out unless otherwise stated.

1.7 Caveat

This report is based on a non-destructive survey of an unfamiliar site. Every effort was made to locate the presence of all ACMs within the areas included in the survey. It is recognised that construction techniques often create inaccessible void spaces, which without destructive sampling techniques being employed would not be accessed during this survey. It must therefore be presumed that ACMs other than those located within the survey may exist within the building.

It was not possible both in terms of time and cost to sample each and every panel, tile or material of similar type. Where these exist, only a percentage of similar type materials were sampled, on the assumption that other like materials were of an identical composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in the samples taken.

For the reasons set out above, we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken should these areas become accessible during the course of any future refurbishment or demolition works.

A refurbishment / pre-demolition survey will be necessary prior to any major refurbishment or demolition work.

2 Summary of Asbestos Incidence

2.1 Asbestos coatings

None Found

2.2 Asbestos Insulation

None Found

2.3 Asbestos insulating board, millboard, gaskets, rope and paper

None Found

2.4 Asbestos cement products

None Found

2.5 Bonded asbestos products (bitumen, plastics, vinyl floor tiles etc)

None Found

2.6 Materials suspected to contain asbestos which were not sampled

There are a number of fire doors within the premises. These may contain asbestos. This is not possible to determine without invasive sampling which would destroy the integrity and fire protection of the door. The doors should not be drilled or otherwise penetrated.

3 Recommendations

3.1 The recommendations detailed in the register in appendix A are based on each items potential for releasing fibres as described in the HSE guideline MDHS 100

3.2 The quantifiable assessment of the risk of fibre release has been made up by using an algorithm, which takes into account all factors relevant to the item and the normal activities of the buildings occupants. Recommendation will then normally involve removal, encapsulation or management as described below:

- a. Removal of items vulnerable to damage or in such poor condition that removal is the only practical option, or where refurbishment or demolition work is planned whereby the work will affect the ACM's present and render removal necessary
- b. Enclosure or encapsulation where the material is in poor condition or is vulnerable to damage.
- c. Management of the asbestos by labelling, registering and periodic inspection

3.3 Definition of Terms

Enclosure: Provision of a physical barrier to provide mechanical protection of the material to prevent it being disturbed or damaged

Encapsulation: Provision of a paint type coating to create a continuous seal to the surface of the material and thereby prevent fibre release

Labelling: Fixing labels to the surface of the material to warn of the hazard

Registering: Entering the details including type, location and extent, in a register which is brought to the attention of all persons who may plan to undertake works in the building

Inspection: inspection of the material at defined intervals to ensure it's condition has not deteriorated to require enclosure, encapsulation or removal

Repair: Addition of a seal to the material to prevent further deterioration carried out in conjunction with labelling

Removal: Complete removal of the material in compliance with current CAWR

Management In Place: A policy of regular inspections to ensure that the ACM's are maintained in good condition.

4 Method Of Risk Assessment

The material risk (M) rating system follows the algorithms detailed in MDHS100 and HSG264 to build up a material risk assessment score. The score is based on:

Product Type

Damage / Deterioration

Surface Treatments

Asbestos Type

High Risk = > 10
Medium Risk = 7-9
Low Risk =5-6
Very low Risk =<4

The priority risk (P) ratings are calculated using algorithms detailed in HSG 227. The ratings are based on:

Normal Occupant Activity

Likelihood Of Disturbance

Human Exposure Potential

Maintenance Activity

High Risk = > 10
Medium Risk = 7-9
Low Risk =5-6
Very low Risk =<4

The total risk score is then calculated by adding together the material and priority ratings.

High Risk = > 15
Medium Risk = 9-14
Low Risk =5-8
Very low Risk =<4

Appendix A – Register of Asbestos Containing Materials

Samples taken where the presence of asbestos has been proved

Sample No

None Found

Item

Location

Lab Result

Material Risk Score

0

product type
damage/deterioration
surface treatments
asbestos type

Priority Risk Score

0

occupant activity
likelihood of disturbance
exposure potential
maintenance activity

Total Risk Score

0

Recommended Action

Comments

Appendix B – Register of Non- Asbestos Containing Materials

Samples taken where the presence of asbestos has been refuted

Sample No 170512/1/1

Item Insulating Board

Location Ceiling of Boiler room
/ Cellar

Lab Result NAD



Material Risk Score 0
product type
damage/deterioration
surface treatments
asbestos type

Priority Risk Score 0
occupant activity
likelihood of disturbance
exposure potential
maintenance activity

Total Risk Score 0

Recommended Action Non Required

Comments No Asbestos Detected - Inert material

CERTIFICATE OF BULK SAMPLE ANALYSIS

Certificate No. 1 BDA069 Revision: Date 02/04/2012 No. 5

Report No. ATM/BS/868H1

Client ATM
 Address 22 Dairy Close
 Broxworth
 Northampton
 NN6 9DR

Contact Name
 Jeremy Dunham

 Order Number
 n/a

Number of Samples 1

Collected by Client

Date Bulks Received 21/05/2012

Bulk Lab BDA Office Lab

Sample No.	Bulk Analyst	Sample Address	Sample Location		Client Ref.	Description	Identification	Comments
			Building	Room				
2451K1	J.Parker	Spencer House, 3 Spencer Parade, Northampton. NN1 5AA			170512 /1/1	Insulation board	Non-detected	

BDA Surveying Ltd bear no responsibility for samples taken by a third party, or interpretation of results due to having no involvement in sampling locations, methods of sampling or sample size. All analysis carried out as described in BDA Surveying in-house methods, which is in accordance with HSG248. Certificate shall not be reproduced except in full without the written approval of the laboratory.

Analyst J.Parker
 Analysed 25/05/2012
 Issued 25/05/2012
 Signature

