

Asbestos Reinspection Survey



Site Address:
South Court
Sharston Road
Manchester
M22 4BB

MRICode: ROF042

Lead Surveyor:
Andrew Johnson

Date of Survey:
21/11/2017



8316

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1.0 - Executive Summary

An Asbestos Reinspection Survey was carried on 21st November 2017 at South Court, Sharston Road, Manchester, M22 4BB. MRICode: ROF042.

The survey was commissioned by Savills (UK) Property Management Ltd. who have been identified as having control over the management and maintenance of the premises, and are therefore regarded as the duty holders.

The duty holders, as imposed by the Control of Asbestos Regulations 2012, must ensure that when any building works are planned that the contractor is made fully aware of the contents of this survey report, and that appropriate risk assessments are prepared.

It must also be realised that if any such building work goes beyond the scope of the original survey, a more intrusive survey may be required. Intrusive surveys, such as refurbishment and demolition surveys are used to locate and describe, as far as reasonably practicable, all ACMs in the areas where the refurbishment or demolition works are taking place.

The purpose of a reinspection survey is to locate all **previously identified** ACMs and assess their condition.

Asbestos Surveying & Consultants carried out the previous survey on 24/11/2016 (reference A-01605). This survey confirms that ACMs are present at this site, and Quantum Compliance have been instructed to update this report to ensure they remain in a safe condition. The original report must be kept for cross referencing and record purposes.

1.1 - Required Actions Summary

The following table has been collated to give an overview of the actions which are required for this site. Further details regarding these ACMs can be found in the Asbestos Register and Asbestos Sample Records.

Sample No.	Location (Building, Floor, Room)	ACM	Risk Category	Action	Comments
S19562-07	Main, 2nd Floor, Vacant Office Block C	Insulating Board, Boxing's to corner of Office	Medium	Encapsulate	Encapsulate using a licensed asbestos contractor and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware. Small damaged area needs attention.

1.2 - Asbestos Findings Summary

The following summary table has been collated to give a brief overview of the number of ACMs identified at this site. Further details regarding these ACMs can be found in the Asbestos Register and Asbestos Sample Records.

Total ACMs Present	Total High Risk ACMs	Total Medium Risk ACMs	Total Low Risk ACMs	Total Very Low Risk ACMs	Total Non-Asbestos Samples
10	0	1	5	4	0

2.0 - Survey Details

Client:	Savills (UK) Property Management Ltd. 33 Margaret Street London W1G 0JD
Site Address:	South Court Sharston Road Manchester M22 4BB MRICode: ROF042
Lead Surveyor:	Andrew Johnson
Date of Survey:	21 November 2017
Report Prepared By:	Quantum Compliance 34 Greenbox Westonhall Road Bromsgrove B60 4AL
Authorised By:	Gordon Allan MD, Quantum Compliance
Report Issued By:	Jane Prosser
Date Report Issued:	1 st December 2017
Telephone:	0800 644 4142
Email:	info@qcompliance.co.uk

2.1 - Scope of Survey

Only previously identified ACMs have been inspected during this survey.

The scope of the inspection was as follows;

All areas internal and external were inspected at the time of the visit.

3.0 - Asbestos Register

Location (Building, Floor, Room)	Sample No.	ACM	Amount	Extent of Damage	Asbestos Type	Identification Method	Risk Category	Action
Main, 2nd Floor, Vacant Office Block C	AS07	Insulating Board Boxing's	140 m ²	Low (Some Minor Damage)	Amosite	Previously Sampled	Low	Manage
Main, 4th Floor, Lift Motor Room Block B/C	AS01	Insulating Board Ceiling	20 m ²	Low (Some Minor Damage)	Amosite	Previously Sampled	Low	Manage
Main, Ground Floor, Boiler Room Block A	S19562-02	PVC / Reinforced Plastics Floor Tiles	10 m ²	High (High Damage / Debris)	Chrysotile	Previously Sampled	Low	Manage
Main, 4th Floor, Access to Lift Motor Room Block B/C	As 02	PVC / Reinforced Plastics Floor Tiles	2 m ²	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, 4th Floor, Lift Motor Room Block A	S19562-01	Insulating Board Ceiling	10 m ²	Low (Some Minor Damage)	Amosite	Previously Sampled	Low	Manage
Main, 2nd Floor, Vacant Office Block C	S19562-07	Insulating Board Boxing to corner of Office	50 m ²	Medium	Amosite	Previously Sampled	Medium	Encapsulate
Main, Ground Floor, Boiler Room Block A	S19562-04	Gaskets (compressed) Within Pipe Flanges	20 no	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, Ground Floor, Electric Intake Room Block C	As 02	PVC / Reinforced Plastics Floor Tiles	12 m ²	High (High Damage / Debris)	Chrysotile	Previously Sampled	Low	Manage
Main, 2nd Floor, Vacant Kitchen Block C	S19562-08	Bitumen Sink Pad	2 no	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage
Main, Ground Floor, Vacant Room 55	S9562-06	PVC / Reinforced Plastics Floor Tile Under Screed	150 m ²	Low (Some Minor Damage)	Chrysotile	Previously Sampled	Very Low	Manage

4.0 - Survey Limitations

All ACMs previously identified were inspected.

The following limitations were detailed within the original survey report and still apply:

The following areas were not accessed;

- Electrical intakes/switchgear
- Ceiling/floor/wall voids/cladding inaccessible
- Fire doors
- Behind cladding/boxing
- Roof externals
- Boilers/ insulation lagging /hidden pipework
- Air conditioning units
- BT Communication equipment on roof B/C
- Occupied tenant's demise
- Lift shafts/pit

5.0 - Actions & Timescales

To comply with Regulation 4 of the Control of Asbestos Regulations 2012, all actions as defined below should be carried out within the following suggested timescales, unless otherwise stated on the individual sample record:

Actions

Manage = The ACM can be left in situ and managed accordingly. Ensure an annual Reinspection is carried out as a minimum.

Label = Although not compulsory, it is recommended the ACM is labelled using prescribed Asbestos warning labels. The ACM can then be left in situ and managed accordingly. Ensure an annual Reinspection is carried out as a minimum.

Enclose = The ACM should be physically enclosed. This is typically recommended when the ACM has previously been damaged and removal is not an option. The ACM can then be left in situ and managed accordingly. Ensure an annual Reinspection is carried out as a minimum.

Encapsulate = The ACM should be encapsulated. It is recommended that a licensed asbestos contractor is used to carry out such work. The ACM can then be left in situ and managed accordingly. Ensure an annual Reinspection is carried out as a minimum.

Remove = The ACM should be removed. It is recommended that a licensed asbestos contractor is used to carry out such work. Request and store copies of Waste Consignment Notes and Air Monitoring Certificates where applicable.

Restrict Access = Access to the areas immediately surrounding the ACM should be fully restricted. This is typically recommended when an ACM is posing a significant risk. Any further recommendations on how to restrict access and what to do next must be followed.

Timescales

High Risk ACMs = Recommended actions to be carried out **Immediately**.

Medium Risk ACMs = Recommended actions to be carried out within **3 Months**.

Low Risk ACMs = Recommended actions to be carried out within **6 Months**.

Very Low Risk ACMs = Recommended actions to be carried out within **12 Months**.

6.0 - Asbestos Sample Records

This section details all confirmed asbestos, referenced asbestos and presumed asbestos items present.

Sample Numbering System

S = Sampled. Where a material has been sampled and the result is confirmed by way of laboratory identification. E.g. "**S001**".

P = Presumed. Where no sample can be taken of a suspected ACM, the letter '**P**' signifies that the surveyor has presumed the material to contain asbestos. E.g. "**P001**".

SP = Strongly Presumed. Where no physical sample can be taken of a suspected ACM, the letters '**SP**' signify that the surveyor has strongly presumed the material to contain asbestos. E.g. "**SP001**".

X = A cross referenced sample. A material may not always be sampled when it is visually similar to that of a material previously sampled during the survey. In this case, the number which follows the letter '**X**' represents the number of the sample to which the material is visually similar. E.g. "**X001**".

Asbestos Sample Record

Site Address	South Court		
Building, Floor	Main, 2nd Floor	ACM	Insulating Board
Room Name	Vacant Office Block C	Precise Location	Boxing's
Sample No.	AS07	Amount	140 m ²



Material Assessment

ACM	Insulating Board	Total Risk Score	6
Condition	Low (Some Minor Damage)	Risk Category	Low
Surface Treatment	Sealed		
Asbestos Type	Amosite	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	South Court		
Building, Floor	Main, 2nd Floor	ACM	Insulating Board
Room Name	Vacant Office Block C	Precise Location	Boxing to corner of Office
Sample No.	S19562-07	Amount	50 m ²



Material Assessment

ACM	Insulating Board	Total Risk Score	8
Condition	Medium Damage	Risk Category	Medium
Surface Treatment	Partially Unsealed		
Asbestos Type	Amosite	Action	Encapsulate
Comments	Encapsulate using a licensed asbestos contractor and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware. Small damaged area needs attention.		

Asbestos Sample Record

Site Address	South Court		
Building, Floor	Main, 4th Floor	ACM	Insulating Board
Room Name	Lift Motor Room Block B/C	Precise Location	Ceiling
Sample No.	AS01	Amount	20 m ²



Material Assessment

ACM	Insulating Board	Total Risk Score	6
Condition	Low (Some Minor Damage)	Risk Category	Low
Surface Treatment	Sealed		
Asbestos Type	Amosite	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	South Court		
Building, Floor	Main, 4th Floor	ACM	Insulating Board
Room Name	Lift Motor Room Block A	Precise Location	Ceiling
Sample No.	S19562-01	Amount	10 m ²



Material Assessment

ACM	Insulating Board	Total Risk Score	6
Condition	Low (Some Minor Damage)	Risk Category	Low
Surface Treatment	Sealed		
Asbestos Type	Amosite	Action	Manage

Comments

Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.

Asbestos Sample Record

Site Address	South Court		
Building, Floor	Main, Ground Floor	ACM	PVC / Reinforced Plastics
Room Name	Vacant Room 55	Precise Location	Floor Tile Under Screed
Sample No.	S9562-06	Amount	150 m ²



Material Assessment

ACM	PVC / Reinforced Plastics	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	South Court		
Building, Floor	Main, Ground Floor	ACM	PVC / Reinforced Plastics
Room Name	Boiler Room Block A	Precise Location	Floor Tiles
Sample No.	S19562-02	Amount	10 m ²

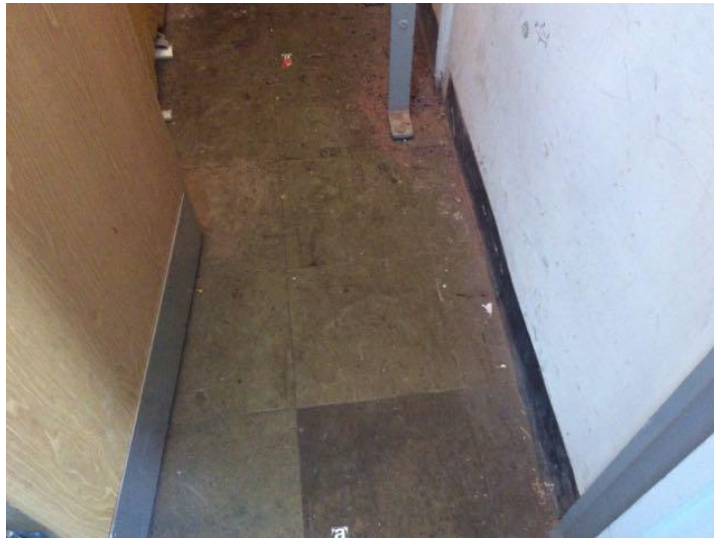


Material Assessment

ACM	PVC / Reinforced Plastics	Total Risk Score	5
Condition	High (High Damage / Debris)	Risk Category	Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	South Court		
Building, Floor	Main, 4th Floor	ACM	PVC / Reinforced Plastics
Room Name	Access to Lift Motor Room Block B/C	Precise Location	Floor Tiles
Sample No.	As 02	Amount	2 m ²



Material Assessment

ACM	PVC / Reinforced Plastics	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	South Court		
Building, Floor	Main, Ground Floor	ACM	PVC / Reinforced Plastics
Room Name	Electric Intake Room Block C	Precise Location	Floor Tiles
Sample No.	As 02	Amount	12 m ²



Material Assessment

ACM	PVC / Reinforced Plastics	Total Risk Score	5
Condition	High (High Damage / Debris)	Risk Category	Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	South Court		
Building, Floor	Main, 2nd Floor	ACM	Bitumen Product
Room Name	Vacant Kitchen Block C	Precise Location	Sink Pad
Sample No.	S19562-08	Amount	2 no



Material Assessment

ACM	Bitumen Product	Total Risk Score	3
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

Asbestos Sample Record

Site Address	South Court		
Building, Floor	Main, Ground Floor	ACM	Gaskets (compressed)
Room Name	Boiler Room Block A	Precise Location	Within Pipe Flanges
Sample No.	S19562-04	Amount	20 no



Material Assessment

ACM	Gaskets (compressed)	Total Risk Score	4
Condition	Low (Some Minor Damage)	Risk Category	Very Low
Surface Treatment	Self-Sealed		
Asbestos Type	Chrysotile	Action	Manage
Comments	Leave in situ and do not disturb. Ensure all employees, contractors and tenants who are likely to come into contact with the ACM are made aware.		

7-0 Non-Asbestos Sample Records

This section details any **additional** non-asbestos samples taken during the Reinspection.

Sample Numbering System

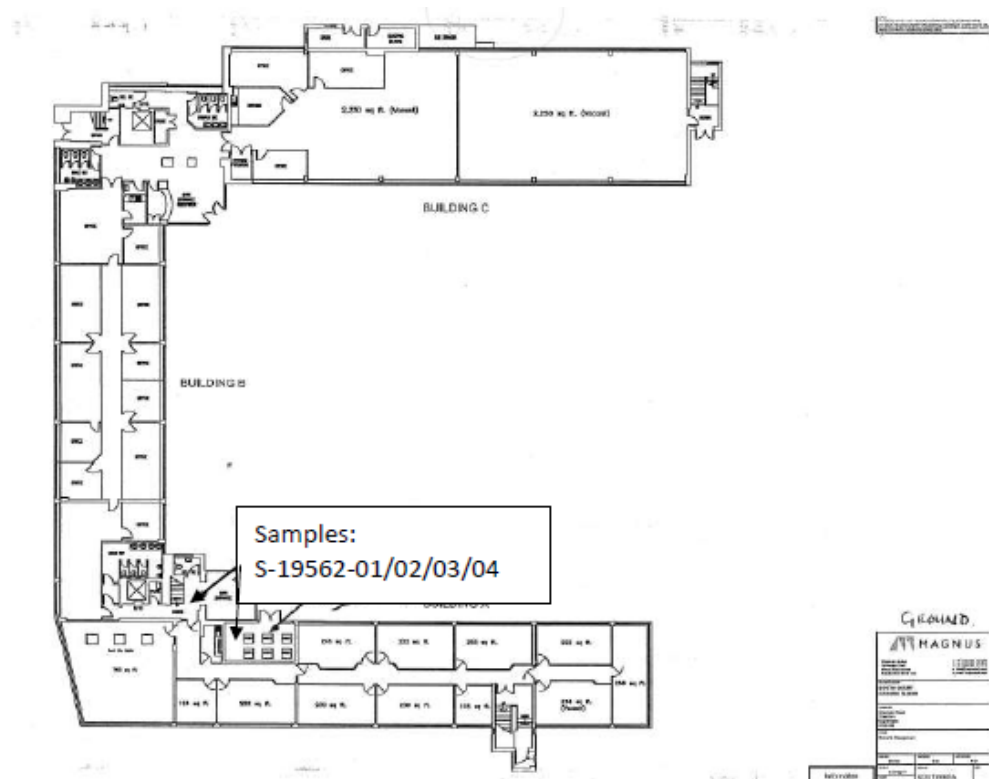
S = Sampled. Where a material has been sampled and the result is confirmed by way of laboratory identification. E.g. "**S001**".

X = A referenced sample. A material may not always be sampled when it is visually similar to that of a material previously sampled during the survey. In this case, the number which follows the letter 'X' represents the number of the sample to which the material is visually similar. E.g. "**X001**".

There were no additional samples taken during the survey.

8.0 - Asbestos Location Plans

South Court, Sharston Road, Manchester, M22 4BB

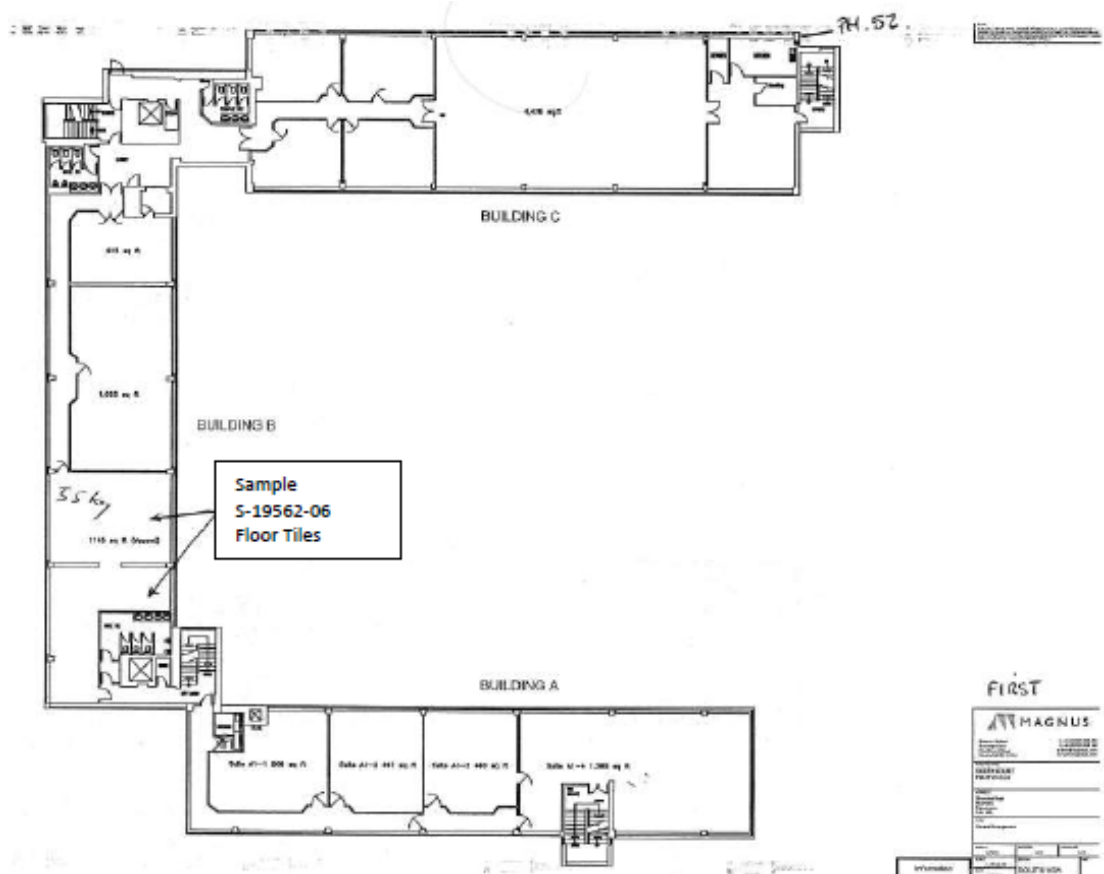


Floor plans taken from the original / previous 3rd party asbestos report.

These plans are not to scale and should be used for reference purposes only.

Sample No = ACM Removed

South Court, Sharston Road, Manchester, M22 4BB

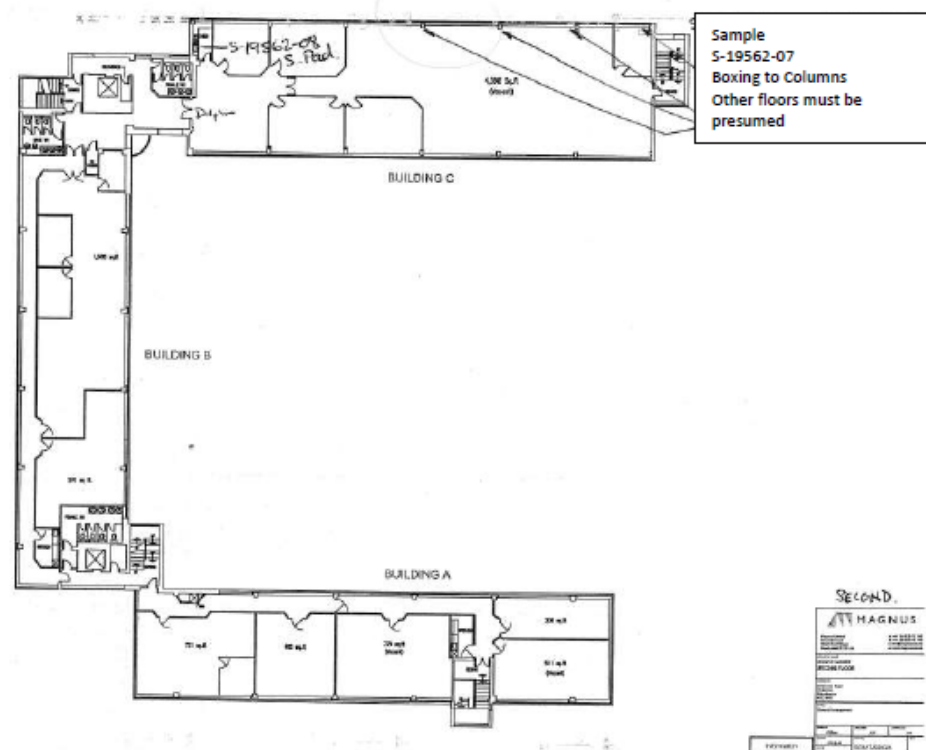


Floor plans taken from the original / previous 3rd party asbestos report.

These plans are not to scale and should be used for reference purposes only.

~~Sample No~~ = ACM Removed

South Court, Sharston Road, Manchester, M22 4BB

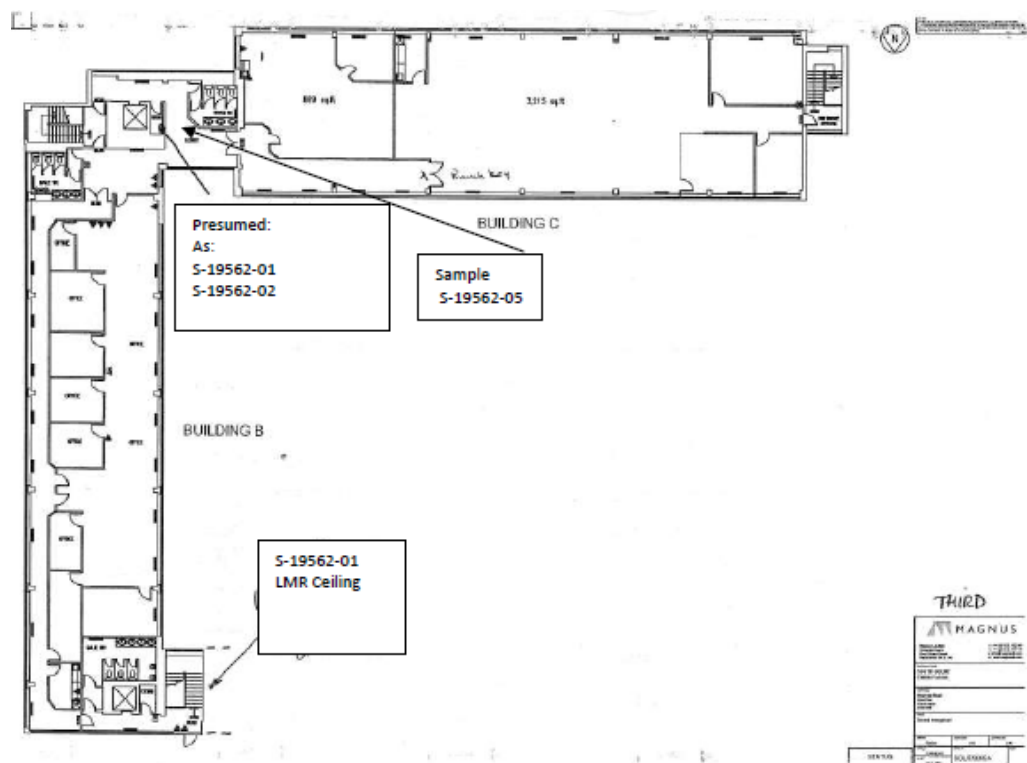


Floor plans taken from the original / previous 3rd party asbestos report.

These plans are not to scale and should be used for reference purposes only.

Sample No = ACM Removed

South Court, Sharston Road, Manchester, M22 4BB



Floor plans taken from the original / previous 3rd party asbestos report.

These plans are not to scale and should be used for reference purposes only.

Sample No = ACM Removed

9.0 - Certificates of Analysis

No certificates are available



Our Ref: J062639 FI: 8
Your Ref: S-19562
Date: 17/12/2015

ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS



Tel: (01329) 287777
Fax: (01329) 287755
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office@envirochem.co.uk

Asbestos Fibre Identification Report

Client: Quantum Compliance
34 Greenbox, Weston Road, Stoke Prior, B60 4AL
Site Address: South Court, Sharnston Road, Wythenshawe, Manchester, M22 4SN
Sampled By: Quantum Compliance
Date sampled/received: 17th December 2015
Date analysed: 17th December 2015
Analyst/s: Ewelina Kowalczyk Parzyar
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' methods based on the HSE Guidance Note HSG 248. These employed stereos microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
S-19562-01	BS337973	Block A. Lift motor room. Ceiling panels to roof. PH10	Yes	Chrysotile Amosite
S-19562-02	BS337974	Boiler room. Block A. Ground floor. Floor tile (green). PH17	Yes	Chrysotile
S-19562-03	BS337975	Boiler room. Block A. Ground floor. Floor tile (green) adhesive. PH17	No	
S-19562-04	BS337976	Boiler room. Block A. Ground floor. Pipe gasket. PH20	Yes	Chrysotile

NOTES:
1. Samples were analysed for the presence of 6 types of asbestos (Chrysotile (blue), amosite (brown), crocidolite (white), actinolite (blue), anthophyllite, and vermiculite).
2. Samples collected by the client are retained using information provided by the client. The samples retained by the client for the use of sample is deemed to be the same as the client sample.
3. Determination is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Chemical, observed and microscopic analysis for sample of asbestos identification.
5. The analytical method is the HSG 248 (see also page 2) for the purpose of asbestos presence. However, UKAS accreditation is for the purpose of quantitative analysis.
6. If, during the analysis, only 1 or 2 types of asbestos are detected or identified as asbestos, then the test has asbestos identified as such.

SIGNATURE:  **Authorised signature** **PRINT NAME:** Ewelina Kowalczyk Parzyar
Reg. No. 2379228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.
Page 1 of 2



Our Ref: J092639 FI: 8
Your Ref: S-19561
Date: 17/12/2015

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Analytical Laboratories Ltd.
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PO16 8SS



Tel: (01329) 287777
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www.envirochem.co.uk
office@envirochem.co.uk

Asbestos Fibre Identification Report

Client: Quantum Compliance
34 Greenbox, Weston Road, Stoke Prior, B60 4AL
Site Address: South Court, Sharnston Road, Wythenshawe, Manchester, M22 4SN
Sampled By: Quantum Compliance
Date sampled/received: 17th December 2015
Date analysed: 17th December 2015
Analyst/s: Ewelina Kowalczyk Parryar
Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' methods based on the HSE Guidance Note HSG 248. These employed stere microscopy, polarized microscopy and dispersion staining techniques.

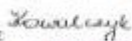
RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
S-19562-05	BS337977	Plant room: Block B/C. Block roof. Bitumen. PH31	No	
S-19562-06	BS337978	Block B. Vacant room 55. Floor tile (green) under screed. PH40	Yes	Chrysotile
S-19562-07	BS337979	Block C. Second floor. Column boxing to corner wall. PH45	Yes	Chrysotile Amosite
S-19562-08	BS337980	Vacant block C. Second floor. Kitchen. Sink pad. PH51	Yes	Chrysotile

NOTES

1. Samples were analysed for the presence of 6 types of asbestos: Chrysotile (blue), crocidolite (green), amosite (brown), actinolite (yellow), anthophyllite, vermiculite and tremolite.
2. Samples collected by the client are retained using information provided by the client. The samples collected by the client for use of sample 2 should be in the same form as sample 1.
3. Results are a 100% confidence statement for the sample and identification of asbestos containing material.
4. Comments, observations and opinions are available for major asbestos contamination.
5. The analytical method is the HSE HSG 248 (as amended) for the control of asbestos present. However, HSE HSG 248 is not a standard for the control of asbestos present.
6. If, during the analysis, only 1 or 2 types are found and identified as asbestos, the client must ensure that the result is valid.

SIGNATURE



Authorised signature

PRINT NAME: Ewelina Kowalczyk Parryar

Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.

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Appendices

Appendix A - Survey Methodology

Survey Objectives

The objectives of this survey were to;

- locate and reinspect previously identified asbestos containing materials within the building. This will not involve destructive investigation.
- produce a report for the client that is simple to understand, indicating the location and type of all presumed and identified ACM, including Material Assessments, photographs where necessary, recommendations and an Asbestos Register.
- highlight areas that could not be accessed by the surveyor; these are listed in Section 4. Areas not accessed must be “presumed” to contain asbestos until further investigation proves otherwise.
- to assign a risk level for all ACM identified or presumed by using a simple algorithm as explained in HSG264. (Refer to Appendix B for more detail.)
- where instructed by the client, carry out additional Management (or Refurbishment or Demolition) Surveys and collect samples of all suspect ACM for analysis, the results of which are shown in Section 9 of this report. It is normal practice for surveyors to presume ACM in materials for which samples have already been taken and these areas will be referred to as “strongly presumed” and referenced to a previous sample.
- to provide recommendations for action that should be taken for any ACM found, taking into account algorithm score and the type of material. These recommendations can be found within the asbestos register in Section 3 and asbestos sample records in Section 6.

Survey Methodology

The general procedure is as follows;

- Client provides existing survey report/register, or QRM provides latest version
- Locate all existing and suspected ACM using the register description, photographs and/or drawings
- Carry out new Material Assessment score
- Where instructed to do so, carry out new Priority Assessment scoring

The existing survey report/register will ideally be a QRM report. However, on occasion, the client may provide a 3rd party report. In this case, the validity of the report will be assessed according to who carried out the survey (UKAS accredited or not), when it was done (Pre-2010, pre-HSG264), if there is a defined scope, has the client been made aware of any missed ACM.

Prior to the survey commencing, any weaknesses with the report will be brought to the attention of the client. If any weaknesses become apparent during the site work, these will also be reported to the client, who will be advised if a new Management Survey is required.

Each ACM reinspected will;

- Be inspected and verified as the original product type
- Have its description reviewed to ensure this is clear and unambiguous
- Have MA scores updated
- If requested, have PA scores updated
- Have the quantity confirmed
- Be photographed
- Have the location recorded on the drawing
- If the site has a labelling policy, then labels will be checked
- Any sign of damage or deterioration will be noted and appropriate recommendation made including timescale

The surveyor shall work around the building in a logical manner and cause minimum disruption to occupants.

Any additional site records will be gathered using the Material Assessment. The existing report/register may also be used to make notes; the front page will be annotated with the Reinspection survey job number, the date, the surveyor's name and signature.

The Reinspection process may be similar to that of a Management Survey by way of access requirements to locate the ACM. This may have involved some minor intrusive work and making good and so not all ACM will be readily visible even after consulting the register description. The following areas may need to be checked in order to locate the ACM; under carpets, inside boxing, in floor voids, in ceiling voids, inside lofts/roofs, lagging residues in plant areas etc.

The original Management Survey may also have involved specialist access equipment for heights, or engineers for isolation of equipment, safety kit for confined spaces or other trades as such as a licensed contractor. All of these factors will be considered during the planning stages, so the Reinspection survey can safely locate and inspect all ACM.

The building layout and use may have changed since the original survey, or may have been refurbished. This will also be considered as part of the survey planning.

Some ACM may have been subject to remedial work since the original survey such as removal, encapsulation or physical protection, or debris may have been removed. This means surveyors may need to seek out hidden ACM within voids or behind boxing and the extent of the intrusion will vary between premises and will depend on what is reasonably practicable of each property.

At the conclusion of the survey, it is important that all ACM have been accounted for, even if the comment is "missing, presumed removed" so that an updated report can be issued which assists the client with their "duty to manage" actions.

Notes on Plans

The plans supplied with this survey are for orientation and illustrative purposes only. They have not been drawn to scale and should not be used alone for the location and quantifying of asbestos containing materials. They should be viewed in conjunction with the material assessment and photographs which will give information on quantities and locations. No responsibility shall be accepted for errors made in this respect.

This report may only be reproduced in full with the permission of Quantum Compliance and its client.

Limitations, Exclusion and General Caveats

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques adopted by our trained and experienced surveyors involved the combined approach of visual examination and necessary bulk sampling. It is, however, possible that additional ACM may be discovered following the survey.

This could be due to various reasons:

- Materials may be hidden or obscured by other items or cover finishes i.e. over-boardings or items which are present behind existing ACM. Where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the building structure and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present in some areas; unless specifically required during the contract review stage ad hoc dust sampling does not form part of this survey, however, all reasonably practicable methods will have been taken to identify visible asbestos debris.
- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos Regulations 2012 or subsequent regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be to today's standard and therefore, debris may be present below new coverings.
- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and determined to be in the way of the surveyor, no access will be attempted until proof of its safe state is given. Quantum Compliance has a duty to our surveyors under the Health and Safety at Work Act 1974 and to others.
- Textured Coatings such as "Artex" may contain a trace quantity of 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 we recommend the client should presume that the textured coating contains asbestos throughout even though a non-detected result has been obtained, particularly where pattern (decorative style) and density are similar.

Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per their instructions and guidance at that time.

For the reasons mentioned above, Quantum Compliance cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.

Quantum Compliance cannot be held responsible for any damage caused as part of this survey carried out on behalf of the client. Due to the nature and necessity of sampling for asbestos, some damage is unavoidable but will be limited to just that which is necessary for the taking of the sample.

This report is produced solely for the benefit of the instructing party and must be made available to all tradesmen and contractors that will have access to the building for any reason, so that they can take appropriate recommendations and/or actions to protect themselves.

This survey report cannot be used as a basis for tendering the removal any ACM prior to any refurbishment or demolition work. A further, more intrusive “refurbishment and demolition” survey must be undertaken in these circumstances.

Appendix B - Material Risk Assessment

An important part of the management of asbestos is the assessment for the potential of fibre release of each identified ACM. HSG264 describes a material assessment algorithm divided into four parameters with the scores for each then added together to give a final score:

- Product type (or debris from product)
- Extent of damage or deterioration
- The type of surface treatment (if any)
- The type of asbestos fibres found in the ACM

The total risk score from the Material Assessment determines the amount of asbestos fibre release as follows. The Material Risk Assessment Algorithm is shown overleaf.

Material Risk Score	Potential to release asbestos fibres
10 or more	HIGH potential to release fibres
7-9	MEDIUM potential to release fibres
5-6	LOW potential to release fibres
4 or less	VERY LOW potential to release fibres
Non-asbestos materials have no potential to release asbestos fibres.	

HSG264 Material Risk Assessment Algorithm

Sample Variable	Score	Examples of Scores
Product type (or debris from product).	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Condition	0	Good condition: no visible damage.
	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.
The type of surface treatment (if any).	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	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.
The type of asbestos fibres found in the ACM.	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

Appendix C - Legal Requirements

Regulation 4 (The Duty to Manage) of The Control of Asbestos Regulations 2012, places an obligation on the duty holder to;

- Take reasonable steps to find ACM and check their condition
- Make a written record of the location and condition and keep it up to date
- Assess the risk of exposure
- Prepare a plan to manage that risk

The Material Assessment which has been carried out as part of this survey identifies the materials that will most readily release airborne fibres if disturbed.

Furthermore, in order to comply fully with Regulation 4 and manage the asbestos risks effectively the duty holder should develop an Asbestos Management Plan which addresses the following points;

- Keep and maintain an up to date record of the location, condition, maintenance and removal of all asbestos on the premises.
- Repair, seal or remove asbestos if there is a risk of exposure.
- Maintain asbestos in a good state of repair and regularly monitor the condition.
- Inform anyone likely to disturb asbestos of its location and condition.
- Have arrangements in place so that work which disturbs asbestos complies with CAR 2012.
- Review the plan at regular intervals and update if circumstances change.

Quantum Compliance are able to assist with developing the above documents should this be required.

The duty holder must ensure that when any works are planned for this building that the contractor must be made fully aware of the Asbestos Register and informed that the building is of an age where ACM may be encountered which they should take account of when preparing their risk assessments and method statements for their work.

Where it is necessary to carry out work on ACM it is recommended that unless the work can be shown to be low risk "Asbestos Essentials" designated work, then an HSE licensed contractor is engaged using operatives who have had suitable and sufficient training to carry out the work safely and in accordance with current legislation. Any air testing or verification work should be conducted by as UKAS accredited laboratory independently instructed by the duty holder.

Duty holders need to understand that this Asbestos Reinspection Survey report in itself is not an Asbestos Management Plan as required by the Control of Asbestos Regulations 2012; the report, however, can be used to assist with the development of such a plan.

Appendix D - Glossary of Terms

ACM	Asbestos Containing Material
Amosite	'Brown' Asbestos
CAR	The Control of Asbestos Regulations 2012
Chrysotile	'White' Asbestos
Crocidolite	'Blue' Asbestos
MMMF	Man Made Mineral Fibre
NAD	No Asbestos Detected
NNLW	Notifiable Non-Licensed Work
S	Sampled Material
X	Referenced Sample
P	Presumed
SP	Strongly Presumed
PPE	Personal Protective Equipment
RPE	Respiratory Protective Equipment