



ASBESTOS SURVEYING, PROJECT MANAGEMENT,
HEALTH & SAFETY AND TRAINING

ASBESTOS MANAGEMENT SURVEY REPORT AND ASBESTOS RE-INSPECTION REGISTER Based on a Type 2 Survey



Site Address: Beckett House, 14 Billing Road, Northampton , NN1 5AW
Survey Date: 21st April 2004
Survey Ref: J04822
Updated: 16th July 2018
Register Ref: J089121
Client: HARYL (1991) Limited, Beckett House, 14 Billing Road, Northampton,
NN1 5AW
Prepared By: Leanne Bason

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1.0 EXECUTIVE SUMMARY

Type of survey	Management Survey with Reinspection Survey
Survey Scope	To undertake a Re-inspection to all previously identified ACMs. Additional samples were taken during the re-inspection.
Risk Category	LOW RISK
Report Authorised	This report has been reviewed & authorised by Daniel Gooding

ASBESTOS CONTAINING MATERIAL SUMMARY

Sample Number	Building	Floor	Room	Material	Location Description	Recommendation	MA Score	PA Score	Overall Risk
B10 {AF002758}	01 Main Building	1st Floor	Stairwell (001)	Resin composites	Resin stair nosings to the stairs.	The material was in a generally good condition and should therefore be managed, it may be prudent to consider labelling where necessary	3	6	Low Risk

Please note that priority risk assessment scoring is not included in Ensafe Consultants UKAS scope of accreditation

NO ACCESS AREAS SPECIFIC TO THIS SITE

The following section details specific areas that were inaccessible during the time of the survey, either as agreed prior to commencement or during the survey. All of the following areas should be presumed to contain asbestos. If during future refurbishment or demolition projects these areas are likely to be disturbed or exposed then a 'Refurbishment' or 'Pre Demolition' survey should be undertaken to highlight possible asbestos containing materials.

Building	Floor	Room	Access Restriction
01 Main Building	2nd Floor	Room 107a (001)	No access during reinspection on the 16/07/18 due to not being able to locate area.

AREAS VISUALLY INSPECTED AND NO SAMPLES TAKEN

The following areas have been 'visually' inspected and no suspect materials were identified within the scope of the survey, therefore no samples have been taken to these areas.

Building	Floor	Room
01 Main Building	Ground Floor	Side Fire Exit (001)

2.0 INTRODUCTION

The purpose of the survey was to locate and identify the presence of any asbestos containing materials and ascertain any associated risk during normal occupation and routine maintenance works.

The purpose of the re-inspection was to locate and assess the asbestos containing materials that had previously been identified during the Type 2 Survey on 21st April 2004 and ascertain if the materials condition and related recommendations had changed.

The survey and re-inspection was commissioned by HARYL (1991) Limited, and was conducted by the lead surveyor Daniel Gooding and assisted by XXXXXXXX of Ensafe Consultants on the 16th July 2018

The site comprised of Offices made of Masonry, approx age of the building 1800s.

3.0 SURVEY LIMITATIONS

Due to the generally non-destructive nature of an Asbestos Management Survey there may be areas and locations that are inaccessible and hidden within the structure of the building. These void areas may only be discovered during the demolition of the building. Generally, areas that may not be inspected during the process of a management survey are within void areas without access points, inside live electrical / gas installation that would require specific isolation, within underground services, operational lift shafts and plant, linings to strong boxes and safes and beneath concrete shuttering to flooring slabs.

Areas specifically noted during the management survey as not being accessed are recorded within the executive summary.

4.0 ACCREDITATIONS

Ensafe Consultants hold accreditation for inspection body activities (surveying) as a Type C organisation in accordance with ISO17020 (Inspection Body No. 220).

Ensafe Consultants also have accreditation of measurement and sampling in accordance with ISO 17025 granted by the United Kingdom Accreditation Service (UKAS) for all asbestos air and bulk sampling and analysis, and stages 1 to 4 of the clearance procedures (Laboratory No. 1703).

5.0 SURVEYING AND SAMPLING METHOD

A strategy was established to keep the survey in line with the Health and Safety Executive's guidance HSG 264; 'Asbestos: Surveyor Guide', and Ensafe Consultants in-house procedures. This strategy involved both visual inspection and sample taking surveying techniques. The strategy was formulated from pre planning information from The client and the prevailing site conditions at the time of the survey. These conditions included but were not limited to the building construction, occupancy and overall condition.

Where during the survey inspection materials were suspected of containing asbestos, samples were taken. However, where a large area of visually homogenous material was observed, only a few samples were collected and these were considered to be representative of the whole surface. Similarly, where a number of identical items occurred, such as panels, then fewer samples were taken as being representative of all such items. In certain cases a sample may not be have been taken due to various factors such as height restrictions or hazardous implications. Where applicable, these were detailed separately in the survey results section as 'presumed samples'.

The sampling method was undertaken in accordance with Ensafe Consultants UKAS accredited in-house methods and Health and Safety Executive Guidance note HSG248 'Asbestos: The Analysts' guide for sampling, analysis and clearance procedures.' These methods were designed to prevent the release of fibre during sampling operations and to ensure that adequate samples were collected. Samples were sealed and double bagged on site. Each bag was labelled with the date, the project reference number and a unique sample number

6.0 RE-INSPECTION METHODOLOGY

Previously identified ACM's will be located using the original survey information and accompanying site plan. Once located a full condition check will be performed to ensure the original materials and priority (if applicable) risk assessment were accurate. Any differences in condition will be noted with a revised recommendation if deemed necessary. An updated material photograph will also be collected.

Due to the general inspection nature of an Asbestos Re-inspection additional materials may be identified that for whatever reason were not located during the original survey. If additional materials are identified the area will be resurveyed and any subsequent

samples collected in line with the following methods.

7.0 BULK ANALYSIS METHOD

Analysis was carried out utilising Ensafe Consultants in-house methods, which are in accordance with HSG248 'Asbestos: The Analysts' guide for sampling, analysis and clearance procedures.'

Each sample was viewed under a stereo microscope and each different fibre type established. Fibres were then mounted into Refractive Index Liquids and examined using polarised light and dispersion staining.

8.0 MATERIAL RISK ASSESSMENT

Where asbestos had been identified an assessment has been made for the potential for fibre release from the material. The four main parameters upon which these assessment scores are calculated are material type, extent of damage or deterioration, surface treatment and asbestos type, by assigning subsection scores of 0 to 3.

Sample Variables	Score	Examples of ACM Scores	Overall Score	Potential Fibre Release
Product Type (or debris)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).	10 or more	High
	2	AIB, millboards, textiles, ropes and paper		
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.	7-9	Medium
Damage Extent / deterioration	0	Good condition: no visible damage.	4 or less	Very Low
	1	Low damage: a few scratches or surface marks, broken edges on boards, 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.	4 or less	Very Low
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.		
	2	Unsealed AIB, or encapsulated lagging and sprays.		
	3	Unsealed lagging and sprays.		
Asbestos Type	1	Chrysotile.		
	2	Amphibole asbestos excluding crocidolite.		
	3	Crocidolite.		

Materials with assessment scores of 10 or more are regarded as having high potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non asbestos containing materials are not scored.

The material assessment identifies the high-risk materials that will most readily release airborne fibres if disturbed. It does not automatically mean that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action.

9.0 PRIORITY RISK ASSESSMENT

The material assessment identifies materials that most readily release airborne fibre, whereas the priority risk assessment, which also uses a scoring system of 0 to 3 under each subsection, identifies the likelihood of the materials disturbance by taking into account factors such as:

- The location of the material.
- Its extent.
- The use to which the location is put.
- The occupancy of the area.
- The activities carried out in the area.
- The likelihood/frequency of possible maintenance activities.

The material risk and priority risk scores are then added together to give an overall risk assessment value from which the management action plans can be developed.

Overall risk scores of 7 or less are considered to be of a very low risk due to a combination of material assessment and the potential risk of exposure. Score between 8 – 12 are considered Low Risk, 13 – 18 Medium Risk with scores of 18 or above considered to be High Risk.

The risk assessment can only be carried out with a detailed knowledge of all of the above. Although a surveyor may have some of the information which will contribute to the risk assessment, the duty holder under the Control of Asbestos Regulations (CAR) is required to make the risk assessment using the information given in the survey and their detailed knowledge of the activities carried out within the premises. This will allow the Priority Risk Assessment to be formulated and established. The risk assessment will then form the basis of the management plan. For further information refer to relevant HSE Guidance, HSG 227 and the Control of Asbestos Regulations 2012. If the client is unsure of whom the duty holder is then specialist advice should be sought from Ensafe Consultants. Ensafe Consultants can carryout PRA's, however this procedure is currently outside the scope of UKAS accreditation.

10.0 GENERAL GUIDANCE

Detailed within the executive summary and Appendix A were the materials sampled during the survey, including the identified or presumed asbestos containing materials. Each area identified gives the location, type of material, sample reference where applicable, condition and a specific recommendation. Additional information regarding the client's duties in undertaking the recommendations is located within this section.

Recommendations are based on all of the information supplied by the client at the time of the survey. As such the minimum requirements to place the asbestos materials in a safe and manageable condition given the current circumstances have been recommended. Should the client have further information on completion of the survey such as proposed refurbishment works or any other projects which are likely to disturb asbestos containing materials then specialist advice should be sought.

Where recommendations have included for certain asbestos containing materials to be considered for encapsulation and or labelling and then to be managed, these recommendations are to ensure the asbestos containing material is easily identifiable and to protect the surface of the material with an elastomeric sealant, which not only affords some impact damage protection and prevents fibre release but also may increase the life span of the material.

All encapsulation or labelling of asbestos containing materials should be carried out under suitably controlled conditions in full accordance with the Control of Asbestos Regulations 2012.

To aid in the management of identified asbestos containing materials they have been highlighted within the asbestos register for the premises, reference Appendix B. This register should be utilised to implement a continuous asbestos management programme whereby the detailed asbestos containing products at this site are periodically inspected for change in condition and where required the appropriate remedial action undertaken.

Where samples of floor coverings were collected, samples of the bitumen adhesive were also sampled. Where analysis of these samples has shown there to be an asbestos containing adhesive beneath the vinyl tiles, it can be presumed that beneath all floor coverings there is a consistent asbestos adhesive containing Chrysotile (White) asbestos.

Where samples of textured coatings and vinyl floor coverings have been collected, such products may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples. Where both positive and negative samples are obtained on visually similar products it should be presumed that the products contain Chrysotile throughout even though a "No Asbestos Detected" result has been obtained.

All asbestos containing composite products (which includes asbestos cement, vinyl tiles, bitumen adhesives etc.) detailed within Appendix B which may require remedial or removal works are currently outside the licensing element of the Control of Asbestos Regulations 2012. Although work on these products does not normally require a contractor to hold a current asbestos removal licence all work must still be carried out in full accordance with these regulations. As part of the requirements under the said regulations there is a requirement for full method statements and risk assessments to be compiled, prior to the works commencing and in certain cases where the asbestos containing material is damaged and friable for the work to be notified to the local enforcing authority. It would be our recommendation that such works are carried out by a licensed asbestos removal contractor so as to ensure the competency of those involved in the asbestos removal or remedial works.

All asbestos containing materials used for fire protection and insulating materials (which includes spray coatings, insulation, insulating board, cloth electrical suppressors and boards) detailed within Appendix B, which may require removal or remedial works are covered by the licensing section of the Control of Asbestos Regulations (2012). As such, all works will generally require a formal fourteen day notification to the local enforcing authority prior to undertaking any asbestos abatement projects. In addition to this all removal and remedial works carried out on these materials must only be undertaken by a fully licensed asbestos removal contractor in full accordance with all current and relevant health and safety legislation, approved codes of practice and guidance notes.

The client should be aware that where asbestos containing materials have been given re-inspection intervals they have been recorded within this report an average interval as recommended for asbestos containing materials in a safe and manageable condition given a completed client priority risk assessment.

Where within this report asbestos remediation work has been recommended the inspection interval will only apply on completion of the said works.

The inspection interval may also be subject to change on completion of the priority risk assessments. This is due to high risk areas, which may require a shorter inspection interval and low risk areas which may require a longer inspection interval.

All asbestos waste arising from any remedial or removal works must be disposed of in full accordance with the Hazardous Waste Regulations (2005).

Any further asbestos surveys, removal or remedial project management and compilation of an asbestos management procedure should be carried out by an independent consultancy, accredited by The United Kingdom Accreditation Service (UKAS) for surveying, sampling and analysis and who also hold a Health and Safety Executive licence for the supervisory facet of their services.

In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm³. A licensed asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.
- Medical examinations to assess each worker's state of health to be carried out, before any possible – exposure to asbestos. Then re-examinations every three years.
- Insurance for working with asbestos containing materials.
- A register of work to be kept by the employer for each employee exposed to asbestos.

Non Notifiable Non Licensed work

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

-If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:

- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.

It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

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This report has been final approved by : Sally Simpkin

On: 30 Jul 2018



APPENDIX A
SAMPLE RESULTS & RECOMMENDATIONS

SURVEY DATA SHEET

Site	Beckett House, 14 Billing Road, Northampton	Project Ref	J089121
Survey Type	Reinspection with localised Management Survey (MA & PA)	UPRN	

Building	01 Main Building
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Internal Notes

Ensafe Consultants attended the property on the 16/07/18 to carry out a reinspection to all previously identified ACMs.

Ground Floor

001 Side fire exit was accessed and inspected to reveal exposed concrete flooring, plaster finished masonry walls, and a plasterboard ceiling. There were timber framed timber doors with areas of plasterboard panelling to the rear of door, and a timber constructed staircase within the area.

External Notes

N/A

SURVEY DATA SHEET

Site	Beckett House, 14 Billing Road, Northampton	Project Ref	J089121
Survey Type	Reinspection with localised Management Survey (MA & PA)	UPRN	



Sample No.	B10 {AF002758}	Description	Resin stair nosings
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Location ID	001	Position	to the stairs.		
Building	01 Main Building	Floor	1st Floor	Room/Area	Stairwell (001)
Last Inspection Date	16/07/2018	Next Inspection Date	16/07/2019		

Product Type	Resin composites	Extent	30lm		
Surface Treatment	Composite (Self sealed)	HSE Notifiable	Non notifiable non licensed material		
Damage Extent	Low Damage	Accessibility	Occasionally likely to be disturbed		
Asbestos Type	Chrysotile				
Material Risk No.	3	Certificate No.	J089121		
Material Risk	Very Low Risk				

Comments	The ACM was re-inspected by Ensaf Consultants on the 16/07/2018, it was found to be still in the same condition. Area was labelled.
Recommendations	The material was in a generally good condition and should therefore be managed, it may be prudent to consider labelling where necessary

SURVEY DATA SHEET

Site	Beckett House, 14 Billing Road, Northampton	Project Ref	J089121
Survey Type	Reinspection with localised Management Survey (MA & PA)	UPRN	



Sample No.	B12 {AF002759}	Description	Mastic pad
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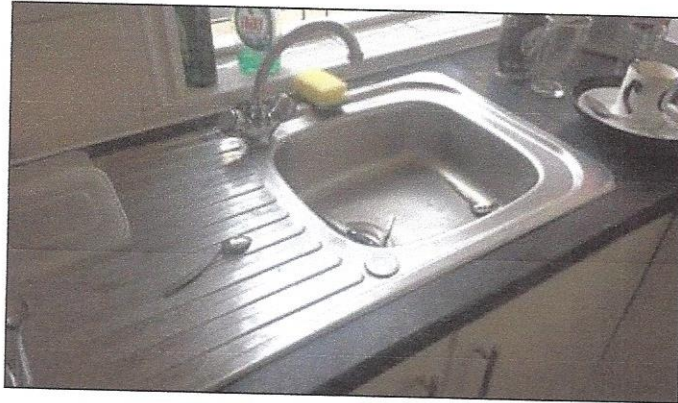
Location ID	002	Position	to the underside of the metal sink.		
Building	01 Main Building	Floor	1st Floor	Room/Area	Kitchen (002)
Last Inspection Date	16/07/2018	Next Inspection Date	N/A		

Product Type	Removed	Extent	<1m ²
Surface Treatment	Composite (Self sealed)	HSE Notifiable	Non notifiable non licensed material
Damage Extent	Good Condition	Accessibility	Usually inaccessible or unlikely to be disturbed
Asbestos Type	Removed		
Material Risk No.	0	Certificate No.	J089121
Material Risk	NO ASBESTOS DETECTED		

Comments	The ACM was reinspected on the 16/07/18 by Ensaf Consultants and sink unit was found to have been removed and replaced by an unknown contractor on an unknown date.
Recommendations	No further action required

SURVEY DATA SHEET

Site	Beckett House, 14 Billing Road, Northampton	Project Ref	J089121
Survey Type	Reinspection with localised Management Survey (MA & PA)	UPRN	



Sample No.	AF002760	Description	Mastic pad
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Location ID	002	Position	to the underside of the metal sink.		
Building	01 Main Building	Floor	1st Floor	Room/Area	Kitchen (002)
Last Inspection Date	16/07/2018	Next Inspection Date	N/A		

Product Type	Mastic pad	Extent	1no.
Surface Treatment	Composite (Self sealed)	HSE Notifiable	Non notifiable non licensed material
Damage Extent	Low Damage	Accessibility	Usually inaccessible or unlikely to be disturbed
Asbestos Type	No Asbestos Detected		
Material Risk No.	0	Certificate No.	J089121
Material Risk	NO ASBESTOS DETECTED		

Comments	An additional sample was taken by Ensafe Consultants during reinspection on the 16/07/2018.
Recommendations	No further action required

APPENDIX B
ASBESTOS REGISTER

ASBESTOS REGISTER SHEET

HARYL (1991) Limited				
UPRN			Building	01 Main Building
Site	Beckett House, 14 Billing Road, Northampton		Floor	1st Floor
Location	001	Room/Area	Stairwell (001)	
Sample No	B10 {AF002758}	Description	Resin stair nosings to the stairs.	Extent 30lm



Material Risk (MA)

Product Type	Resin composites	Surface Treatment	Composite (Self sealed)
Asbestos Type	Chrysotile	Damage Extent	Low Damage

Priority Assessment (PA)

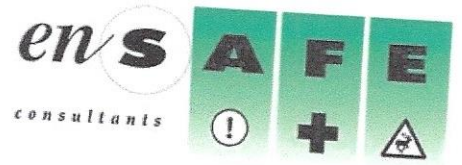
Occupancy Activity	Location	Accessibility
Low disturbance	Rooms up to 100m ²	Occasionally likely to be disturbed
Extent of Material	No. of Occupants	Frequency of Use
10m ² - 50m ² or 10m - 50m pipe run	>10	Daily
Average Time	Maintenance Activity	Frequency of Maintenance
1 to 3 hours	Minor disturbance	Unlikely

Scoring and Recommended Action

MA Score	PA Score	Overall Risk Score	Overall Risk Category	Recommended Action
3	6	9	Low Risk	The material was in a generally good condition and should therefore be managed, it may be prudent to consider labelling where necessary
Comment				The ACM was re-inspected by Ensaf Consultants on the 16/07/2018, it was found to be still in the same condition. Area was labelled.

Please note that priority risk assessment scoring is not included in Ensaf Consultants UKAS scope of accreditation

APPENDIX C
CERTIFICATE OF ANALYSIS
ASBESTOS FIBRE IDENTIFICATION IN BULK MATERIAL



CERTIFICATE OF ANALYSIS

Certificate Number: J089121

Client:	HARYL (1991) Limited, Beckett House, 14 Billing Road, Northampton, NN1 5AW
Site:	Beckett House, 14 Billing Road, Northampton, NN1 5AW

Date Sampled:	16/07/2018	Date Analysed:	18/07/2018
Sampled By:	Daniel Gooding	Analysed By:	Neil Taylor

Certificate Number: J089121					
Sample Number	Floor	Room	Material	Description	Asbestos Fibre Type(s) Detected
AF002760	01 Main Building, 1st Floor	Kitchen (002)	Mastic pad	Mastic pad to the underside of the metal sink.	No Asbestos Detected

Laboratory Technician

Sample analysis was conducted at Ensafe Consultants Permanent Laboratory, The Forge, Blisworth Hill Farm, Stoke Road, NN7 3DB.
 The methodology is based on procedures within the HSE Document HSG248 'Asbestos: The Analysts' guide for sampling, analysis and clearance procedures' and in-house procedures.
 Interpretation of material type is based upon the opinions of the bulk sampler and not that of the bulk analysts.

APPENDIX D
SURVEY SITE PLANS



Basement



ASBESTOS SURVEYING, PROJECT MANAGEMENT,
HEALTH & SAFETY AND TRAINING

Rev	Date	Description

Site
 Beckett House,
 14 Billing Road,
 Northampton,
 NN1 5AW

Client
 HARYL (1991) Limited

Job Number
 J089121

Drwg No
 Plan 1

Date
 16/07/2018

Scale
 NTS

Asbestos Product Key

	Insulation
	Board
	Cement
	Floor Covering
	Other
	Non Asbestos
	No Access Area



ASBESTOS SURVEYING, PROJECT MANAGEMENT,
HEALTH & SAFETY AND TRAINING

Rev	Date	Description

Site
**Beckett House,
 14 Billing Road,
 Northampton,
 NN1 5AW**

Client
HARYL (1991) Limited

Job Number
J089121

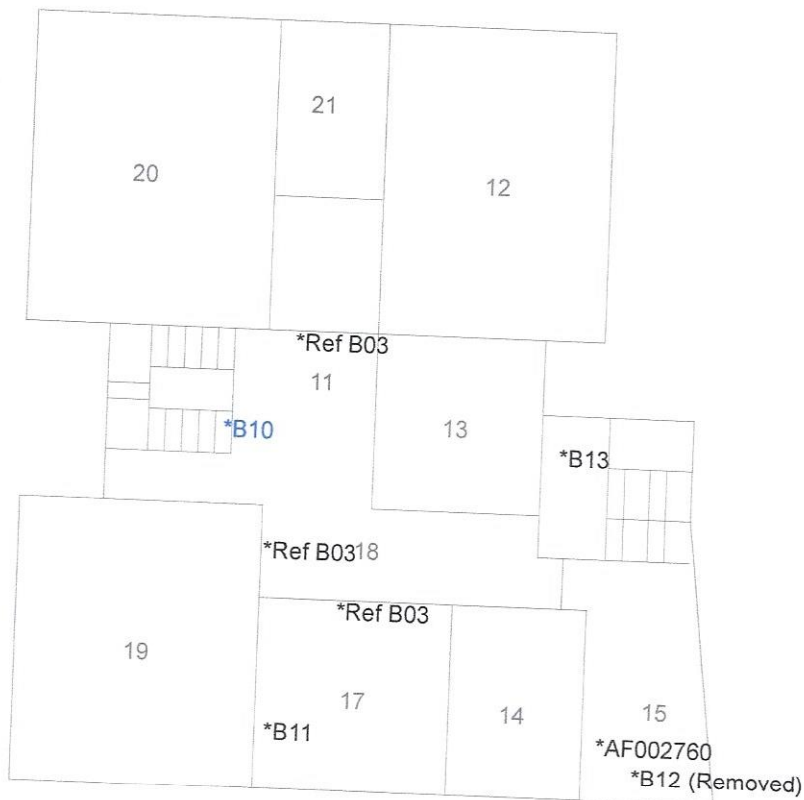
Drwg No
Plan 2

Date
16/07/2018

Scale
NTS

- Asbestos Product Key
- Insulation
 - Board
 - Cement
 - Floor Covering
 - Other
 - Non Asbestos
 - No Access Area

Ground Floor



ASBESTOS SURVEYING, PROJECT MANAGEMENT,
HEALTH & SAFETY AND TRAINING

Rev	Date	Description

Site
Beckett House,
14 Billing Road,
Northampton,
NN1 5AW

Client
HARYL (1991) Limited

Job Number
J089121

Drwg No
Plan 3

Date	Scale
16/07/2018	NTS

Asbestos Product Key

	Insulation
	Board
	Cement
	Floor Covering
	Other
	Non Asbestos
	No Access Area



Second Floor



ASBESTOS SURVEYING, PROJECT MANAGEMENT,
HEALTH & SAFETY AND TRAINING

Rev	Date	Description

Site
Beckett House,
14 Billing Road,
Northampton,
NN1 5AW

Client
HARYL (1991) Limited

Job Number
J089121

Drwg No
Plan 4

Date 16/07/2018	Scale NTS
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Asbestos Product Key

	Insulation
	Board
	Cement
	Floor Covering
	Other
	Non Asbestos
	No Access Area