

JPR Asbestos Services Ltd

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JPR Asbestos Services Ltd	Asbestos Surveys Sampling & Identification Remediation Arrangement Advice & Guidance
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Demolition Asbestos Survey of:

Higher House Farm Buildings
Blackmoor Road
Blackburn



Report Reference:
JPR/AR/2007

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Type of Asbestos Survey:		Demolition	
Report Status:		Final	
Report Reference:		JPR/AR/2007	
Report Requested By:		Growth & Development Department, Blackburn with Darwen Borough Council	
Surveyors Details		Signature	Date
Survey By:	John Robbie (Lead Surveyor) Mobile: 07989329656 Minimum Qualifications: BOHS: P402, P405, P406, S301 and over 15 years experience		Survey Date: 31/10/2017
	Amanda Robbie (Assistant / Lead Surveyor) Mobile: 07977117105 Minimum Qualifications: BOHS: P402 and over 08 years experience		
Report By:	John Robbie (Lead Surveyor)		Report Date: 06/11/2017
Report Reviewed By:	Amanda Robbie (Assistant / Lead Surveyor)		Review Date: 06/11/2017

Executive Summary

NB: This report should be read in its entirety including appendices and must only be reproduced in full.

Employers have a duty of care under the Health and Safety at Work etc Act 1974 to ensure that the health of his/her employees is not put at risk due to either unsafe system of work or by the nature/maintenance of his workplace.

This is further addressed under the Management of Health and Safety at Work (amendment) Regulations 2012, which place a duty on employers to assess all significant risks posed as part of their undertaking, including their buildings and, to take suitable steps to reduce these risks.

The Control of Asbestos Regulations 2012 and specifically regulation 4, the 'duty to manage asbestos' contains an explicit duty to assess and manage the risks from the presence of asbestos.

As part of this duty reasonable steps must be taken to determine the location of materials likely to contain asbestos. HSG 264 'Asbestos: The Survey Guide' is the official supporting guidance on procedures for the assessment of asbestos in buildings.

At the request of Growth & Development Department, Blackburn with Darwen Borough Council, a survey for asbestos containing materials was undertaken to the buildings and structure located on the site of **Higher House Farm Buildings, Blackamoor Road, Blackburn. The survey also included a few structures at the rear of 147 Blackamoor Road.** Refer to the survey diagram indicating the exact areas and structures included in the scope of works. The survey was undertaken by JPR Asbestos Services Ltd, whose lead surveyors are trained to BOHS: S301, P402, P405 and P406 standards and have worked within the asbestos industry for a minimum of fifteen years.

The survey undertaken was a Demolition asbestos survey. The purpose of this survey is to locate as far as reasonably practicable, the presence and extent of any suspect ACMs in the areas included in the scope of works which could be damaged or disturbed during demolition works.

A summary of identified asbestos containing materials (ACM's) is detailed in table format at the rear of this executive summary. Section 04 of this report gives further information for each asbestos occurrence, including a photographic record and specific remediation advice. Additionally, comprehensive marked survey diagrams illustrating all obtained samples, survey findings and areas specific notes and comments are detailed in section 06 of this report.

Materials sampled during the survey which tested negative for the presence of asbestos can be seen detailed in the drawings in Section 06 of this report. Analysis results confirming their negative asbestos content are detailed in the analysis certificates in Section 05.

General and specific limitations encountered during the survey can be seen detailed in Section 03 of this report. This may give indications to asbestos materials that may/could be present to areas either logged as limited, or deemed as out-side the scope of works.

NB: Services were still live during the survey, therefore, access within boilers, calorifiers and heating/ventilation plant etc was limited. Such installations may typically contain asbestos gasketting (rope, card & mastic based). Additionally, asbestos fuse pads, rope and cement products etc, may be present within all electrical switchgear. Unless there is strong evidence to prove otherwise, all such products and installations should be presumed to contain asbestos.

It must be noted that, although the surveyors made every practicable effort to identify asbestos materials throughout the inspected areas, it is essential to note that this survey document cannot be considered exhaustive. The important issue being that concealed asbestos materials may be present and only identifiable during subsequent refurbishment/demolition works. Therefore, caution will be required during the course of any works involving the disturbance of the buildings structure and fabric.

Prior to any works that may disturb the asbestos containing materials, the asbestos containing materials will require complete removal. All works with asbestos must be undertaken in accordance with the Control of Asbestos Regulations 2012 and current supporting guidance.

The survey demonstrates the commitment of the client to ensuring that its buildings are run and maintained with full regard to the health, safety and well-being of their staff and visitors.

Please note that JPR Asbestos Services Ltd cannot be held responsible for the way in which a client interprets or acts upon the findings of this report.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will be pleased to clarify any technical issues raised or provide further advice.

Executive Summary Continued, Summary of **positive** samples:**The ACM's are logged starting from the front of the site through to the rear (refer to survey diagram)**

Sample Number KA: Known ACM SA: Suspected ACM	Internal External	Room / Area Description	Product / Material	Risk Category A, B, C, D A = High risk	Brief Recommendations/ Comments NB: Full recommendations are given within section 04 of the report
Known Asbestos/1 (confirmed by surveyor)	External	Area logged as G08 & G10 (Refer to diagram)	Asbestos cement wall panels (Approx 2.5 Sqm). Further amounts of associated asbestos cement may be found within the general debris in the surrounding area	C	Remove/dispose of as asbestos waste
Known Asbestos/2 (confirmed by surveyor)	External	Area logged as G08/G10 (Refer to diagram)	Asbestos cement tubes, mixed in with general rubble/debris (full extent unknown)	C	Remove/dispose of as asbestos waste
Known Asbestos/3 (confirmed by surveyor)	External	Area logged as G10 (Refer to diagram)	Asbestos cement corrugated roof sheets	D	Remove/dispose of as asbestos waste
Known Asbestos/4 (confirmed by surveyor)	External	Area logged as G13, and outside of G13 (Refer to diagram)	Loose asbestos cement corrugated sheets and A/C tubes to the external ground	C	Remove/dispose of as asbestos waste
Sample FB/11	External	Area logged as G30	Asbestos cement (A/C) roof sheets	D	Remove/dispose of as asbestos waste
Known Asbestos/5 (confirmed by surveyor)	Internal	Room logged as G31	Asbestos containing W/C cistern	D	Remove/dispose of as asbestos waste
As Sample FB/13(2)	External	Area logged as G35	Loose asbestos (A/C) cement sheets and an A/C tube to the ground (Approx 4 Sqm)	C	Remove/dispose of as asbestos waste
As Sample FB/13(3)	External	Area logged as G35	Asbestos cement (A/C) fascia (Approx 6 Sqm)	D	Remove/dispose of as asbestos waste
As Sample FB/13(1)	External	Area logged as G36 / G37	Asbestos cement (A/C) roof sheet debris, mixed in with general debris/overgrowth. The A/C debris is thought to have been the roof of the structure (Approx 20 Sqm)	C	Remove/dispose of as asbestos waste
Sample FB/13	External	Structure logged as G41	Asbestos cement (A/C) roof and wall sheets, the ACM is in poor condition with loose associated debris present	C	Remove/dispose of as asbestos waste

Possible ACM's: In addition to the identified ACM's, it must be noted that access was limited within some areas of the site due to large amounts of strewn debris and vegetation overgrowth. When site is being cleared, associated remains of identified ACM's (typically asbestos cement) may be encountered. Proceed with caution during clearance of the site

Executive Summary Continued, Summary of negative samples:

Sample Number KA: Known ACM SA: Suspected ACM	Internal External	Room / Area Description	Product / Material	Risk Category A, B, C, D A = High risk	Brief Recommendations/ Comments NB: Full recommendations are given within section 04 of the report
Sample FB/01	Internal	Refer to diagram	Felt lining beneath the roof tiles/slates	N/A	N/A
Sample FB/02	Internal	Refer to diagram	floor tiles/bitumen adhesive	N/A	N/A
Sample FB/03	Internal	Refer to diagram	Bitumen sink pad	N/A	N/A
Sample FB/04	Internal	Refer to diagram	Red screed to the floor (noted throughout)	N/A	N/A
Sample FB/05	Internal	Refer to diagram	Textile wrap to the electrical cable	N/A	N/A
Sample FB/06	Internal	Refer to diagram	Bitumen sink pad	N/A	N/A
Sample FB/07	Internal	Refer to diagram	Textured coating to the walls	N/A	N/A
Sample FB/08	Internal	Refer to diagram	Old linoleum	N/A	N/A
Sample FB/09	Internal	Refer to diagram	Old linoleum	N/A	N/A
Sample FB/10	Internal	Refer to diagram	Old linoleum	N/A	N/A
Sample FB/12	External	Refer to diagram	Black coating to the corrugated metal roof sheets	N/A	N/A
Sample FB/14	Internal	Refer to diagram	Loose felt debris to the floor	N/A	N/A
Sample FB/15	External	Refer to diagram	Putty to the glazing	N/A	N/A
Sample FB/16	External	Refer to diagram	Putty to the glazing	N/A	N/A
Sample FB/17	External	Refer to diagram	Putty to the glazing	N/A	N/A
Sample FB/18	External	Refer to diagram	Fibreglass used as a roof lining, associated debris also present	N/A	N/A
Sample FB/19	External	Refer to diagram	Fibreglass wall lining, this materials has been used to many areas throughout the site and is also present as debris	N/A	N/A
Sample FB/20	External	Refer to diagram	Black coating to the corrugated metal roof sheets	N/A	N/A
Sample FB/21	External	Refer to diagram	Putty sealant to the greenhouse glazing	N/A	N/A
Sample FB/22	External	Refer to diagram	Felt lining to the roof	N/A	N/A
Sample FB/23	External	Refer to diagram	Fibreglass wall lining, this material has been used to many areas throughout the site and is also present as debris	N/A	N/A
Sample FB/24	External	Refer to diagram	Black composite infills to the windows (x2)	N/A	N/A
Sample FB/25	External	Refer to diagram	Felt lining to the roof & walls	N/A	N/A
Sample FB/26	External	Refer to diagram	Putty sealant to the glazing	N/A	N/A
Sample FB/27	External	Refer to diagram	Felt loose to the floor, mixed with general debris	N/A	N/A
Sample FB/28	External	Refer to diagram	Felt loose to the floor, mixed with general debris	N/A	N/A

1. Introduction

JPR Asbestos Services Ltd conducted a Demolition asbestos survey to determine as far as reasonably practical the presence of asbestos containing materials to the buildings and structure located on the site of **Higher House Farm Buildings, Blackamoor Road, Blackburn. The survey also included a few structures at the rear of 147 Blackamoor Road.** Refer to the survey diagram indicating the exact areas and structures included in the scope of works.

The survey brief can be summarised as follows;

1. To provide an experienced survey team to carry out a Demolition asbestos survey of all accessible areas included in the scope of works.
2. To take samples of any materials suspected to contain asbestos and have them samples analysed by a UKAS accredited laboratory, in accordance with, HSG248, Appendix 2, Asbestos in bulk materials: Sampling and identification by polarised light microscopy (PLM). In many instances, samples are also taken to disprove asbestos content.
3. To prepare a detailed written report detailing all asbestos installations.

The survey was conducted by John Robbie and Amanda Robbie on the 31/10/2017.

In addition to identifying asbestos materials, each occurrence of asbestos sampled is assessed and a priority numerical risk assessment is calculated. The risk assessment has been designed in accordance with HSG 264 (Asbestos: The Survey Guide) to allow the duty holder to identify areas which require immediate attention, and to undertake long term planning and management of asbestos in such a way as to reduce the likelihood of unnecessary exposure.

Throughout the report the following terms and abbreviations may be used:

Licensed Contractor - Contractor licensed to work on asbestos by the HSE

ACM's - Asbestos containing materials

AIB - Asbestos Insulating Board, (<1000Kg/Cubic Metre)

A/C - Asbestos Cement, (>1000Kg/Cubic Metre)

Chrysotile - Commonly known as white asbestos.

Amosite - Commonly known as brown asbestos.

Crocidolite - Commonly known as blue asbestos.

Amphibole - Generic name for all asbestos types, excluding Chrysotile.

This report is not intended as a specification for any proposed abatement works. JPR Asbestos Services Ltd can assist with an abatement specification to comply with current asbestos regulations and associated codes of practice if required.

2. Survey Objectives & Survey Descriptions

The survey objectives was to identify, as far as reasonably practicable asbestos containing materials used in the building structure/fabric, to coincide with, “The Control of Asbestos Regulations 2012”, in particular, **Regulation 4** (the duty to manage asbestos in non-domestic premises). Regulation 04 requires the person who has the duty (i.e. the “duty-holder”) to undertake the following:

- Take reasonable steps to find out if there are materials containing asbestos in non-domestic premises, and if so, its amount, where it is and what condition it is in.
- Presume materials contain asbestos unless there is strong evidence that they do not.
- Make, and keep up-to-date, a record of the location and condition of the asbestos containing materials – or materials which are presumed to contain asbestos.
- Assess the risk of anyone being exposed to fibres from the materials identified.
- Prepare a plan that sets out in detail how the risks from these materials will be managed.
- Take the necessary steps to put the plan into action.
- Periodically review and monitor the plan and the arrangements to act on it so that the plan remains relevant and up-to-date.
- Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

Survey Type Descriptions

Management Survey:

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 will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This ‘material assessment’ will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed. The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).

Refurbishment & Demolition Surveys:

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspections, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. There is a specific requirement in CAR 2012 (regulation 7) for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment

NB: Refer to the HSE Publication: HSG 264 (Asbestos: The Survey Guide) for additional information on surveys and survey descriptions

3. Non-accessed Rooms & Survey Limitations

Non-accessed Rooms/Specific Limitations:

- The site was accessed as far as was reasonably practical, but access within the land was limited due to large amounts of vegetation overgrowth.
- Access was limited within a few of the structures due to large amounts of general debris.
- Access was limited within the room logged as G13 due to tree blocking access.
- Land inspections were limited to visual inspections for obvious surface ACM's only.

NB: Services were still live during the survey, therefore, access within boilers, calorifiers and heating/ventilation plant etc was limited. Such installations may typically contain asbestos gasketting (rope, card & mastic based). Additionally, asbestos fuse pads, rope and cement products etc, may be present within all electrical switchgear. Unless there is strong evidence to prove otherwise, all such products and installations should be presumed to contain asbestos.

General Survey Limitations:

Although a thorough and diligent search has been carried out for asbestos-containing materials throughout the areas included in the scope of works, there is no guarantee that all the occurrences have been identified. Before commencing any work on this premise, contractors are required to carry out a visual inspection of the work area. Should this reveal any suspect material, then it must be left undisturbed until its composition is ascertained.

This report is based on a Demolition asbestos survey within an unfamiliar building(s). Every effort was made to locate the presence of all asbestos materials, although, it is recognised that construction techniques often create inaccessible void spaces, which even with destructive sampling techniques being employed may not uncover all ACM's during surveys. Therefore, the planned demolition should be undertaken by a competent contractor with knowledge and understanding of asbestos materials.

Whilst the survey team made every effort to examine all suspect materials, we cannot guarantee that all asbestos-based materials have been located. Some materials may well be hidden within the fabric of the building and may only come to light when the building is being demolished or refurbished. JPR Asbestos Services Ltd cannot accept responsibility for any asbestos materials, which are hidden within the building fabric, which may be exposed during any such work.

Materials have been referred to as asbestos cement based on their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143, has not been carried out unless stated otherwise.

Unless specifically identified within the report, no responsibility can be accepted by JPR Asbestos Services Ltd, for non-systematic or random use of hidden asbestos within the areas inspected. Soft-strip works should be undertaken with caution by competent trained personnel.

A more comprehensive and intrusive investigation will be required if the site is to be redeveloped, refurbished or demolished, to facilitate an adequate risk assessment and compliance with health and safety statute. The report and accompanying drawings should be consulted before any building or installation work is carried out in the building. Where appropriate building users should be made aware of the contents of the report.

No liability can be accepted for the effects of incorrect assumptions made by JPR Asbestos Services Ltd at the time of survey or for retrospective effects of any future changes or amendments to these values, or official guidance.

This report should not be used for the purposes of costing asbestos removal work. If indicative costs have been included in relation to asbestos abatement works these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor or by tender with a licensed asbestos removal contractor. JPR Asbestos Services Ltd accepts no financial or other responsibility whatsoever, should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas, including any that may be hidden behind known or presumed asbestos materials.

It is recommended that the planned refurbishment is undertaken with caution and should any further suspicious materials be encountered during the works, then these should be immediately reported to, John Robbie at JPR Asbestos Services Ltd - Mobile - 07989329656 and the materials identified before work can proceed.

Caution should be exercised to areas not inspected or locations detailed as "Limited access" within this report. It must be considered a possibility that asbestos materials may be present to such areas until further investigations are completed by a competent person.

JPR Asbestos Services Ltd accept no financial or other responsibility for remedial works or disruption to programmes which may occur as a result of asbestos materials being identified in locations which were outside the scope of survey or unidentifiable due to prevailing inspection limitations as noted above.

Refer to section 06 (Diagram) of this report for additional limitations encountered during the inspections specific to the areas surveyed.

4. Asbestos Register

Below are important notes that must be read in conjunction with the asbestos register pages:

The asbestos register is a detailed inspection/record log of the asbestos materials encountered during the survey. Dependant on findings, one room may have several register records/logs, detailing asbestos materials. Where applicable, findings are logged starting from the lowest floor level i.e. basement and work up through floor levels with external findings logged last.

When asbestos is identified, the register pages detail a numerical risk assessment system. This assessment concentrates solely on the likelihood of fibre release from asbestos based materials. This is the single most important factor in assessing the likelihood of people being exposed to fibre concentrations injurious to their health.

The assessments take into account the product type, asbestos type, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations given should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.

For ease of reference, only samples confirming the presence of asbestos are detailed in the asbestos register, where samples were negative these are not specifically detailed in the registers. However, when no asbestos materials are found, the floor/area will be logged as "No Asbestos Detected" in the register.

Materials sampled during the survey which tested negative for the presence of asbestos can be seen detailed in the drawings in Section 06 of this report. Analysis results confirming their negative asbestos content are detailed in the analysis certificates in Section 05.

General and specific limitations encountered during the survey can be seen detailed in Section 03 of this report. This may give indications to asbestos materials that may/could be present to areas either logged as limited, or deemed as out-side the scope of works.

As it is understood the site is due to be demolished, any identified asbestos materials should be removed and disposed of as asbestos waste. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and its approved codes of practice.

Possible ACM's: In addition to the identified ACM's, it must be noted that access was limited within some areas of the site due to large amounts of strewn debris and vegetation overgrowth. When site is being cleared, associated remains of identified ACM's (typically asbestos cement) may be encountered. Proceed with caution during clearance of the site

The following definition of terms may be used in the recommendation section of the following register pages:

Fully Enclosed Conditions: Provision of a physical barrier (normally 1000g polythene) erected during asbestos removal including air filters/movers (NPU'S) and airlocks to provide protection from fibre release brought on during such works.

Encapsulation: Provision of paint type coating to create a seal/barrier to the surface of the material which under general conditions would prevent fibre release.


Enclose/Seal: Provision of a physical barrier to provide mechanical protection of the material to prevent it being disturbed or damaged.

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

Removal: Complete removal of a material in compliance with the Asbestos Regulations (2012) and its approved codes of practice.

Manage in place: A policy to regularly inspect the material to ensure that the ACM is maintained in good condition.

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackamoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor		
Area Description:	Area logged as G08 & G10 (Refer to diagram)		

Sample Number	Known Asbestos/1 (confirmed by the surveyor)	Material Risk Assessment (Refer to bottom of page for additional information)		
	Product/Material Description:	*Internal/External	Internal/external 1	
	Asbestos cement wall panels (Approx 2.5 Sqm). Further amounts of associated asbestos cement may be found within the general debris in the surrounding area	Product/Material	A/C 0	
		*Asbestos Type	Chrysotile (white) asbestos 1	
		*Condition	Poor condition 4	
		*Access	High access 2	
		*Treatment	Composite material 0	
		Quantity	Approx 2.5 Sqm	
			Total Points:	08
			Risk Assessment Category:	C




Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION						
*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance Cat D (Points 01>05) – Normally a low risk situation It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	
		No Asbestos Detected (NAD)			Un-Sealed = 4	

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackamoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor		
Area Description:	Area logged as G08/G10 (Refer to diagram)		

Sample Number	Known Asbestos/2 (confirmed by the surveyor)	Material Risk Assessment (Refer to bottom of page for additional information)		
	Product/Material Description:	*Internal/External	Internal/external	
	Asbestos cement tubes, mixed in with general rubble/debris (full extent unknown)	Product/Material	A/C	
		*Asbestos Type	Chrysotile (white) asbestos	
		*Condition	Poor condition	
		*Access	High access	
		*Treatment	Composite material	
		Quantity	Full extent unknown, mixed with general rubbish	
		Total Points:		08
		Risk Assessment Category:		C




Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance Cat D (Points 01>05) – Normally a low risk situation It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	
		No Asbestos Detected (NAD)			Un-Sealed = 4	

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackamoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor		
Area Description:	Area logged as G10 (Refer to diagram)		

Sample Number	Known Asbestos/3 (confirmed by the surveyor)	Material Risk Assessment (Refer to bottom of page for additional information)		
	Product/Material Description:	*Internal/External	Internal/external	1
	Asbestos cement corrugated roof sheets	Product/Material	A/C	0
		*Asbestos Type	Chrysotile (white) asbestos	1
		*Condition	Medium condition	2
		*Access	Limited access	0
		*Treatment	Composite material	0
		Quantity	Approx 75 Sqm	
			Total Points:	04
			Risk Assessment Category:	D




Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION						
*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance Cat D (Points 01>05) – Normally a low risk situation It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	
		No Asbestos Detected (NAD)			Un-Sealed = 4	

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackamoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor		
Area Description:	Area logged as G13, also external to G13 (Refer to diagram)		

Sample Number	Known Asbestos/4 (confirmed by the surveyor)	Material Risk Assessment (Refer to bottom of page for additional information)		
	Product/Material Description:	*Internal/External	Internal/external	
	Loose asbestos cement corrugated sheets and A/C tubes to the external ground		1	
		Product/Material	A/C	0
		*Asbestos Type	Chrysotile (white) asbestos	1
		*Condition	Poor condition	4
		*Access	High/limited access	1
		*Treatment	Composite material	0
		Quantity	Full extent unknown, cant access G13	
			Total Points:	08
		Risk Assessment Category:	C	




Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION						
*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance Cat D (Points 01>05) – Normally a low risk situation It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	
Airflow = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	
		No Asbestos Detected (NAD)			Un-Sealed = 4	

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackamoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor		
Area Description:	Area logged as G30 (Refer to diagram)		

Sample Number	Sample FB/11	Material Risk Assessment (Refer to bottom of page for additional information)			
Product/Material Description:		*Internal/External	Internal/external	1	
Asbestos cement (A/C) roof sheets		Product/Material	A/C	0	
		*Asbestos Type	Chrysotile (white) asbestos	1	
		*Condition	Medium condition	2	
		*Access	Medium access	1	
		*Treatment	Composite material	0	
		Quantity	Approx 20 Sqm		
		Total Points:			05
Risk Assessment Category:			D		




Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance Cat D (Points 01>05) – Normally a low risk situation It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	
		No Asbestos Detected (NAD)			Un-Sealed = 4	

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackamoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor		
Area Description:	Room logged as G31 (Refer to diagram)		

Sample Number	Known Asbestos/5 (confirmed by the surveyor)	Material Risk Assessment (Refer to bottom of page for additional information)		
	Product/Material Description:	*Internal/External	Internal/external	1
	Asbestos containing W/C cistern	Product/Material	WC cistern	0
		*Asbestos Type	Amosite (brown) asbestos (Typically)	2
		*Condition	Good condition	0
		*Access	High access	2
		*Treatment	Composite material	0
		Quantity	X1	
			Total Points:	05
			Risk Assessment Category:	D




Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION						
*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
		No Asbestos Detected (NAD)			Un-Sealed = 4	Cat D (Points 01>05) – Normally a low risk situation
It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.						

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackmoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor		
Area Description:	Area logged as G35		

Sample Number	As Sample FB/13(2)	Material Risk Assessment (Refer to bottom of page for additional information)	
Product/Material Description:		*Internal/External	Internal/external
Loose asbestos (A/C) cement sheets and an A/C tube to the ground (Approx 4 Sqm)		Product/Material	A/C
		*Asbestos Type	Chrysotile (white) asbestos
		*Condition	Poor condition
		*Access	High access
		*Treatment	Composite material
		Quantity	Approx 4 Sqm
		Risk Assessment Category:	C




Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION						
*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance Cat D (Points 01>05) – Normally a low risk situation It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	
		No Asbestos Detected (NAD)			Un-Sealed = 4	

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackamoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor		
Area Description:	Area logged as G35		

Sample Number	As Sample FB/13(3)	Material Risk Assessment (Refer to bottom of page for additional information)	
Product/Material Description:		*Internal/External	Internal/external 1
Asbestos cement (A/C) fascia (Approx 6 Sqm)		Product/Material	A/C 0
		*Asbestos Type	Chrysotile (white) asbestos 1
		*Condition	Medium condition 2
		*Access	High access 2
		*Treatment	Composite material 0
		Quantity	Approx 6 Sqm
		Risk Assessment Category:	C




Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance Cat D (Points 01>05) – Normally a low risk situation It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	
		No Asbestos Detected (NAD)			Un-Sealed = 4	

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackmoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor		
Area Description:	Area logged as G36 / G37		

Sample Number	As Sample FB/13(1)	Material Risk Assessment (Refer to bottom of page for additional information)			
Product/Material Description:		*Internal/External	External		
Asbestos cement (A/C) roof sheet debris, mixed in with general debris/overgrowth. The A/C debris is thought to have been the roof of the structure (Approx 20 Sqm)		Product/Material	A/C		
		*Asbestos Type	Chrysotile (white) asbestos		
		*Condition	Poor condition		
		*Access	High access		
		*Treatment	Composite material		
		Quantity	Approx 20 Sqm (Guessed)		
		Total Points:		07	
		Risk Assessment Category:		C	




Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION						
*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance
		No Asbestos Detected (NAD)			Un-Sealed = 4	Cat D (Points 01>05) – Normally a low risk situation
<small>It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.</small>						

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackmoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor		
Area Description:	Structure logged as G41		

Sample Number	Sample FB/13	Material Risk Assessment (Refer to bottom of page for additional information)	
Product/Material Description:		*Internal/External	External 0
Asbestos cement (A/C) roof and wall sheets, the ACM is in poor condition with loose associated debris present		Product/Material	A/C 0
		*Asbestos Type	Chrysotile (white) asbestos 1
		*Condition	Poor condition 4
		*Access	High access 2
		*Treatment	Composite material 0
		Quantity	Approx 40 Sqm
		Total Points:	
Risk Assessment Category:		C	




Recommendations/Comments:	Remove and dispose of as asbestos waste, prior to demolition. All works with asbestos must be undertaken in accordance with the current asbestos regulations (2012) and it's approved codes of practise.
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION						
*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance Cat D (Points 01>05) – Normally a low risk situation It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	
		No Asbestos Detected (NAD)			Un-Sealed = 4	

Refer to Appendix C for a full description of the numerical risk assessment

4. Asbestos Register, Continued

 <p>4. Asbestos Survey Register (Survey Findings)</p>	BUILDING/ADDRESS: Higher House Farm Buildings, Blackmoor Road, Blackburn	DATE OF SURVEY: 31/10/2017	SURVEYED BY: J. Robbie – A. Robbie
	CLIENT: Growth & Development Department, Blackburn with Darwen Borough Council	JOB NO: JPR/AR/2007	ANALYSIS COMPANY: North Star Environmental Ltd
Floor Level/Location:	Ground floor - Internal		
Area Description:	All remaining reasonably accessible areas: No further ACM's detected		

Sample Number	Visual Assessment – No Asbestos Detected	Material Risk Assessment (Refer to bottom of page for additional information)	
	Product/Material Description: Possible ACM's: In addition to the identified ACM's, it must be noted that access was limited within some areas of the site due to large amounts of strewn debris and vegetation overgrowth. When the site is being cleared, associated remains of identified ACM's (typically asbestos cement) may be encountered. Proceed with caution during clearance of the site	*Internal/External N/A	
		Product/Material N/A	
		*Asbestos Type N/A	
		*Condition N/A	
		*Access N/A	
		*Treatment N/A	
		Quantity N/A	
		Total Points:	N/A
		Risk Assessment Category:	N/A

All Remaining Reasonably Accessible Areas: No Further Asbestos Detected

NB: Refer to section 06 (Drawings) for details of samples obtained during the survey that proved negative for the presence of asbestos.

Recommendations/Comments:	Refer to section 03 (Limitations of Survey) detailing general inspection limitations encountered during the survey, which may include asbestos materials that were deemed out-side the scope of works
Remediation/Management Comments:	

NUMERICAL RISK ASSESSMENT DESCRIPTION						
*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment	
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts	Good = 0	Limited = 0	Composite Material = 0	Cat A (Points 15>18) – Normally a high risk situation requiring immediate action Cat B (Points 10>14) – Normally a high risk situation requiring action ASAP Cat C (Points 06>09) - Normally a medium risk situation requiring regular inspection and maintenance Cat D (Points 01>05) – Normally a low risk situation It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Amosite (Amo) + 2 pts	Medium = 2	Medium = 1	Sealed = 0	
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	Chrysotile (Chry) + 1 pts	Poor = 4	High = 2	Partial = 2	
		No Asbestos Detected (NAD)			Un-Sealed = 4	

Refer to Appendix C for a full description of the numerical risk assessment

5. Certificate(s) of Analysis (x2)



John Robbie
 JPR Asbestos Services Ltd
 26 Fieldsway
 Garden Suburbs
 Oldham
 OL8 3AX

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : 1711007
 Date Received : 01.11.17
 Site Address : Higher House Farm
 Samples Analysed By : Jon Feightman
 Date Analysis Completed : 01.11.17
 Date Reported : 01.11.17
 Samples Taken By : Client
 Client Ref : JPR/AR/Farm

Client Ref	Location	Description	Lab Ref	Asbestos Identification
FB/01	Refer to Report	Felt	1711007-1	No Asbestos Detected
FB/02	Refer to Report	Floor Tile/Adhesive	1711007-2	No Asbestos Detected
FB/03	Refer to Report	Sink Pad	1711007-3	No Asbestos Detected
FB/04	Refer to Report	Red Screed	1711007-4	No Asbestos Detected
FB/05	Refer to Report	Wrap	1711007-5	No Asbestos Detected
FB/06	Refer to Report	Sink Pad	1711007-6	No Asbestos Detected
FB/07	Refer to Report	Textured Coating	1711007-7	No Asbestos Detected
FB/08	Refer to Report	Old Lino	1711007-8	No Asbestos Detected
FB/09	Refer to Report	Old Lino	1711007-9	No Asbestos Detected
FB/10	Refer to Report	Old Lino	1711007-10	No Asbestos Detected
FB/11	Refer to Report	Asbestos Cement	1711007-11	Chrysotile
FB/12	Refer to Report	Coating	1711007-12	No Asbestos Detected
FB/13	Refer to Report	Asbestos Cement	1711007-13	Chrysotile
FB/14	Refer to Report	Felt	1711007-14	No Asbestos Detected

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd

P. Lee
 Laboratory Manager

K. Burns
 Technical Manager

This certificate shall not be reproduced, except in full, without prior written approval by North Star Environmental Ltd
 It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held.
 North Star Environmental Ltd, Suite A1, 1st Floor, Beech House, Oaklands Office Park, Hooton Road, Hooton, CH66 7NZ
 Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk

Company No. 7948744

Page 1 of 2



John Robble
 JPR Asbestos Services Ltd
 26 Fieldsway
 Garden Suburbs
 Oldham
 OL8 3AX

CERTIFICATE OF ASBESTOS ANALYSIS

NS Ref. : 1711007
 Date Received : 01.11.17
 Site Address : Higher House Farm
 Samples Analysed By : Jon Feightman
 Date Analysis Completed : 01.11.17
 Date Reported : 01.11.17
 Samples Taken By : Client
 Client Ref : JPR/AR/Farm

Client Ref	Location	Description	Lab Ref	Asbestos Identification
FB/15	Refer to Report	Putty	1711007-15	No Asbestos Detected
FB/16	Refer to Report	Putty	1711007-16	No Asbestos Detected
FB/17	Refer to Report	Putty	1711007-17	No Asbestos Detected
FB/18	Refer to Report	Fibre Glass	1711007-18	No Asbestos Detected
FB/19	Refer to Report	Fibre Glass	1711007-19	No Asbestos Detected
FB/20	Refer to Report	Coating	1711007-20	No Asbestos Detected
FB/21	Refer to Report	Putty	1711007-21	No Asbestos Detected
FB/22	Refer to Report	Felt	1711007-22	No Asbestos Detected
FB/23	Refer to Report	Fibre Glass	1711007-23	No Asbestos Detected
FB/24	Refer to Report	Black Infill	1711007-24	No Asbestos Detected
FB/25	Refer to Report	Felt	1711007-25	No Asbestos Detected
FB/26	Refer to Report	Putty	1711007-26	No Asbestos Detected
FB/27	Refer to Report	Felt	1711007-27	No Asbestos Detected
FB/28	Refer to Report	Felt	1711007-28	No Asbestos Detected

The laboratory cannot be responsible for inaccurate or unrepresentative sampling. All sample descriptions and locations are provided by the client, the laboratory cannot be held responsible for inaccurate information

Analysis for asbestos in bulk materials using dispersion staining was carried out in accordance with our documented in-house method NSTM4 which is based on the methodology set out in HSG 248

For and on behalf of
North Star Environmental Ltd

P. Lee
 Laboratory Manager

K. Burns
 Technical Manager

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 It should be noted that opinions and interpretations detailed herein are outside the scope of UKAS accreditation held.
 North Star Environmental Ltd, Suite A1, 1st Floor, Beech House, Oaklands Office Park, Hooton Road, Hooton, CH66 7NZ
 Tel No: 0151 538 3141, Fax: 0151 331 3541, Email: info@northstarenvironmental.co.uk

Company No. 7948744
 Page 2 of 2

6. DRAWING(S)

Drawing number(s):






Higher House Farm Buildings - Ground Floor

Higher House Farm Buildings – First Floor

Diagram Key:

Red Text = Asbestos materials (Known or Suspected)

Green Text = Non-Asbestos Materials

Asbestos Colour Key Code (Where applicable)	
	Insulation Boarding
	Cement/Eternite/Sindanyo etc.
	Insulation / Residue / Debris
	Textured Coatings/Artex
	Roofing Slates
	Gasketting/Rope Products
	Floor Tiles
	W/C Cisterns
	Sprayed Coating (Limpet)
	Bitumen/Galbestos

Sample FB/13 - Asbestos cement (A/C) roof and wall sheets, the ACM is in poor condition with loose associated debris present

NB: Rooms/areas are numbered for area reference only

Sample FB/28 - Felt loose to the floor, mixed with general debris

Limited access in these areas (lots of general waste)

Sample FB/14 - Loose felt debris to the floor

Sample FB/15 - Putty to the glazing

As Sample FB/13(1) - Asbestos cement (A/C) roof sheet debris in this area, mixed in with general debris/overgrowth. The A/C debris is thought to have been the roof of the structure (Approx 20 Sqm)

Sample FB/07 - Textured coating to the walls

Sample FB/06 - Bitumen sink pad

Sample FB/04 - Red screed to the floor (noted throughout)

Sample FB/05 - Textile wrap to the electrical cable

Sample FB/02 - Floor tiles/bitumen adhesive

Sample FB/03 - Bitumen sink pad

As Sample FB/13(3) - Asbestos cement (A/C) fascia (Approx 6 Sqm)

As Sample FB/13(2) - Loose asbestos (A/C) cement sheets and an A/C tube to the floor (Approx 4 Sqm)

Sample FB/12 - Black coating to the corrugated metal roof sheets

Sample FB/16 - Putty to the glazing

Known Asbestos/5 (confirmed by the surveyor) - Asbestos containing W/C cistern

Sample FB/11 - Asbestos cement (A/C) roof sheets

Sample FB/19 - Fibreglass wall lining, this materials has been used to many areas throughout the site and is also present as debris

NB: The guttering and down pipe to this area are not asbestos, but for clarity, it is advised to have it removed as asbestos waste, along with all other ACM's

Known Asbestos/4 (confirmed by the surveyor) - Loose asbestos cement corrugated sheets and A/C tubes to the floor external

Sample FB/01 - Felt lining beneath the roof tiles/slates

Sample FB/17 - Putty to the glazing

Known Asbestos/3 (confirmed by surveyor) - Asbestos cement corrugated roof sheets

Known Asbestos/2 (confirmed by surveyor) - Asbestos cement tubes, mixed in with general rubble/debris

Sample FB/27 - Felt loose to the floor, mixed with general debris

Known Asbestos/1 (confirmed by the surveyor) - Asbestos cement wall panels

Sample FB/20 - Black coating to the corrugated metal roof sheets

Ground Floor

Sample FB/24 - Black composite infills to the windows (x2)

Sample FB/18 - Fibreglass used as a roof lining, associated debris also present

Sample FB/23 - Fibreglass wall lining, this material has been used to many areas throughout the site and is also present as debris

Sample FB/22 - Felt lining to the roof

Sample FB/25 - Felt lining to the roof & walls

Possible ACM's: In addition to the identified ACM's, it must be noted that access was limited within some areas of the site due to large amounts of strewn debris and vegetation overgrowth, when the site is being cleared, associated remains of identified ACM's (typically asbestos cement) may be encountered. Proceed with caution during clearance of the site

Sample FB/21 - Putty sealant to the greenhouse glazing

Garden buildings - Rear of 147 Blackmoor Rd

Sample FB/26 - Putty sealant to the glazing

Loose fibreglass sheets

NB: Rooms/areas numbered for area reference only

Key & Notes

RedText = Asbestos materials (Known or Suspected)

GreenText = Non-Asbestos Materials

Asbestos Colour Key Code (Where applicable)

	Insulation Boarding
	Cement/Eternite/Sindanyo etc
	Insulation / Residue / Debris
	Textured Coatings/Artex
	Gasketing/Rope Products
	Floor Tiles/Bitumen Adhesive
	W/C Cisterns
	Sprayed Coating (Limpet)
	Bitumen/Galbestos

General survey notes and comments:

Unless stated, walls are stone, brick, plasterboard, lath-n-plaster or timber. Floors are a mixture of concrete, flags or stone. Ceilings are either timber(s), plasterboard or lath-n-plaster. Non-asbestos felts have been used as a lining beneath many roof coverings. Over door and windows lintels are stone or timber. Unless stated as asbestos, roofs were a mixture of stone, slate, metal or plastics. Much of the site has large amounts of strewn debris and overgrowth, limiting access for full inspections. Unless stated, gutters and down-pipes are timber, plastic and metal. No access was gained to the top of the chimney on the house. No access was gained within the storage heaters, it would be advisable to have these disposed of as asbestos waste along with other positively identified ACM's.

Access within boilers, calorifiers and heating/ventilation plant was limited at the time of the survey. Such products may typically contain asbestos gasketing (rope, card & mastic based) All Gasketing products throughout the building should be presumed to contain asbestos. Additionally, asbestos fuse pads, rope and cement products may be present in all electrical switchgear, however, these could not be fully accessed during this survey for health and safety reasons. All electrical switchgear should be presumed to contain asbestos materials.

NB Whilst the survey team made every effort to examine all suspect materials, we cannot guarantee that all asbestos-based materials have been identified. Some materials may well be hidden within the fabric of the building and may only come to light when the building is being refurbished or demolished

JPR Asbestos Services Ltd

Property:

Higher House Farm Buildings, Blackmoor Road, Darwen

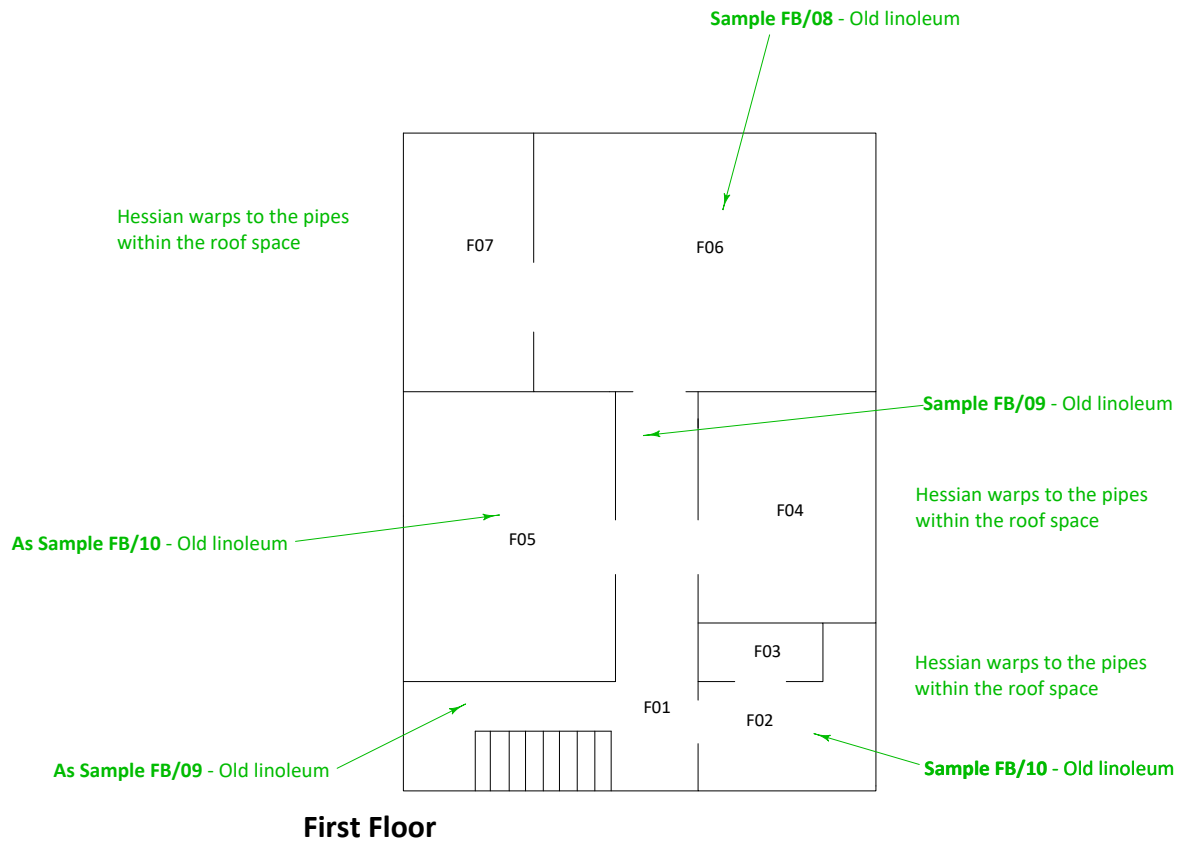
Project:

Demolition Asbestos Survey

Report Ref: JPR/AR/2007

Diagram Ref: (Not to Scale)

Higher House Farm - Ground Floor



Key & Notes

RedText = Asbestos materials (Known or Suspected)

GreenText = Non-Asbestos Materials

Asbestos Colour Key Code (Where applicable)

	Insulation Boarding
	Cement/Eternite/Sindanyo etc
	Insulation / Residue / Debris
	Textured Coatings/Artex
	Gasketting/Rope Products
	Floor Tiles/Bitumen Adhesive
	W/C Cisterns
	Sprayed Coating (Limpet)
	Bitumen/Galbestos

General survey notes and comments:

Unless stated, walls are brick, plasterboard or lath-n-plaster.
 Floors are timber.
 Ceilings are either plasterboard and lath-n-plaster.
 Non-asbestos felts have been used as a lining beneath the roof covering.
 Over door and window lintels are stone or timber.
 The roof space was accessed as far as was reasonably practical, no ACM's seen.

Access within boilers, calorifiers and heating/ventilation plant was limited at the time of the survey. Such products may typically contain asbestos gasketting (rope, card & mastic based) All Gasketting products throughout the building should be presumed to contain asbestos. Additionally, asbestos fuse pads, rope and cement products may be present in all electrical switchgear, however, these could not be fully accessed during this survey for health and safety reasons. All electrical switchgear should be presumed to contain asbestos materials.

NB Whilst the survey team made every effort to examine all suspect materials, we cannot guarantee that all asbestos-based materials have been identified. Some materials may well be hidden within the fabric of the building and may only come to light when the building is being refurbished or demolished.

JPR Asbestos Services Ltd

Property:

Higher House Farm Buildings,
Blackamoor Road, Darwen

Project:

Demolition Asbestos Survey

Report Ref: JPR/AR/2007

Diagram Ref:
(Not to Scale)

Higher House
Farm - First Floor

7. REMEDIAL WORKS RECORD SHEET

This section should be used to record any information regarding the remedial actions undertaken on the asbestos materials identified within this report. This could include removal of or encapsulation of materials identified in section 4 (Asbestos survey register).

If required more pages can be added. The remedial action records and any relevant additional information, i.e. removal method statements, clearance paperwork, re-inspection documentation etc should be kept within a central asbestos management file and reviewed on a regular basis.

Sample Number	Floor Level	Room Number	Remedial Action	Date of Work	Contractor	Paperwork Reference's (If applicable)

Contact JPR Asbestos Services Ltd if additional declaration forms are required

Appendix A - Survey Methodology

In order to accurately survey buildings for the presence of asbestos, it is advisable that representative samples are taken from installations suspected of containing asbestos. The survey has been conducted by a team of experienced surveyors following all current legislation.

It is therefore essential that suitable procedures are adopted to ensure that the sampling work does not lead to the release of significant amounts of asbestos fibres into the air.

JPR Asbestos Services Ltd have many years' experience in carrying out such surveys, and adopt the following procedures to ensure that personnel working in the building during the survey are not put at risk. These procedures are as follows;

The number of samples to be taken is left to the discretion of the surveyor on site, in some situations it may be prudent to assume some materials are asbestos rather than take unnecessary samples.

In some circumstances materials which are visually identical to the ones which have been sampled will be cross-referenced to minimise the need for sampling.

Samples taken are analysed using an UKAS accredited laboratory.

Occasionally, samples are not taken due to lack of safe access or because to do so would cause irreparable damage to the material or because materials of identical appearance have already been sampled. In these cases, the installations are referenced as 'strongly suspected of containing asbestos'.

1. Sampling will be taken from occupied parts of the building at times when the areas are vacant.
2. Sampling is carried out carefully and in such a way as to minimise the release of asbestos fibres. Sampling methods will vary dependent on the nature of the material, typical sampling methods are as follows:

Dust and loose materials	Scrape as much dust as is necessary for analysis into a polythene bag. The area will then be sealed using a light spray coat of Poly Vinyl Acetate (PVA) adhesive solution.
Pipe lagging/sprayed-coating	Pipework, representative samples will be taken of each homogeneous pipe run. Spray-coated ceilings or walls should be sampled either end of the material, i.e. usually two samples being sufficient. The sample shall be pre-wetted before passing a cork borer through the layers of the material. The sample will then be carefully placed into a polythene bag and the sample area sealed with PVA solution, foil tape or a suitable proprietary filler/sealant where appropriate.
Asbestos Products/Insulation Boarding and Mill Board	<p>For Insulation boarding and Mill-Boards one sample approximately is sufficient per area. If there is evidently more than one type of panel, then representative samples of each should be taken, but if the boarding is all visibly the same then cross referencing will be undertaken to minimise the need for unnecessary sampling.</p> <p>All material types shall be pre-wetted before passing through a cork borer or for harder materials a knife or pliers will be used to obtain a sample. Again the sample area will be immediately sealed with PVA solution and covered with tape to give an airtight seal.</p>
Asbestos Ropes/Yarns	<p>For asbestos rope/fabric materials, which contain a uniform concentration of asbestos throughout, a single sample of each suspect installation shall be taken for analysis. All materials shall be pre-wetted before taking a sample using either a Stanley knife and/or a pair of pliers.</p> <p>The sample area will be immediately sealed with PVA solution and covered with adhesive tape to give an airtight seal.</p>

Textured Coatings etc. A representative sample of textured coating shall be collected for analysis. The area shall be pre-wetted before taking the sample using a Stanley knife.

The sample area shall be immediately sealed with a PVA solution

3. Surfaces onto which dust or debris may fall, will be covered with an impervious sheet before the sample is taken (unless the surface itself is impervious) and be cleaned afterwards by a dustless method such as a damp cloth which is then double wrapped within two self-sealing bags. This package will then be disposed of as asbestos waste.
4. All sampling equipment will be cleaned between samples with wet wipes to prevent cross contamination.
5. All samples will be double wrapped within two self-sealing polythene bags to prevent any possible chance of fibre release.
6. Air testing carried out in the past has shown that fibre levels given off during asbestos sampling of the above nature typically gives results below the clearance indicator level of 0.010 fibres per millilitre of air.
7. Once the sample has been taken, a unique sample number label with the client name and date will be attached to the location.
8. An asbestos survey record and risk assessment will be completed for each sample location.
9. Personnel carrying out the sampling may wear appropriate respiratory and protective equipment at the time of sampling only.
10. If any installation is found to be in a poor condition giving a potential for the release of airborne asbestos fibres, then JPR Asbestos Services Ltd will inform the person in charge of the premises as to the safe treatment of the material.

Appendix B - General Notes & Information

The following is a summary of building features and materials commonly found to contain asbestos. It is often extremely difficult or impossible to detect these installations, or positively identify the presence of asbestos within them, without conducting a destructive survey or obtaining samples for analysis. Also included are areas not routinely examined for safety reasons.

This summary is not a complete list but is intended to emphasise the importance of a full asbestos survey and building register, and to reinforce the requirement for care and attention to be taken before and during refurbishment or demolition works.

BUILDING FEATURES & POTENTIAL ASBESTOS INSTALLATIONS

- **Ceiling Voids**
For safety reasons, only limited inspections are undertaken in ceiling voids in occupied areas. Entering ceiling voids carries a high risk of fibre release from the disturbance of any asbestos material within it, which may contaminate the areas below. In general, ceiling voids may only be checked in unoccupied areas where safe access is available.
- **Wall Cavities**
May be completely blocked or bricked in. Detected only if shown on building construction plans or during demolition.
- **Risers**
Often completely blocked or bricked in. May only be detected if shown on building construction plans or during demolition. In certain circumstances, entering riser shafts can carry a high risk of fibre release from the disturbance of any asbestos material within it, which could contaminate adjacent areas. An assessment will be made of the risk and risers may only be checked in unoccupied areas where safe access is available.
- **Floor Voids**
May be completely blocked or inaccessible. Detected only if shown on building construction plans or during demolition.
- **Windows**
Asbestos panels may be located above or below windows, which are covered with wallpaper, painted, or covered with hardboard/plasterboard or painted glass etc. Often can only be examined externally where safe access is available. In addition, asbestos may be present in the form of glazing mastics. Positive identification of this type of material is not possible without sampling and analysis.
- **Columns**
Often completely blocked or bricked in. If the integrity and safety of structural columns are at risk they will not be examined.
- **Plaster Ceilings**
If access above cannot be made and destructive techniques cannot be applied, then the areas above cannot be checked.
- **Small or Confined Spaces**
These will not be checked if safe access cannot be achieved.
- **Restricted Access**
Secure areas subject to restricted access will not be checked unless special arrangements have been made through the client within the remit of the survey.
- **Trunking/Ductwork**
May contain asbestos internally as ventilation linings or gaskets, which are not visible, until the trunking is disassembled. Often found within **ceiling voids** (see above).
- **Lift Shafts**
Doors and shaft may be lined with asbestos. Lifts will not be checked for safety reasons unless they are known to be isolated.

- **Boilers**
May contain asbestos internally which is not visible until dismantled.
- **Refrigerators, Cold Rooms, Safes and Kilns**
May contain asbestos internally which is not visible until dismantled.
- **Heater Units**
Sealed heater units are often lined with asbestos, or have insulation blocks containing asbestos within them, but cannot be examined until dismantled.
- **Mechanical Equipment**
These are not examined for safety reasons as machinery may start at any time and are often sealed, self-contained units.
- **Thermal Insulation**
Often found within **ceiling voids, wall cavities, risers, floor voids** (see above). Thermal insulation to pipes etc. which contains asbestos is often not uniform in its application or composition. Although a representative number of locations relative to the extent of the material may be examined and found to be non-asbestos, it is possible that asbestos has been incorporated in a number of isolated locations. An inner skim of asbestos pipe insulation or paper lining may also be found beneath a non-asbestos outer layer. Lagging construction of this type is often difficult to identify without sampling and analysis.
- **Sprayed Coatings**
Often found within **ceiling voids** (see above). Sprayed coating material, which contains asbestos, is often not uniform in its application or composition. Although a representative number of locations relative to the extent of the material may be examined and found to be non-asbestos, it is possible that asbestos has been incorporated in a number of isolated locations. In areas where sprayed coating is found on ceilings or structural steelwork, it is often also present as overspray behind plaster applied to walls and beneath the floor screed. This cannot be detected without applying destructive techniques. May be a significant hazard during demolition or major refurbishment works.
- **Plaster and Textured Coatings/Artex**
Plaster, paints and textured coatings applied to walls, ceilings or structural beams etc. contain asbestos. Positive identification is not possible without sampling and analysis. The removal of this material is covered by the ACoP, 'Work with asbestos insulation, asbestos coating and asbestos insulating board' and should be undertaken by a contractor licensed to work with asbestos.
- **Fire Break Boards**
Original asbestos boards may be covered with Supalux or plasterboard to increase fire ratings at a later date. Often found within **ceiling voids and floor voids** (see above).
- **Wall Panels**
Often covered with wallpaper, painted, or covered with hardboard/plasterboard.
- **Shuttering**
May be hidden by new walls, covered with wallpaper, painted or plastered over.
- **Expansion Joints and Cement Sleeves**
These may have been used in the building but are usually concreted over as part of the finishing works. These can only usually be detected if they are mentioned in the building construction plans or when demolition takes place.
- **Flange Gaskets**
Not usually visible until the pipework is dismantled. All gaskets are usually presumed to contain asbestos and to be disposed of as a Special Waste when replaced during the course of routine maintenance.
- **Floor Tiles**
Thermoplastic floor tiles often contain asbestos within the bonded material, or it may be contained within the adhesive used to affix the tiles. The risk of fibre release under normal occupation is minimal. All floor tiles are usually assumed to contain asbestos until sampled. When removed, they must be disposed of as a Special Waste.

- **Roof Slates**
Very similar in appearance to natural slates. These will not be checked if safe access cannot be achieved.
- **Roofing Felt/Damp Courses**
Bituminous products may contain asbestos in low concentrations. Without sampling and analysis, it is very difficult to determine the presence of asbestos in these products, but the risk of fibre release is extremely low.
- **Wall Fixings**
Loose asbestos was often used as a plugging material for wall fixings. Usually covered with wallpaper, painted or plastered over.
- **Debris**
Often found within **ceiling voids, wall cavities, risers, floor voids** (see above). Small amounts of asbestos debris are very difficult to locate and may be present at any location. General debris containing asbestos cannot be identified without sampling and analysis techniques.
- **Encapsulated Debris**
Small amounts of debris may have been painted over after historical removal works during refurbishment. This is a common occurrence in plant rooms.
- **Asbestos Materials Behind Known Asbestos**
Asbestos ceilings and panels etc. may conceal further asbestos materials behind, for example an asbestos lagged pipe. This would not be known until the ceiling or panels were removed.
- **Non-asbestos Insulated Services**
Services re-insulated with MMMF, Vegetable fibre, Cork, Polystyrene, etc. may have residual asbestos insulation adhering to their surface. It is not possible to check all surfaces unless all of the new insulation is removed. However, exposed sections, valves, etc. will be examined where possible.

Appendix C - Legal Requirements

Work with all asbestos containing materials is controlled under the Control of Asbestos Regulations 2012 (CAR 2012). The object of these regulations, which are made under the Health and Safety at Work etc. Act 1974, is to minimise worker's exposure to asbestos fibre within the work place.

This is further addressed under the Management of Health & Safety at Work Regulations 1999, which place a duty on employers to assess all significant risks posed as part of their undertaking, including their buildings, and to take suitable steps to reduce these risks. Hence, if asbestos is present in the workplace, it is the responsibility of the employer to ensure, firstly, that he knows where it is, and secondly, that it is maintained in a safe and proper manner so as not to pose a threat to the health of his/her workforce.

The Health and Safety Executive have produced an Approved Code of Practices' (ACoP L143, "Managing and working with asbestos" (Second Edition)) so that building managers, employers, employees and contractors can achieve compliance with the requirements of the regulations.

The substantial majority of projects which involve work with asbestos spray coating, thermal insulation materials and asbestos insulating boards, require the contractor or persons carrying out the works to be licensed under The Control of Asbestos Regulations 2012 (CAR 2012).

Unless the work is short-term repair work in premises occupied by the employer or self-employed, asbestos removal by an unlicensed contractor may be an offence. The building owner has, however, ultimate responsibility under the Health and Safety at Work Act 1974.

There is no legal requirement to remove any asbestos material, which continues to perform the function for which it is installed. However, it is recommended that any material in poor condition should be removed or made safe/ sealed appropriately.

All asbestos materials left in-situ should be labelled accordingly, and all maintenance staff/personnel who might possibly come into contact with this material, should be notified and informed to avoid disturbance of this material.

The principal statutory and regulatory requirements are:

The Health and Safety at Work (etc). Act 1974

The Management of Health & Safety at Work Regulations 1999

The Control of Asbestos Regulations 2012 Statutory Instrument 2012 No. 632 (More specifically Regulation 4 - "The management of asbestos in non-domestic premises).

The Hazardous Waste (England and Wales) Regulations 2005

Construction (Design and Management) Regulations 2015 (CDM 2015)^[1].

In order to comply with Regulations 6 and 7 of the Control of Asbestos at Work Regulations, a "Risk Assessment" and detailed "Plan of Work" should be prepared by the employer engaged in asbestos removal, to ensure workers' exposure to asbestos fibres is estimated and appropriate controls put in place to ensure that this exposure is minimal. With Certain minor exceptions, the removal of asbestos insulation, spray coating and asbestos insulation board must be undertaken by a contractor licensed by the HSE.

Appendix D - Risk Assessment Description

The risk assessment system that has been adopted, concentrates solely on the likelihood of fibre release from asbestos based materials into the breathing zone of persons at risk. This is the single most important factor in assessing the likelihood of that person being exposed to fibre concentrations injurious to their health.

To arrive at a risk category the following factors are each given a numerical score:

Product Type: i.e. AIB, reinforced composite, mill board or thermal.

Location: i.e. Internal, External, Airflow etc.

Position/ Material Use: i.e. Floor, wall, ceiling, floor, Lagging, Floor tiles, loose fill etc.

Accessibility: Is the material likely to get damaged.

Condition: Whether the material is damaged and the level of damage.

Treatment: How well the material is sealed or encapsulated.

The Points Are Given As Follows:

*Internal/External	*Product/Material	*Asbestos Type	*Condition	*Access	*Treatment
External = 0 (Ext)	Asbestos composite material's i.e. plastics, floor tiles, resins mastics etc. + 0	Crocidolite (Croc) + 3 pts Amosite (Amo) + 2 pts	Good = 0	Limited = 0	Composite Material = 0
Internal = 1 (Int)	Asbestos insulation boards, low density insulation boards, gaskets, woven material and paper etc + 1	Chrysotile (Chry) + 1 pts	Medium = 2	Medium = 1	Sealed = 0
Airflow/ = 2 Heating	Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, residues etc. + 3	No Asbestos Detected (NAD)	Poor = 4	High = 2	Partial = 2 Un-Sealed = 4

The scores for each factor are added to give a risk value. Each risk category contains a range of values.

Although recommendations are issued, these are basic and will vary according to the situation, it is recommended that some standardisation of action is achieved. It is therefore proposed that the following guidelines be adopted.

Please note that these are only guidelines and are in no way representative of all situations, each installation is assessed individually and high risk situations would have been brought immediately to the building manager's attention while the survey was in progress.

PRIORITY RATING RECOMMENDATIONS AND COMMENTS

Category A, Numbers 15 - 18

It is likely in situations with such a high rating, that persons are currently being exposed to some level of asbestos fibre contamination.

This exposure will vary according to location conditions - for example, the intensity of use of a heating system or the nature of airflow and movement around a damaged ceiling. It may be possible to clarify the exposure level by use of atmospheric fibre counts. However, the concentrations involved are likely to be low in comparison with occupational exposure limits. Due to the potential exposure, areas or situations, which fall into this category, should be regarded as a matter for concern.

In most circumstances, immediate plans for remediation of the asbestos concerned should be implemented, or at least the rapid sealing of the affected area.

Category B, Numbers – 10 - 14

Situations within this category may be potentially hazardous and will warrant careful consideration in the short term in that any slight deterioration in one of a number of contributory factors will result in unacceptable deterioration within a short period of

time. In these situations, it may therefore be necessary for the asbestos to be encapsulated/removed on a programmed basis, but within a specified timescale.

Category C, Numbers 06 - 09

Situations within this category normally do not pose any imminent risk and the likelihood of fibre release is low under existing conditions. It is recommended that material falling within this category should be regularly assessed to monitor the condition as potential deterioration may occur with passage of time.

Category D, Number 01>05

Situations within this category are normally of low priority. The situation should be assessed on the basis of a 1-year inspection cycle to ascertain any change in category.

It is recommended that the client assess each asbestos material and takes into consideration the known use of the building area in which it is situated, this may increase or decrease the above Risk Assessment of the material.

NB All asbestos materials should be regularly inspected for changes in their condition, the times between the re-inspections will vary dependant on the product/materials, i.e. sprayed coating and pipe insulations will require more frequent inspections than floor tiles, W/C cisterns etc.