Block E - Sports Pavilion - Manchester Grammar School, Old Hall Lane, Manchester M13 0XT

3.2 - SURVEY RESULTS in areas number order

Sample No	Sample Ref No / area number sampled in if presuming	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
39	MW1068/11	11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	4	10	N/a	Apr-14
44	MW1073/11	11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	7	4	11	25.10.13	Apr-14
45	MW1074/11	11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	25.10.13	Apr-14
47	MW1076/11	11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	25.10.13	Apr-14
48	MW1077/11	11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	25.10.13	Apr-14
50	MW1079/11	11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	7	4	11	25.10.13	Apr-14
52	MW1081/11	11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	5	3	8	25.10.13	Apr-14
53	MW1082/11	11	261011/069	Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage	6	4	10	25.10.13	Apr-14
42	MW1071/11	11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
43	MW1072/11	11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
46	MW1075/11	11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
49	MW1078/11	11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
51	MW1080/11	11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
54	MW1083/11	11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p49	E-007	11	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
41	MW1070/11	11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	3	5	8	N/a	Apr-14
40	MW1069/11	11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	11	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	4	10	N/a	Apr-14
56	MW1085/11	11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
57	MW1086/11	11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
58	MW1087/11	11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
55	MW1084/11	11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a

Sample No	Sample Ref No / area number sampled in if presuming	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
60	MW1089/11	11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	11	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	1	7	N/a	Apr-14
59	MW1088/11	11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	4	0	4	N/a	Apr-14

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

Please note: - The following items are outside the scope of works for a management survey / limitations as agreed with Mike Michael Simon and to gain access a refurbishment / demolition survey is required.

Area number	Year	Location
All areas	11	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	11	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	11	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.
E-033	11	The inspection within the roof void was limited to the walkways only for safety reasons.

OHEC (uk) Ltd.

- OCCUPATIONAL HYGIENE CONSULTANTS
- ASBESTOS TESTING / SURVEYS
- EXPOSURE MONITORING etc.
- NOISE SURVEYS
- LEV TESTING

OAKHILL COURT, 171, BURY NEW ROAD, PRESTWICH, MANCHESTER M25 9ND : Tel 0161 773 3701 : Fax 0161 773 9914
E-mail : enquiries@ohec.co.uk : Web site : www.ohec.co.uk

CLIENT :	LAMAS THERMACLAD UNIT 31, ATLAS CENTRE BARRY STREET OLDHAM OL1 3NG.

ASBESTOS-IN-AIR SAMPLING TEST CERTIFICATE

Date(s) of Air Sampling :	01-06-2018.
Site(s) of Air Sampling :	MANCHESTER GRAMMAR SCHOOL OLD HALL LANE MANCHESTER. M14 6HL.

Reasons for carrying out asbestos-in-air sampling and/or activities being undertaken during the air sampling period.
REASSURANCE ASBESTOS-IN-AIR SAMPLING WAS CARRIED OUT IN THE FOLLOWING LOCATIONS. BLOCK I LIBRARY AND 2ND FLOOR LANGUAGES CORRIDOR FOLLOWING RE-ENCAPSULATION OF ASBESTOS CONTAINING BOARD. BLOCK G BOILER ROOM FOLLOWING AN ENVIRONMENTAL CLEAN AND RE-ENCAPSULATION OF ANY AREAS OF DETERIORATING PAINTWORK.

Number of appendix pages attached to this report. (e.g. air sampling results and sketch diagram(s) pages)	2
OHEC (uk) Ltd. Standard Risk Assessment was deemed to be sufficient for the work carried out at this site at the time of this monitoring	YES or ~~NO~~
If the above has been answered as NO - then a **site specific risk assessment form must be completed** to cover the risks that are not covered by the Standard Risk Assessment form	

ASBESTOS-IN-AIR SAMPLING TEST CERTIFICATE

This sampling was carried out in accordance with the procedures set out in OHEC (uk) Ltd's internal control document 085 '4-Stage Clearance, Air Sampling and Fibre Counting Procedures' which is based on the recommendations given in 'HSG248' and the procedures set out by the World Health Organisation (WHO) Method. Cowled sampling heads containing 25 mm diameter, 0.8 to 1.2 micron pore-size, gridded, membrane filters were used for the sampling. The effective radius of the sample filters used by OHEC (uk) Ltd. = 11.1 mm.

FIBRE COUNTING

This was carried out by Phase Contrast, Optical Microscopy using at least x500 Magnification and a Walton and Beckett, Eyepiece Graticule. A HSE/NPL Mk 2, Phase Contrast, Test Slide was used to check that the microscope was suitable for phase contrast work. All the "fibres", as defined in 'HSG248' were counted. The results obtained from this sampling, and other relevant information, are given on the following pages of this report. These results should be considered in conjunction with information given in the relevant Guidance notes, Approved Codes of Practice, etc., which are published by the Health and Safety Executive and the Health and Safety Commission.

OHEC (uk) Ltd's current RICE classification is 'Satisfactory'. (Category 1)

The minimum limit of detection of the sampling method is 0.01 fibre/ml. The results of the samples with volumes of 480 litres or greater can be reported down to this level when 200 field are counted. If the sample volume is greater than 480 litre, then less fields may be counted to obtain the same detection limit. The minimum number of fields that must be counted in such cases is given by :

$$\text{Number of fields} = \frac{200 \times 480}{\text{Sample volume in litres}} \text{ to the nearest field.}$$

When 200 field counts are carried out on samples that have sample volumes of less that 480 litres, then higher detection limits must be used and reported. The basic formula for calculating the reportable limit is :

$$\text{Detection Limit} = \frac{0.01 \times 480}{\text{Sample Volume in litres}}$$

The following limits are examples of those which must be used :

Sample Volume in litres	Reported Result
240 to 479	0.02
160 to 239	0.03
120 to 159	0.04
96 to 119	0.05
80 to 95	0.06

All the results are reported down to 2 decimal places only.

The air sampling and fibre counting were carried out by the person who authorised the report unless stated differently below.	
OR	
Air sampling carried out by :-	-
Fibre counting carried out by :-	-

Report Authorised by :-	N. J. Mollenbsworth
SIGNATURE :	N. Mollenbsworth

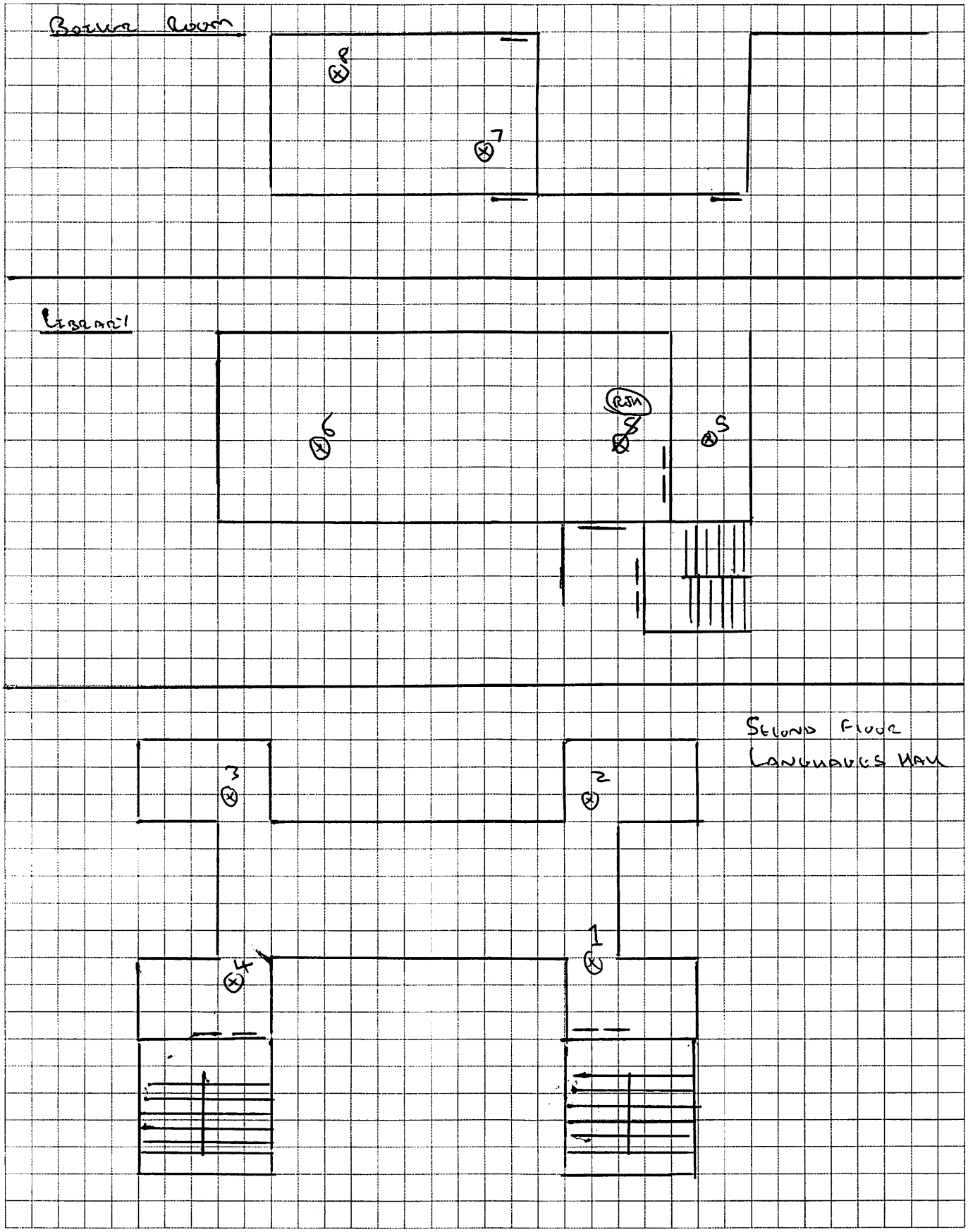
UKAS TESTING
0669

Report Number : A-00760

ASBESTOS-IN-AIR SAMPLING TEST CERTIFICATE

Appendix Page 1 of 2

Positions of the Air Samplers - sketch plan showing sampler positions, 1, 2, 3, etc.



THIS DIAGRAM PAGE SHOULD ALSO INCLUDE DETAILS OF THE EMERGENCY ESCAPE ROUTES EITHER AS PART OF THE DIAGRAM OR WRITTEN OUT FOR COMPLEX ROUTES.

ASBESTOS-IN-AIR SAMPLING TEST CERTIFICATE

Air Sampling Results [See additional pages if more than 8 air sampling positions required]

Counts Kit	Flowmeter	Microscope	Bands visible on Test Slide	Graticule diameter	Temperature in °K		Pressure in hPa	
					Start	Finish	Start	Finish
6	CEN 6	6	5	100 µ	293	293	1026	1026

Sample Number	Position of the Air Sampler	Pump Number	Head Number	Sampling Times Start / Finish	Flow Rates in lpm: Start	Check	Finish	Qa	Qc	Sample Volume in litres	Fibres Counted	Fields Counted	RESULT in Fibres / ml
A-04760-F1	POSITION 1	MF32	36	11:37:00 / 12:17:00	12.0	-	12.0	12.0	12.0	480	3	200	<0.01
A-04760 F2	POSITION 2	MF35	25	11:38:00 / 12:18:00	12.0	-	12.0	12.0	12.0	480	4	200	<0.01
A-04760 -F3	POSITION 3	MF33	38	11:39:00 / 12:19:00	12.0	-	12.0	12.0	12.0	480	6	200	<0.01
A-04760-F4	POSITION 4	MF30	39	11:40:00 / 12:20:00	12.0	-	12.0	12.0	12.0	480	2	200	<0.01
A-04760-F5	POSITION 5	MF34	34	11:41:00 / 12:21:00	12.0	-	12.0	12.0	12.0	480	1	200	<0.01
A-04760-F6	POSITION 6	MF31	30	11:42:00 / 12:22:00	12.0	-	12.0	12.0	12.0	480	2	200	<0.01
A-04760-F7	POSITION 7	MF37	31	11:45:00 / 12:25:00	12.0	-	12.0	12.0	12.0	480	4	200	<0.01
A-04760-F8	POSITION 8	MF39	33	11:46:00 / 12:26:00	12.0	-	12.0	12.0	12.0	480	3	200	<0.01
A-04760 -F9	FIELD BLANK	-	35	-	-	-	-	-	-	-	-	-	-

Temperature and Pressure at the sampling location were within normal ranges and no flow rate amendments were required.

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

6357

Environment Agency

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate)

PART A Notification details

1 Consignment note code: MANCHE / L2067 M

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

Manchester Grammer School
Old Hall Lane
Manchester
M14 6HL
Mike Simon
07413707197

3 The waste will be taken to (name, address and postcode):
Wheeldon Bros, Unit 8, Yeargate Ind Estate,
Heap Bridge, Bury, BL9 7HT

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):
Lamas Thermaclad Ltd; Unit 31 Acorn Centre, Barry Street,
Oldham OL1 3NE

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: Asbestos Removal

2 SIC (2007) for the process giving rise to the waste: 43 . 99 / 9

3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
Paint	170601	30kg	Amosite/ chrysotile	16-40%	Solid	HP6/7	6B

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
170601	2212	Asbestos Amphibole	9	11	

PART C Carrier's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are:

LAM 2-6-18 / SF

1 Carrier name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):
As A5 - Tel: 0161 633 7744

2 Carrier registration no./reason for exemption:
CB/DU161513

3 Vehicle registration no. (or mode of transport, if not road):
WX4 CZV

Signature C.TOMLIN

Date 02062018 Time

PART D Consignor's certificate

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1 Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):
As A2

Signature

Date 02062018 Time

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170601	0.02	✓	D15

1 I received this waste at the address given in A3 on: Date 02062018 Time

2 Vehicle registration no. (or mode of transport if not road):

3 Where waste is rejected please provide details:

Name: Abbey Medwell

On behalf of (name, address, postcode, telephone, e-mail, facsimile):
As at A3

I certify that waste permit/exempt waste operation number:
50454

authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are: 5

Signature A. I. Medwell

Date 02062018 Time

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06903	Room / Area	E-006 - Changing room
Building	Block E	Description	Rope - seals to patent glazed skylights (x2)



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	13 Feb 2013	Lab Reference	261011/055
Next Inspection Date	13 Feb 2014	Sample Number	39-MW1068/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Rope	Surface Treatment	Unsealed woven fabric
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	4-10	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	35 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06904	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on left wall surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	25 Oct 2013	Lab Reference	261011/060
Next Inspection Date	25 Apr 2014	Sample Number	44-MW1073/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	The material was re-inspected by RTA on 25th October 2013 and was found to be in the same condition as previously reported				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06905	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on rear wall surrounding external doors



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	25 Oct 2013	Lab Reference	261011/061
Next Inspection Date	25 Apr 2014	Sample Number	45-MW1074/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	The material was re-inspected by RTA on 25th October 2013 and was found to be in the same condition as previously reported				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06906	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of flue & surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	25 Oct 2013	Lab Reference	261011/063
Next Inspection Date	25 Apr 2014	Sample Number	47-MW1076/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	The material was re-inspected by RTA on 25th October 2013 and was found to be in the same condition as previously reported				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06907	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	25 Oct 2013	Lab Reference	261011/064
Next Inspection Date	25 Apr 2014	Sample Number	48-MW1077/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	The material was re-inspected by RTA on 25th October 2013 and was found to be in the same condition as previously reported				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06908	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling surrounding skylight



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	25 Oct 2013	Lab Reference	261011/066
Next Inspection Date	25 Apr 2014	Sample Number	50-MW1079/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	The material was re-inspected by RTA on 25th October 2013 and was found to be in the same condition as previously reported				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06909	Room / Area	E-007 - Boiler room
Building	Block E	Description	Gasket seals to flange joints on pipes throughout



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	25 Oct 2013	Lab Reference	261011/068
Next Inspection Date	25 Apr 2014	Sample Number	52-MW1081/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Gaskets	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 6

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	N/A	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	The material was re-inspected by RTA on 25th October 2013 and was found to be in the same condition as previously reported				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06910	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris to concrete plinth beneath 2 x calorifiers



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	25 Oct 2013	Lab Reference	261011/069
Next Inspection Date	25 Apr 2014	Sample Number	53-MW1082/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

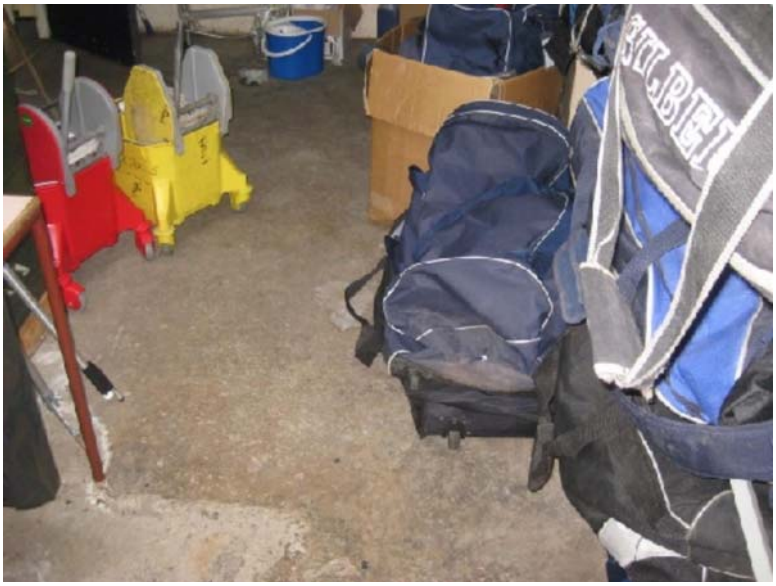
Action	Manage or Remove	Priority	N/A	Notifiable	Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.
The material was re-inspected by RTA on 25th October 2013 and was found to be in the same condition as previously reported

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06911	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor surrounding entrance door



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/058
Next Inspection Date	N/A	Sample Number	42-MW1071/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06912	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/059
Next Inspection Date	N/A	Sample Number	43-MW1072/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06913	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of boilers & internal nob wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/062
Next Inspection Date	N/A	Sample Number	46-MW1075/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06914	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding on brick flue stack surrounding flue



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/065
Next Inspection Date	N/A	Sample Number	49-MW1078/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06915	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling above pumps & boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/067
Next Inspection Date	N/A	Sample Number	51-MW1080/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06916	Room / Area	E-007 - Boiler room
Building	Block E	Description	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/070
Next Inspection Date	N/A	Sample Number	54-MW1083/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sealant	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06917	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding - firebreak to left & right of nib wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	N/A
Next Inspection Date	N/A	Sample Number	Strongly presumed
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06918	Room / Area	E-008 - Toilet & washroom
Building	Block E	Description	WC cistern in left hand cubicle



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	13 Feb 2013	Lab Reference	261011/057
Next Inspection Date	13 Feb 2014	Sample Number	41-MW1070/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Cistern	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Amosite (brown)

RISK ASSESSMENT = 8

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	1 Units	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06919	Room / Area	E-014 - Circulation corridor
Building	Block E	Description	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/056
Next Inspection Date	N/A	Sample Number	40-MW1069/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Insulation slab	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06920	Room / Area	E-019 - Main kitchen
Building	Block E	Description	Rope - seals to patent glazed skylights



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	13 Feb 2013	Lab Reference	N/A
Next Inspection Date	13 Feb 2014	Sample Number	Strongly presumed
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	Surface Treatment	Unsealed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 9

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	1-3	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	15 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06921	Room / Area	E-038 - "Long room"
Building	Block E	Description	Sink pad beneath sink



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/072
Next Inspection Date	N/A	Sample Number	56-MW1085/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sink pad	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06922	Room / Area	E-042 - Tank room
Building	Block E	Description	Dust debris on floor



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/073
Next Inspection Date	N/A	Sample Number	57-MW1086/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06923	Room / Area	E-042 - Tank room
Building	Block E	Description	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/074
Next Inspection Date	N/A	Sample Number	58-MW1087/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06924	Room / Area	All Areas
Building	Block E	Description	Sarking felt in roof void lining to underside of pitched roof throughout - taken above area E-033



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/071
Next Inspection Date	N/A	Sample Number	55-MW1084/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06925	Room / Area	All elevations
Building	Block E	Description	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/076
Next Inspection Date	N/A	Sample Number	60-MW1089/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06926	Room / Area	Above areas E-006 & E-019
Building	Block E	Description	Rope - seals to patent glazed skylights above areas E-006 & E-019



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	13 Feb 2013	Lab Reference	N/A
Next Inspection Date	13 Feb 2014	Sample Number	Strongly presumed
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	Surface Treatment	Unsealed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 6

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	50 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06927	Room / Area	Roof
Building	Block E	Description	Cement cowl above pitched roof - taken above area E-006



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	13 Feb 2013	Lab Reference	261011/075
Next Inspection Date	13 Feb 2014	Sample Number	59-MW1088/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Cement Cowl	Surface Treatment	Cement Product
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 4

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	2 Units	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No

Comments:

Recommendations:

3.2 - PRIORITY RISK ASSESSMENT ALGORITHM

Site: - **Block E** **Manchester Grammar School, Old Hall Lane, Manchester M13 0XT** **Reference number** MGS001-E (R20) **Job number** ORTA/02/20/5266

							SECTION A					SECTION B																				SECTION C												SECTION D													
							Normal occupant activity					Likelihood of disturbance																						Human Exposure potential												Maintenance Activity													
							Main Activity:					Location:					Accessibility					Extent/Amount										Number of Occupants				Frequency of use of area				Average Time in use					Activity:				Frequency:									
Sample number	Sample Ref No / area number sampled in if presuming	Material	Floor	Area No	Location	Condition	Rare Disturbance Activity	Low Disturbance Activity	Periodic Disturbance Activity	High Disturbance Activity	Score - A	Outdoors	Large Room	Well Ventilated Area	Room Up to 100m²	Confined Space	Usually Inaccessible	Unlikely to be Disturbed	Occasionally Likely to be disturbed	Easily Disturbed	Routinely Disturbed	Amount:	Small amounts (eg strings / gaskets)	≤10m² or ≤10m pipe run	>10m² to ≥ 50m² or >10m to ≤50m pipe run	>50m² or >50m pipe run	Average Score - B	None	1 to 3	4 to 10	>10	Infrequent	Monthly	Weekly	Daily	<1 hour	> = 1 and <3 hours	> = 3 and <6 hours	> = 6 hours	Average Score - C	Minor Disturbance Activity	Low Disturbance Activity	Medium Disturbance Activity	High Disturbance Activity	ACM Unlikely to be disturbed	< = 1 per year	> 1 per year	> 1 per month	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score	Inspection frequency
							0	1	2	3		0	1	1	2	3	0	0	1	2	3		0	1	2	3		0	1	2	3	0	1	2	3	0	1	2	3		0	1	2	3	0	1	2	3					
39	MW1068/1 1	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1			2				3		1			2	0				0				0	4	5	9	12
44	MW1073/1 1	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Good		1			1				2					2		-	0				1	0							3	0				1		1					1	4	7	11	12
45	MW1074/1 1	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1				2					2		-	0				1	0							3	0				1		1					1	4	6	10	12
47	MW1076/1 1	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1				2					2		-	0				1	0							3	0				1		1					1	4	6	10	12
48	MW1077/1 1	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control	Good		1			1				2					2		-	0				1	0							3	0				1		1					1	4	6	10	12
50	MW1079/1 1	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0							3	0				1		1					1	4	7	11	12
52	MW1081/1 1	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		x 20	0				1	0							3	0				1	0				0				0	3	3	6	12
53	MW1082/1 1	Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2			0				-	0				1	0							3	0				1		1					1	4	6	10	12
41	MW1070/1 1	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0				2					2		x1		1			2	0							3	0				1	0						1	4	3	7	12
p39	E-019	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1						3		1			2	0				0				0	4	4	8	12
p39	E-019	Rope	External	Above areas E-006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0				0			0				0	0				0				0	1	4	5	12
59	MW1088/1 1	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0				0				0	0				0				0	0	4	4	12

Persons making the assessments/carrying out review: -

D.Catlow
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE
Tel - 0161 320 6789

Signatures: **Date:**

Date assessment carried out: 20.02.20

Next assessment before (Date): Feb-21

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes.

PRIORITY RISK ASSESSMENT ALGORITHM

Site: - **Manchester Grammar School, Old Hall Lane, Manchester M13 0XT** **Page** 1 **of** 1 **Reference number** MGS001-E **Job number** ORTA/10/11/2962

Sample number	Surveyor ref	Material	Floor	Block	Area No	Location	Condition	SECTION A – Main Activity: Rare Disturbance Activity (0)	Low Disturbance Activity (1)	Periodic Disturbance Activity (2)	High Disturbance Activity (3)	Score - A
39	MW1068/11	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1
44	MW1073/11	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Good		1			1
45	MW1074/11	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1
47	MW1076/11	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1
48	MW1077/11	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control	Good		1			1
50	MW1079/11	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Good		1			1
52	MW1081/11	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1
53	MW1082/11	Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1
41	MW1070/11	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Good		1			1
p39	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1
p39	-	Rope	External	E	Above aras E-	Seals to patent glazed skylights	Good	0				0
59	MW1088/11	Cement cowl	First	E	Roof	Above pitched roof - taken above area E-006	Low damage	0				0

SECTION B – Likelihood of Disturbance

Sample number	Location: Outdoors (0)	Large Room (1)	Well Ventilated Area (1)	Room Up to 100m² (2)	Confined Space (3)	Accessibility: Usually Inaccessible (0)	Unlikely to be Disturbed (0)	Occasionally Likely to be disturbed (1)	Easily Disturbed (2)	Routinely Disturbed (3)	Amount:	Extent/Amount: Small amounts (eg strings / gaskets) (0)	≤10m² or ≤10m pipe run (1)	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe r (2)	>50m² or >50m pipe run (3)	Average Score - B
39				2			0				35 lm			2		1
44				2					2		-	0				1
45				2					2		-	0				1
47				2					2		-	0				1
48				2					2		-	0				1
50				2					2		-	0				1
52				2					2		-	0				1
53				2			0				-	0				1
41				2					2		x1	0				1
p39				2			0				15 lm			2		1
p39	0						0				50lm				3	1
59	0						0				x 2		1			0

SECTION C and SECTION D – Maintenance Activity

Sample number	Number of Occupants: None (0)	1 to 3 (1)	4 to 10 (2)	>10 (3)	Frequency of use of area: Infrequent (0)	Monthly (1)	Weekly (2)	Daily (3)	Average Time in use: <1 hour (0)	> = 1 and <3 hours (1)	> = 3 and <6 hours (2)	> = 6 hours (3)	Average Score - C	Activity: Minor Disturbance Activity (0)	Low Disturbance Activity (1)	Medium Disturbance Activity (2)	High Disturbance Activity (3)	Frequency: ACM Unlikely to be disturbed (0)	< = 1 per year (1)	> 1 per year (2)	> 1 per month (3)	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score
39			2					3		1			2	0				0				0	4	6	10
44	0							3	0				1		1				1			1	4	7	11
45	0							3	0				1		1				1			1	4	6	10
47	0							3	0				1		1				1			1	4	6	10
48	0							3	0				1		1				1			1	4	6	10
50	0							3	0				1		1				1			1	4	7	11
52	0							3	0				1	0				0				0	3	5	8
53	0							3	0				1		1				1			1	4	6	10
41		1						3		1			2		1				1			1	5	3	8
p39		1						3		1			2	0				0				0	4	6	10
p39	0				0				0				0	0				0				0	1	6	7
59	0				0				0				0	0				0				0	0	4	4

Persons making the assessments/carrying out review: -

Daniel Catlow & M.Wigley
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE - Tel - 0161 320 6789

Signatures: **Date:**

Date assessment carried out: Items inspected 25.10.13

Next assessment before (Date): Apr-14

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes.

3.2 - PRIORITY RISK ASSESSMENT ALGORITHM

Site: - **Block E** **Manchester Grammar School, Old Hall Lane, Manchester M13 0XT**

Reference number MGS001-E (R21) **Job number** ORTA/02/21/5516

Sample number	Sample Ref No / area number sampled in if presuming	Material	Floor	Area No	Location	Condition	Rare Disturbance Activity (0)	Low Disturbance Activity (1)	Periodic Disturbance Activity (2)	High Disturbance Activity (3)	Score - A	Outdoors (0)	Large Room (1)	Well Ventilated Area (1)	Room Up to 100m² (2)	Confined Space (3)	Usually Inaccessible (0)	Unlikely to be Disturbed (0)	Occasionally Likely to be disturbed (1)	Easily Disturbed (2)	Routinely Disturbed (3)	Amount:	Small amounts (eg strings / gaskets) (0)	≤10m² or ≤10m pipe run (1)	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe run (2)	>50m² or >50m pipe run (3)	Average Score - B	None (0)	1 to 3 (1)	4 to 10 (2)	>10 (3)	Infrequent (0)	Monthly (1)	Weekly (2)	Daily (3)	<1 hour (0)	> = 1 and <3 hours (1)	> = 3 and <6 hours (2)	> = 6 hours (3)	Average Score - C	Minor Disturbance Activity (0)	Low Disturbance Activity (1)	Medium Disturbance Activity (2)	High Disturbance Activity (3)	ACM Unlikely to be disturbed (0)	< = 1 per year (1)	> 1 per year (2)	> 1 per month (3)	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score	Inspection frequency
							SECTION A – Normal occupant activity – Main Activity:					SECTION B – Likelihood of disturbance – Location:					Accessibility						Extent/Amount					SECTION C – Human Exposure potential – Number of Occupants				Frequency of use of area				Average Time in use					SECTION D – Maintenance Activity – Activity:				Frequency:								
39	MW1068/11	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1			2					3		1			2	0				0				0	4	5	9	12
44	MW1073/11	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	7	11	12
45	MW1074/11	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	6	10	12
47	MW1076/11	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	6	10	12
48	MW1077/11	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	6	10	12
50	MW1079/11	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	7	11	12
52	MW1081/11	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		x 20	0				1	0							3	0				1	0				0				0	3	3	6	12
53	MW1082/11	Dust debris / Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2		0					-	0				1	0							3	0				1		1				1			1	4	6	10	12
41	MW1070/11	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0				2					2		x1		1			2	0							3	0				1	0					1			1	4	3	7	12
p39	E-019	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1						3		1			2	0				0				0	4	4	8	12
p39	E-019	Rope	External	Above areas E-006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0				0				0				0	0				0				0	1	4	5	12
59	MW1088/11	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0				0				0	0				0				0	0	4	4	12

Persons making the assessments/carrying out review: -

D.Catlow
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE
Tel - 0161 320 6789

Signatures: D.Catlow

Date: 15.02.21

Date assessment carried out: 15.02.21

Next assessment before (Date): Feb-22

Client: - Manchester Grammar School
Block E

Signed as approved ____________ **Date** ____________

Print Name ____________

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes.

3.2 - PRIORITY RISK ASSESSMENT ALGORITHM

Site: - Block E Manchester Grammar School, Old Hall Lane, Manchester M13 0XT

Reference number MGS001-E (R22) **Job number** ORTA/01/22/5783

SECTION A – Normal occupant activity

Sample number	Sample Ref No / area number sampled in if presuming	Material	Floor	Area No	Location	Condition	Main Activity: Rare Disturbance Activity (0)	Low Disturbance Activity (1)	Periodic Disturbance Activity (2)	High Disturbance Activity (3)	Score - A
39	MW1068/1 1	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1
44	MW1073/1 1	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Good		1			1
45	MW1074/1 1	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1
47	MW1076/1 1	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1
48	MW1077/1 1	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Good		1			1
50	MW1079/1 1	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1
52	MW1081/1 1	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1
53	MW1082/1 1	Dust debris / Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1
41	MW1070/1 1	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0
p39	E-019	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1
p39	E-019	Rope	External	Above areas E-006 & E-019	Seals to patent glazed skylights	Good	0				0
59	MW1088/1 1	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0

SECTION B – Likelihood of disturbance

Sample number	Location: Outdoors (0)	Large Room (1)	Well Ventilated Area (1)	Room Up to 100m² (2)	Confined Space (3)	Accessibility: Usually Inaccessible (0)	Unlikely to be Disturbed (0)	Occasionally Likely to be disturbed (1)	Easily Disturbed (2)	Routinely Disturbed (3)	Amount:	Extent/Amount: Small amounts (eg strings / gaskets) (0)	≤10m² or ≤10m pipe run (1)	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe run (2)	>50m² or >50m pipe run (3)	Average Score - B
39				2			0				35 lm			2		1
44				2					2		-	0				1
45				2					2		-	0				1
47				2					2		-	0				1
48				2					2		-	0				1
50				2					2		-	0				1
52				2					2		x 20	0				1
53				2		0					-	0				1
41				2					2		x1		1			2
p39				2			0				15 lm			2		1
p39	0						0				50lm				3	1
59	0						0				x 2		1			0

SECTION C – Human Exposure potential

Sample number	Number of Occupants: None (0)	1 to 3 (1)	4 to 10 (2)	>10 (3)	Frequency of use of area: Infrequent (0)	Monthly (1)	Weekly (2)	Daily (3)	Average Time in use: <1 hour (0)	> = 1 and <3 hours (1)	> = 3 and <6 hours (2)	> = 6 hours (3)	Average Score - C
39			2					3		1			2
44	0							3	0				1
45	0							3	0				1
47	0							3	0				1
48	0							3	0				1
50	0							3	0				1
52	0							3	0				1
53	0							3	0				1
41	0							3	0				1
p39		1						3		1			2
p39	0				0				0				0
59	0				0				0				0

SECTION D – Maintenance Activity

Sample number	Activity: Minor Disturbance Activity (0)	Low Disturbance Activity (1)	Medium Disturbance Activity (2)	High Disturbance Activity (3)	Frequency: ACM Unlikely to be disturbed (0)	< = 1 per year (1)	> 1 per year (2)	> 1 per month (3)	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score	Inspection frequency
39	0				0				0	4	5	9	12
44		1				1			1	4	7	11	12
45		1				1			1	4	6	10	12
47		1				1			1	4	6	10	12
48		1				1			1	4	6	10	12
50		1				1			1	4	7	11	12
52	0				0				0	3	3	6	12
53		1				1			1	4	6	10	12
41	0					1			1	4	3	7	12
p39	0				0				0	4	4	8	12
p39	0				0				0	1	4	5	12
59	0				0				0	0	4	4	12

Persons making the assessments/carrying out review: -

D.Catlow
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE
Tel - 0161 320 6789

Signatures: D. Catlow **Date:** 15.02.22

Date assessment carried out: 15.02.22

Next assessment before (Date): Feb-23

Client: - Manchester Grammar School
Block E

Signed as approved ______________ **Date** ______________

Print Name ______________

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes and any increase or decrease in the level of occupancy.

RE-INSPECTION ASBESTOS SURVEY REPORT

SITE ID MGS001-E (R22) **Date of Survey** 15.02.22

CLIENT NAME Manchester Grammar School

SITE Block E
Old Hall Lane
Manchester
M13 0XT



TYPE OF SURVEY - Re-inspection of known asbestos containing materials

Report issue date: - 02.03.22

This survey was carried out by: Daniel Catlow of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE

REPORT PREPARED BY:

NAME (PRINTED): SARAH THOMAS

SIGNED:

REPORT CHECKED BY:

NAME (PRINTED): DANIEL CATLOW

SIGNED:

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1. INTRODUCTION

2. EXECUTIVE SUMMARY

3. SURVEY RESULTS

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5. GENERAL SITE AND SURVEY INFORMATION including

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APPENDICIES

- **A. Material / priority assessment data sheets (25 pages)**
- **B. Drawings (3 pages)**

1. INTRODUCTION

Instructions were received from Mike Simon on behalf of Manchester Grammar School to carry out a re-inspection of known asbestos containing materials (ACM's) on the property known as Block E at Manchester Grammar School, Old Hall Lane, Manchester M13 0XT. The survey was carried out on 15th February 2022 in accordance with HSG 264 - Asbestos: The Survey Guide & HSG227 – A comprehensive Guide to Managing asbestos in premises.

For the comprehensive survey report, which contains the detailed site description for each location of the building and the bulk sample analysis certificate please refer to the original management survey report Site MGS001-E – carried out 21st October 2011.

2. EXECUTIVE SUMMARY

As per your request our surveyors attended site on 15th February 2022 to carry out the re-inspection of identified asbestos containing materials (ACM's) in Block E as stated on the previous re-inspection report carried out by RTA 15th February 2021. (Original management asbestos survey carried out on 21st October 2011).

Locations of asbestos containing materials confirmed and strongly presumed to be present

- Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Area E-007 - Dust debris / lagging residue on concrete plinth beneath 2 x calorifiers
- Area E-007 – Residue lagging – on walls and ceiling
- Area E-007 – Gaskets - seals to the flange joints to the pipe work throughout
- Area E-008 - WC cistern – in left hand cubicle
- Roof - Cement cowl above area E-006

No changes in the condition of the materials reported during the 2022 re-inspection survey

The following locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

- Area E-007 – Dust debris on the floor. Boarding on brick flue stack surrounding flue to both sides of the nib wall and packing sealant to the flue collar on top of the boiler
- Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Area E-038 – Acoustic sink pad beneath sink
- Area E-042 - Dust debris on the floor and felt and paper backing to the perimeter of the ceiling
- All areas - Sarking felt to the underside of the pitched roof
- External - all elevations - Damp proof course within low level brickwork

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It was agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

- All areas - It has to be noted none of the insulation has been removed from the pipe work.
- Areas E-001, E-002, E-014 & E-027 - Floor ducts
- Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 - There is very limited access beneath the modern "Altro" floor covering.

- Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Please note: - Richard L Thomas Associates Ltd (RTA) can take no responsibility for the following: -

- any further asbestos containing materials found on or at the site, outside the scope of the areas inspected, following the re inspection visit.
- for the future actions of the "Duty holder's" or responsibility for the condition of asbestos containing materials after the date of the on-site inspection.

We have updated the site asbestos register, report sheets and asbestos plan drawing. All staff, maintenance and building operatives who are likely to work in close proximity to asbestos containing materials during their normal activities should be made aware of all ACM's present in your building.

The completed Priority Risk Assessment Algorithm spreadsheet is also enclosed.

An action plan needs to be implemented and the ACM's in good condition, which are to be left in situ, will require regular inspection / monitoring to ensure that no damage has occurred. A schedule of the frequency of the re-inspections has been established, which must be carried out by a competent person or asbestos consultant to conform with the asbestos management plan.

The risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holder's responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes and any increase or decrease in the level of occupancy.

All areas of the building where work involving disturbance to the fabric of the building i.e. for refurbishment or demolition, or areas not normally accessible will require a Refurbishment / Demolition Survey prior to any works being carried out.

It has to be noted that no bulk sampling was carried out during this re-inspection. However included in section 5 of this report are details for the definitions for the following. This has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of survey

3.1 - ASBESTOS REGISTER

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility under normal circumstances	Notifiable	Action	Change in condition Y / N	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
39	MW1068/11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	5	4	9	15.02.22	Feb-23
44	MW1073/11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	7	4	11	15.02.22	Feb-23
45	MW1074/11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	6	4	10	15.02.22	Feb-23
47	MW1076/11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	6	4	10	15.02.22	Feb-23
48	MW1077/11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	6	4	10	15.02.22	Feb-23
50	MW1079/11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	N	7	4	11	15.02.22	Feb-23
52	MW1081/11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	x 20	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	N	3	3	6	15.02.22	Feb-23
53	MW1082/11	261011/069	Dust debris / Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage	N	6	4	10	15.02.22	Feb-23
41	MW1070/11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	N	3	4	7	15.02.22	Feb-23
p39	E-006	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	4	8	15.02.22	Feb-23
p39	E-006	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	1	5	15.02.22	Feb-23
59	MW1088/11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	N	4	0	4	15.02.22	Feb-23

Key

	Changes in the condition of materials identified during 2022 re-inspection
	Remedial actions previously reported still requiring attention

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

Area number	Location
All areas	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.
E-033	The inspection within the roof void was limited to the walkways only for safety reasons.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos

Locations of non-asbestos containing materials confirmed to be present or to be visually similar to a sample taken, which proved to be non-asbestos. These materials have been included within this report for information only and have therefore not been re-inspected.

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
42	MW1071/11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected
43	MW1072/11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected
46	MW1075/11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected
49	MW1078/11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected
51	MW1080/11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected
54	MW1083/11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected
VS-49	E-007	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected
40	MW1069/11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected
56	MW1085/11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected
57	MW1086/11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected
58	MW1087/11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected
55	MW1084/11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected
60	MW1089/11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected

3.2 - PRIORITY RISK ASSESSMENT ALGORITHM

Site: - **Block E** **Manchester Grammar School, Old Hall Lane, Manchester M13 0XT**

Reference number MGS001-E (R22) **Job number** ORTA/01/22/5783

							SECTION A					SECTION B																SECTION C													SECTION D													
							Normal occupant activity					Likelihood of disturbance																Human Exposure potential													Maintenance Activity													
							Main Activity:					Location:					Accessibility						Extent/Amount					Number of Occupants				Frequency of use of area				Average Time in use					Activity:				Frequency:								
Sample number	Sample Ref No / area number sampled in if presuming	Material	Floor	Area No	Location	Condition	Rare Disturbance Activity (0)	Low Disturbance Activity (1)	Periodic Disturbance Activity (2)	High Disturbance Activity (3)	Score - A	Outdoors (0)	Large Room (1)	Well Ventilated Area (1)	Room Up to 100m² (2)	Confined Space (3)	Usually Inaccessible (0)	Unlikely to be Disturbed (0)	Occasionally Likely to be disturbed (1)	Easily Disturbed (2)	Routinely Disturbed (3)	Amount:	Small amounts (eg strings / gaskets) (0)	≤10m² or ≤10m pipe run (1)	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe run (2)	>50m² or >50m pipe run (3)	Average Score - B	None (0)	1 to 3 (1)	4 to 10 (2)	>10 (3)	Infrequent (0)	Monthly (1)	Weekly (2)	Daily (3)	<1 hour (0)	> = 1 and <3 hours (1)	> = 3 and <6 hours (2)	> = 6 hours (3)	Average Score - C	Minor Disturbance Activity (0)	Low Disturbance Activity (1)	Medium Disturbance Activity (2)	High Disturbance Activity (3)	ACM Unlikely to be disturbed (0)	< = 1 per year (1)	> 1 per year (2)	> 1 per month (3)	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score	Inspection frequency
39	MW1068/1 1	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1			2					3		1			2	0				0				0	4	5	9	12
44	MW1073/1 1	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	7	11	12
45	MW1074/1 1	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	6	10	12
47	MW1076/1 1	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	6	10	12
48	MW1077/1 1	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	6	10	12
50	MW1079/1 1	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	7	11	12
52	MW1081/1 1	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		x 20	0				1	0							3	0				1	0				0				0	3	3	6	12
53	MW1082/1 1	Dust debris / Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2		0					-	0				1	0							3	0				1		1				1			1	4	6	10	12
41	MW1070/1 1	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0				2					2		x1		1			2	0							3	0				1	0					1			1	4	3	7	12
p39	E-019	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1						3		1			2	0				0				0	4	4	8	12
p39	E-019	Rope	External	Above areas E-006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0				0				0				0	0				0				0	1	4	5	12
59	MW1088/1 1	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0				0				0	0				0				0	0	4	4	12

Persons making the assessments/carrying out review: -

D.Catlow
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE
Tel - 0161 320 6789

Signatures: D. Catlow

Date: 15.02.22

Date assessment carried out: 15.02.22

Next assessment before (Date): Feb-23

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes and any increase or decrease in the level of occupancy.

4. CONCLUSIONS AND ACTIONS

Licensable asbestos containing materials

Dust debris on concrete plinth beneath 2 x calorifiers, composite residue lagging deposits on the walls and ceilings in areas E-007 - containing Amosite (brown asbestos) and Chrysotile (white asbestos) or Chrysotile only
A composite dust debris sample was taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos.

In 2014 a licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However, it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated. During the 2018 re-inspection it was reported that the paint finish to the walls was deteriorating and flaking, these affected areas have been repainted by the licensed asbestos removal contractor.

The paint finish to the walls and ceiling areas is in good condition and can be managed through periodic monitoring. However, no equipment should be removed from its location or new equipment fixed to these surfaces without the assistance of a licensed asbestos removal contractor adopting the necessary precautions and control measures.

Any work must be carried out by a Licensed Asbestos Removal Contractor. The above mentioned works may fall under Regulation 9 of the control of asbestos Regulations 2012 and as such will require 14 clear days notification to the H.S.E. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor.

Non-licensable asbestos containing materials

WC cistern in area E-008 - containing Amosite (brown asbestos)
This cistern does not present a problem unless scraped or sanded before painting etc and should painting occur, preparation should not include sanding or wire brushing. If this cistern is removed a risk assessment is required and the cistern disposed of as asbestos waste in accordance with the Hazardous Waste Regulations 2005 (HWR) with all the necessary documentation completed.

Gasket seal to flange joints to pipe work - containing Chrysotile (white asbestos)
This material can be managed, however the client must ensure it is clearly noted within the area that these materials contain asbestos. If removal is considered a risk assessment should be prepared and the entire material should be double wrapped and disposed of as asbestos waste in accordance with the Hazardous Waste Regulations 2005 (HWR) with all the necessary documentation completed.

Rope seals to patent glazed skylights x 2 in area E-006 & E-019 - containing Chrysotile (white asbestos)
HSG 264 states that weaving ropes and yarns reduces fibre release from products but abrading or cutting the material would release fibres. The material can be managed however is likely to degrade if exposed and will become more friable with age. In some cases the asbestos content of this type of material would be approaching 100% unless combined with other fibres.

The main consideration when planning work with this material should be FALLS FROM HEIGHT. It is by far the best option to have experienced glaziers / roofers with the necessary asbestos training and safe access equipment for handling the wired glass at heights, than a fully qualified asbestos removal contractor who is not used to handling the heavy glass putting himself and others at risk.

Cement cowl on roof above area E-006 - containing Chrysotile (white asbestos)
This material is unlikely to be disturbed and therefore can be managed.
Asbestos cement (AC) is defined by "The Control of asbestos Regulations 2012" as a material, 'which is predominantly a mixture of cement and chrysotile and which when in a dry state, absorbs less than 30% water by weight'. (See Approved Code of Practice and Guidance for details of the water absorption test method). As the asbestos fibres are mostly firmly bound into the cement and not readily made airborne, work with asbestos cement does not pose the same risks as work with asbestos insulation, asbestos insulating board and sprayed asbestos coatings. For further guidance on methods of working with asbestos cement refer to separate guidance produced by HSE and to the Asbestos Essentials task sheets which are available on the HSE website.

Work with non-licensable asbestos containing material
Work with non-licensable materials under normal circumstances are not notifiable and therefore it is not necessary to employ a licensed asbestos removal contractor to remove this material. However, under the Control of Asbestos Regulations 2012 in certain circumstances the material may be considered as notifiable non-licensed work. To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of the material you are going to work on and its condition. We recommend you seek advice from your contractor regarding this issue and refer to the current HSE guidance in asbestos essentials, which can be downloaded from the HSE website.

If a licensed asbestos removal contractor is not employed the persons involved in the removal must have received Training with non-licensable asbestos containing materials and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. These new regulations will also require the operatives to have had a medical examination carried out by a HSE approved doctor. There is still a requirement under the "Approved Code of Practice of Work with materials containing asbestos" to undertake a risk assessment plan of work / method statement and the waste disposed of in accordance with Hazardous Waste Regulations with all the necessary documentation completed. We strongly advise that you refer to H.S.E. publication Asbestos Essentials. HSG210 for guidance in removal techniques. It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- Approved Code of Practice L143, Managing and Working with asbestos
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: The Licensed Contractors Guide

- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2015
- The Hazardous Waste Regulations

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 2013
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

It has to be noted that no bulk sampling was carried out during this re-inspection. However the following has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of Survey

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The bulk sample analysis will be carried out by an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

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

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide and comply with ISO/IEC 17020:2012 and UKAS guidance RG8.

Management Survey

A Management survey is the standard survey. Its purpose is to locate, as far as reasonable practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

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.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment survey

A refurbishment survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment will take place. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope of the works, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Demolition survey

A demolition survey is needed before the demolition of specific areas within a building or of the entire building is carried out. This type of survey is used to locate and describe all ACM's in the area where the demolition will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

Re-inspection survey

It is a requirement within The Control of Asbestos Regulations 2012 to carry out a re-inspection of known asbestos containing materials (ACM's) this must be carried out by a competent person and records updated accordingly. The inspections must not exceed 12 months, however in certain circumstances these such inspections may require more frequent assessments depending on the risk element of the ACM. The risk is assessed by the type, extent, condition and location of the asbestos. The re-inspection asbestos survey report, will include photographs of all known ACM's, together with a recommendations on how to safely manage those materials.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

The Re-inspection survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm and is adopted as part of this re-inspection survey. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in the table enclosed.

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

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
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	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	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.
Surface treatment	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
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment included in this re-inspection survey

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

The material assessment identifies the "high-risk materials" i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd can assist in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes and any increase or decrease in the level of occupancy.

The priority risk assessment scores which have been compiled by RTA and contained within this report have been agreed with the client.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors taken into account and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is update to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequently
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;
- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

No detailed site description has been carried out on this survey re-inspection.

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06903	**Room / Area**	E-006 - Changing room
Building	Block E	**Description**	Rope - seals to patent glazed skylights (x2)



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	261011/055
Next Inspection Date	15 Feb 2023	**Sample Number**	39-MW1068/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Low damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity			
Number of Occupants	4 to 10	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	>= 1 to <= 3 hours
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	35 Lin m	**Maintenance Frequency**	ACM unlikely to be disturbed for maintenance

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 9

Action	Manage or Remove	**Priority**		**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06904	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on left wall surrounding electrics



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	261011/060
Next Inspection Date	15 Feb 2023	**Sample Number**	44-MW1073/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Amosite Chrysotile

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity			
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 11

Action	Manage or Remove	**Priority**		**Notifiable**	Yes
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06905	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on rear wall surrounding external doors



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	261011/061
Next Inspection Date	15 Feb 2023	**Sample Number**	45-MW1074/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity			
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage or Remove	**Priority**		**Notifiable**	Yes
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06906	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on right wall rear of flue & surrounding window



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	261011/063
Next Inspection Date	15 Feb 2023	**Sample Number**	47-MW1076/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity			
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage or Remove	**Priority**		**Notifiable**	Yes
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06907	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	261011/064
Next Inspection Date	15 Feb 2023	**Sample Number**	48-MW1077/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity			
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage or Remove	**Priority**		**Notifiable**	Yes
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06908	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on ceiling surrounding skylight



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	261011/066
Next Inspection Date	15 Feb 2023	**Sample Number**	50-MW1079/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Amosite Chrysotile

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity			
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 11

Action	Manage or Remove	**Priority**		**Notifiable**	Yes
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06909	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Gasket seals to flange joints on pipes throughout



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	261011/068
Next Inspection Date	15 Feb 2023	**Sample Number**	52-MW1081/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Gaskets	**Surface Treatment**	Composite materials containing asbestos
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 3

Main Activity	Low disturbance activity		
Secondary Activity			
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	30 Units	**Maintenance Frequency**	Unlikely to be disturbed

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 6

Action	Manage or Remove	**Priority**		**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06910	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue to concrete plinth beneath 2 x calorifiers



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	261011/069
Next Inspection Date	15 Feb 2023	**Sample Number**	53-MW1082/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity			
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Usually inaccessible or unlikely to be disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage	**Priority**		**Notifiable**	Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated. Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06911	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris on floor surrounding entrance door



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/058
Next Inspection Date		**Sample Number**	42-MW1071/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06912	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/059
Next Inspection Date		**Sample Number**	43-MW1072/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06913	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on right wall rear of boilers & internal nib wall



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/062
Next Inspection Date		**Sample Number**	46-MW1075/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06914	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Boarding on brick flue stack surrounding flue



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/065
Next Inspection Date		**Sample Number**	49-MW1078/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06915	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on ceiling above pumps & boiler



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/067
Next Inspection Date		**Sample Number**	51-MW1080/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06916	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/070
Next Inspection Date		**Sample Number**	54-MW1083/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sealant	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06917	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Boarding - firebreak to left & right of nib wall



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	
Next Inspection Date		**Sample Number**	Visually similar to sample 49
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**		**Notifiable**	No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06918	**Room / Area**	E-008 - Toilet & washroom
Building	Block E	**Description**	WC cistern in left hand cubicle



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	261011/057
Next Inspection Date	15 Feb 2023	**Sample Number**	41-MW1070/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Cistern	**Surface Treatment**	Composite materials containing asbestos
Condition	Good condition	**Sample Result**	Amosite (brown)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Rare disturbance activity		
Secondary Activity			
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Minor disturbance		
Amount	1 Units	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 7

Action	Manage or Remove	**Priority**		**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06919	**Room / Area**	E-014 - Circulation corridor
Building	Block E	**Description**	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/056
Next Inspection Date		**Sample Number**	40-MW1069/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Insulation slab	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	Ground Floor
Location ID	06920	**Room / Area**	E-019 - Main kitchen
Building	Block E	**Description**	Rope - seals to patent glazed skylights



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	
Next Inspection Date	15 Feb 2023	**Sample Number**	Strongly presumed to sample 39
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity			
Number of Occupants	1 to 3	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	>= 1 to <= 3 hours
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	15 Lin m	**Maintenance Frequency**	Unlikely to be disturbed

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 8

Action	Manage or Remove	**Priority**		**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	First Floor
Location ID	06924	**Room / Area**	All Areas
Building	Block E	**Description**	Sarking felt in roof void lining to underside of pitched roof throughout - taken above area E-033



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/071
Next Inspection Date		**Sample Number**	55-MW1084/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	First Floor
Location ID	06921	**Room / Area**	E-038 - "Long room"
Building	Block E	**Description**	Sink pad beneath sink



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/072
Next Inspection Date		**Sample Number**	56-MW1085/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sink pad	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	First Floor
Location ID	06922	**Room / Area**	E-042 - Tank room
Building	Block E	**Description**	Dust debris on floor



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/073
Next Inspection Date		**Sample Number**	57-MW1086/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris - non-asbestos	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action **Priority** **Notifiable** No

Comments: This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	First Floor
Location ID	06923	**Room / Area**	E-042 - Tank room
Building	Block E	**Description**	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/074
Next Inspection Date		**Sample Number**	58-MW1087/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Felt - modern	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	External
Location ID	06925	**Room / Area**	All elevations
Building	Block E	**Description**	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/076
Next Inspection Date		**Sample Number**	60-MW1089/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT =

Main Activity			
Secondary Activity			
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	**Notifiable** No
Comments:	This material was sampled on the original management survey and confirmed to be non-asbestos, therefore no re-inspection is required. This location has been included within this report for information only.		
Recommendations:			

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	External
Location ID	06926	**Room / Area**	Above areas E-006 & E-019
Building	Block E	**Description**	Rope - seals to patent glazed skylights above areas E-006 & E-019



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	
Next Inspection Date	15 Feb 2023	**Sample Number**	Strongly presumed to sample 39
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 1

Main Activity	Rare disturbance activity		
Secondary Activity			
Number of Occupants	None	**Frequency of Use**	Infrequent
Location	Outdoors	**Average Time in Use**	< 1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	50 Lin m	**Maintenance Frequency**	ACM unlikely to be disturbed for maintenance

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 5

Action	Manage or Remove	**Priority**		**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R22)	**Floor**	External
Location ID	06927	**Room / Area**	Roof
Building	Block E	**Description**	Cement cowl above pitched roof - taken above area E-006



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2022	**Lab Reference**	261011/075
Next Inspection Date	15 Feb 2023	**Sample Number**	59-MW1088/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Cement Cowl	**Surface Treatment**	Cement Product
Condition	Low damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 0

Main Activity	Rare disturbance activity		
Secondary Activity			
Number of Occupants	None	**Frequency of Use**	Infrequent
Location	Outdoors	**Average Time in Use**	< 1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	2 Units	**Maintenance Frequency**	Unlikely to be disturbed

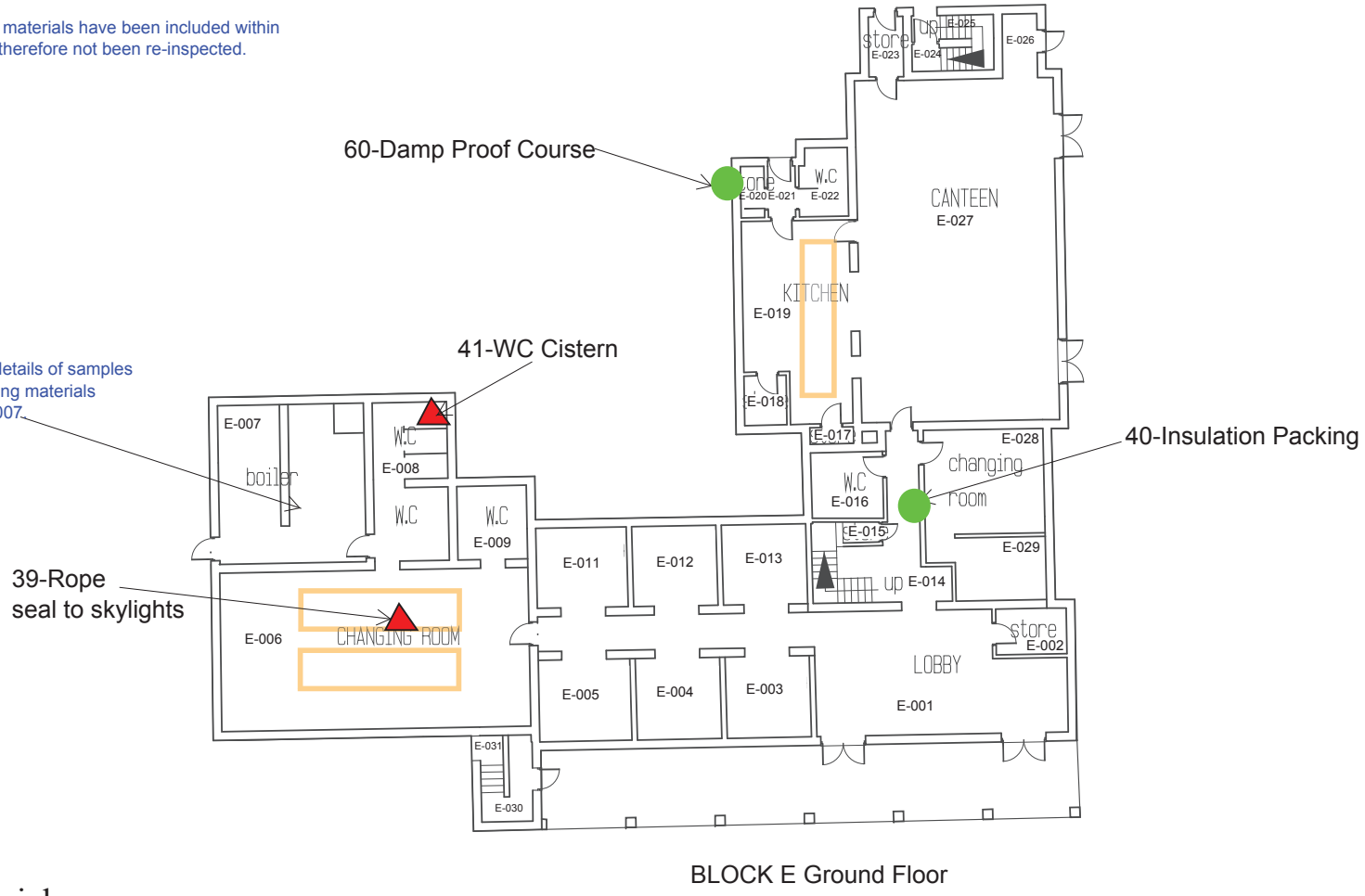
MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 4

Action	Manage or Remove	**Priority**		**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

Please see page 3 of 3 for details of samples taken and asbestos containing materials within Boiler Room Area E-007.



BLOCK E Ground Floor

Sample Location

Asbestos

Non Asbestos

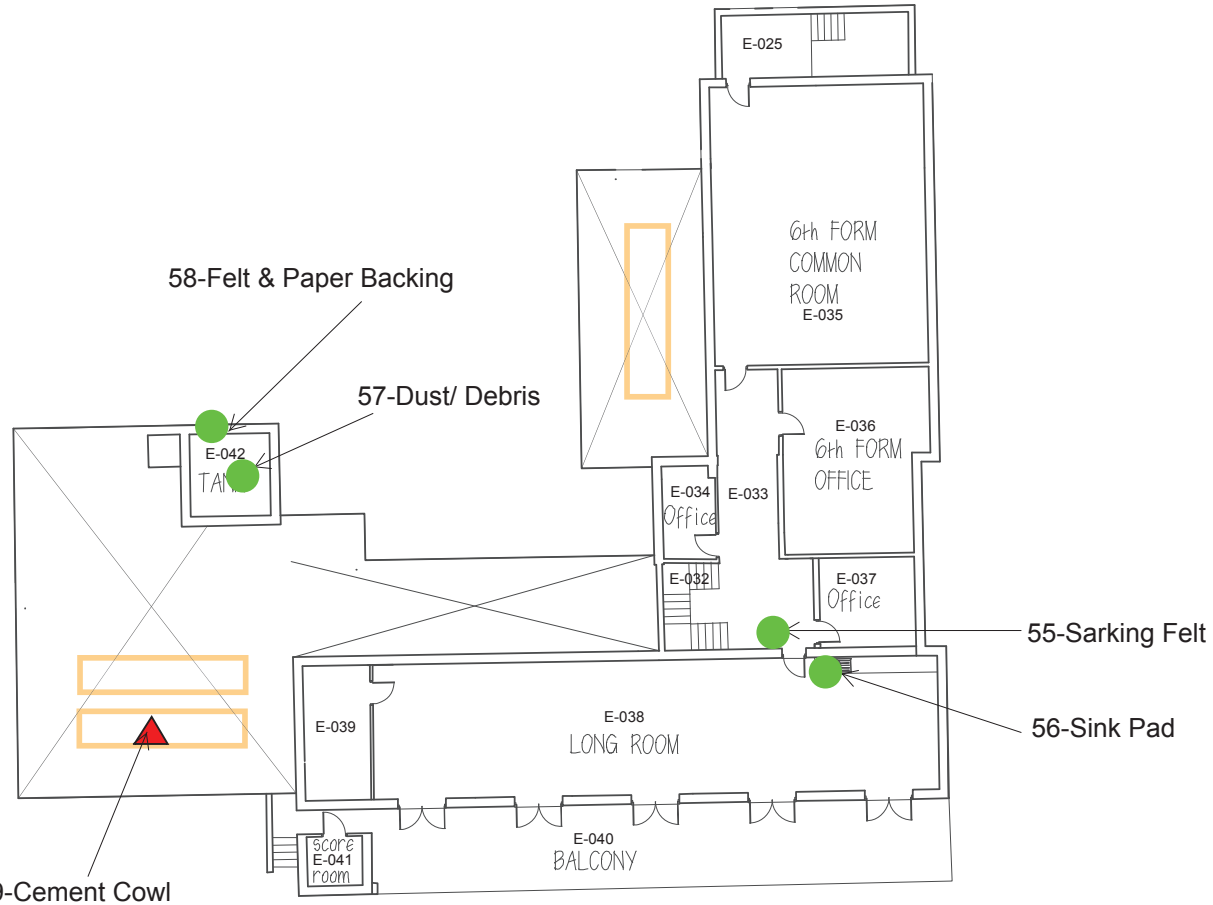
Asbestos Containing Materials

Rope seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work.
Areas E-001, E-002, E-014 & E-027 – Floor ducts
Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.



BLOCK E First Floor

Sample Location

Asbestos

Non Asbestos

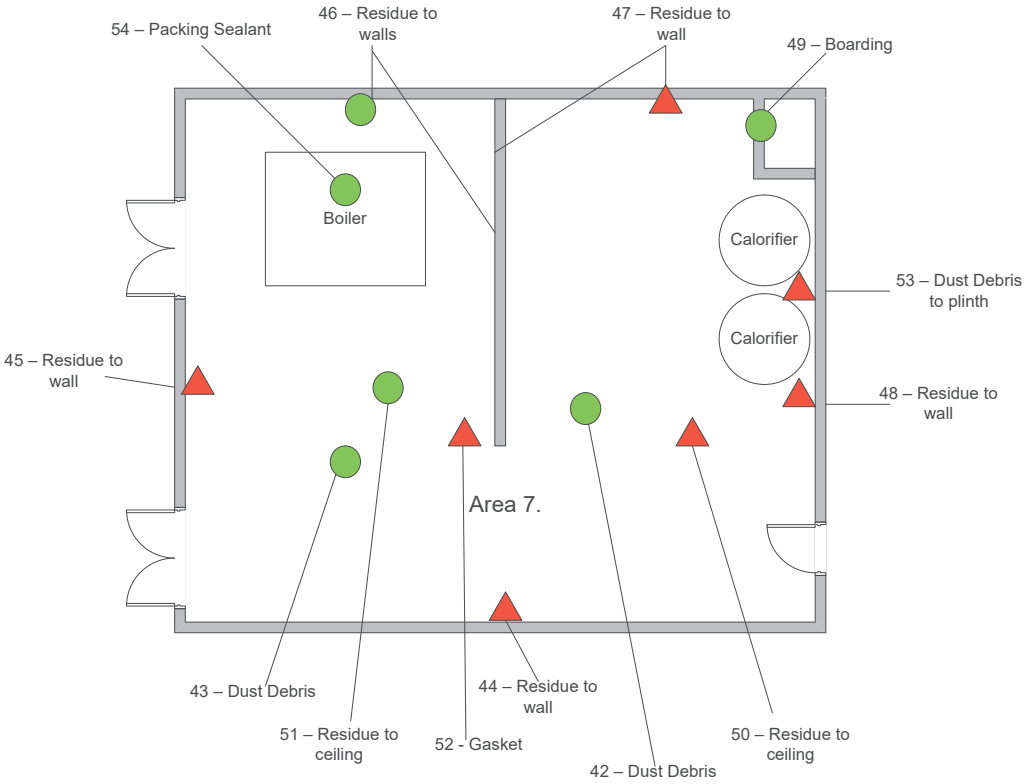
Asbestos Containing Materials

Rope Seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work where present.
Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT

Block E - Boiler Room Area 7.



Sample Locations

Asbestos

Non-asbestos

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

Please note: -
It has to be noted that no sections of the insulation have been removed from the plant equipment / pipe work as this would cause permanent intrusive damage.

Drawing not to Scale

RE-INSPECTION ASBESTOS SURVEY REPORT

SITE ID MGS001-E (R19)

CLIENT NAME Manchester Grammar School – 18.02.19

SITE Block E
Old Hall Lane
Manchester
M13 0XT



TYPE OF SURVEY - Re-inspection of known asbestos containing materials

This survey was carried out by: Michael Wigley of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE

REPORT PREPARED BY:

NAME (PRINTED): SARAH THOMAS

SIGNED:

REPORT CHECKED BY:

NAME (PRINTED): MICHAEL WIGLEY

SIGNED:

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1. INTRODUCTION

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5. GENERAL SITE AND SURVEY INFORMATION including

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- **5.3 Asbestos Survey strategy**
- **5.4 Report definitions**
  - **5.4.1 – Material Assessment**
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  - **5.4.3 - Assessment of Risk Assessment Algorithm Scores**
  - **5.4.4 - Assessment of Management Priority of Each Asbestos Element**
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- **A. Material / priority assessment data sheets (25 pages)**
- **B. Drawings (3 pages)**

1. INTRODUCTION

Instructions were received from Mike Simon on behalf of Manchester Grammar School to carry out a re-inspection of known asbestos containing materials (ACM's) on the property known as Block E at Manchester Grammar School, Old Hall Lane, Manchester M13 0XT. The survey was carried out on 18th February 2019 in accordance with HSG 264 - Asbestos: The Survey Guide & HSG227 – A comprehensive Guide to Managing asbestos in premises.

For the comprehensive survey report, which contains the detailed site description for each location of the building and the bulk sample analysis certificate please refer to the original management survey report Site MGS001-E – carried out 21st October 2011.

2. EXECUTIVE SUMMARY

As per your request our surveyors attended site on 18th February 2019, to carry out the re-inspection of identified asbestos containing materials (ACM's) in Block E as stated on the previous re-inspection report carried out by RTA 15th February 2018. (Original management asbestos survey carried out on 21st October 2011).

Locations of asbestos containing materials

- Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Area E-007 - On the previous management survey composite residue samples were taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos. The gasket seal to the flange joints to the pipe work throughout the area also proved to contain asbestos.
- Area E-008 - WC cistern
- Roof - Cement cowl above area E-006

Changes in condition noted during the 2019 re-inspection

- Areas E-007 – This was repainted following the 2018 re-inspection by the licensed asbestos removal contractor
-

The following locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

- Area E-007 – Dust debris on the floor. Boarding on brick flue stack surrounding flue to both sides of the nib wall and packing sealant to the flue collar on top of the boiler
- Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Area E-038 – Acoustic sink pad beneath sink
- Area E-042 - Dust debris on the floor and felt and paper backing to the perimeter of the ceiling
- All areas - Sarking felt to the underside of the pitched roof
- External - all elevations - Damp proof course within low level brickwork

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It was agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

- All areas - It has to be noted none of the insulation has been removed from the pipe work.

- Areas E-001, E-002, E-014 & E-027 - Floor ducts
- Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 - There is very limited access beneath the modern "Altro" floor covering.
- Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Please note: - Richard L Thomas Associates Ltd (RTA) can take no responsibility for the following: -

- any further asbestos containing materials found on or at the site, outside the scope of the areas inspected, following the re inspection visit.
- for the future actions of the "Duty holder's" or responsibility for the condition of asbestos containing materials after the date of the on-site inspection.

We have updated the site asbestos register, report sheets and asbestos plan drawing. All staff, maintenance and building operatives who are likely to work in close proximity to asbestos containing materials during their normal activities should be made aware of all ACM's present in your building.

The completed Priority Risk Assessment Algorithm spreadsheet is also enclosed.

An action plan needs to be implemented and the ACM's in good condition, which are to be left in situ, will require regular inspection / monitoring to ensure that no damage has occurred. A schedule of the frequency of the re-inspections has been established, which must be carried out by a competent person or asbestos consultant to conform with the asbestos management plan.

The risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holder's responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes and any increase or decrease in the level of occupancy.

All areas of the building where work involving disturbance to the fabric of the building i.e. for refurbishment or demolition, or areas not normally accessible will require a Refurbishment / Demolition Survey prior to any works being carried out.

It has to be noted that no bulk sampling was carried out during this re-inspection. However included in section 5 of this report are details for the definitions for the following. This has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of survey

3.1 - ASBESTOS REGISTER

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Change in condition Y / N	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
39	MW1068/11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	5	4	9	18.02.19	Feb-20
44	MW1073/11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	Y	7	4	11	18.02.19	Feb-20
45	MW1074/11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	Y	6	4	10	18.02.19	Feb-20
47	MW1076/11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	Y	6	4	10	18.02.19	Feb-20
48	MW1077/11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	Y	6	4	10	18.02.19	Feb-20
50	MW1079/11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	N	7	4	11	18.02.19	Feb-20
52	MW1081/11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	N	3	3	6	18.02.19	Feb-20
53	MW1082/11	261011/069	Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage	N	6	4	10	18.02.19	Feb-20
41	MW1070/11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	N	3	4	7	18.02.19	Feb-20
p39	E-006	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	4	8	18.02.19	Feb-20
p39	E-006	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	1	5	18.02.19	Feb-20
59	MW1088/11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	N	4	0	4	18.02.19	Feb-20

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

Area number	Location
All areas	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.
E-033	The inspection within the roof void was limited to the walkways only for safety reasons.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos

Locations of non-asbestos containing materials confirmed to be present or to be visually similar to a sample taken, which proved to be non-asbestos. These materials have been included within this report for information only and have therefore not been re-inspected.

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
42	MW1071/11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected
43	MW1072/11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected
46	MW1075/11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected
49	MW1078/11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected
51	MW1080/11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected
54	MW1083/11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected
VS-49	E-007	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected
40	MW1069/11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected
56	MW1085/11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected
57	MW1086/11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected
58	MW1087/11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected
55	MW1084/11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected
60	MW1089/11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected

3.2 - PRIORITY RISK ASSESSMENT ALGORITHM

Site: - **Block E** **Manchester Grammar School, Old Hall Lane, Manchester M13 0XT** **Reference number** MGS001-E (R19) **Job number** ORTA/02/19/4966

							SECTION A	SECTION B																	SECTION C												SECTION D																	
							Normal occupant activity	Likelihood of disturbance																	Human Exposure potential												Maintenance Activity																	
							Main Activity:					Location:					Accessibility						Extent/Amount					Number of Occupants				Frequency of use of area				Average Time in use					Activity:				Frequency:											
Sample number	Sample Ref No / area number sampled in if presuming	Material	Floor	Area No	Location	Condition	Rare Disturbance Activity	Low Disturbance Activity	Periodic Disturbance Activity	High Disturbance Activity	Score - A	Outdoors	Large Room	Well Ventilated Area	Room Up to 100m²	Confined Space	Usually Inaccessible	Unlikely to be Disturbed	Occasionally Likely to be disturbed	Easily Disturbed	Routinely Disturbed	Amount:	Small amounts (eg strings / gaskets)	≤10m² or ≤10m pipe run	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe run	>50m² or >50m pipe run	Average Score - B	None	1 to 3	4 to 10	>10	Infrequent	Monthly	Weekly	Daily	<1 hour	> = 1 and <3 hours	> = 3 and <6 hours	> = 6 hours	Average Score - C	Minor Disturbance Activity	Low Disturbance Activity	Medium Disturbance Activity	High Disturbance Activity	ACM Unlikely to be disturbed	<= 1 per year	> 1 per year	> 1 per month	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score	Inspection frequency
							0	1	2	3		0	1	1	2	3	0	0	1	2	3		0	1	2	3		0	1	2	3	0	1	2	3	0	1	2	3		0	1	2	3	0	1	2	3					
39	MW1068/11	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1			2				3				2	0				0				0	4	5	9	12
44	MW1073/11	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Good		1			1				2					2		-	0				1	0							3	0				1				1				1	4	7	11	12
45	MW1074/11	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1				2					2		-	0				1	0							3	0				1				1				1	4	6	10	12
47	MW1076/11	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1				2					2		-	0				1	0							3	0				1				1				1	4	6	10	12
48	MW1077/11	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control pane	Good		1			1				2					2		-	0				1	0							3	0				1				1				1	4	6	10	12
50	MW1079/11	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0							3	0				1				1				1	4	7	11	12
52	MW1081/11	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		x 20	0				1	0							3	0				1	0				0				0	3	3	6	12
53	MW1082/11	Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2			0				-	0				1	0							3	0				1				1				1	4	6	10	12
41	MW1070/11	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0				2					2		x1		1			2	0							3	0				1	0				1				1	4	3	7	12
p39	E-019	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1						3		1			2	0				0				0	4	4	8	12
p39	E-019	Rope	External	Above areas E-006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0				0				0				0	0				0				0	1	4	5	12
59	MW1088/11	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0				0				0	0				0				0	0	4	4	12

Persons making the assessments/carrying out review: -

M.Wigley
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE
Tel - 0161 320 6789

Signatures: **Date:**

Date assessment carried out: 18.02.19

Next assessment before (Date): Feb-20

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

4. CONCLUSIONS AND ACTIONS

Licensable asbestos containing materials

Dust debris on concrete plinth, composite residue lagging deposits on the walls and ceilings in areas E-007 - containing Amosite (brown asbestos) and Chrysotile (white asbestos) or Chrysotile only
A composite dust debris sample was taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos.

In 2014 a licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However, it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

During the 2018 re-inspection it was reported that the paint finish to the walls was deteriorating and flaking, these affected areas have been repainted by the licensed asbestos removal contractor.

The paint finish to the walls and ceiling areas is in good condition and can be managed through periodic monitoring.

If the plant and ancillary pipe work is to be removed and replaced in the future, the client may wish to consider complete environmental strip of all paint finishes, and associated asbestos residue deposits, to all surfaces using appropriate asbestos removal stripping methods. It has to be noted that prior to any removal of plant equipment / pipe work a refurbishment survey must be carried out to determine if any asbestos residue is present beneath the insulation is situ.

Any work must be carried out by a Licensed Asbestos Removal Contractor. The above mentioned works may fall under Regulation 9 of the control of asbestos Regulations 2012 and as such will require a 14 day notification to the H.S.E. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor.

Non-licensable asbestos containing materials

WC cistern in area E-008 - containing Amosite (brown asbestos)
This cistern does not present a problem unless scraped or sanded before painting etc and should painting occur, preparation should not include sanding or wire brushing. If this cistern is removed a risk assessment is required and the cistern disposed of as hazardous waste in the meantime if left in situ the cisterns should be marked-up warning of asbestos content and maintained.

Gasket seal to flange joints to pipe work - containing Chrysotile (white asbestos)
This material can be managed, however the client must ensure it is clearly noted within the area that these materials contain asbestos. If removal is considered a risk assessment should be prepared and the entire material should be double wrapped and disposed of as hazardous waste in accordance with the Hazardous Waste Regulations.

Rope seals to patent glazed skylights x 2 in area E-006 & E-019 - containing Chrysotile (white asbestos)
HSG 264 states that weaving ropes and yarns reduces fibre release from products but abrading or cutting the material would release fibres. The material can be managed however is likely to degrade if exposed and will become more friable with age. In some cases the asbestos content of this type of material would be approaching 100% unless combined with other fibres.

The main consideration when planning work with this material should be FALLS FROM HEIGHT. It is by far the best option to have experienced glaziers / roofers with the necessary asbestos training and safe access equipment for handling the wired glass at heights, than a fully qualified asbestos removal contractor who is not used to handling the heavy glass putting himself and others at risk.

Cement cowl on roof above area E-006 - containing Chrysotile (white asbestos)
This material is unlikely to be disturbed and therefore can be managed.
"Asbestos cement" means a material, which is predominantly a mixture of cement and Chrysotile (white asbestos) and which when in a dry state absorbs less than 30% water by weight (See Approved Code of practice and Guidance for details of the test method). As the asbestos fibres are mostly firmly bound into the cement and not readily made airborne, work with asbestos cement does not pose the same risks as work with asbestos insulation, asbestos insulating board and sprayed asbestos coatings.

This material is likely to release increasing levels of fibres if abraded and exposed surfaces and acid conditions will remove the cement matrix and concentrate unbound fibres on the surface edges. Respiratory protection is recommended for all works involving asbestos. Asbestos products should be labelled warning of asbestos content.

For further guidance on methods of working with asbestos cement refer to separate guidance produced by HSE and to the Asbestos Essentials task manual which is available on the HSE website.

Work with non-licensable asbestos containing material
Work with non-licensable materials under normal circumstances are not notifiable and therefore it is not necessary to employ a licensed asbestos removal contractor to remove this material. However under the Control of Asbestos Regulations 2012 in certain circumstances the material may be considered as notifiable non-licensed work. To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of the material you are going to work on and its condition. We recommend you seek advice from your contractor regarding this issue and refer to the current HSE guidance in asbestos essentials, which can be downloaded from the HSE website.

If a licensed asbestos removal contractor is not employed the persons involved in the removal must have received Training with non-licensable asbestos containing materials and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. These new regulations will also require the operatives to have had a medical examination carried out by a HSE approved doctor. There is still a requirement under the "Approved Code of Practice of Work with materials containing asbestos" to undertake a risk assessment plan of work / method statement and the waste disposed of in accordance with Hazardous Waste Regulations with all the necessary documentation completed. We strongly advise that you refer to H.S.E. publication Asbestos Essentials. HSG210 for guidance in removal techniques. It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- Approved Code of Practice L143, Managing and Working with asbestos
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: The Licensed Contractors Guide
- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2015
- The Hazardous Waste Regulations

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 1995
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

It has to be noted that no bulk sampling was carried out during this re-inspection. However the following has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of Survey

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The sample analysis will be subcontracted to an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

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

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide and comply with ISO/IEC 17020:2012 and UKAS guidance RG8.

Management Survey

A Management survey is the standard survey. Its purpose is to locate, as far as reasonable practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

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.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment survey

A refurbishment survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment will take place. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope of the works, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Demolition survey

A demolition survey is needed before the demolition of specific areas within a building or of the entire building is carried out. This type of survey is used to locate and describe all ACM's in the area where the demolition will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

Re-inspection survey

It is a requirement within The Control of Asbestos Regulations 2012 to carry out a re-inspection of known asbestos containing materials (ACM's) this must be carried out by a competent person and records updated accordingly. The inspections must not exceed 12 months, however in certain circumstances these such inspections may require more frequent assessments depending on the risk element of the ACM. The risk is assessed by the type, extent, condition and location of the asbestos. The re-inspection asbestos survey report, will include photographs of all known ACM's, together with a recommendations on how to safely manage those materials.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

The Re-inspection survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm and is adopted as part of this re-inspection survey. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials

are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in the table enclosed.

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

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
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	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	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.
Surface treatment	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
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment included in this re-inspection survey

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

The material assessment identifies the "high-risk materials" i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd can assist in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It must also be noted that the Duty Holder must re-calculate any risk scores and re-evaluate the management option of any ACM's affected by building use changes.

The priority risk assessment scores which have been compiled by RTA and contained within this report have been agreed with the client.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors taken into account and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is update to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequently
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Assessment of Management Priority of Each Asbestos Element

The combined material and priority assessment results should be used to establish the priority for those ACM's needing remedial action and the type of action that will be taken.

PRIORITY 1
Priority 1 asbestos materials are in a condition or location, which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2
All priority 2 asbestos materials are in a location and/or condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 material should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3
Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 material if it were decided to carry out building works, which would require some disturbance of the asbestos material.

5.4.5 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;

- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

No detailed site description has been carried out on this survey re-inspection.

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06903	**Room / Area**	E-006 - Changing room
Building	Block E	**Description**	Rope - seals to patent glazed skylights (x2)



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	261011/055
Next Inspection Date	18 Feb 2020	**Sample Number**	39-MW1068/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Low damage	**Sample Result**	Chrysotile (white)

RISK ASSESSMENT = 9

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	4-10	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	35 Lin M	**Maintenance Frequency**	ACM unlikely to be disturbed by maintenance

MANAGEMENT SUMMARY

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06904	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on left wall surrounding electrics



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	261011/060
Next Inspection Date	18 Feb 2020	**Sample Number**	44-MW1073/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY

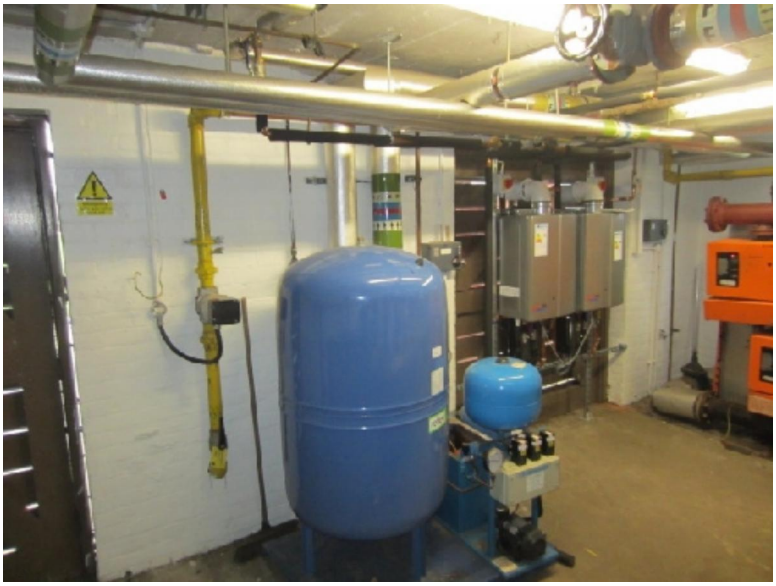
Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: This was repainted following the 2018 re-inspection by the licensed asbestos removal contractor Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06905	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on rear wall surrounding external doors



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	261011/061
Next Inspection Date	18 Feb 2020	**Sample Number**	45-MW1074/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: This was repainted following the 2018 re-inspection by the licensed asbestos removal contractor
Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06906	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on right wall rear of flue & surrounding electrics



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	261011/063
Next Inspection Date	18 Feb 2020	**Sample Number**	47-MW1076/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: This was repainted following the 2018 re-inspection by the licensed asbestos removal contractor Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06907	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	261011/064
Next Inspection Date	18 Feb 2020	**Sample Number**	48-MW1077/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: This was repainted following the 2018 re-inspection by the licensed asbestos removal contractor
Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06908	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on ceiling surrounding skylight



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	261011/066
Next Inspection Date	18 Feb 2020	**Sample Number**	50-MW1079/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06909	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Gasket seals to flange joints on pipes throughout



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	261011/068
Next Inspection Date	18 Feb 2020	**Sample Number**	52-MW1081/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Gaskets	**Surface Treatment**	Composite materials containing asbestos
Condition	Good condition	**Sample Result**	Chrysotile (white)

RISK ASSESSMENT = 6

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	30 Units	**Maintenance Frequency**	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06910	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris to concrete plinth beneath 2 x calorifiers



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	261011/069
Next Inspection Date	18 Feb 2020	**Sample Number**	53-MW1082/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY

Action Manage **Priority** N/A **Notifiable** Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated. Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06911	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris on floor surrounding entrance door



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/058
Next Inspection Date	N/A	**Sample Number**	42-MW1071/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06912	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/059
Next Inspection Date	N/A	**Sample Number**	43-MW1072/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06913	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on right wall rear of boilers & internal nob wall



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/062
Next Inspection Date	N/A	**Sample Number**	46-MW1075/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06914	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Boarding on brick flue stack surrounding flue



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/065
Next Inspection Date	N/A	**Sample Number**	49-MW1078/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

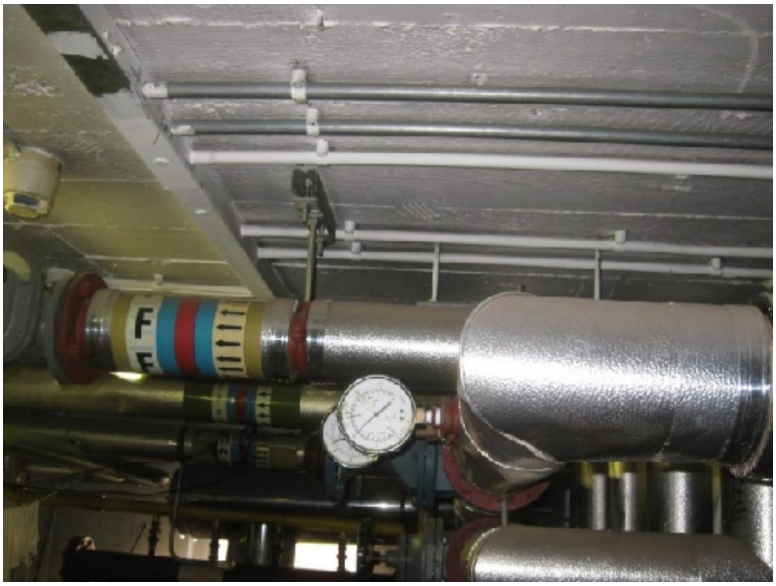
Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06915	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on ceiling above pumps & boiler



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/067
Next Inspection Date	N/A	**Sample Number**	51-MW1080/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06916	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/070
Next Inspection Date	N/A	**Sample Number**	54-MW1083/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sealant	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06917	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Boarding - firebreak to left & right of nib wall



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	N/A
Next Inspection Date	N/A	**Sample Number**	Visually similar to sample 49
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	Visually similar to non-asbestos product

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06918	**Room / Area**	E-008 - Toilet & washroom
Building	Block E	**Description**	WC cistern in left hand cubicle



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	261011/057
Next Inspection Date	N/A	**Sample Number**	41-MW1070/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Cistern	**Surface Treatment**	Composite materials containing asbestos
Condition	Good condition	**Sample Result**	Amosite (brown)

RISK ASSESSMENT = 7

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	1 Sq M	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06919	**Room / Area**	E-014 - Circulation corridor
Building	Block E	**Description**	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/056
Next Inspection Date	N/A	**Sample Number**	40-MW1069/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Insulation slab	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	Ground Floor
Location ID	06920	**Room / Area**	E-019 - Main kitchen
Building	Block E	**Description**	Rope - seals to patent glazed skylights



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	N/A
Next Inspection Date	18 Feb 2020	**Sample Number**	Strongly presumed to sample 39
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

RISK ASSESSMENT = 8

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	1-3	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	15 Lin M	**Maintenance Frequency**	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	First Floor
Location ID	06921	**Room / Area**	E-038 - "Long room"
Building	Block E	**Description**	Sink pad beneath sink



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/072
Next Inspection Date	N/A	**Sample Number**	56-MW1085/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sink pad	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	First Floor
Location ID	06922	**Room / Area**	E-042 - Tank room
Building	Block E	**Description**	Dust debris on floor



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/073
Next Inspection Date	N/A	**Sample Number**	57-MW1086/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	First Floor
Location ID	06923	**Room / Area**	E-042 - Tank room
Building	Block E	**Description**	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/074
Next Inspection Date	N/A	**Sample Number**	58-MW1087/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Felt	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	First Floor
Location ID	06924	**Room / Area**	All Areas
Building	Block E	**Description**	Sarking felt in roof void lining to underside of pitched roof throughout - taken above area E-033



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/071
Next Inspection Date	N/A	**Sample Number**	55-MW1084/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	External
Location ID	06925	**Room / Area**	All elevations
Building	Block E	**Description**	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/076
Next Inspection Date	N/A	**Sample Number**	60-MW1089/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	**Surface Treatment**	N/A
Condition	N/A	**Sample Result**	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	**Frequency of Use**	N/A
Location	N/A	**Average Time in Use**	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	**Maintenance Frequency**	N/A

MANAGEMENT SUMMARY

Action	N/A	**Priority**	N/A	**Notifiable**	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	External
Location ID	06926	**Room / Area**	Above areas E-006 & E-019
Building	Block E	**Description**	Rope - seals to patent glazed skylights above areas E-006 & E-019



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	N/A
Next Inspection Date	18 Feb 2020	**Sample Number**	Strongly presumed to sample 39
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

RISK ASSESSMENT = 5

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	**Frequency of Use**	Infrequent
Location	Outdoors	**Average Time in Use**	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	50 Lin M	**Maintenance Frequency**	ACM unlikely to be disturbed by maintenance

MANAGEMENT SUMMARY

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R19)	**Floor**	External
Location ID	06927	**Room / Area**	Roof
Building	Block E	**Description**	Cement cowl above pitched roof - taken above area E-006



Surveyed	YES	**Source of Information**	Mike Wigley
Last Inspection Date	18 Feb 2019	**Lab Reference**	261011/075
Next Inspection Date	18 Feb 2020	**Sample Number**	59-MW1088/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Cement Cowl	**Surface Treatment**	Cement Product
Condition	Low damage	**Sample Result**	Chrysotile (white)

RISK ASSESSMENT = 4

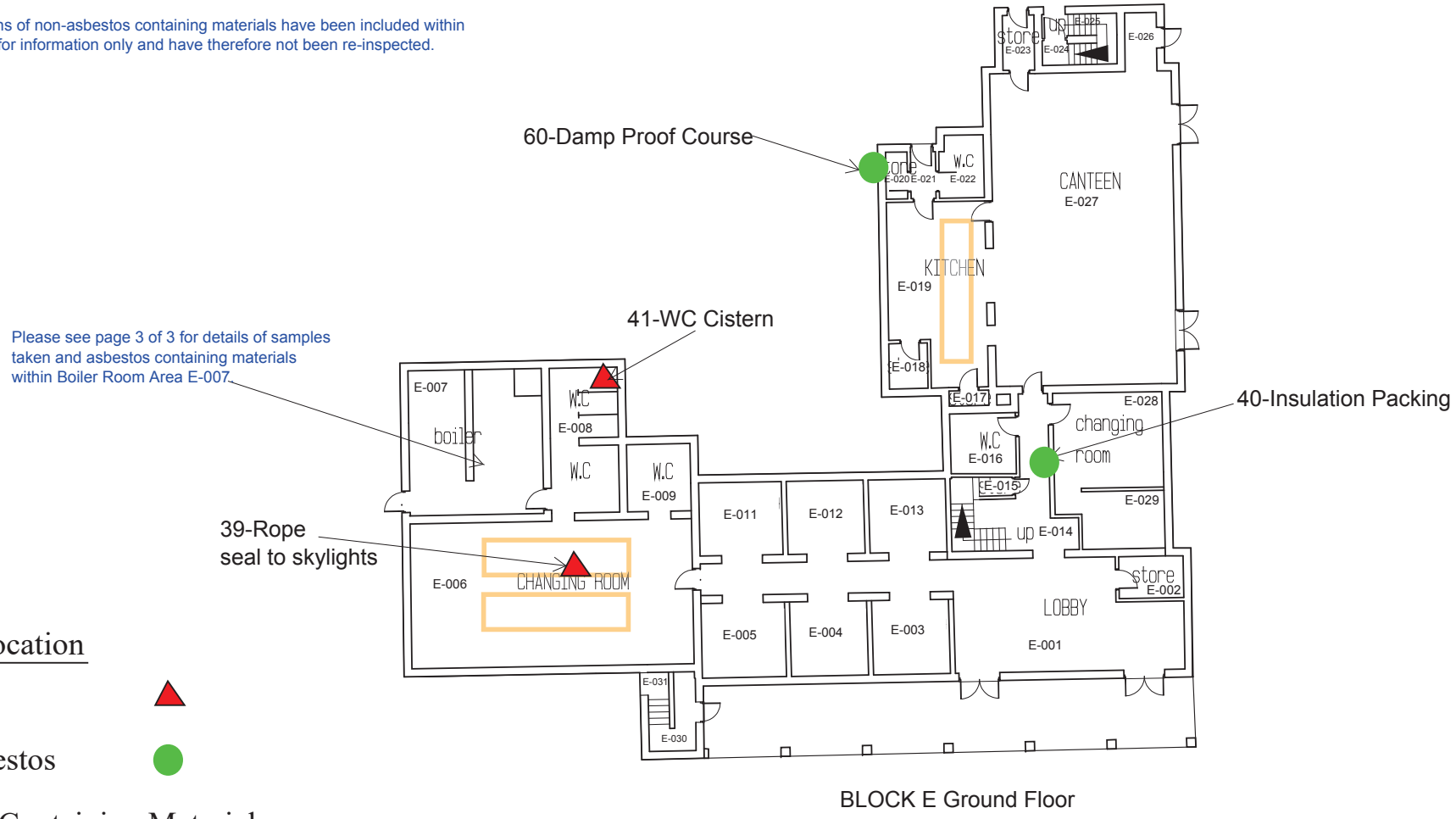
Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	**Frequency of Use**	Infrequent
Location	Outdoors	**Average Time in Use**	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	2 Units	**Maintenance Frequency**	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.



BLOCK E Ground Floor

Sample Location

Asbestos

Non Asbestos

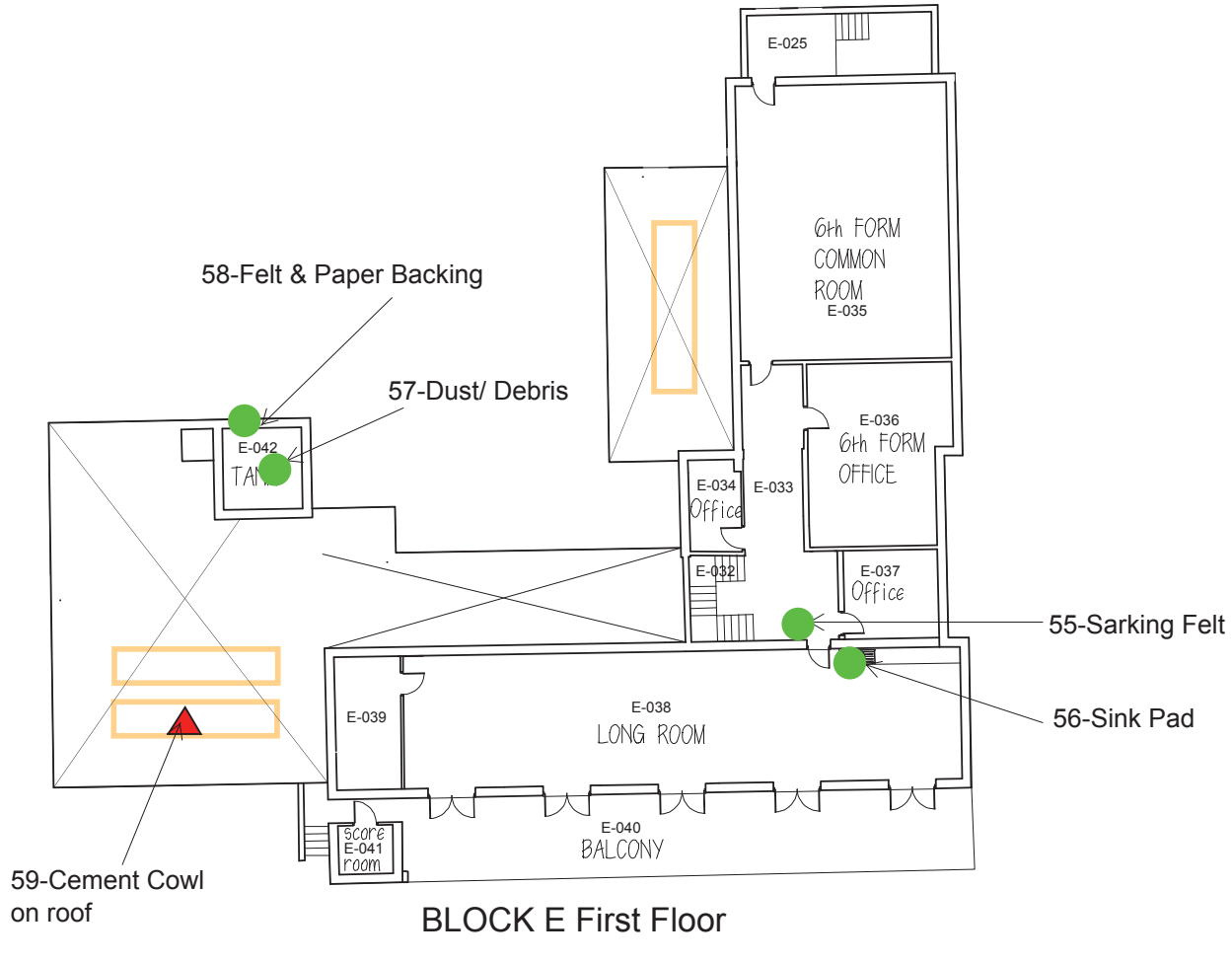
Asbestos Containing Materials

Rope seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work.
Areas E-001, E-002, E-014 & E-027 – Floor ducts
Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.



BLOCK E First Floor

Sample Location

Asbestos

Non Asbestos

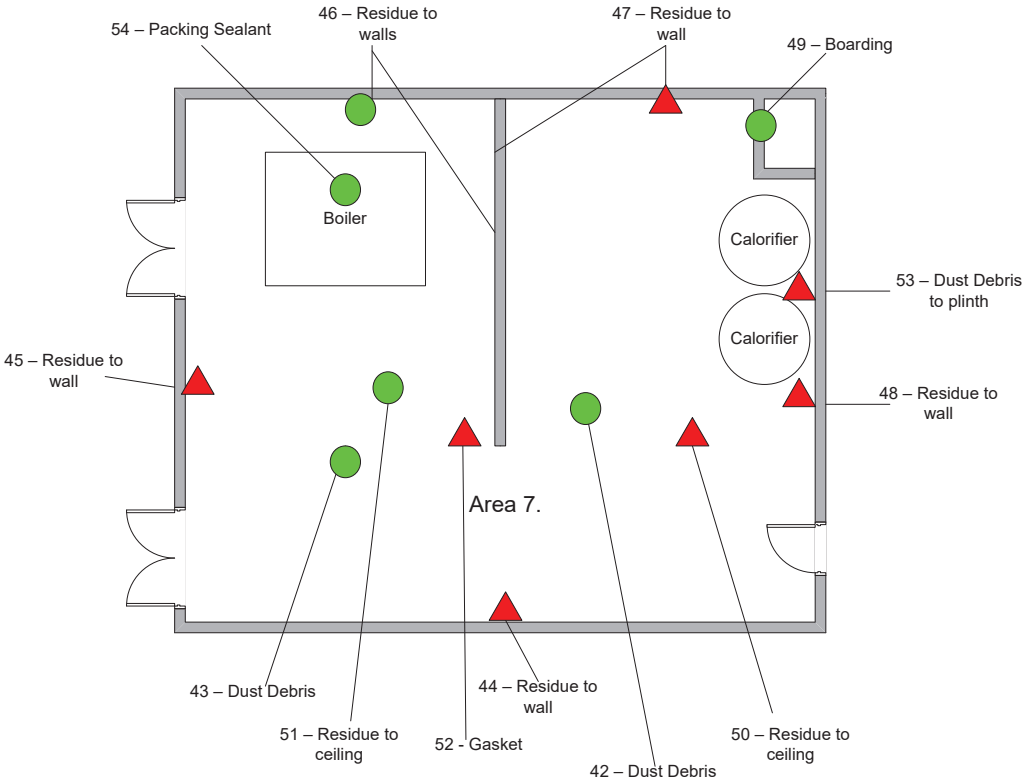
Asbestos Containing Materials

Rope Seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work where present.
Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT

Block E - Boiler Room Area 7.



Sample Locations

Asbestos

Non-asbestos

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

Please note: -
It has to be noted that no sections of the insulation have been removed from the plant equipment / pipe work as this would cause permanent intrusive damage.

Drawing not to Scale

RE-INSPECTION ASBESTOS SURVEY REPORT

SITE ID MGS001-E (R18)

CLIENT NAME Manchester Grammar School – 15.02.18

SITE Block E
Old Hall Lane
Manchester
M13 0XT



TYPE OF SURVEY - Re-inspection of known asbestos containing materials

This survey was carried out by: Daniel Catlow & Michael Wigley of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE

REPORT PREPARED BY:

NAME (PRINTED): SARAH THOMAS

SIGNED:

REPORT CHECKED BY:

NAME (PRINTED): DANIEL CATLOW

SIGNED:

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APPENDICIES

- **A. Material / priority assessment data sheets (25 pages)**
- **B. Drawings (3 pages)**

1. INTRODUCTION

Instructions were received from Mike Simon on behalf of Manchester Grammar School to carry out a re-inspection of known asbestos containing materials (ACM's) on the property known as Block E at Manchester Grammar School, Old Hall Lane, Manchester M13 0XT. The survey was carried out on 15th February 2018 in accordance with HSG 264 - Asbestos: The Survey Guide & HSG227 – A comprehensive Guide to Managing asbestos in premises.

For the comprehensive survey report, which contains the detailed site description for each location of the building and the bulk sample analysis certificate please refer to the original management survey report Site MGS001-E – carried out 21st October 2011.

2. EXECUTIVE SUMMARY

As per your request our surveyors attended site on 15th February 2018, to carry out the re-inspection of identified asbestos containing materials (ACM's) in Block E as stated on the previous re-inspection report carried out by RTA 19th December 2016. (Original management asbestos survey carried out on 21st October 2011).

Locations of asbestos containing materials

- Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Area E-007 - On the previous management survey composite residue samples were taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos. The gasket seal to the flange joints to the pipe work throughout the area also proved to contain asbestos.
- Area E-008 - WC cistern
- Roof - Cement cowl above area E-006

Changes in condition noted during the 2018 re-inspection

- Areas E-007 – The paint finish to the walls is deteriorating and flaking and requires attention (see page 21 for photographs)

The following locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

- Area E-007 – Dust debris on the floor. Boarding on brick flue stack surrounding flue to both sides of the nib wall and packing sealant to the flue collar on top of the boiler
- Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Area E-038 – Acoustic sink pad beneath sink
- Area E-042 - Dust debris on the floor and felt and paper backing to the perimeter of the ceiling
- All areas - Sarking felt to the underside of the pitched roof
- External - all elevations - Damp proof course within low level brickwork

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

- All areas - It has to be noted none of the insulation has been removed from the pipe work.

- Areas E-001, E-002, E-014 & E-027 - Floor ducts
- Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 - There is very limited access beneath the modern "Altro" floor covering.
- Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Please note: - Richard L Thomas Associates Ltd (RTA) can take no responsibility for the following: -

- any further asbestos containing materials found on or at the site, outside the scope of the areas inspected, following the re inspection visit.
- for the future actions of the "Duty holder's" or responsibility for the condition of asbestos containing materials after the date of the on-site inspection.

We have updated the site asbestos register, report sheets and asbestos plan drawing. All staff, maintenance and building operatives who are likely to work in close proximity to asbestos containing materials during their normal activities should be made aware of all ACM's present in your building.

The completed Priority Risk Assessment Algorithm spreadsheet is also enclosed.

An action plan needs to be implemented and the ACM's in good condition, which are to be left in situ, will require regular inspection / monitoring to ensure that no damage has occurred. A schedule of the frequency of the re-inspections has been established, which must be carried out by a competent person or asbestos consultant to conform with the asbestos management plan.

The risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holder's responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes and any increase or decrease in the level of occupancy.

All areas of the building where work involving disturbance to the fabric of the building i.e. for refurbishment or demolition, or areas not normally accessible will require a Refurbishment / Demolition Survey prior to any works being carried out.

It has to be noted that no bulk sampling was carried out during this re-inspection. However included in section 5 of this report are details for the definitions for the following. This has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of survey

3.1 - ASBESTOS REGISTER

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Change in condition Y / N	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
39	MW1068/11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	5	4	9	15.02.18	Feb-19
44	MW1073/11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Low damage	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	Y	8	4	12	15.02.18	Feb-19
45	MW1074/11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Low damage	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	Y	7	4	11	15.02.18	Feb-19
47	MW1076/11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Low damage	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	Y	7	4	11	15.02.18	Feb-19
48	MW1077/11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Low damage	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	Y	7	4	11	15.02.18	Feb-19
50	MW1079/11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	N	7	4	11	15.02.18	Feb-19
52	MW1081/11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	N	3	3	6	15.02.18	Feb-19
53	MW1082/11	261011/069	Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage	N	6	4	10	15.02.18	Feb-19
41	MW1070/11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	N	3	5	8	15.02.18	Feb-19
p39	E-006	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	5	9	15.02.18	Feb-19
p39	E-006	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	1	6	15.02.18	Feb-19
59	MW1088/11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	N	4	0	4	15.02.18	Feb-19

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

Area number	Location
All areas	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.
E-033	The inspection within the roof void was limited to the walkways only for safety reasons.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos

Locations of non-asbestos containing materials confirmed to be present or to be visually similar to a sample taken, which proved to be non-asbestos. These materials have been included within this report for information only and have therefore not been re-inspected.

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
42	MW1071/11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected
43	MW1072/11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected
46	MW1075/11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected
49	MW1078/11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected
51	MW1080/11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected
54	MW1083/11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected
VS-49	E-007	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected
40	MW1069/11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected
56	MW1085/11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected
57	MW1086/11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected
58	MW1087/11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected
55	MW1084/11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected
60	MW1089/11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected

3.2 - PRIORITY RISK ASSESSMENT ALGORITHM

Site: - Block E Manchester Grammar School, Old Hall Lane, Manchester M13 0XT **Reference number** MGS001-E (R18) **Job number** ORTA/01/18/4630

							SECTION A					SECTION B																						SECTION C												SECTION D															
							Normal occupant activity					Likelihood of disturbance																						Human Exposure potential												Maintenance Activity															
							Main Activity:					Location:					Accessibility					Extent/Amount					Number of Occupants				Frequency of use of area				Average Time in use					Activity:				Frequency:															
Sample number	Sample Ref No / area number sampled in if presuming	Material	Floor	Area No	Location	Condition	Rare Disturbance Activity	Low Disturbance Activity	Periodic Disturbance Activity	High Disturbance Activity	Score - A	Outdoors	Large Room	Well Ventilated Area	Room Up to 100m²	Confined Space	Usually Inaccessible	Unlikely to be Disturbed	Occasionally Likely to be disturbed	Easily Disturbed	Routinely Disturbed	Amount:	Small amounts (eg strings / gaskets)	≤10m² or ≤10m pipe run	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe run	>50m² or >50m pipe run	Average Score - B	None	1 to 3	4 to 10	>10	Infrequent	Monthly	Weekly	Daily	<1 hour	> = 1 and <3 hours	> = 3 and <6 hours	> = 6 hours	Average Score - C	Minor Disturbance Activity	Low Disturbance Activity	Medium Disturbance Activity	High Disturbance Activity	ACM Unlikely to be disturbed	< = 1 per year	> 1 per year	> 1 per month	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score	Inspection frequency
							0	1	2	3		0	1	1	2	3	0	0	1	2	3		0	1	2	3		0	1	2	3	0	1	2	3	0	1	2	3		0	1	2	3	0	1	2	3					
39	MW1068/11	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1			2				3		1			2		0				0				0	4	5	9	12
44	MW1073/11	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Low damage		1			1				2					2		-	0				1	0							3	0				1		1				1	4	8	12	12
45	MW1074/11	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Low damage		1			1				2					2		-	0				1	0							3	0				1		1				1	4	7	11	12
47	MW1076/11	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Low damage		1			1				2					2		-	0				1	0							3	0				1		1				1	4	7	11	12
48	MW1077/11	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control	Low damage		1			1				2					2		-	0				1	0							3	0				1		1				1	4	7	11	12
50	MW1079/11	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0							3	0				1		1				1	4	7	11	12
52	MW1081/11	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		-	0				1	0							3	0				1	0					0	3	3	6	12
53	MW1082/11	Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2			0				-	0				1	0							3	0				1		1				1	4	6	10	12
41	MW1070/11	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0				2					2		x1		1			2	0							3	0				1	0					1	4	3	7	12
p39	E-019	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1						3		1			2	0					0	4	5	9	12
p39	E-019	Rope	External	Above areas E 006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0				0			0				0	0					0	1	4	5	12
59	MW1088/11	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0			0				0	0					0	0	4	4	12

Persons making the assessments/carrying out review: -

Daniel Catlow & M.Wigley
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE
Tel - 0161 320 6789

Signatures: **Date:**

Date assessment carried out: 15.02.18

Next assessment before (Date): Feb-19

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes.

4. CONCLUSIONS AND ACTIONS

Licensable asbestos containing materials

Dust debris on concrete plinth, composite residue lagging deposits on the walls and ceilings in areas B-030 - containing Amosite (brown asbestos) and Chrysotile (white asbestos) or Chrysotile only

A composite dust debris sample was taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos.

In 2014 a licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

The paint finish to the walls is deteriorating and flaking and requires attention. All loose paint to the walls should be removed by a licensed asbestos removal contractor by means of vacuuming with a H Type Vacuum and using tack rags. The wall surfaces should then be re-encapsulated using a suitable product such as the industry standard ET150. Following any remedial works we recommend a further reassurance air test to prove the ambient quality of the air.

The paint finish to the ceiling areas is in good condition and can be managed through periodic monitoring. If the plant and ancillary pipe work is to be removed and replaced in the future, the client may wish to consider complete environmental strip of all paint finishes, and associated asbestos residue deposits, to all surfaces using methods such as "Tor-strip" or "Quill-blast". It has to be noted that prior to any removal of plant equipment / pipe work a refurbishment survey must be carried out to determine is any asbestos residue is present beneath the insulation is situ.

Any work must be carried out by a Licensed Asbestos Removal Contractor. The above mentioned works may fall under Regulation 9 of the control of asbestos Regulations 2012 and as such will require a 14 day notification to the H.S.E. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor.

Non-licensable asbestos containing materials

WC cistern in area E-008 - containing Amosite (brown asbestos)

This cistern does not present a problem unless scraped or sanded before painting etc and should painting occur, preparation should not include sanding or wire brushing. If this cistern is removed a risk assessment is required and the cistern disposed of as hazardous waste in the meantime if left in situ the cisterns should be marked-up warning of asbestos content and maintained.

Gasket seal to flange joints to pipe work - containing Chrysotile (white asbestos)

This material can be managed, however the client must ensure it is clearly noted within the area that these materials contain asbestos. If removal is considered a risk assessment should be prepared and the entire material should be double wrapped and disposed of as hazardous waste in accordance with the Hazardous Waste Regulations.

Rope seals to patent glazed skylights x 2 in area E-006 & E-019 - containing Chrysotile (white asbestos)
HSG 264 states that weaving ropes and yarns reduces fibre release from products but abrading or cutting the material would release fibres. The material can be managed however is likely to degrade if exposed and will become more friable with age. In some cases the asbestos content of this type of material would be approaching 100% unless combined with other fibres.

The main consideration when planning work with this material should be FALLS FROM HEIGHT. It is by far the best option to have experienced glaziers / roofers with the necessary asbestos training and safe access equipment for handling the wired glass at heights, than a fully qualified asbestos removal contractor who is not used to handling the heavy glass putting himself and others at risk.

Cement cowl on roof above area E-006 - containing Chrysotile (white asbestos)
This material is unlikely to be disturbed and therefore can be managed.
"Asbestos cement" means a material, which is predominantly a mixture of cement and Chrysotile (white asbestos) and which when in a dry state absorbs less than 30% water by weight (See Approved Code of practice and Guidance for details of the test method). As the asbestos fibres are mostly firmly bound into the cement and not readily made airborne, work with asbestos cement does not pose the same risks as work with asbestos insulation, asbestos insulating board and sprayed asbestos coatings.

This material is likely to release increasing levels of fibres if abraded and exposed surfaces and acid conditions will remove the cement matrix and concentrate unbound fibres on the surface edges. Respiratory protection is recommended for all works involving asbestos. Asbestos products should be labelled warning of asbestos content.

For further guidance on methods of working with asbestos cement refer to separate guidance produced by HSE and to the Asbestos Essentials task manual which is available on the HSE website.

Work with non-licensable asbestos containing material
Work with non-licensable materials under normal circumstances are not notifiable and therefore it is not necessary to employ a licensed asbestos removal contractor to remove this material. However under the Control of Asbestos Regulations 2012 in certain circumstances the material may be considered as notifiable non-licensed work. To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of the material you are going to work on and its condition. We recommend you seek advice from your contractor regarding this issue and refer to the current HSE guidance in asbestos essentials, which can be downloaded from the HSE website.

If a licensed asbestos removal contractor is not employed the persons involved in the removal must have received Training with non-licensable asbestos containing materials and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. These new regulations will also require the operatives to have had a medical examination carried out by a HSE approved doctor. There is still a requirement under the "Approved Code of Practice of Work with materials containing asbestos" to undertake a risk assessment plan of work / method statement and the waste disposed of in accordance with Hazardous Waste Regulations with all the necessary documentation completed. We strongly advise that you refer to H.S.E. publication Asbestos Essentials. HSG210 for guidance in removal techniques. It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- Approved Code of Practice L143, Managing and Working with asbestos
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: the Licensed Contractors Guide
- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2015
- The Hazardous Waste Regulations

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 1995
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

It has to be noted that no bulk sampling was carried out during this re-inspection. However the following has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of Survey

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The sample analysis will be subcontracted to an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

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

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide and comply with ISO/IEC 17020:2012 and UKAS guidance RG8.

Management Survey

A Management survey is the standard survey. Its purpose is to locate, as far as reasonable practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

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.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment survey

A refurbishment survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment will take place. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope of the works, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Demolition survey

A demolition survey is needed before the demolition of specific areas within a building or of the entire building is carried out. This type of survey is used to locate and describe all ACM's in the area where the demolition will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

Re-inspection survey

It is a requirement within The Control of Asbestos Regulations 2012 to carry out a re-inspection of known asbestos containing materials (ACM's) this must be carried out by a competent person and records updated accordingly. The inspections must not exceed 12 months, however in certain circumstances these such inspections may require more frequent assessments depending on the risk element of the ACM. The risk is assessed by the type, extent, condition and location of the asbestos. The re-inspection asbestos survey report, will include photographs of all known ACM's, together with a recommendations on how to safely manage those materials.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

The Re-inspection survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm and is adopted as part of this re-inspection survey. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials

are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in the table enclosed.

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

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
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	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	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.
Surface treatment	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
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment included in this re-inspection survey

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

The material assessment identifies the "high-risk materials" i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd can assist in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It must also be noted that the Duty Holder must re-calculate any risk scores and re-evaluate the management option of any ACM's affected by building use changes.

The priority risk assessment scores which have been compiled by RTA and contained within this report have been agreed with the client.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors taken into account and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is update to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequently
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Assessment of Management Priority of Each Asbestos Element

The combined material and priority assessment results should be used to establish the priority for those ACM's needing remedial action and the type of action that will be taken.

PRIORITY 1
Priority 1 asbestos materials are in a condition or location, which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2
All priority 2 asbestos materials are in a location and/or condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 material should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3
Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 material if it were decided to carry out building works, which would require some disturbance of the asbestos material.

5.4.5 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;

- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

No detailed site description has been carried out on this survey re-inspection.








APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06903	Room / Area	E-006 - Changing room
Building	Block E	Description	Rope - seals to patent glazed skylights (x2)



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	261011/055
Next Inspection Date	15 Feb 2019	Sample Number	39-MW1068/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	Surface Treatment	Enclosed woven fabric
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 9

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	4-10	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	35 Lin M	Maintenance Frequency	ACM unlikely to be disturbed by maintenance

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06904	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on left wall surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	261011/060
Next Inspection Date	15 Feb 2019	Sample Number	44-MW1073/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 8

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Low damage	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 12

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Re-encapsulate or remove	Priority	N/A	Notifiable	Yes
Comments:	The paint finish is deteriorating and flaking and requires attention Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06905	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on rear wall surrounding external doors



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	261011/061
Next Inspection Date	15 Feb 2019	Sample Number	45-MW1074/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

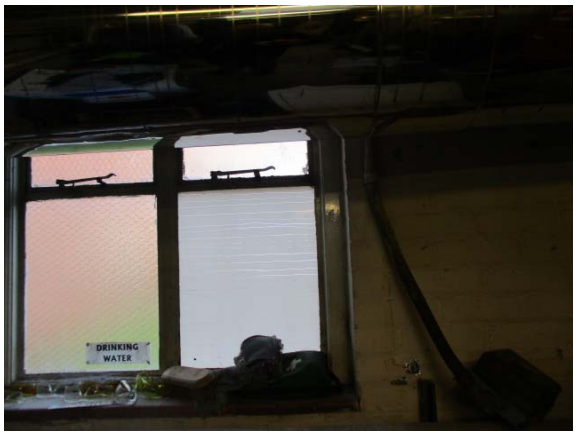
MANAGEMENT SUMMARY

Action	Re-encapsulate or remove	Priority	N/A	Notifiable	Yes
Comments:	The paint finish is deteriorating and flaking and requires attention Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06906	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of flue & surrounding electrics





Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	261011/063
Next Inspection Date	15 Feb 2019	Sample Number	47-MW1076/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Re-encapsulate or remove	Priority	N/A	Notifiable	Yes
Comments:	The paint finish is deteriorating and flaking and requires attention Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06907	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	261011/064
Next Inspection Date	15 Feb 2019	Sample Number	48-MW1077/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Re-encapsulate or remove	Priority	N/A	Notifiable	Yes
Comments:	The paint finish is deteriorating and flaking and requires attention Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06908	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling surrounding skylight



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	261011/066
Next Inspection Date	15 Feb 2019	Sample Number	50-MW1079/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06909	Room / Area	E-007 - Boiler room
Building	Block E	Description	Gasket seals to flange joints on pipes throughout



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	261011/068
Next Inspection Date	15 Feb 2019	Sample Number	52-MW1081/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Gaskets	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 6

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	N/A	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06910	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris to concrete plinth beneath 2 x calorifiers



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	261011/069
Next Inspection Date	15 Feb 2019	Sample Number	53-MW1082/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

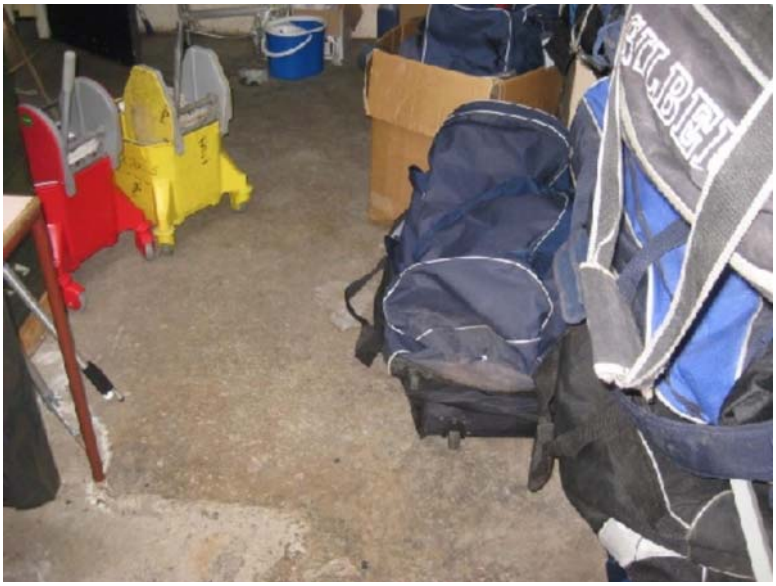
Action	Manage	Priority	N/A	Notifiable	Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated. Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06911	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor surrounding entrance door



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/058
Next Inspection Date	N/A	Sample Number	42-MW1071/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06912	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/059
Next Inspection Date	N/A	Sample Number	43-MW1072/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06913	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of boilers & internal nob wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/062
Next Inspection Date	N/A	Sample Number	46-MW1075/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06914	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding on brick flue stack surrounding flue



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/065
Next Inspection Date	N/A	Sample Number	49-MW1078/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06915	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling above pumps & boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/067
Next Inspection Date	N/A	Sample Number	51-MW1080/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06916	Room / Area	E-007 - Boiler room
Building	Block E	Description	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/070
Next Inspection Date	N/A	Sample Number	54-MW1083/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sealant	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06917	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding - firebreak to left & right of nib wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	N/A
Next Inspection Date	N/A	Sample Number	Visually similar to sample 49
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	Visually similar to non-asbestos product

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06918	Room / Area	E-008 - Toilet & washroom
Building	Block E	Description	WC cistern in left hand cubicle



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	261011/057
Next Inspection Date	N/A	Sample Number	41-MW1070/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Cistern	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Amosite (brown)

RISK ASSESSMENT = 7

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	1 Sq M	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06919	Room / Area	E-014 - Circulation corridor
Building	Block E	Description	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/056
Next Inspection Date	N/A	Sample Number	40-MW1069/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Insulation slab	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	Ground Floor
Location ID	06920	Room / Area	E-019 - Main kitchen
Building	Block E	Description	Rope - seals to patent glazed skylights



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	N/A
Next Inspection Date	15 Feb 2019	Sample Number	Strongly presumed to sample 39
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	Surface Treatment	Enclosed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 8

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	1-3	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	15 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	First Floor
Location ID	06921	Room / Area	E-038 - "Long room"
Building	Block E	Description	Sink pad beneath sink



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/072
Next Inspection Date	N/A	Sample Number	56-MW1085/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sink pad	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	First Floor
Location ID	06922	Room / Area	E-042 - Tank room
Building	Block E	Description	Dust debris on floor



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/073
Next Inspection Date	N/A	Sample Number	57-MW1086/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	First Floor
Location ID	06923	Room / Area	E-042 - Tank room
Building	Block E	Description	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/074
Next Inspection Date	N/A	Sample Number	58-MW1087/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	First Floor
Location ID	06924	Room / Area	All Areas
Building	Block E	Description	Sarking felt in roof void lining to underside of pitched roof throughout - taken above area E-033



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/071
Next Inspection Date	N/A	Sample Number	55-MW1084/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	External
Location ID	06925	Room / Area	All elevations
Building	Block E	Description	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/076
Next Inspection Date	N/A	Sample Number	60-MW1089/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	External
Location ID	06926	Room / Area	Above areas E-006 & E-019
Building	Block E	Description	Rope - seals to patent glazed skylights above areas E-006 & E-019



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	N/A
Next Inspection Date	15 Feb 2019	Sample Number	Strongly presumed to sample 39
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	Surface Treatment	Enclosed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 5

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	50 Lin M	Maintenance Frequency	ACM unlikely to be disturbed by maintenance

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R18)	Floor	External
Location ID	06927	Room / Area	Roof
Building	Block E	Description	Cement cowl above pitched roof - taken above area E-006



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	15 Feb 2018	Lab Reference	261011/075
Next Inspection Date	15 Feb 2019	Sample Number	59-MW1088/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Cement Cowl	Surface Treatment	Cement Product
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 4

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	2 Units	Maintenance Frequency	Unlikely to be Disturbed

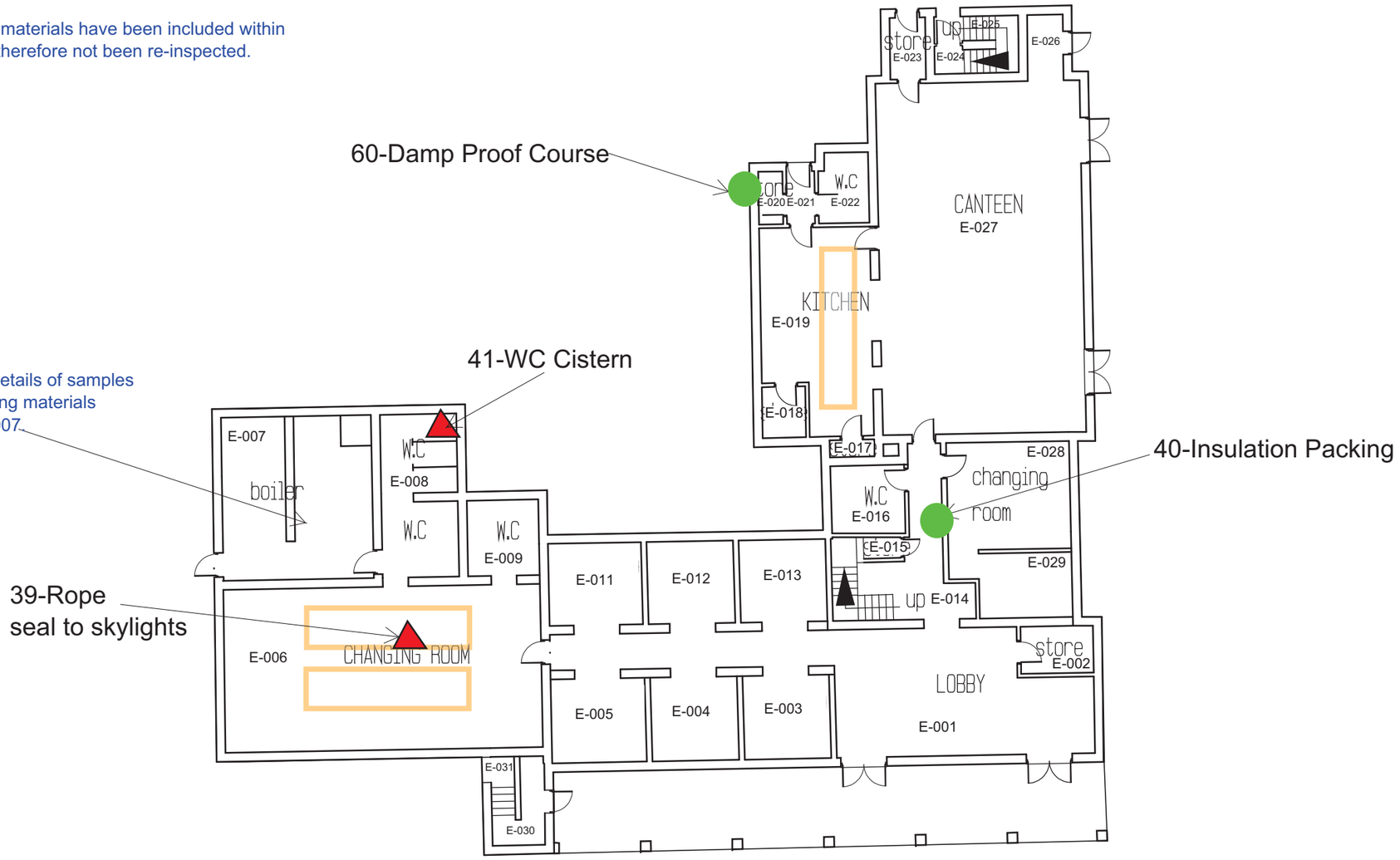
MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

Please see page 3 of 3 for details of samples taken and asbestos containing materials within Boiler Room Area E-007.



BLOCK E Ground Floor

Sample Location

Asbestos ▲

Non Asbestos ●

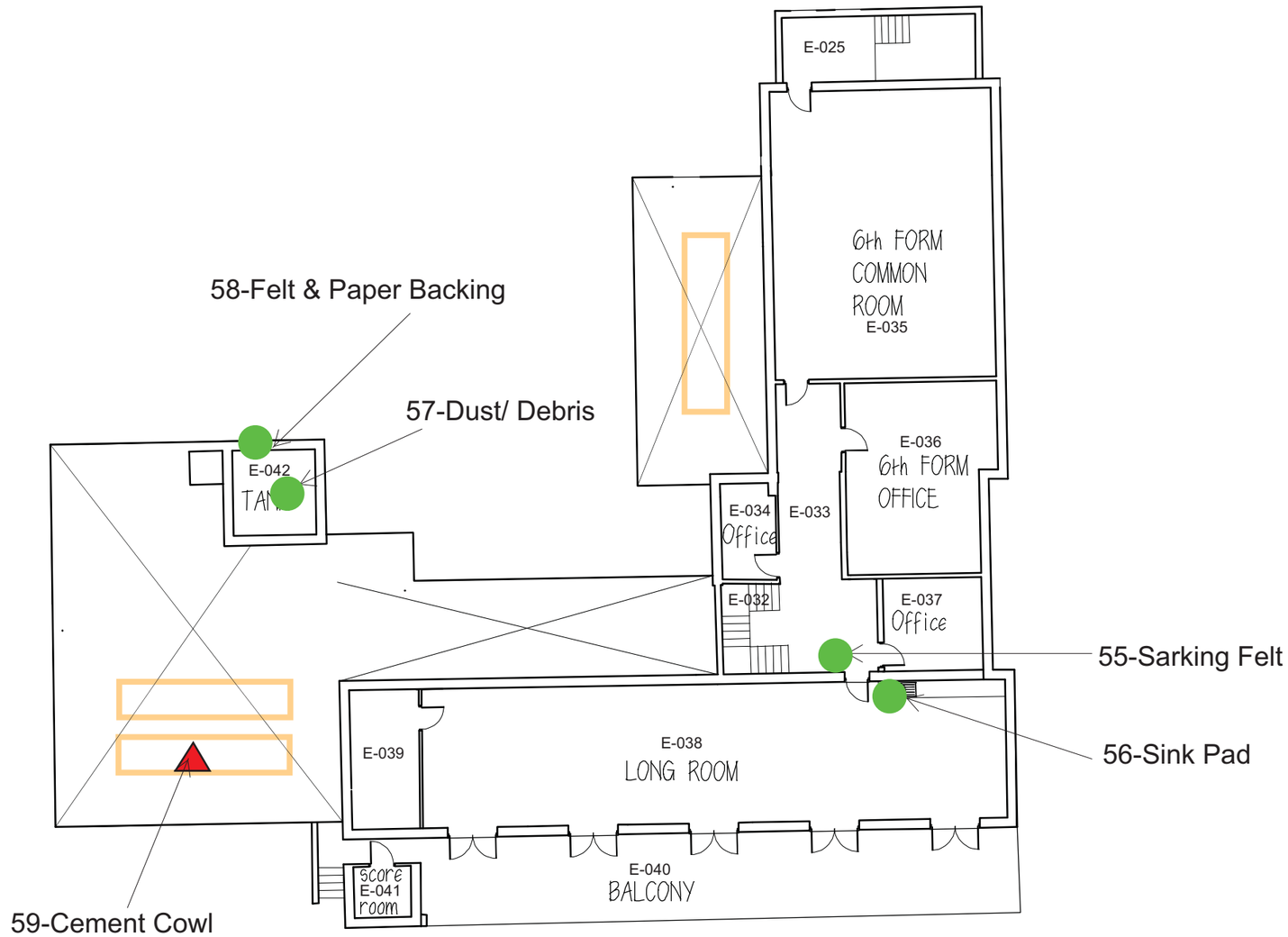
Asbestos Containing Materials

Rope seals to skylights □

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work.
Areas E-001, E-002, E-014 & E-027 – Floor ducts
Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.



BLOCK E First Floor

Sample Location

Asbestos

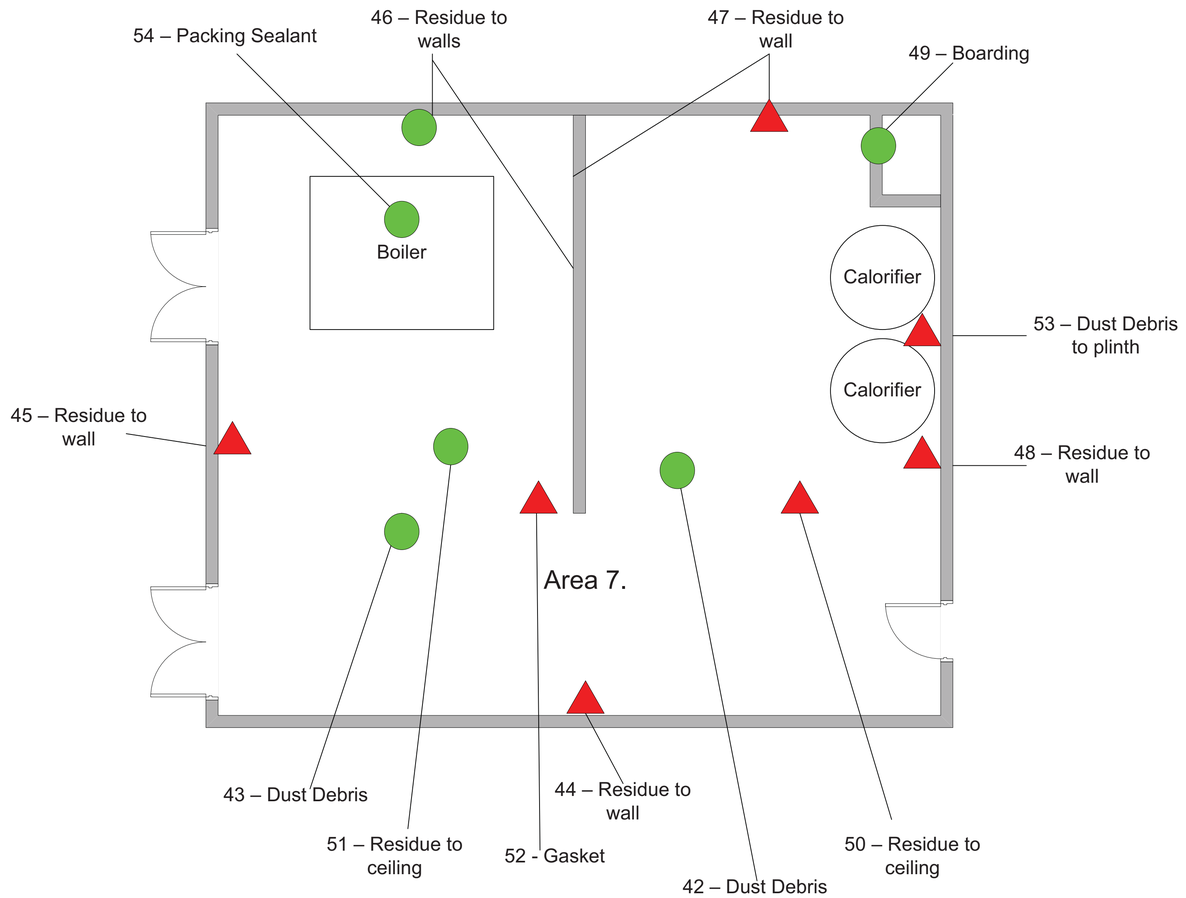
Non Asbestos

Asbestos Containing Materials

Rope Seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work where present.
Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT
Block E - Boiler Room Area 7.



Sample Locations

Asbestos

Non-asbestos

Drawing not to Scale

Please note: -
It has to be noted that no sections of the insulation have been removed from the plant equipment / pipe work as this would cause permanent intrusive damage.

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

RE-INSPECTION ASBESTOS SURVEY REPORT

SITE ID MGS001-E (R20)

CLIENT NAME Manchester Grammar School – 20.02.20

SITE Block E
Old Hall Lane
Manchester
M13 0XT



TYPE OF SURVEY - Re-inspection of known asbestos containing materials

This survey was carried out by: Daniel Catlow of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE

REPORT PREPARED BY:

NAME (PRINTED): SARAH THOMAS

SIGNED:

REPORT CHECKED BY:

NAME (PRINTED): DANIEL CATLOW

SIGNED:

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4. CONCLUSIONS AND ACTIONS

5. GENERAL SITE AND SURVEY INFORMATION including

- **5.1 Sampling strategy for asbestos materials**
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- **5.3 Asbestos Survey strategy**
- **5.4 Report definitions**
  - **5.4.1 – Material Assessment**
  - **5.4.2 – Priority Risk assessment**
  - **5.4.3 - Assessment of Risk Assessment Algorithm Scores**
  - **5.4.4 - Assessment of Management Priority of Each Asbestos Element**
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APPENDICIES

- **A. Material / priority assessment data sheets (25 pages)**
- **B. Drawings (3 pages)**

1. INTRODUCTION

Instructions were received from Mike Simon on behalf of Manchester Grammar School to carry out a re-inspection of known asbestos containing materials (ACM's) on the property known as Block E at Manchester Grammar School, Old Hall Lane, Manchester M13 0XT. The survey was carried out on 10th February 2020 in accordance with HSG 264 - Asbestos: The Survey Guide & HSG227 – A comprehensive Guide to Managing asbestos in premises.

For the comprehensive survey report, which contains the detailed site description for each location of the building and the bulk sample analysis certificate please refer to the original management survey report Site MGS001-E – carried out 21st October 2011.

2. EXECUTIVE SUMMARY

As per your request our surveyors attended site on 10th February 2020, to carry out the re-inspection of identified asbestos containing materials (ACM's) in Block E as stated on the previous re-inspection report carried out by RTA 18th February 2019. (Original management asbestos survey carried out on 21st October 2011).

Locations of asbestos containing materials

- Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Area E-007 - On the previous management survey composite residue samples were taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos. The gasket seal to the flange joints to the pipe work throughout the area also proved to contain asbestos.
- Area E-008 - WC cistern
- Roof - Cement cowl above area E-006

No changes in condition noted during the 2020 re-inspection

The following locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

- Area E-007 – Dust debris on the floor. Boarding on brick flue stack surrounding flue to both sides of the nib wall and packing sealant to the flue collar on top of the boiler
- Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Area E-038 – Acoustic sink pad beneath sink
- Area E-042 - Dust debris on the floor and felt and paper backing to the perimeter of the ceiling
- All areas - Sarking felt to the underside of the pitched roof
- External - all elevations - Damp proof course within low level brickwork

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It was agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

- All areas - It has to be noted none of the insulation has been removed from the pipe work.
- Areas E-001, E-002, E-014 & E-027 - Floor ducts
- Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 - There is very limited access beneath the modern "Altro" floor covering.

- Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Please note: - Richard L Thomas Associates Ltd (RTA) can take no responsibility for the following: -

- any further asbestos containing materials found on or at the site, outside the scope of the areas inspected, following the re inspection visit.
- for the future actions of the "Duty holder's" or responsibility for the condition of asbestos containing materials after the date of the on-site inspection.

We have updated the site asbestos register, report sheets and asbestos plan drawing. All staff, maintenance and building operatives who are likely to work in close proximity to asbestos containing materials during their normal activities should be made aware of all ACM's present in your building.

The completed Priority Risk Assessment Algorithm spreadsheet is also enclosed.

An action plan needs to be implemented and the ACM's in good condition, which are to be left in situ, will require regular inspection / monitoring to ensure that no damage has occurred. A schedule of the frequency of the re-inspections has been established, which must be carried out by a competent person or asbestos consultant to conform with the asbestos management plan.

The risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holder's responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes and any increase or decrease in the level of occupancy.

All areas of the building where work involving disturbance to the fabric of the building i.e. for refurbishment or demolition, or areas not normally accessible will require a Refurbishment / Demolition Survey prior to any works being carried out.

It has to be noted that no bulk sampling was carried out during this re-inspection. However included in section 5 of this report are details for the definitions for the following. This has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of survey

3.1 - ASBESTOS REGISTER

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Change in condition Y / N	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
39	MW1068/11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	5	4	9	20.02.20	Feb-21
44	MW1073/11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	7	4	11	20.02.20	Feb-21
45	MW1074/11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	6	4	10	20.02.20	Feb-21
47	MW1076/11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	6	4	10	20.02.20	Feb-21
48	MW1077/11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	6	4	10	20.02.20	Feb-21
50	MW1079/11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	N	7	4	11	20.02.20	Feb-21
52	MW1081/11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	N	3	3	6	20.02.20	Feb-21
53	MW1082/11	261011/069	Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage	N	6	4	10	20.02.20	Feb-21
41	MW1070/11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	N	3	4	7	20.02.20	Feb-21
p39	E-006	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	4	8	20.02.20	Feb-21
p39	E-006	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	1	5	20.02.20	Feb-21
59	MW1088/11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	N	4	0	4	20.02.20	Feb-21

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

Area number	Location
All areas	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.
E-033	The inspection within the roof void was limited to the walkways only for safety reasons.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos

Locations of non-asbestos containing materials confirmed to be present or to be visually similar to a sample taken, which proved to be non-asbestos. These materials have been included within this report for information only and have therefore not been re-inspected.

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
42	MW1071/11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected
43	MW1072/11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected
46	MW1075/11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected
49	MW1078/11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected
51	MW1080/11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected
54	MW1083/11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected
VS-49	E-007	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected
40	MW1069/11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected
56	MW1085/11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected
57	MW1086/11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected
58	MW1087/11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected
55	MW1084/11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected
60	MW1089/11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected

3.2 - PRIORITY RISK ASSESSMENT ALGORITHM

Site: - **Block E** **Manchester Grammar School, Old Hall Lane, Manchester M13 0XT** **Reference number** MGS001-E (R20) **Job number** ORTA/02/20/5266

							SECTION A					SECTION B																				SECTION C												SECTION D													
							Normal occupant activity					Likelihood of disturbance																						Human Exposure potential												Maintenance Activity													
							Main Activity:					Location:					Accessibility					Extent/Amount										Number of Occupants				Frequency of use of area				Average Time in use					Activity:				Frequency:									
Sample number	Sample Ref No / area number sampled in if presuming	Material	Floor	Area No	Location	Condition	Rare Disturbance Activity	Low Disturbance Activity	Periodic Disturbance Activity	High Disturbance Activity	Score - A	Outdoors	Large Room	Well Ventilated Area	Room Up to 100m²	Confined Space	Usually Inaccessible	Unlikely to be Disturbed	Occasionally Likely to be disturbed	Easily Disturbed	Routinely Disturbed	Amount:	Small amounts (eg strings / gaskets)	≤10m² or ≤10m pipe run	>10m² to ≥ 50m² or >10m to ≤50m pipe run	>50m² or >50m pipe run	Average Score - B	None	1 to 3	4 to 10	>10	Infrequent	Monthly	Weekly	Daily	<1 hour	> = 1 and <3 hours	> = 3 and <6 hours	> = 6 hours	Average Score - C	Minor Disturbance Activity	Low Disturbance Activity	Medium Disturbance Activity	High Disturbance Activity	ACM Unlikely to be disturbed	< = 1 per year	> 1 per year	> 1 per month	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score	Inspection frequency
							0	1	2	3		0	1	1	2	3	0	0	1	2	3		0	1	2	3		0	1	2	3	0	1	2	3	0	1	2	3		0	1	2	3	0	1	2	3					
39	MW1068/1 1	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1			2				3		1			2	0				0				0	4	5	9	12
44	MW1073/1 1	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Good		1			1				2					2		-	0				1	0							3	0				1		1					1	4	7	11	12
45	MW1074/1 1	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1				2					2		-	0				1	0							3	0				1		1					1	4	6	10	12
47	MW1076/1 1	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1				2					2		-	0				1	0							3	0				1		1					1	4	6	10	12
48	MW1077/1 1	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control	Good		1			1				2					2		-	0				1	0							3	0				1		1					1	4	6	10	12
50	MW1079/1 1	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0							3	0				1		1					1	4	7	11	12
52	MW1081/1 1	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		x 20	0				1	0							3	0				1	0				0				0	3	3	6	12
53	MW1082/1 1	Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2			0				-	0				1	0							3	0				1		1					1	4	6	10	12
41	MW1070/1 1	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0				2					2		x1		1			2	0							3	0				1	0						1	4	3	7	12
p39	E-019	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1						3		1			2	0				0				0	4	4	8	12
p39	E-019	Rope	External	Above areas E-006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0				0			0				0	0				0				0	1	4	5	12
59	MW1088/1 1	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0				0				0	0				0				0	0	4	4	12

Persons making the assessments/carrying out review: -

D.Catlow
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE
Tel - 0161 320 6789

Signatures: **Date:**

Date assessment carried out: 20.02.20

Next assessment before (Date): Feb-21

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes.

4. CONCLUSIONS AND ACTIONS

Licensable asbestos containing materials

Dust debris on concrete plinth, composite residue lagging deposits on the walls and ceilings in areas E-007 - containing Amosite (brown asbestos) and Chrysotile (white asbestos) or Chrysotile only
A composite dust debris sample was taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos.

In 2014 a licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However, it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated. During the 2018 re-inspection it was reported that the paint finish to the walls was deteriorating and flaking, these affected areas have been repainted by the licensed asbestos removal contractor.

The paint finish to the walls and ceiling areas is in good condition and can be managed through periodic monitoring.

If the plant and ancillary pipe work is to be removed and replaced in the future, the client may wish to consider complete environmental strip of all paint finishes, and associated asbestos residue deposits, to all surfaces using appropriate asbestos removal stripping methods. It has to be noted that prior to any removal of plant equipment / pipe work a refurbishment survey must be carried out to determine if any asbestos residue is present beneath the insulation in situ.

Any work must be carried out by a Licensed Asbestos Removal Contractor. The above mentioned works may fall under Regulation 9 of the control of asbestos Regulations 2012 and as such will require a 14 day notification to the H.S.E. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor.

Non-licensable asbestos containing materials

WC cistern in area E-008 - containing Amosite (brown asbestos)
This cistern does not present a problem unless scraped or sanded before painting etc and should painting occur, preparation should not include sanding or wire brushing. If this cistern is removed a risk assessment is required and the cistern disposed of as asbestos waste in accordance with the Hazardous Waste Regulations 2005 (HWR) with all the necessary documentation completed.

Gasket seal to flange joints to pipe work - containing Chrysotile (white asbestos)
This material can be managed, however the client must ensure it is clearly noted within the area that these materials contain asbestos. If removal is considered a risk assessment should be prepared and the entire material should be double wrapped and disposed of as asbestos waste in accordance with the Hazardous Waste Regulations 2005 (HWR) with all the necessary documentation completed.

Rope seals to patent glazed skylights x 2 in area E-006 & E-019 - containing Chrysotile (white asbestos)
HSG 264 states that weaving ropes and yarns reduces fibre release from products but abrading or cutting the material would release fibres. The material can be managed however is likely to degrade if exposed and will become more friable with age. In some cases the asbestos content of this type of material would be approaching 100% unless combined with other fibres.

The main consideration when planning work with this material should be FALLS FROM HEIGHT. It is by far the best option to have experienced glaziers / roofers with the necessary asbestos training and safe access equipment for handling the wired glass at heights, than a fully qualified asbestos removal contractor who is not used to handling the heavy glass putting himself and others at risk.

Cement cowl on roof above area E-006 - containing Chrysotile (white asbestos)
This material is unlikely to be disturbed and therefore can be managed.
"Asbestos cement" means a material, which is predominantly a mixture of cement and Chrysotile (white asbestos) and which when in a dry state absorbs less than 30% water by weight (See Approved Code of practice and Guidance for details of the test method). As the asbestos fibres are mostly firmly bound into the cement and not readily made airborne, work with asbestos cement does not pose the same risks as work with asbestos insulation, asbestos insulating board and sprayed asbestos coatings. This material is likely to release increasing levels of fibres if abraded and exposed surfaces and acid conditions will remove the cement matrix and concentrate unbound fibres on the surface edges. For further guidance on methods of working with asbestos cement refer to separate guidance produced by HSE and to the Asbestos Essentials task manual which is available on the HSE website.

Work with non-licensable asbestos containing material
Work with non-licensable materials under normal circumstances are not notifiable and therefore it is not necessary to employ a licensed asbestos removal contractor to remove this material. However under the Control of Asbestos Regulations 2012 in certain circumstances the material may be considered as notifiable non-licensed work. To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of the material you are going to work on and its condition. We recommend you seek advice from your contractor regarding this issue and refer to the current HSE guidance in asbestos essentials, which can be downloaded from the HSE website.

If a licensed asbestos removal contractor is not employed the persons involved in the removal must have received Training with non-licensable asbestos containing materials and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. These new regulations will also require the operatives to have had a medical examination carried out by a HSE approved doctor. There is still a requirement under the "Approved Code of Practice of Work with materials containing asbestos" to undertake a risk assessment plan of work / method statement and the waste disposed of in accordance with Hazardous Waste Regulations with all the necessary documentation completed. We strongly advise that you refer to H.S.E. publication Asbestos Essentials. HSG210 for guidance in removal techniques. It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2012

- Approved Code of Practice L143, Managing and Working with asbestos
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: The Licensed Contractors Guide
- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2015
- The Hazardous Waste Regulations

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 2013
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

It has to be noted that no bulk sampling was carried out during this re-inspection. However the following has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of Survey

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The sample analysis will be subcontracted to an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

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

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide and comply with ISO/IEC 17020:2012 and UKAS guidance RG8.

Management Survey

A Management survey is the standard survey. Its purpose is to locate, as far as reasonable practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

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.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment survey

A refurbishment survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment will take place. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope of the works, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Demolition survey

A demolition survey is needed before the demolition of specific areas within a building or of the entire building is carried out. This type of survey is used to locate and describe all ACM's in the area where the demolition will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

Re-inspection survey

It is a requirement within The Control of Asbestos Regulations 2012 to carry out a re-inspection of known asbestos containing materials (ACM's) this must be carried out by a competent person and records updated accordingly. The inspections must not exceed 12 months, however in certain circumstances these such inspections may require more frequent assessments depending on the risk element of the ACM. The risk is assessed by the type, extent, condition and location of the asbestos. The re-inspection asbestos survey report, will include photographs of all known ACM's, together with a recommendations on how to safely manage those materials.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

The Re-inspection survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm and is adopted as part of this re-inspection survey. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in the table enclosed.

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

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
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	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	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.
Surface treatment	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
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment included in this re-inspection survey

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

The material assessment identifies the "high-risk materials" i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd can assist in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It must also be noted that the Duty Holder must re-calculate any risk scores and re-evaluate the management option of any ACM's affected by building use changes.

The priority risk assessment scores which have been compiled by RTA and contained within this report have been agreed with the client.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors taken into account and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is update to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequently
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Assessment of Management Priority of Each Asbestos Element

The combined material and priority assessment results should be used to establish the priority for those ACM's needing remedial action and the type of action that will be taken.

PRIORITY 1
Priority 1 asbestos materials are in a condition or location, which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2
All priority 2 asbestos materials are in a location and/or condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 material should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3
Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 material if it were decided to carry out building works, which would require some disturbance of the asbestos material.

5.4.5 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;
- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

No detailed site description has been carried out on this survey re-inspection.

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	First Floor
Location ID	06924	**Room / Area**	All Areas
Building	Block E	**Description**	Sarking felt in roof void lining to underside of pitched roof throughout - taken above area E-033



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/071
Next Inspection Date		**Sample Number**	55-MW1084/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06903	**Room / Area**	E-006 - Changing room
Building	Block E	**Description**	Rope - seals to patent glazed skylights (x2)



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	261011/055
Next Inspection Date	09 Feb 2021	**Sample Number**	39-MW1068/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Low damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	4 to 10	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	> 1 to < 3 hours
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	35 Lin m	**Maintenance Frequency**	ACM unlikely to be disturbed for maintenance

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 9

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06904	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on left wall surrounding electrics



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	261011/060
Next Inspection Date	09 Feb 2021	**Sample Number**	44-MW1073/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Amosite Chrysotile

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 11

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: This was repainted following the 2018 re-inspection by the licensed asbestos removal contractor Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06905	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on rear wall surrounding external doors



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	261011/061
Next Inspection Date	09 Feb 2021	**Sample Number**	45-MW1074/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: This was repainted following the 2018 re-inspection by the licensed asbestos removal contractor Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06906	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on right wall rear of flue & surrounding electrics



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	261011/063
Next Inspection Date	09 Feb 2021	**Sample Number**	47-MW1076/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: This was repainted following the 2018 re-inspection by the licensed asbestos removal contractor Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06907	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	261011/064
Next Inspection Date	09 Feb 2021	**Sample Number**	48-MW1077/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: This was repainted following the 2018 re-inspection by the licensed asbestos removal contractor Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06908	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on ceiling surrounding skylight



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	261011/066
Next Inspection Date	09 Feb 2021	**Sample Number**	50-MW1079/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Amosite Chrysotile

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 11

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06909	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Gasket seals to flange joints on pipes throughout



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	261011/068
Next Inspection Date	09 Feb 2021	**Sample Number**	52-MW1081/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Gaskets	**Surface Treatment**	Composite materials containing asbestos
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 3

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	30 Units	**Maintenance Frequency**	Unlikely to be disturbed

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 6

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06910	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris to concrete plinth beneath 2 x calorifiers



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	261011/069
Next Inspection Date	09 Feb 2021	**Sample Number**	53-MW1082/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage	**Priority**	N/A	**Notifiable**	Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated. Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06911	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris on floor surrounding entrance door



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/058
Next Inspection Date		**Sample Number**	42-MW1071/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris - non-asbestos	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06912	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/059
Next Inspection Date		**Sample Number**	43-MW1072/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris - non-asbestos	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06913	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on right wall rear of boilers & internal nob wall



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/062
Next Inspection Date		**Sample Number**	46-MW1075/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue - non-asbestos	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action **Priority** N/A **Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06914	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Boarding on brick flue stack surrounding flue



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/065
Next Inspection Date		**Sample Number**	49-MW1078/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06915	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on ceiling above pumps & boiler



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/067
Next Inspection Date		**Sample Number**	51-MW1080/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue - non-asbestos	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action **Priority** N/A **Notifiable** No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06916	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/070
Next Inspection Date		**Sample Number**	54-MW1083/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sealant	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06917	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Boarding - firebreak to left & right of nib wall



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	N/A
Next Inspection Date		**Sample Number**	Visually similar to sample 49
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06918	**Room / Area**	E-008 - Toilet & washroom
Building	Block E	**Description**	WC cistern in left hand cubicle



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	261011/057
Next Inspection Date	09 Feb 2021	**Sample Number**	41-MW1070/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Cistern	**Surface Treatment**	Composite materials containing asbestos
Condition	Good condition	**Sample Result**	Amosite (brown)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Rare disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Minor disturbance		
Amount	1 Sq m	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 7

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06919	**Room / Area**	E-014 - Circulation corridor
Building	Block E	**Description**	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/056
Next Inspection Date		**Sample Number**	40-MW1069/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Insulation slab	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	Ground Floor
Location ID	06920	**Room / Area**	E-019 - Main kitchen
Building	Block E	**Description**	Rope - seals to patent glazed skylights



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	N/A
Next Inspection Date	09 Feb 2021	**Sample Number**	Strongly presumed to sample 39
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	1 to 3	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	> 1 to < 3 hours
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	15 Lin m	**Maintenance Frequency**	Unlikely to be disturbed

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 8

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No
Comments:	Re-inspection carried out by RTA				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	First Floor
Location ID	06921	**Room / Area**	E-038 - "Long room"
Building	Block E	**Description**	Sink pad beneath sink



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/072
Next Inspection Date		**Sample Number**	56-MW1085/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sink pad	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	First Floor
Location ID	06922	**Room / Area**	E-042 - Tank room
Building	Block E	**Description**	Dust debris on floor



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/073
Next Inspection Date		**Sample Number**	57-MW1086/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris - non-asbestos	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	First Floor
Location ID	06923	**Room / Area**	E-042 - Tank room
Building	Block E	**Description**	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/074
Next Inspection Date		**Sample Number**	58-MW1087/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Felt - modern	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	External
Location ID	06925	**Room / Area**	All elevations
Building	Block E	**Description**	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/076
Next Inspection Date		**Sample Number**	60-MW1089/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	External
Location ID	06926	**Room / Area**	Above areas E-006 & E-019
Building	Block E	**Description**	Rope - seals to patent glazed skylights above areas E-006 & E-019



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	N/A
Next Inspection Date	09 Feb 2021	**Sample Number**	Strongly presumed to sample 39
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 1

Main Activity	Rare disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Infrequent
Location	Outdoors	**Average Time in Use**	< 1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	50 Lin m	**Maintenance Frequency**	ACM unlikely to be disturbed for maintenance

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 5

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R20)	**Floor**	External
Location ID	06927	**Room / Area**	Roof
Building	Block E	**Description**	Cement cowl above pitched roof - taken above area E-006



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	10 Feb 2020	**Lab Reference**	261011/075
Next Inspection Date	09 Feb 2021	**Sample Number**	59-MW1088/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Cement Cowl	**Surface Treatment**	Cement Product
Condition	Low damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 0

Main Activity	Rare disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Infrequent
Location	Outdoors	**Average Time in Use**	< 1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	2 Units	**Maintenance Frequency**	Unlikely to be disturbed

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 4

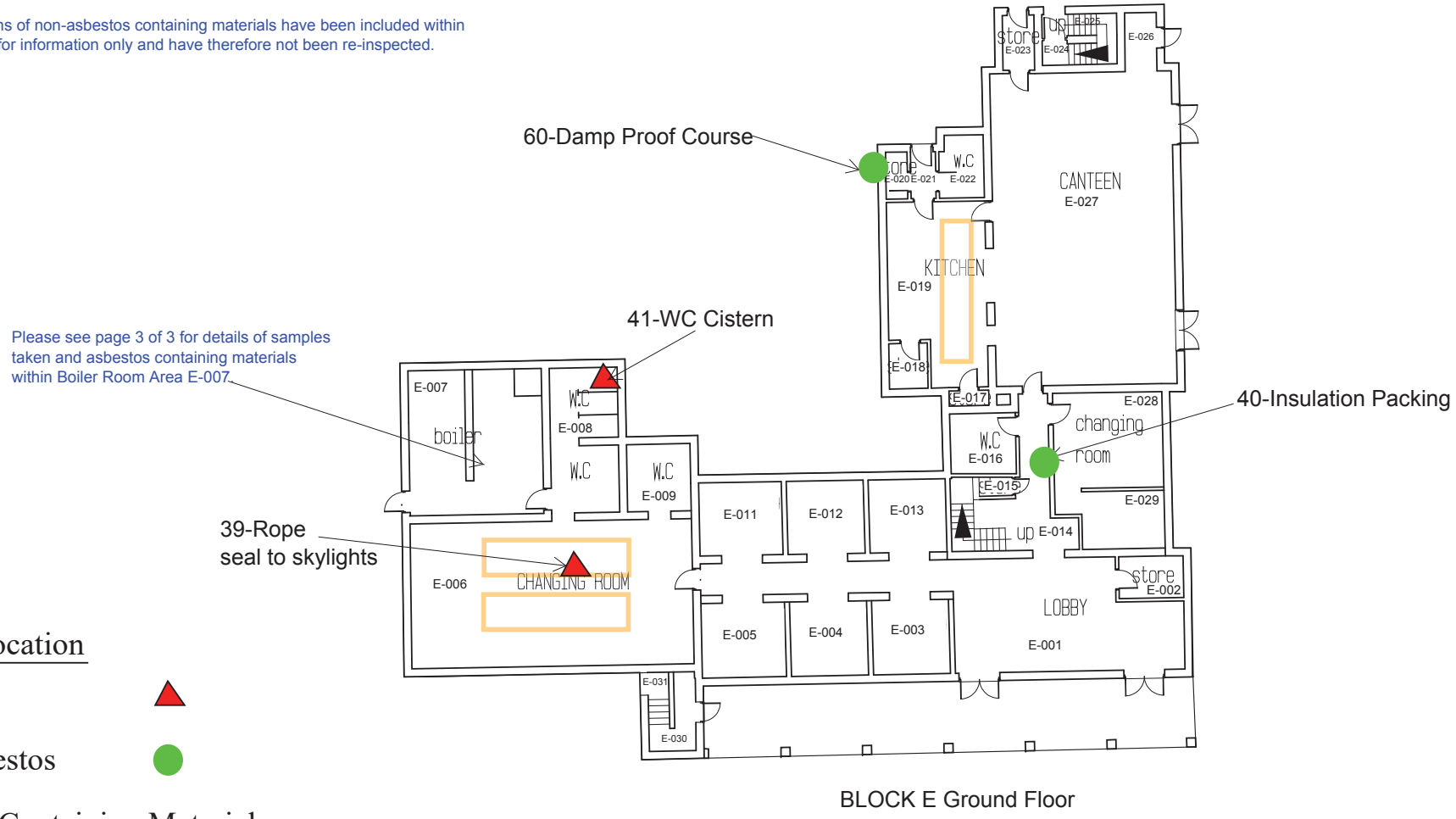
Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.



BLOCK E Ground Floor

Sample Location

Asbestos

Non Asbestos

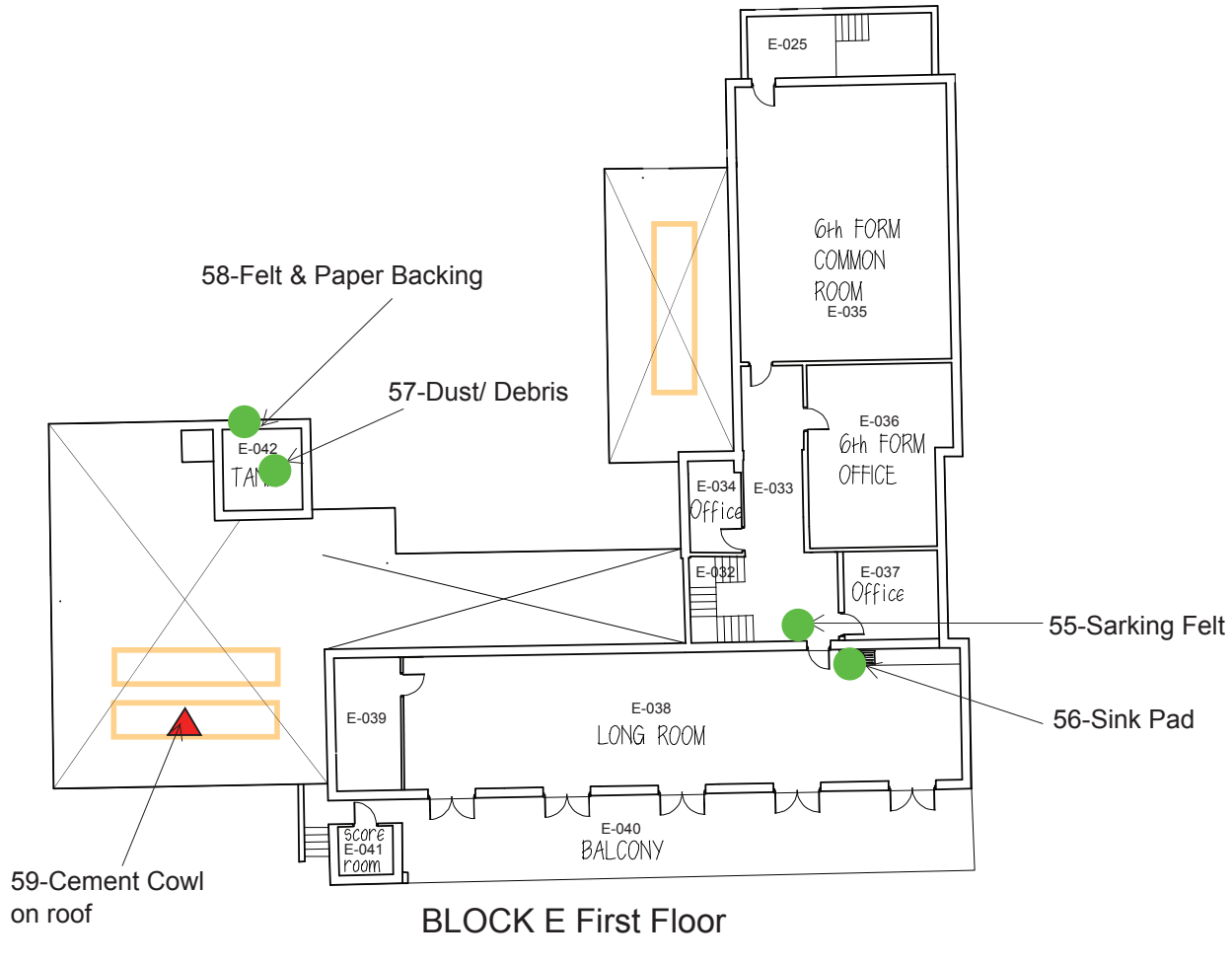
Asbestos Containing Materials

Rope seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work.
Areas E-001, E-002, E-014 & E-027 – Floor ducts
Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.



BLOCK E First Floor

Sample Location

Asbestos

Non Asbestos

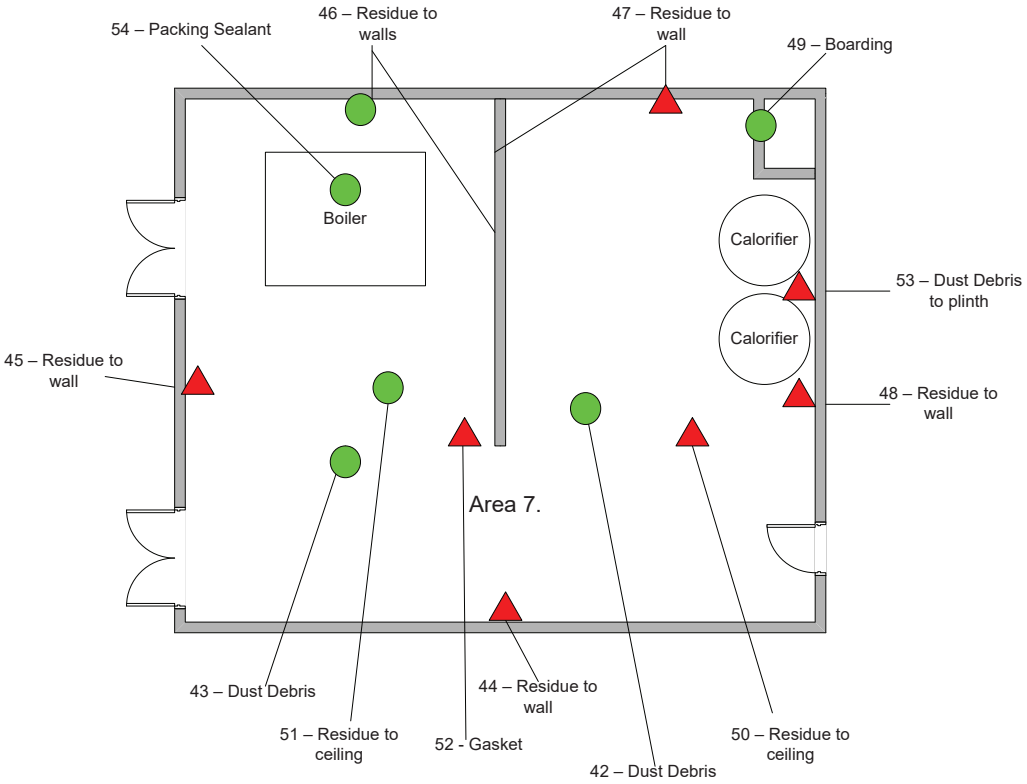
Asbestos Containing Materials

Rope Seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work where present.
Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT

Block E - Boiler Room Area 7.



Sample Locations

Asbestos

Non-asbestos

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

Please note: -
It has to be noted that no sections of the insulation have been removed from the plant equipment / pipe work as this would cause permanent intrusive damage.

Drawing not to Scale

RE-INSPECTION ASBESTOS SURVEY REPORT

SITE ID MGS001-E (R21)

CLIENT NAME Manchester Grammar School – 15.02.21

SITE Block E
Old Hall Lane
Manchester
M13 0XT



TYPE OF SURVEY - Re-inspection of known asbestos containing materials

This survey was carried out by: Daniel Catlow of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE

REPORT PREPARED BY:

NAME (PRINTED): SARAH THOMAS

SIGNED:

REPORT CHECKED BY:

NAME (PRINTED): DANIEL CATLOW

SIGNED:

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1. INTRODUCTION

Instructions were received from Mike Simon on behalf of Manchester Grammar School to carry out a re-inspection of known asbestos containing materials (ACM's) on the property known as Block E at Manchester Grammar School, Old Hall Lane, Manchester M13 0XT. The survey was carried out on 15th February 2021 in accordance with HSG 264 - Asbestos: The Survey Guide & HSG227 – A comprehensive Guide to Managing asbestos in premises.

For the comprehensive survey report, which contains the detailed site description for each location of the building and the bulk sample analysis certificate please refer to the original management survey report Site MGS001-E – carried out 21st October 2011.

2. EXECUTIVE SUMMARY

As per your request our surveyors attended site on 15th February 2021, to carry out the re-inspection of identified asbestos containing materials (ACM's) in Block E as stated on the previous re-inspection report carried out by RTA 10th February 2020. (Original management asbestos survey carried out on 21st October 2011).

Locations of asbestos containing materials confirmed and strongly presumed to be present

- Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Area E-007 - Dust debris / lagging residue on concrete plinth beneath 2 x calorifiers
- Area E-007 – Residue lagging – on walls and ceiling
- Area E-007 – Gaskets - seals to the flange joints to the pipe work throughout
- Area E-008 - WC cistern – in left hand cubicle
- Roof - Cement cowl above area E-006

No changes in the condition of the material reported during the 2021 re-inspection survey

The following locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

- Area E-007 – Dust debris on the floor. Boarding on brick flue stack surrounding flue to both sides of the nib wall and packing sealant to the flue collar on top of the boiler
- Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Area E-038 – Acoustic sink pad beneath sink
- Area E-042 - Dust debris on the floor and felt and paper backing to the perimeter of the ceiling
- All areas - Sarking felt to the underside of the pitched roof
- External - all elevations - Damp proof course within low level brickwork

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It was agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

- All areas - It has to be noted none of the insulation has been removed from the pipe work.
- Areas E-001, E-002, E-014 & E-027 - Floor ducts
- Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 - There is very limited access beneath the modern "Altro" floor covering.

- Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Please note: - Richard L Thomas Associates Ltd (RTA) can take no responsibility for the following: -

- any further asbestos containing materials found on or at the site, outside the scope of the areas inspected, following the re inspection visit.
- for the future actions of the "Duty holder's" or responsibility for the condition of asbestos containing materials after the date of the on-site inspection.

We have updated the site asbestos register, report sheets and asbestos plan drawing. All staff, maintenance and building operatives who are likely to work in close proximity to asbestos containing materials during their normal activities should be made aware of all ACM's present in your building.

The completed Priority Risk Assessment Algorithm spreadsheet is also enclosed.

An action plan needs to be implemented and the ACM's in good condition, which are to be left in situ, will require regular inspection / monitoring to ensure that no damage has occurred. A schedule of the frequency of the re-inspections has been established, which must be carried out by a competent person or asbestos consultant to conform with the asbestos management plan.

The risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holder's responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes and any increase or decrease in the level of occupancy.

All areas of the building where work involving disturbance to the fabric of the building i.e. for refurbishment or demolition, or areas not normally accessible will require a Refurbishment / Demolition Survey prior to any works being carried out.

It has to be noted that no bulk sampling was carried out during this re-inspection. However included in section 5 of this report are details for the definitions for the following. This has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of survey

3.1 - ASBESTOS REGISTER

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Change in condition Y / N	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
39	MW1068/11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	5	4	9	20.02.20	Feb-21
44	MW1073/11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	7	4	11	20.02.20	Feb-21
45	MW1074/11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	6	4	10	20.02.20	Feb-21
47	MW1076/11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	6	4	10	20.02.20	Feb-21
48	MW1077/11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Re-encapsulate or remove	N	6	4	10	20.02.20	Feb-21
50	MW1079/11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	N	7	4	11	20.02.20	Feb-21
52	MW1081/11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	x 20	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	N	3	3	6	15.02.21	Feb-22
53	MW1082/11	261011/069	Dust debris / Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage	N	6	4	10	15.02.21	Feb-22
41	MW1070/11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	N	3	4	7	15.02.21	Feb-22
p39	E-006	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	4	8	15.02.21	Feb-22
p39	E-006	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	1	5	15.02.21	Feb-22
59	MW1088/11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	N	4	0	4	15.02.21	Feb-22

Key

Changes in the condition of materials identified during 2021 re-inspection

Remedial actions previously reported still requiring attention

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

Area number	Location
All areas	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.
E-033	The inspection within the roof void was limited to the walkways only for safety reasons.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos

Locations of non-asbestos containing materials confirmed to be present or to be visually similar to a sample taken, which proved to be non-asbestos. These materials have been included within this report for information only and have therefore not been re-inspected.

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
42	MW1071/11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected
43	MW1072/11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected
46	MW1075/11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected
49	MW1078/11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected
51	MW1080/11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected
54	MW1083/11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected
VS-49	E-007	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected
40	MW1069/11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected
56	MW1085/11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected
57	MW1086/11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected
58	MW1087/11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected
55	MW1084/11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected
60	MW1089/11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected

3.2 - PRIORITY RISK ASSESSMENT ALGORITHM

Site: - **Block E** **Manchester Grammar School, Old Hall Lane, Manchester M13 0XT** **Reference number** MGS001-E (R21) **Job number** ORTA/02/21/5516

							SECTION A					SECTION B																SECTION C													SECTION D												
							Normal occupant activity					Likelihood of disturbance																Human Exposure potential													Maintenance Activity												
							Main Activity:					Location:					Accessibility						Extent/Amount					Number of Occupants				Frequency of use of area				Average Time in use					Activity:				Frequency:								
Sample number	Sample Ref No / area number sampled in if presuming	Material	Floor	Area No	Location	Condition	Rare Disturbance Activity	Low Disturbance Activity	Periodic Disturbance Activity	High Disturbance Activity	Score - A	Outdoors	Large Room	Well Ventilated Area	Room Up to 100m²	Confined Space	Usually Inaccessible	Unlikely to be Disturbed	Occasionally Likely to be disturbed	Easily Disturbed	Routinely Disturbed	Amount:	Small amounts (eg strings / gaskets)	≤10m² or ≤10m pipe run	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe run	>50m² or >50m pipe run	Average Score - B	None	1 to 3	4 to 10	>10	Infrequent	Monthly	Weekly	Daily	<1 hour	> = 1 and <3 hours	> = 3 and <6 hours	> = 6 hours	Average Score - C	Minor Disturbance Activity	Low Disturbance Activity	Medium Disturbance Activity	High Disturbance Activity	ACM Unlikely to be disturbed	< = 1 per year	> 1 per year	> 1 per month	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score	Inspection frequency
							0	1	2	3		0	1	1	2	3	0	0	1	2	3		0	1	2	3		0	1	2	3	0	1	2	3	0	1	2	3		0	1	2	3	0	1	2	3					
39	MW1068/11	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1			2					3		1			2	0				0				0	4	5	9	12
44	MW1073/11	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	7	11	12
45	MW1074/11	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	6	10	12
47	MW1076/11	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	6	10	12
48	MW1077/11	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	6	10	12
50	MW1079/11	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0							3	0				1		1				1			1	4	7	11	12
52	MW1081/11	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		x 20	0				1	0							3	0				1	0				0				0	3	3	6	12
53	MW1082/11	Dust debris / Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2		0					-	0				1	0							3	0				1		1				1			1	4	6	10	12
41	MW1070/11	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0				2					2		x1		1			2	0							3	0				1	0					1			1	4	3	7	12
p39	E-019	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1						3		1			2	0				0				0	4	4	8	12
p39	E-019	Rope	External	Above areas E-006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0				0				0				0	0				0				0	1	4	5	12
59	MW1088/11	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0				0				0	0				0				0	0	4	4	12

Persons making the assessments/carrying out review: -

D.Catlow
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE
Tel - 0161 320 6789

Signatures: D. Catlow

Date: 15.02.21

Date assessment carried out: 15.02.21

Next assessment before (Date): Feb-22

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes.

4. CONCLUSIONS AND ACTIONS

Licensable asbestos containing materials

Dust debris on concrete plinth beneath 2 x calorifiers, composite residue lagging deposits on the walls and ceilings in areas E-007 - containing Amosite (brown asbestos) and Chrysotile (white asbestos) or Chrysotile only
A composite dust debris sample was taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos.

In 2014 a licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However, it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated. During the 2018 re-inspection it was reported that the paint finish to the walls was deteriorating and flaking, these affected areas have been repainted by the licensed asbestos removal contractor.

The paint finish to the walls and ceiling areas is in good condition and can be managed through periodic monitoring. However, no equipment should be removed from its location or new equipment fixed to these surfaces without the assistance of a licensed asbestos removal contractor adopting the necessary precautions and control measures.

Any work must be carried out by a Licensed Asbestos Removal Contractor. The above mentioned works may fall under Regulation 9 of the control of asbestos Regulations 2012 and as such will require 14 clear days notification to the H.S.E. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor.

Non-licensable asbestos containing materials

WC cistern in area E-008 - containing Amosite (brown asbestos)
This cistern does not present a problem unless scraped or sanded before painting etc and should painting occur, preparation should not include sanding or wire brushing. If this cistern is removed a risk assessment is required and the cistern disposed of as asbestos waste in accordance with the Hazardous Waste Regulations 2005 (HWR) with all the necessary documentation completed.

Gasket seal to flange joints to pipe work - containing Chrysotile (white asbestos)
This material can be managed, however the client must ensure it is clearly noted within the area that these materials contain asbestos. If removal is considered a risk assessment should be prepared and the entire material should be double wrapped and disposed of as asbestos waste in accordance with the Hazardous Waste Regulations 2005 (HWR) with all the necessary documentation completed.

Rope seals to patent glazed skylights x 2 in area E-006 & E-019 - containing Chrysotile (white asbestos)
HSG 264 states that weaving ropes and yarns reduces fibre release from products but abrading or cutting the material would release fibres. The material can be managed however is likely to degrade if exposed and will become more friable with age. In some cases the asbestos content of this type of material would be approaching 100% unless combined with other fibres.

The main consideration when planning work with this material should be FALLS FROM HEIGHT. It is by far the best option to have experienced glaziers / roofers with the necessary asbestos training and safe access equipment for handling the wired glass at heights, than a fully qualified asbestos removal contractor who is not used to handling the heavy glass putting himself and others at risk.

Cement cowl on roof above area E-006 - containing Chrysotile (white asbestos)
This material is unlikely to be disturbed and therefore can be managed.
"Asbestos cement" means a material, which is predominantly a mixture of cement and Chrysotile (white asbestos) and which when in a dry state absorbs less than 30% water by weight (See Approved Code of practice and Guidance for details of the test method). As the asbestos fibres are mostly firmly bound into the cement and not readily made airborne, work with asbestos cement does not pose the same risks as work with asbestos insulation, asbestos insulating board and sprayed asbestos coatings. This material is likely to release increasing levels of fibres if abraded and exposed surfaces and acid conditions will remove the cement matrix and concentrate unbound fibres on the surface edges. For further guidance on methods of working with asbestos cement refer to separate guidance produced by HSE and to the Asbestos Essentials task manual which is available on the HSE website.

Work with non-licensable asbestos containing material
Work with non-licensable materials under normal circumstances are not notifiable and therefore it is not necessary to employ a licensed asbestos removal contractor to remove this material. However under the Control of Asbestos Regulations 2012 in certain circumstances the material may be considered as notifiable non-licensed work. To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of the material you are going to work on and its condition. We recommend you seek advice from your contractor regarding this issue and refer to the current HSE guidance in asbestos essentials, which can be downloaded from the HSE website.

If a licensed asbestos removal contractor is not employed the persons involved in the removal must have received Training with non-licensable asbestos containing materials and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. These new regulations will also require the operatives to have had a medical examination carried out by a HSE approved doctor. There is still a requirement under the "Approved Code of Practice of Work with materials containing asbestos" to undertake a risk assessment plan of work / method statement and the waste disposed of in accordance with Hazardous Waste Regulations with all the necessary documentation completed. We strongly advise that you refer to H.S.E. publication Asbestos Essentials. HSG210 for guidance in removal techniques. It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- Approved Code of Practice L143, Managing and Working with asbestos
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: The Licensed Contractors Guide

- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2015
- The Hazardous Waste Regulations

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 2013
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

It has to be noted that no bulk sampling was carried out during this re-inspection. However the following has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of Survey

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The sample analysis will be subcontracted to an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

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

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide and comply with ISO/IEC 17020:2012 and UKAS guidance RG8.

Management Survey

A Management survey is the standard survey. Its purpose is to locate, as far as reasonable practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

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.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment survey

A refurbishment survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment will take place. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope of the works, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Demolition survey

A demolition survey is needed before the demolition of specific areas within a building or of the entire building is carried out. This type of survey is used to locate and describe all ACM's in the area where the demolition will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

Re-inspection survey

It is a requirement within The Control of Asbestos Regulations 2012 to carry out a re-inspection of known asbestos containing materials (ACM's) this must be carried out by a competent person and records updated accordingly. The inspections must not exceed 12 months, however in certain circumstances these such inspections may require more frequent assessments depending on the risk element of the ACM. The risk is assessed by the type, extent, condition and location of the asbestos. The re-inspection asbestos survey report, will include photographs of all known ACM's, together with a recommendations on how to safely manage those materials.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

The Re-inspection survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm and is adopted as part of this re-inspection survey. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in the table enclosed.

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

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
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	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	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.
Surface treatment	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
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment included in this re-inspection survey

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

The material assessment identifies the "high-risk materials" i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd can assist in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It must also be noted that the Duty Holder must re-calculate any risk scores and re-evaluate the management option of any ACM's affected by building use changes.

The priority risk assessment scores which have been compiled by RTA and contained within this report have been agreed with the client.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors taken into account and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is update to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequently
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Assessment of Management Priority of Each Asbestos Element

The combined material and priority assessment results should be used to establish the priority for those ACM's needing remedial action and the type of action that will be taken.

PRIORITY 1
Priority 1 asbestos materials are in a condition or location, which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2
All priority 2 asbestos materials are in a location and/or condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 material should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3
Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 material if it were decided to carry out building works, which would require some disturbance of the asbestos material.

5.4.5 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;
- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

No detailed site description has been carried out on this survey re-inspection.

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06903	**Room / Area**	E-006 - Changing room
Building	Block E	**Description**	Rope - seals to patent glazed skylights (x2)



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	261011/055
Next Inspection Date	15 Feb 2022	**Sample Number**	39-MW1068/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Low damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	4 to 10	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	>= 1 to <= 3 hours
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	35 Lin m	**Maintenance Frequency**	ACM unlikely to be disturbed for maintenance

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 9

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06904	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on left wall surrounding electrics



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	261011/060
Next Inspection Date	15 Feb 2022	**Sample Number**	44-MW1073/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Amosite Chrysotile

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 11

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06905	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on rear wall surrounding external doors



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	261011/061
Next Inspection Date	15 Feb 2022	**Sample Number**	45-MW1074/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06906	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on right wall rear of flue & surrounding window



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	261011/063
Next Inspection Date	15 Feb 2022	**Sample Number**	47-MW1076/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06907	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	261011/064
Next Inspection Date	15 Feb 2022	**Sample Number**	48-MW1077/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06908	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on ceiling surrounding skylight



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	261011/066
Next Inspection Date	15 Feb 2022	**Sample Number**	50-MW1079/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Amosite Chrysotile

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 11

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	Yes

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06909	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Gasket seals to flange joints on pipes throughout



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	261011/068
Next Inspection Date	15 Feb 2022	**Sample Number**	52-MW1081/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Gaskets	**Surface Treatment**	Composite materials containing asbestos
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 3

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	30 Units	**Maintenance Frequency**	Unlikely to be disturbed

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 6

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06910	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris / Residue to concrete plinth beneath 2 x calorifiers



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	261011/069
Next Inspection Date	15 Feb 2022	**Sample Number**	53-MW1082/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	**Surface Treatment**	Encapsulated Lagging
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Usually inaccessible or unlikely to be disturbed		
Maintenance Activity	Low disturbance		
Amount	0	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 10

Action	Manage	**Priority**	N/A	**Notifiable**	Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated. Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06911	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris on floor surrounding entrance door



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/058
Next Inspection Date		**Sample Number**	42-MW1071/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06912	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/059
Next Inspection Date		**Sample Number**	43-MW1072/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06913	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on right wall rear of boilers & internal nob wall



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/062
Next Inspection Date		**Sample Number**	46-MW1075/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06914	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Boarding on brick flue stack surrounding flue



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/065
Next Inspection Date		**Sample Number**	49-MW1078/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06915	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Residue on ceiling above pumps & boiler



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/067
Next Inspection Date		**Sample Number**	51-MW1080/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06916	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/070
Next Inspection Date		**Sample Number**	54-MW1083/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sealant	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06917	**Room / Area**	E-007 - Boiler room
Building	Block E	**Description**	Boarding - firebreak to left & right of nib wall



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	N/A
Next Inspection Date		**Sample Number**	Visually similar to sample 49
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	**Surface Treatment**	
Condition		**Sample Result**	Visually similar to non-asbestos product

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06918	**Room / Area**	E-008 - Toilet & washroom
Building	Block E	**Description**	WC cistern in left hand cubicle



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	261011/057
Next Inspection Date	15 Feb 2022	**Sample Number**	41-MW1070/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Cistern	**Surface Treatment**	Composite materials containing asbestos
Condition	Good condition	**Sample Result**	Amosite (brown)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Rare disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	< 1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Minor disturbance		
Amount	1 Units	**Maintenance Frequency**	<= 1 per year

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 7

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06919	**Room / Area**	E-014 - Circulation corridor
Building	Block E	**Description**	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/056
Next Inspection Date		**Sample Number**	40-MW1069/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Insulation slab	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	Ground Floor
Location ID	06920	**Room / Area**	E-019 - Main kitchen
Building	Block E	**Description**	Rope - seals to patent glazed skylights



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	N/A
Next Inspection Date	15 Feb 2022	**Sample Number**	Strongly presumed to sample 39
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 4

Main Activity	Low disturbance activity		
Secondary Activity	N/A		
Number of Occupants	1 to 3	**Frequency of Use**	Daily
Location	Rooms up to 100 square metres	**Average Time in Use**	>= 1 to <= 3 hours
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	15 Lin m	**Maintenance Frequency**	Unlikely to be disturbed

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 8

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	First Floor
Location ID	06921	**Room / Area**	E-038 - "Long room"
Building	Block E	**Description**	Sink pad beneath sink



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/072
Next Inspection Date		**Sample Number**	56-MW1085/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sink pad	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	First Floor
Location ID	06922	**Room / Area**	E-042 - Tank room
Building	Block E	**Description**	Dust debris on floor



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/073
Next Inspection Date		**Sample Number**	57-MW1086/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	First Floor
Location ID	06923	**Room / Area**	E-042 - Tank room
Building	Block E	**Description**	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/074
Next Inspection Date		**Sample Number**	58-MW1087/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	First Floor
Location ID	06924	**Room / Area**	All Areas
Building	Block E	**Description**	Sarking felt in roof void lining to underside of pitched roof throughout - taken above area E-033



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/071
Next Inspection Date		**Sample Number**	55-MW1084/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	External
Location ID	06925	**Room / Area**	All elevations
Building	Block E	**Description**	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	**Source of Information**	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	**Lab Reference**	261011/076
Next Inspection Date		**Sample Number**	60-MW1089/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	**Surface Treatment**	
Condition		**Sample Result**	No Asbestos Detected

PRIORITY RISK ASSESSMENT = N/a

Main Activity			
Secondary Activity	N/A		
Number of Occupants		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility			
Maintenance Activity			
Amount	0	**Maintenance Frequency**	

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 0

Action		**Priority**	N/A	**Notifiable**	No

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	External
Location ID	06926	**Room / Area**	Above areas E-006 & E-019
Building	Block E	**Description**	Rope - seals to patent glazed skylights above areas E-006 & E-019



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	N/A
Next Inspection Date	15 Feb 2022	**Sample Number**	Strongly presumed to sample 39
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	**Surface Treatment**	Enclosed woven fabric
Condition	Good condition	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 1

Main Activity	Rare disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Infrequent
Location	Outdoors	**Average Time in Use**	< 1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	50 Lin m	**Maintenance Frequency**	ACM unlikely to be disturbed for maintenance

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 5

Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R21)	**Floor**	External
Location ID	06927	**Room / Area**	Roof
Building	Block E	**Description**	Cement cowl above pitched roof - taken above area E-006



Surveyed	YES	**Source of Information**	Daniel Catlow
Last Inspection Date	15 Feb 2021	**Lab Reference**	261011/075
Next Inspection Date	15 Feb 2022	**Sample Number**	59-MW1088/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Cement Cowl	**Surface Treatment**	Cement Product
Condition	Low damage	**Sample Result**	Chrysotile (white)

PRIORITY RISK ASSESSMENT = 0

Main Activity	Rare disturbance activity		
Secondary Activity	N/A		
Number of Occupants	None	**Frequency of Use**	Infrequent
Location	Outdoors	**Average Time in Use**	< 1 hour
Accessibility	Unlikely to be disturbed		
Maintenance Activity	Minor disturbance		
Amount	2 Units	**Maintenance Frequency**	Unlikely to be disturbed

MANAGEMENT SUMMARY – TOTAL RISK ASSESSMENT = 4

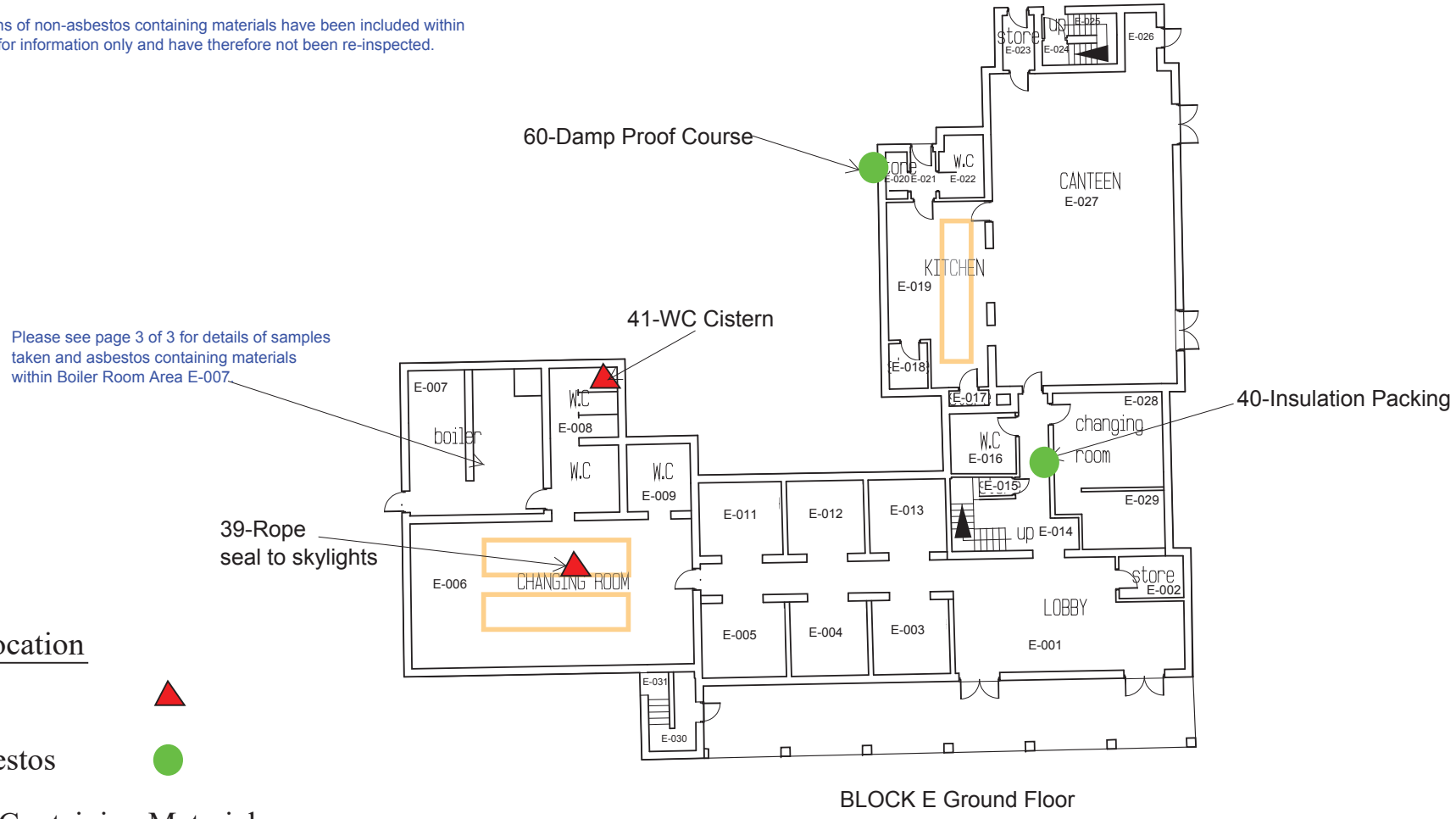
Action	Manage or Remove	**Priority**	N/A	**Notifiable**	No

Comments: Re-inspection carried out by RTA

Recommendations:

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.



BLOCK E Ground Floor

Sample Location

Asbestos

Non Asbestos

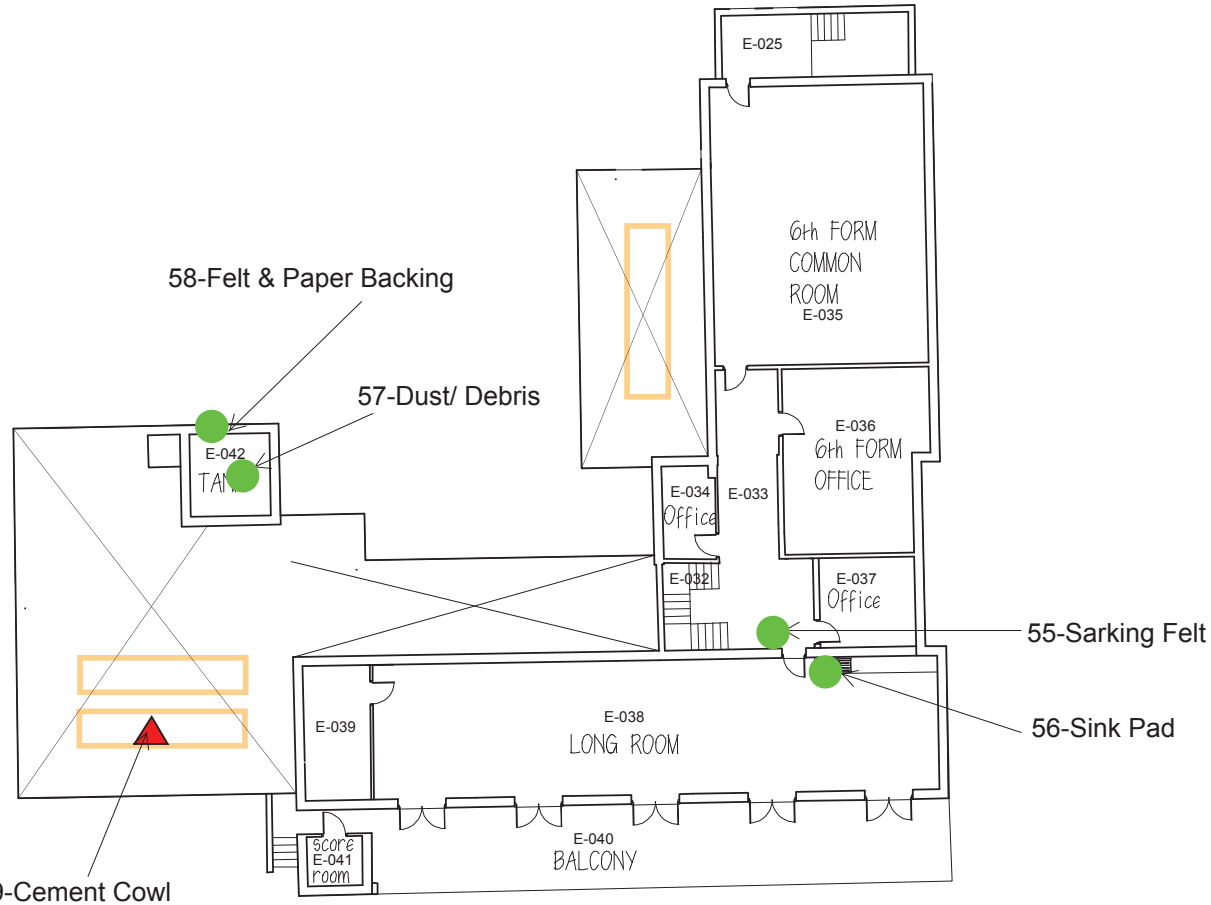
Asbestos Containing Materials

Rope seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work.
Areas E-001, E-002, E-014 & E-027 – Floor ducts
Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.



BLOCK E First Floor

Sample Location

Asbestos

Non Asbestos

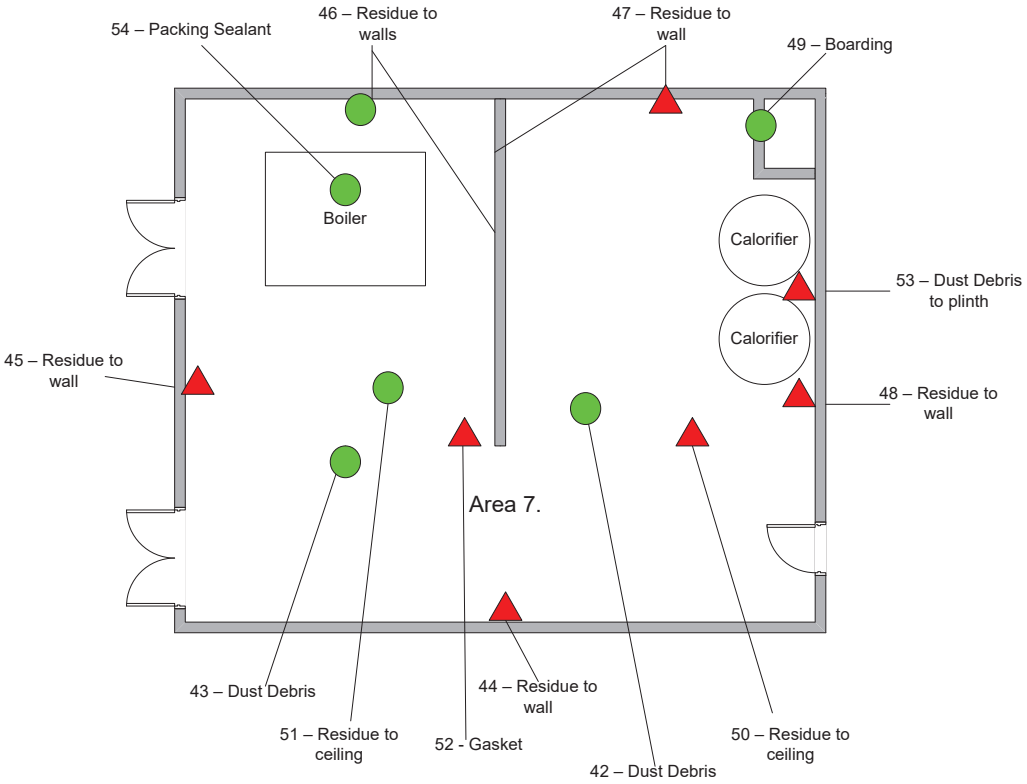
Asbestos Containing Materials

Rope Seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work where present.
Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT

Block E - Boiler Room Area 7.



Sample Locations

Asbestos

Non-asbestos

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

Please note: -
It has to be noted that no sections of the insulation have been removed from the plant equipment / pipe work as this would cause permanent intrusive damage.

Drawing not to Scale

RE-INSPECTION ASBESTOS SURVEY REPORT

SITE ID MGS001-E (R16-6M)

CLIENT NAME Manchester Grammar School – 11.05.16

SITE Block E
Old Hall Lane
Manchester
M13 0XT



TYPE OF SURVEY - Re-inspection of known asbestos containing materials

This survey was carried out by: Daniel Catlow & Michael Wigley of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE

REPORT PREPARED BY:

NAME (PRINTED): SARAH THOMAS

SIGNED:

REPORT CHECKED BY:

NAME (PRINTED): DANIEL CATLOW

SIGNED: D. Catlow

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APPENDICIES

- **A. Material / priority assessment data sheets (25 pages)**
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1. INTRODUCTION

Instructions were received from Mike Simon on behalf of Manchester Grammar School to carry out a re-inspection of known asbestos containing materials (ACM's) on the six monthly inspection schedule on the property known as Block E at Manchester Grammar School, Old Hall Lane, Manchester M13 0XT. The survey was carried out on 11th May 2016 in accordance with HSG 264 - Asbestos: The Survey Guide.

For the comprehensive survey report, which contains the detailed site description for each location of the building and the bulk sample analysis certificate please refer to the original management survey report Site MGS001-E – carried out 21st October 2011.

There maybe areas which were not accessed on the original Management asbestos survey (former Type 2) or any local Refurbishment asbestos survey (former type 3). It has to be noted asbestos containing materials maybe located within these areas. Therefore this report must be read in conjunction with any previous report to confirm the details of these non-accessed areas and for locations of materials, which proved to be non-asbestos. The former report will also contain the original bulk analysis certificate, marked-up site plan drawing and should also include a detailed site description for each location of the building.

2. EXECUTIVE SUMMARY

As per your request our surveyors attended site on 11th May 2016, to carry out the re-inspection of identified asbestos containing materials (ACM's) in Block E as stated on the previous re-inspection report carried out by RTA 1st September 2015. (Original management asbestos survey carried out on 21st October 2011).

Locations of asbestos containing materials

- Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Area E-007 - On the previous management survey composite residue samples were taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos. The gasket seal to the flange joints to the pipe work throughout the area also proved to contain asbestos.
- Area E-008 - WC cistern
- Roof - Cement cowl above area E-006

The following locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

- Area E-007 – Dust debris on the floor. Boarding on brick flue stack surrounding flue to both side of the nib wall and packing sealant to the flue collar on top of the boiler
- Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Area E-038 – Acoustic sink pad beneath sink
- Area E-042 - Dust debris on the floor and felt and paper backing to the perimeter of the ceiling
- All areas - Sarking felt to the underside of the pitched roof
- External - all elevations - Damp proof course within low level brickwork

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

- All areas - It has to be noted none of the insulation has been removed from the pipe work.
- Areas E-001, E-002, E-014 & E-027 - Floor ducts
- Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 - There is very limited access beneath the modern "Altro" floor covering.
- Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Please note: - Richard L Thomas Associates Ltd (RTA) can take no responsibility for the following: -

- any further asbestos containing materials found on or at the site, outside the scope of the areas inspected, following the re inspection visit.
- for the future actions of the "Duty holder's" or responsibility for the condition of asbestos containing materials after the date of the on-site inspection.

We have updated the site asbestos register, report sheets and asbestos plan drawing. All staff, maintenance and building operatives who are likely to work in close proximity to asbestos containing materials during their normal activities should be made aware of all ACM's present in your building.

The completed Priority Risk Assessment Algorithm spreadsheet is also enclosed.

An action plan needs to be implemented and the ACM's in good condition, which are to be left in situ, will require regular inspection / monitoring to ensure that no damage has occurred. A schedule of the frequency of the re-inspections has been established, which must be carried out by a competent person or asbestos consultant to conform with the asbestos management plan.

All areas of the building where work involving disturbance to the fabric of the building i.e. for refurbishment or demolition, or areas not normally accessible will require a Refurbishment / Demolition Survey prior to any works being carried out.

It has to be noted that no bulk sampling was carried out during this re-inspection. However included in section 5 of this report are details for the definitions for the following. This has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of survey

3.1 - ASBESTOS REGISTER

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Change in condition Y / N	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
39	MW1068/11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	5	4	9	01.09.15	Nov-16
44	MW1073/11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	N	7	4	11	11.05.16	Sep-16
45	MW1074/11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	N	6	4	10	11.05.16	Sep-16
47	MW1076/11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	N	6	4	10	11.05.16	Sep-16
48	MW1077/11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	N	6	4	10	11.05.16	Sep-16
50	MW1079/11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	N	7	4	11	11.05.16	Sep-16
52	MW1081/11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	N	3	3	6	11.05.16	Sep-16
53	MW1082/11	261011/069	Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage	N	6	4	10	11.05.16	Sep-16
41	MW1070/11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	N	3	5	8	01.09.15	Sep-16
p39	E-006	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	5	9	01.09.15	Sep-16
p39	E-006	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	N	4	1	6	01.09.15	Sep-16
59	MW1088/11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	N	4	0	4	01.09.15	Sep-16

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.

Area number	Location
All areas	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.
E-033	The inspection within the roof void was limited to the walkways only for safety reasons.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos

Locations of non-asbestos containing materials confirmed to be present or to be visually similar to a sample taken, which proved to be non-asbestos. These materials have been included within this report for information only and have therefore not been re-inspected.

Sample No	Sample Ref No / area number sampled in if presuming	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
42	MW1071/11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected
43	MW1072/11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected
46	MW1075/11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected
49	MW1078/11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected
51	MW1080/11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected
54	MW1083/11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected
p49	E-007	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected
40	MW1069/11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected
56	MW1085/11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected
57	MW1086/11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected
58	MW1087/11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected
55	MW1084/11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected
60	MW1089/11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected

3.2 - PRIORITY RISK ASSESSMENT ALGORITHM

Site: - Block E Manchester Grammar School, Old Hall Lane, Manchester M13 0XT **Reference number** MGS001-E (R16-6M) **Job number** ORTA/03/16/4128

							SECTION A					SECTION B																					SECTION C												SECTION D														
							Normal occupant activity					Likelihood of disturbance																					Human Exposure potential												Maintenance Activity														
							Main Activity:					Location:					Accessibility					Extent/Amount											Number of Occupants				Frequency of use of area				Average Time in use					Activity:				Frequency:										
Sample number	Sample Ref No / area number sampled in if presuming	Material	Floor	Area No	Location	Condition	Rare Disturbance Activity	Low Disturbance Activity	Periodic Disturbance Activity	High Disturbance Activity	Score - A	Outdoors	Large Room	Well Ventilated Area	Room Up to 100m²	Confined Space	Usually Inaccessible	Unlikely to be Disturbed	Occasionally Likely to be disturbed	Easily Disturbed	Routinely Disturbed	Amount:	Small amounts (eg strings / gaskets)	≤10m² or ≤10m pipe run	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe run	>50m² or >50m pipe run	Average Score - B	None	1 to 3	4 to 10	>10	Infrequent	Monthly	Weekly	Daily	<1 hour	> = 1 and <3 hours	> = 3 and <6 hours	> = 6 hours	Average Score - C	Minor Disturbance Activity	Low Disturbance Activity	Medium Disturbance Activity	High Disturbance Activity	ACM Unlikely to be disturbed	< = 1 per year	> 1 per year	> 1 per month	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score	Inspection frequency
							0	1	2	3		0	1	1	2	3	0	0	1	2	3		0	1	2	3		0	1	2	3	0	1	2	3	0	1	2	3		0	1	2	3	0	1	2	3					
39	MW1068/11	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1			2	3					2	0				0				0	4	5	9	12
44	MW1073/11	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Good		1			1				2					2		-	0				1	0							3	0				1		1			1	4	7	11	6
45	MW1074/11	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1				2					2		-	0				1	0							3	0				1		1			1	4	6	10	6
47	MW1076/11	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1				2					2		-	0				1	0							3	0				1		1			1	4	6	10	6
48	MW1077/11	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control	Good		1			1				2					2		-	0				1	0							3	0				1		1			1	4	6	10	6
50	MW1079/11	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0							3	0				1		1			1	4	7	11	6
52	MW1081/11	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		-	0				1	0							3	0				1	0				0	3	3	6	6
53	MW1082/11	Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2			0				-	0				1	0							3	0				1		1			1	4	6	10	6
41	MW1070/11	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0				2					2		x1		1			2	0							3	0				1	0				1	4	3	7	12
p39	E-019	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1						3		1			2	0				0	4	5	9	12
p39	E-019	Rope	External	Above areas E 006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0				0			0				0	0				0	1	4	5	12
59	MW1088/11	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0			0				0	0				0	0	4	4	12

Persons making the assessments/carrying out review: -

Daniel Catlow & M.Wigley
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE - Tel - 0161 320 6789

Signatures: **Date:**

Date assessment carried out: 6 monthly items inspected 11.05.16

Next assessment before (Date): Sep-16 All items due

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes.

4. CONCLUSIONS AND ACTIONS

Licensable asbestos containing materials

Dust debris on concrete plinth, composite residue lagging deposits on the walls and ceilings in areas B-030 - containing Amosite (brown asbestos) and Chrysotile (white asbestos) or Chrysotile only

A composite dust debris sample was taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos.

In 2014 a licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

The majority of the walls are painted and are in reasonable condition, therefore the asbestos lagging residue deposits in situ beneath the paint finish to the walls and ceiling areas could be managed through periodic monitoring. If the plant and ancillary pipe work is to be removed and replaced in the future, the client may wish to consider complete environmental strip of all paint finishes, and associated asbestos residue deposits, to all surfaces using methods such as "Tor-strip" or "Quill-blast". It has to be noted that prior to any removal of plant equipment / pipe work a refurbishment survey must be carried out to determine is any asbestos residue is present beneath the insulation is situ.

Any work must be carried out by a Licensed Asbestos Removal Contractor. The above mentioned works will fall under Regulation 9 of the control of asbestos Regulations 2012 and as such will require a 14 day notification to the H.S.E. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor.

Non-licensable asbestos containing materials

WC cistern in area E-008 - containing Amosite (brown asbestos)

This cistern does not present a problem unless scraped or sanded before painting etc and should painting occur, preparation should not include sanding or wire brushing. If this cistern is removed a risk assessment is required and the cistern disposed of as hazardous waste in the meantime if left in situ the cisterns should be marked-up warning of asbestos content and maintained.

Gasket seal to flange joints to pipe work - containing Chrysotile (white asbestos)

This material can be managed, however the client must ensure it is clearly noted within the area that these materials contain asbestos. If removal is considered a risk assessment should be prepared and the entire material should be double wrapped and disposed of as hazardous waste in accordance with the Hazardous Waste Regulations.

Rope seals to patent glazed skylights x 2 in area E-006 & E-019 - containing Chrysotile (white asbestos)

HSG 264 states that weaving ropes and yarns reduces fibre release from products but abrading or cutting the material would release fibres. The material can be managed however is likely to degrade if

exposed and will become more friable with age. In some cases the asbestos content of this type of material would be approaching 100% unless combined with other fibres.

The main consideration when planning work with this material should be FALLS FROM HEIGHT. It is by far the best option to have experienced glaziers / roofers with the necessary asbestos training and safe access equipment for handling the wired glass at heights, than a fully qualified asbestos removal contractor who is not used to handling the heavy glass putting himself and others at risk.

Cement cowl on roof above area E-006 - containing Chrysotile (white asbestos)
This material is unlikely to be disturbed and therefore can be managed.
"Asbestos cement" means a material, which is predominantly a mixture of cement and Chrysotile (white asbestos) and which when in a dry state absorbs less than 30% water by weight (See Approved Code of practice and Guidance for details of the test method).

Amosite (brown asbestos) and / or Crocidolite (blue asbestos) have also been used in asbestos cement and may sometimes be present along with Chrysotile (white asbestos) but in smaller quantities. As the asbestos fibres are mostly firmly bound into the cement and not readily made airborne, work with asbestos cement does not pose the same risks as work with asbestos insulation, asbestos insulating board and sprayed asbestos coatings.

This material is likely to release increasing levels of fibres if abraded and exposed surfaces and acid conditions will remove the cement matrix and concentrate unbound fibres on the surface edges. Respiratory protection is recommended for all works involving asbestos. Asbestos products should be labelled warning of asbestos content.

For further guidance on methods of working with asbestos cement refer to separate guidance produced by HSE and to the Asbestos Essentials task manual which is available on the HSE website.

Work with non-licensable asbestos containing material
Work with non-licensable materials under normal circumstances are not notifiable and therefore it is not necessary to employ a licensed asbestos removal contractor to remove this material. However under the Control of Asbestos Regulations 2012 in certain circumstances the material may be considered as notifiable non-licensed work. To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of the material you are going to work on and its condition. We recommend you seek advice from your contractor regarding this issue and refer to the current HSE guidance in asbestos essentials, which can be downloaded from the HSE website.

If a licensed asbestos removal contractor is not employed the persons involved in the removal must have received Training with non-licensable asbestos containing materials and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. The new regulations will also require the operatives to have had a medical examination carried out by a HSE approved doctor. There is still a requirement under the "Approved Code of Practice of Work with materials containing asbestos" to undertake a risk assessment plan of work / method statement and the waste disposed of in accordance with Hazardous Waste Regulations with all the necessary documentation completed. We strongly advise that you refer to H.S.E. publication Asbestos Essentials. HSG210 for guidance in removal techniques. It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- Approved Code of Practice L143, Managing and Working with asbestos
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: the Licensed Contractors Guide
- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2015
- The Hazardous Waste Regulations

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 1995
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

It has to be noted that no bulk sampling was carried out during this re-inspection. However the following has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Types of Survey

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The sample analysis will be subcontracted to an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

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

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide and comply with ISO/IEC 17020:2012 and UKAS guidance RG8.

Management Survey

A Management survey is the standard survey. Its purpose is to locate, as far as reasonable practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

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.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment survey

A refurbishment survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment will take place. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope of the works, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Demolition survey

A demolition survey is needed before the demolition of specific areas within a building or of the entire building is carried out. This type of survey is used to locate and describe all ACM's in the area where the demolition will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

Re-inspection survey

It is a requirement within The Control of Asbestos Regulations 2012 to carry out a re-inspection of known asbestos containing materials (ACM's) this must be carried out by a competent person and records updated accordingly. The inspections must not exceed 12 months, however in certain circumstances these such inspections may require more frequent assessments depending on the risk element of the ACM. The risk is assessed by the type, extent, condition and location of the asbestos. The re-inspection asbestos survey report, will include photographs of all known ACM's, together with a recommendations on how to safely manage those materials.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

The Re-inspection survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm and is adopted as part of this re-inspection survey. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials

are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in the table enclosed.

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

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
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	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	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.
Surface treatment	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
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment included in this re-inspection survey

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

The material assessment identifies the "high-risk materials" i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd can assist in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It must also be noted that the Duty Holder must re-calculate any risk scores and re-evaluate the management option of any ACM's affected by building use changes.

The priority risk assessment scores which have been compiled by RTA and contained within this report have been agreed with the client.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors taken into account and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is update to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequently
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Assessment of Management Priority of Each Asbestos Element

The combined material and priority assessment results should be used to establish the priority for those ACM's needing remedial action and the type of action that will be taken.

PRIORITY 1
Priority 1 asbestos materials are in a condition or location, which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2
All priority 2 asbestos materials are in a location and/or condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 material should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3
Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 material if it were decided to carry out building works, which would require some disturbance of the asbestos material.

5.4.5 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;

- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

No detailed site description has been carried out on this survey re-inspection.

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06903	Room / Area	E-006 - Changing room
Building	Block E	Description	Rope - seals to patent glazed skylights (x2)



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/055
Next Inspection Date	01 Sep 2016	Sample Number	39-MW1068/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	Surface Treatment	Enclosed woven fabric
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 9

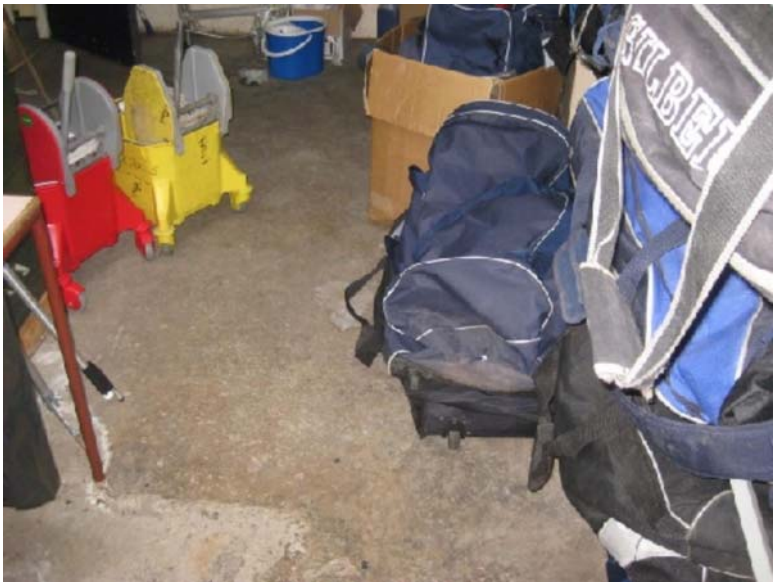
Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	4-10	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	35 Lin M	Maintenance Frequency	ACM unlikely to be disturbed by maintenance

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06911	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor surrounding entrance door



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/058
Next Inspection Date	N/A	Sample Number	42-MW1071/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06912	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/059
Next Inspection Date	N/A	Sample Number	43-MW1072/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06904	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on left wall surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	11 May 2016	Lab Reference	261011/060
Next Inspection Date	11 Nov 2016	Sample Number	44-MW1073/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

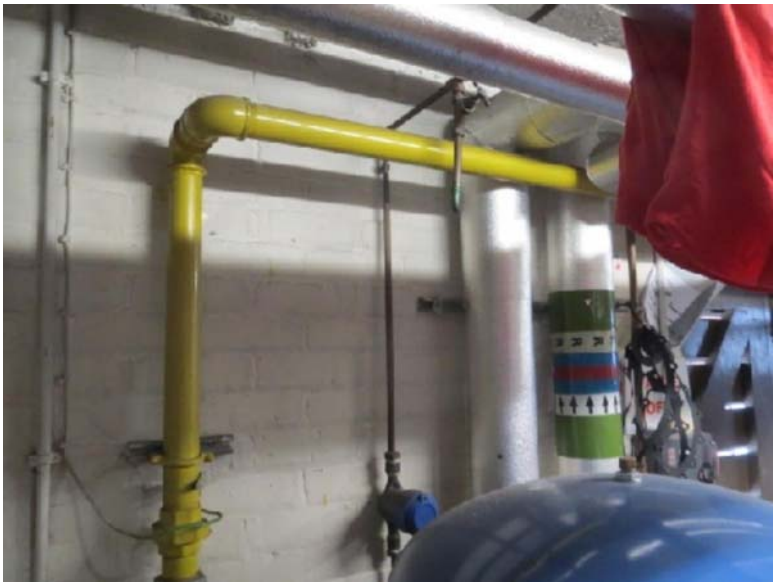
Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 11.05.16				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06905	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on rear wall surrounding external doors



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	11 May 2016	Lab Reference	261011/061
Next Inspection Date	11 Nov 2016	Sample Number	45-MW1074/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 11.05.16				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06913	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of boilers & internal nob wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/062
Next Inspection Date	N/A	Sample Number	46-MW1075/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06906	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of flue & surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	11 May 2016	Lab Reference	261011/063
Next Inspection Date	11 Nov 2016	Sample Number	47-MW1076/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 11.05.16				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06907	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	11 May 2016	Lab Reference	261011/064
Next Inspection Date	11 Nov 2016	Sample Number	48-MW1077/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 11.05.16				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06914	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding on brick flue stack surrounding flue



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/065
Next Inspection Date	N/A	Sample Number	49-MW1078/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06908	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling surrounding skylight



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	11 May 2016	Lab Reference	261011/066
Next Inspection Date	11 Nov 2016	Sample Number	50-MW1079/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 11.05.16				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06915	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling above pumps & boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/067
Next Inspection Date	N/A	Sample Number	51-MW1080/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06909	Room / Area	E-007 - Boiler room
Building	Block E	Description	Gasket seals to flange joints on pipes throughout



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	11 May 2016	Lab Reference	261011/068
Next Inspection Date	11 Nov 2016	Sample Number	52-MW1081/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Gaskets	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 6

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	N/A	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 11.05.16				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06910	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris to concrete plinth beneath 2 x calorifiers



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	11 May 2016	Lab Reference	261011/069
Next Inspection Date	11 Nov 2016	Sample Number	53-MW1082/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage	Priority	N/A	Notifiable	Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06916	Room / Area	E-007 - Boiler room
Building	Block E	Description	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/070
Next Inspection Date	N/A	Sample Number	54-MW1083/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sealant	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06917	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding - firebreak to left & right of nib wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	N/A
Next Inspection Date	N/A	Sample Number	Visually similar to sample 49
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	Visually similar to non-asbestos product

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06918	Room / Area	E-008 - Toilet & washroom
Building	Block E	Description	WC cistern in left hand cubicle



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/057
Next Inspection Date	N/A	Sample Number	41-MW1070/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Cistern	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Amosite (brown)

RISK ASSESSMENT = 7

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	1 Sq M	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06919	Room / Area	E-014 - Circulation corridor
Building	Block E	Description	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/056
Next Inspection Date	N/A	Sample Number	40-MW1069/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Insulation slab	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	Ground Floor
Location ID	06920	Room / Area	E-019 - Main kitchen
Building	Block E	Description	Rope - seals to patent glazed skylights



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	N/A
Next Inspection Date	01 Sep 2016	Sample Number	Strongly presumed
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	Surface Treatment	Enclosed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 8

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	1-3	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	15 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	First Floor
Location ID	06921	Room / Area	E-038 - "Long room"
Building	Block E	Description	Sink pad beneath sink



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/072
Next Inspection Date	N/A	Sample Number	56-MW1085/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sink pad	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	First Floor
Location ID	06922	Room / Area	E-042 - Tank room
Building	Block E	Description	Dust debris on floor



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/073
Next Inspection Date	N/A	Sample Number	57-MW1086/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris - non-asbestos	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	First Floor
Location ID	06923	Room / Area	E-042 - Tank room
Building	Block E	Description	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/074
Next Inspection Date	N/A	Sample Number	58-MW1087/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	First Floor
Location ID	06924	Room / Area	All Areas
Building	Block E	Description	Sarking felt in roof void lining to underside of pitched roof throughout - taken above area E-033



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/071
Next Inspection Date	N/A	Sample Number	55-MW1084/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	External
Location ID	06925	Room / Area	All elevations
Building	Block E	Description	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/076
Next Inspection Date	N/A	Sample Number	60-MW1089/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	External
Location ID	06926	Room / Area	Above areas E-006 & E-019
Building	Block E	Description	Rope - seals to patent glazed skylights above areas E-006 & E-019



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	N/A
Next Inspection Date	01 Sep 2016	Sample Number	Strongly presumed
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	Surface Treatment	Enclosed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 5

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	50 Lin M	Maintenance Frequency	ACM unlikely to be disturbed by maintenance

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E (R16-6M)	Floor	External
Location ID	06927	Room / Area	Roof
Building	Block E	Description	Cement cowl above pitched roof - taken above area E-006



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/075
Next Inspection Date	01 Sep 2016	Sample Number	59-MW1088/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Cement cowl	Surface Treatment	Cement Product
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 4

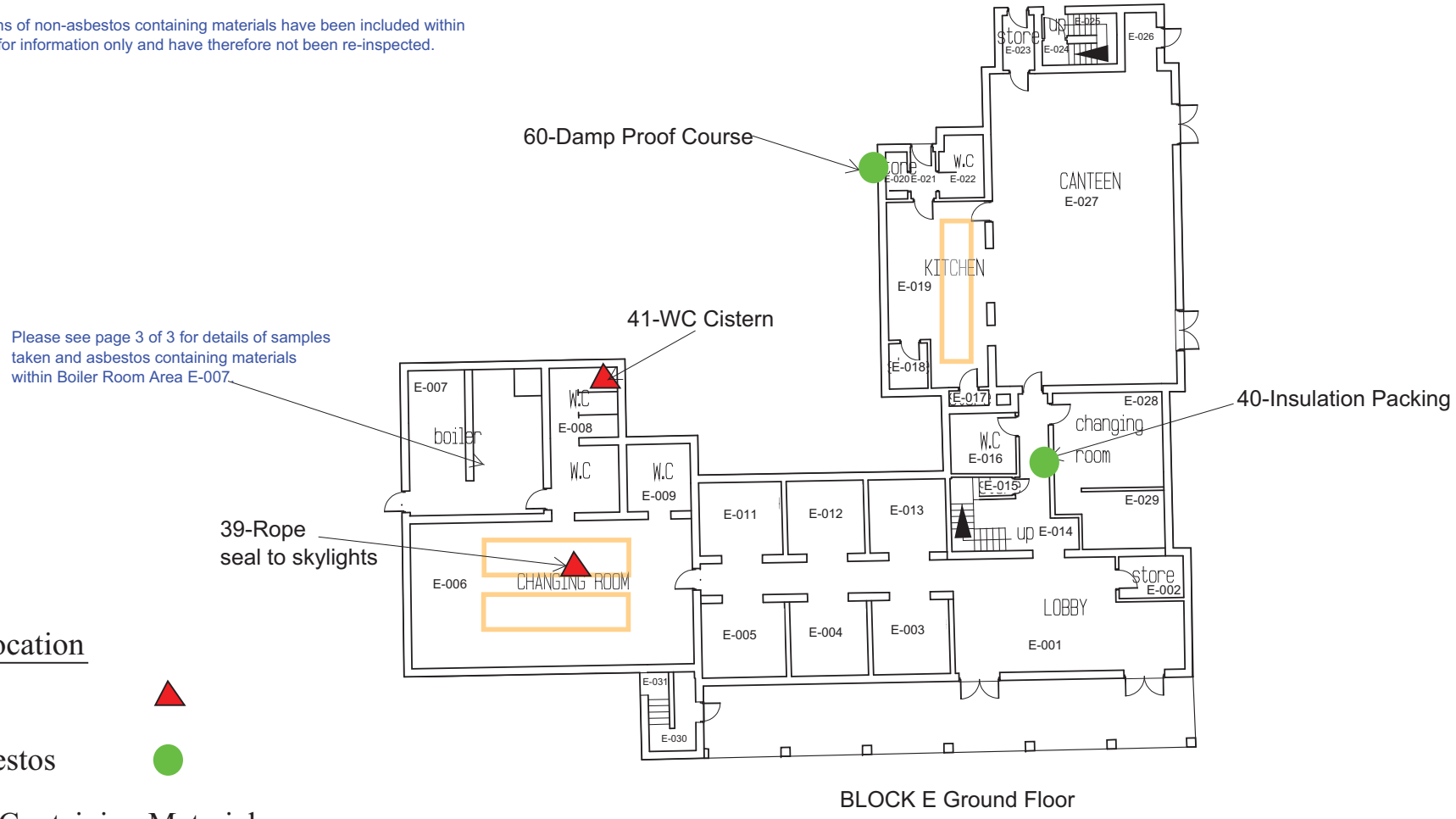
Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	2 Units	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.



BLOCK E Ground Floor

Sample Location

Asbestos

Non Asbestos

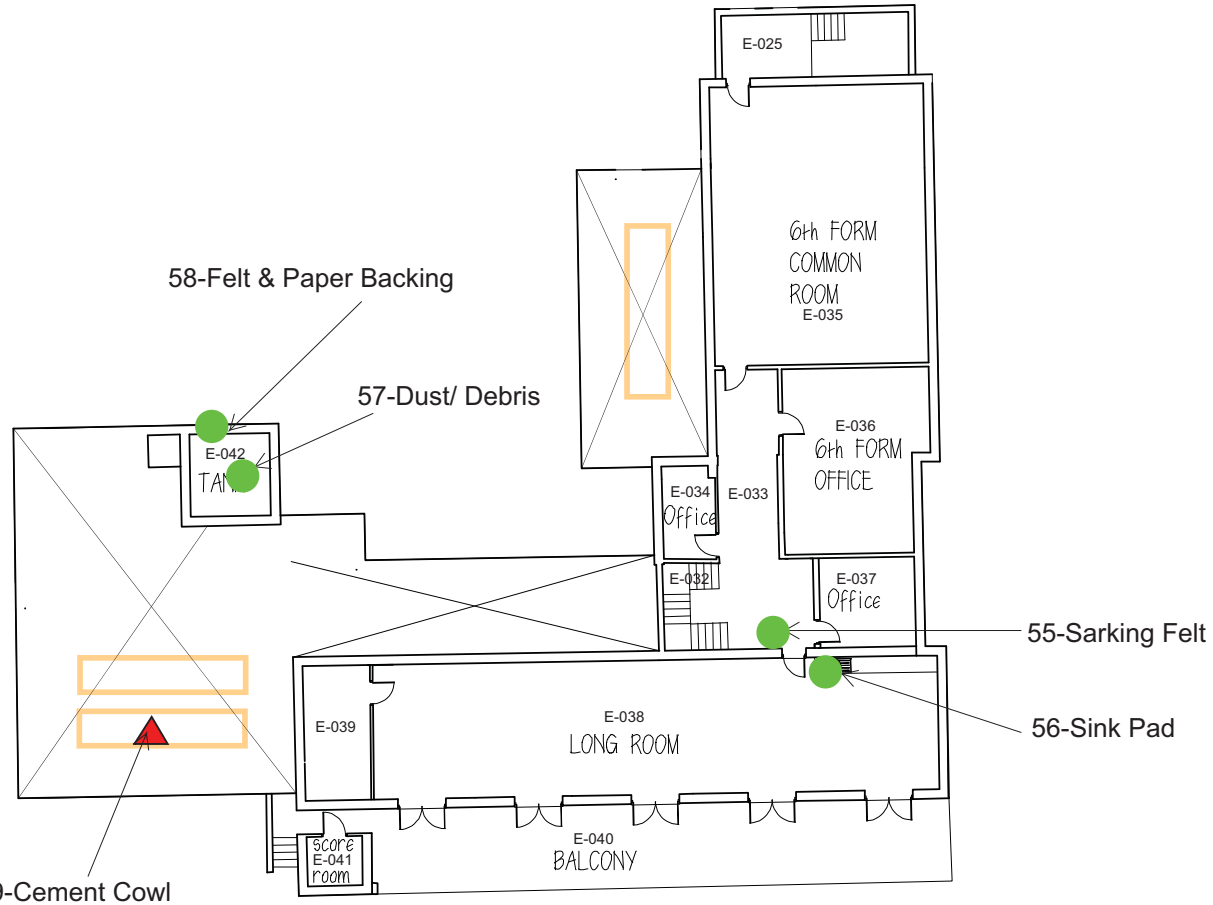
Asbestos Containing Materials

Rope seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work.
Areas E-001, E-002, E-014 & E-027 – Floor ducts
Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.



BLOCK E First Floor

Sample Location

Asbestos

Non Asbestos

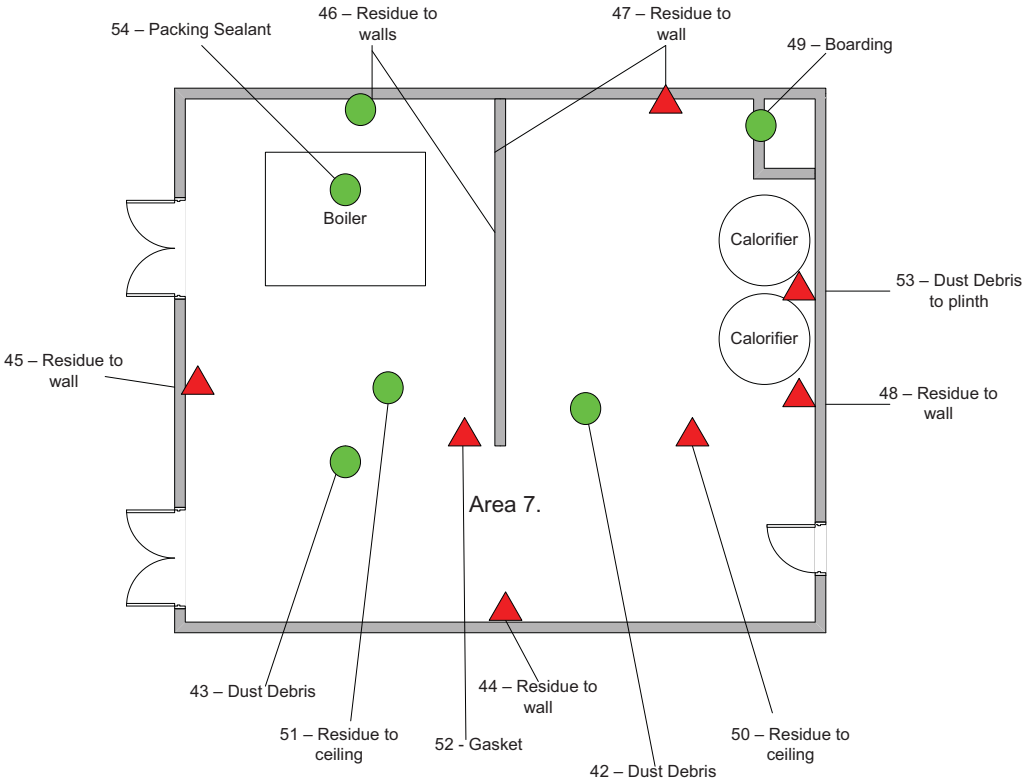
Asbestos Containing Materials

Rope Seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with Mike Simon that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work where present.
Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT

Block E - Boiler Room Area 7.



Sample Locations

Asbestos

Non-asbestos

The locations of non-asbestos containing materials have been included within this report for information only and have therefore not been re-inspected.

Please note: -
It has to be noted that no sections of the insulation have been removed from the plant equipment / pipe work as this would cause permanent intrusive damage.

Drawing not to Scale

UKAS INSPECTION 245

ASBESTOS SURVEY REPORT

SITE ID MGS001-E – Re-inspection

CLIENT NAME Manchester Grammar School

SITE Block E
Old Hall Lane
Manchester
M13 0XT



TYPE OF SURVEY - Re-inspection of known asbestos containing materials

This survey was carried out by: D.Catlow & M.Wigley of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE

REPORT PREPARED BY:

NAME (PRINTED): SARAH THOMAS

SIGNED:

REPORT CHECKED BY:

NAME (PRINTED): DANIEL CATLOW

SIGNED:

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1. INTRODUCTION

2. EXECUTIVE SUMMARY

3. SURVEY RESULTS

- **3.1 Asbestos register – in area number order including priority risk assessment (2 pages)**
- **3.2 Priority risk assessment algorithm spreadsheet (1 page)**

4. CONCLUSIONS AND ACTIONS

5. GENERAL SITE AND SURVEY INFORMATION including

- **5.1 Sampling strategy for asbestos materials**
- **5.2 Methods of Bulk Sample analysis**
- **5.3 Asbestos Survey strategy**
- **5.4 Report definitions**
  - **5.4.1 – Material Assessment**
  - **5.4.2 – Priority Risk assessment**
  - **5.4.3 - Assessment of Risk Assessment Algorithm Scores**
  - **5.4.4 - Assessment of Management Priority of Each Asbestos Element**
  - **5.4.5 - Management options**
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APPENDICIES

- **A. Material / priority assessment data sheets (25 pages)**
- **B. Drawings (3 pages)**

1. INTRODUCTION

Instructions were received from Mike Simon on behalf of Manchester Grammar School to carry out a re-inspection of known asbestos containing materials (ACM's) on the property known as Block E at Manchester Grammar School, Old Hall Lane, Manchester M13 0XT. The survey was carried out on 6th June 2014 in accordance with HSG 264 - Asbestos: The Survey Guide.

2. EXECUTIVE SUMMARY

As per your request our surveyors attended site on 6th June 2014, to carry out the re-inspection of all identified asbestos containing materials (ACM's) on the site as discovered on the Management asbestos survey carried out on 21st October 2011.

Locations of asbestos containing materials

- Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Area E-007 - Composite Dust Debris samples were taken from the floor areas including surrounding the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos. The gasket seal to the flange joints to the pipe work throughout the area also proved to contain asbestos.
- Roof - Cement cowl above area E-006

Locations of non-asbestos containing materials

- Area E-007 - Boarding on brick flue stack surrounding flue to both side of the nib wall and packing sealant to the flue collar on top of the boiler
- Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Area E-038 - Sink pad beneath sink
- Area E-042 - Dust debris on the floor and felt and paper backing to the perimeter of the ceiling
- All areas - Sarking felt to the underside of the pitched roof
- External - all elevations - Damp proof course within low level brickwork

The following materials have been removed

- Area E-008 - WC cistern

Please note: - The following items are outside the scope of works for a management survey / limitations as agreed with Mike Simon and to gain access permanent damage would be require which would be included in a refurbishment - demolition survey.

- All areas - It has to be noted none of the insulation has been removed from the pipe work.
- Areas E-001, E-002, E-014 & E-027 - Floor ducts
- Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 - There is very limited access beneath the modern "Altro" floor covering.
- Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

We have updated the site asbestos register, report sheets and drawing. All staff, maintenance and building operatives who are likely to work in close proximity to asbestos containing materials during their normal activities should be made aware of all ACM's present in your building.

The completed Priority Risk Assessment Algorithm spreadsheet is also enclosed.

An action plan needs to be implemented and the ACM's in good condition, which are to be left in situ, will require regular inspection / monitoring to ensure that no damage has been caused and a schedule should be drawn up establishing the frequency of these inspections and who is responsible for carrying them out.

All areas of the building where work involving disturbance of the fabric of the building i.e. for refurbishment or demolition, or areas not normally accessible will require a Refurbishment / Demolition Survey prior to any works being carried out.

It has to be noted that no bulk sampling was carried out during this re-inspection. Included in section 5 of this report details the definitions for the following, this has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Asbestos Survey strategy

3.2 - SURVEY RESULTS in areas number order

Sample No	Sample Ref No / area number sampled in if presuming	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
39	MW1068/11	11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	4	10	06.06.14	Jun-15
44	MW1073/11	11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	7	4	11	06.06.14	Dec-15
45	MW1074/11	11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	06.06.14	Dec-15
47	MW1076/11	11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	06.06.14	Dec-15
48	MW1077/11	11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	06.06.14	Dec-15
50	MW1079/11	11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	7	4	11	06.06.14	Dec-15
52	MW1081/11	11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	3	3	6	06.06.14	Dec-15
53	MW1082/11	11	261011/069	Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage	6	4	10	06.06.14	Dec-15
42	MW1071/11	11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
43	MW1072/11	11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
46	MW1075/11	11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
49	MW1078/11	11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
51	MW1080/11	11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
54	MW1083/11	11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p49	E-007	11	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
40	MW1069/11	11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	11	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	5	4	9	06.06.14	Jun-15
56	MW1085/11	11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
57	MW1086/11	11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
58	MW1087/11	11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
55	MW1084/11	11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a

Sample No	Sample Ref No / area number sampled in if presuming	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
60	MW1089/11	11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	11	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	5	1	6	06.06.14	Jun-15
59	MW1088/11	11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	4	0	4	06.06.14	Jun-15

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
41	MW1070/11	11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)

Please note: - The following items are outside the scope of works for a management survey / limitations as agreed with Mike Michael Simon and to gain access a refurbishment / demolition survey is required.

Area number	Year	Location
All areas	11	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	11	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	11	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.
E-033	11	The inspection within the roof void was limited to the walkways only for safety reasons.

Site: - **Block E** **Manchester Grammar School, Old Hall Lane, Manchester M13 0XT** **Page 1 of 1** **Reference number** MGS001-E **Job number** ORTA/05/14/3535

								SECTION A					SECTION B																				SECTION C												SECTION D											
													Likelihood of Disturbance																														Maintenance Activity											
								Main Activity:					Location:					Accessibility					Extent/Amount									Number of Occupants				Frequency of use of area				Average Time in use					Activity:				Frequency:								
Sample number	Surveyor ref	Material	Floor	Block	Area No	Location	Condition	Rare Disturbance Activity	Low Disturbance Activity	Periodic Disturbance Activity	High Disturbance Activity	Score - A	Outdoors	Large Room	Well Ventilated Area	Room Up to 100m²	Confined Space	Usually Inaccessible	Unlikely to be Disturbed	Occasionally Likely to be disturbed	Easily Disturbed	Routinely Disturbed	Amount:	Small amounts (eg strings / gaskets)	≤10m² or ≤10m pipe run	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe r	>50m² or >50m pipe run	Average Score - B	None	1 to 3	4 to 10	>10	Infrequent	Monthly	Weekly	Daily	<1 hour	> = 1 and <3 hours	> = 3 and <6 hours	> = 6 hours	Average Score - C	Minor Disturbance Activity	Low Disturbance Activity	Medium Disturbance Activity	High Disturbance Activity	ACM Unlikely to be disturbed	<= 1 per year	> 1 per year	> 1 per month	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score
								0	1	2	3		0	1	1	2	3	0	0	1	2	3		0	1	2	3		0	1	2	3	0	1	2	3	0	1	2	3		0	1	2	3	0	1	2	3				
39	MW1068/11	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1			2				3		1			2	0				0				0	4	6	10
44	MW1073/11	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Good		1			1				2					2		-	0				1	0							3	0				1		1			1			1	4	7	11
45	MW1074/11	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1				2					2		-	0				1	0							3	0				1		1			1			1	4	6	10
47	MW1076/11	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1				2					2		-	0				1	0							3	0				1		1			1			1	4	6	10
48	MW1077/11	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control	Good		1			1				2					2		-	0				1	0							3	0				1		1			1			1	4	6	10
50	MW1079/11	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0							3	0				1		1			1			1	4	7	11
52	MW1081/11	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		-	0				1	0							3	0				1	0				0				0	3	3	6
53	MW1082/11	Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2			0				-	0				1	0							3	0				1		1			1			1	4	6	10
p39	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1					3		1			2	0				0				0	4	5	9
p39	-	Rope	External	E	Above areas E 006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0				0			0			0			0	0				0				0	1	5	6
59	MW1088/11	Cement cowl	First	E	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0			0			0	0				0				0	0	4	4

Persons making the assessments/carrying out review: -

Daniel Catlow & M.Wigley
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE - Tel - 0161 320 6789

Signatures: **Date:**

Date assessment carried out: All Items inspected 06.06.14

Next assessment before (Date): Dec-15 6 - monthly items

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes.

4. CONCLUSIONS AND ACTIONS

Licensable asbestos containing materials

Dust debris on concrete plinth, composite residue lagging deposits on the walls and ceilings in areas B-030 - containing Amosite (brown asbestos) and Chrysotile (white asbestos) or Chrysotile only - sample numbers 44, 45, 47, 48, 50 & 53
A composite dust debris sample was from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos.

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

The majority of the walls are painted and are in reasonable condition, therefore the asbestos lagging residue deposits in situ beneath the paint finish to the walls and ceiling areas could be managed through periodic monitoring. If the plant and ancillary pipe work is to be removed and replaced in the future, the client may wish to consider complete environmental strip of all paint finishes, and associated asbestos residue deposits, to all surfaces using methods such as "Tor-strip" or "Quill-blast". It has to be noted that prior to any removal of plant equipment / pipe work a refurbishment survey must be carried out to determine is any asbestos residue is present beneath the insulation is situ.

Any work must be carried out by a Licensed Asbestos Removal Contractor. The above mentioned works will fall under Regulation 9 of the control of asbestos Regulations 2006 (CAR 2006) and as such will require a 14 day notification to the H.S.E. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor.

Non-licensable asbestos containing materials

Gasket seal to flange joints to pipe work - containing Chrysotile (white asbestos) - sample number 52
This material can be managed, however the client must ensure it is clearly noted within the area that these materials contain asbestos. If removal is considered a risk assessment should be prepared and the entire material should be double wrapped and disposed of as hazardous waste in accordance with the Hazardous Waste Regulations.

Rope seals to patent glazed skylights x 2 in area E-006 & E-019 - containing Chrysotile (white asbestos) - sample number 39
HSG 264 states that weaving ropes and yarns reduces fibre release from products but abrading or cutting the material would release fibres. The material can be managed however is likely to degrade if exposed and will become more friable with age. In some cases the asbestos content of this type of material would be approaching 100% unless combined with other fibres.

The main consideration when planning work with this material should be FALLS FROM HEIGHT. It is by far the best option to have experienced glaziers / roofers with the necessary asbestos training and

safe access equipment for handling the wired glass at heights, than a fully qualified asbestos removal contractor who is not used to handling the heavy glass putting himself and others at risk.

Cement cowl on roof above area E-006 - containing Chrysotile (white asbestos) - sample number 59
This material is unlikely to be disturbed and therefore can be managed.

Work with non-licensable asbestos containing materials
Work with non-licensable materials under normal circumstances are not notifiable and therefore it is not necessary to employ a licensed asbestos removal contractor to remove this material. However under the Control of Asbestos Regulations 2012 in certain circumstances the material may be considered as notifiable non-licensed work. To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of the material you are going to work on and its condition. We recommend you seek advice from your contractor regarding this issue and refer to the current HSE guidance in asbestos essentials, which can be downloaded from the HSE website.

If a licensed asbestos removal contractor is not employed the persons involved in the removal must have received Training with non-licensable asbestos containing materials and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. The new regulations will also require the operatives to have had a medical examination carried out by a HSE approved doctor. However there is a 3 year lead-in period up to April 2015.
There is still a requirement under the "Approved Code of Practice of Work with materials containing asbestos" to undertake a risk assessment plan of work / method statement and the waste disposed of in accordance with Hazardous Waste Regulations with all the necessary documentation completed. We strongly advise that you refer to H.S.E. publication Asbestos Essentials. HSG210 for guidance in removal techniques. It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- Approved Code of Practice L143, Managing and Working with asbestos
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: the Licensed Contractors Guide
- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2007
- The Hazardous Waste Regulations

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 1995
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The sample analysis will be subcontracted to an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

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

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide and comply with ISO/IEC 17020:2012 and UKAS guidance RG8.

Management Survey

A Management survey is the standard survey. Its purpose is to locate, as far as reasonable practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

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.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment survey

A refurbishment survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment will take place. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope of the works, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Demolition survey

A demolition survey is needed before the demolition of specific areas within a building or of the entire building is carried out. This type of survey is used to locate and describe all ACM's in the area where the demolition will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

The Management survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in the table enclosed.

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

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
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	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	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.
Surface treatment	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
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

The material assessment identifies the "high-risk materials" i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd can assist in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It must also be noted that the Duty Holder must re-calculate any risk scores and re-evaluate the management option of any ACM's affected by building use changes.

The priority risk assessment scores which have been compiled by RTA and contained within this report have been agreed with the client.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors taken into account and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is update to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequently
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Assessment of Management Priority of Each Asbestos Element

The combined material and priority assessment results should be used to establish the priority for those ACM's needing remedial action and the type of action that will be taken.

PRIORITY 1
Priority 1 asbestos materials are in a condition or location, which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2
All priority 2 asbestos materials are in a location and/or condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 material should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3
Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 material if it were decided to carry out building works, which would require some disturbance of the asbestos material.

5.4.5 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;

- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

No detailed site description has been carried out on this survey re-inspection.

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06903	Room / Area	E-006 - Changing room
Building	Block E	Description	Rope - seals to patent glazed skylights (x2)



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/055
Next Inspection Date	06 Jun 2015	Sample Number	39-MW1068/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Rope	Surface Treatment	Unsealed woven fabric
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	4-10	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	35 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06904	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on left wall surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/060
Next Inspection Date	06 Dec 2014	Sample Number	44-MW1073/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06905	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on rear wall surrounding external doors



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/061
Next Inspection Date	06 Dec 2014	Sample Number	45-MW1074/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06906	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of flue & surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/063
Next Inspection Date	06 Dec 2014	Sample Number	47-MW1076/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06907	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/064
Next Inspection Date	06 Dec 2014	Sample Number	48-MW1077/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06908	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling surrounding skylight



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/066
Next Inspection Date	06 Dec 2014	Sample Number	50-MW1079/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06909	Room / Area	E-007 - Boiler room
Building	Block E	Description	Gasket seals to flange joints on pipes throughout



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/068
Next Inspection Date	06 Dec 2014	Sample Number	52-MW1081/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Gaskets	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 6

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	N/A	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06910	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris to concrete plinth beneath 2 x calorifiers



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/069
Next Inspection Date	06 Dec 2014	Sample Number	53-MW1082/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

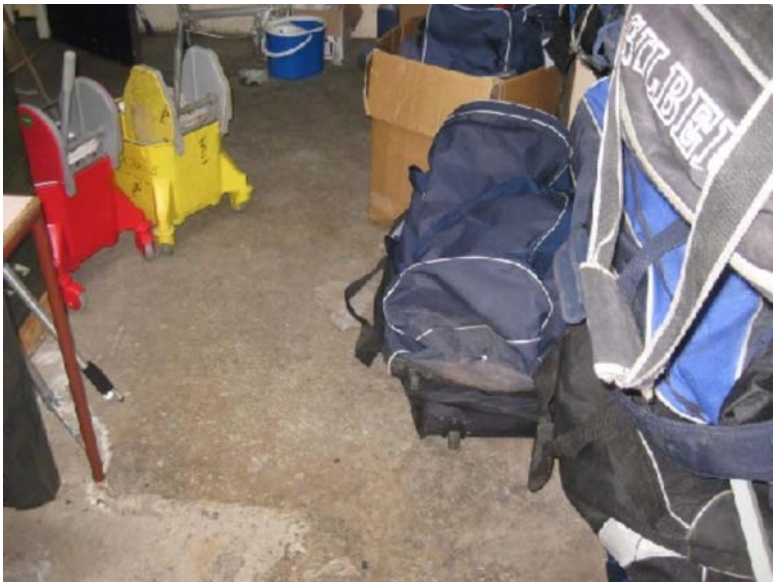
Action	Manage	Priority	N/A	Notifiable	Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.
Material re-inspected by RTA 06.06.14

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06911	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor surrounding entrance door



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/058
Next Inspection Date	N/A	Sample Number	42-MW1071/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06912	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/059
Next Inspection Date	N/A	Sample Number	43-MW1072/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06913	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of boilers & internal nob wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/062
Next Inspection Date	N/A	Sample Number	46-MW1075/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06914	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding on brick flue stack surrounding flue



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/065
Next Inspection Date	N/A	Sample Number	49-MW1078/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06915	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling above pumps & boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/067
Next Inspection Date	N/A	Sample Number	51-MW1080/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06916	Room / Area	E-007 - Boiler room
Building	Block E	Description	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/070
Next Inspection Date	N/A	Sample Number	54-MW1083/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sealant	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06917	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding - firebreak to left & right of nib wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	N/A
Next Inspection Date	N/A	Sample Number	Strongly presumed
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06918	Room / Area	E-008 - Toilet & washroom
Building	Block E	Description	WC cistern in left hand cubicle



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/057
Next Inspection Date	N/A	Sample Number	41-MW1070/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 0

Material	Cistern	Surface Treatment	N/A
Condition	N/A	Sample Result	Amosite (brown)

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations: This has been removed

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06919	Room / Area	E-014 - Circulation corridor
Building	Block E	Description	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/056
Next Inspection Date	N/A	Sample Number	40-MW1069/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Insulation slab	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06920	Room / Area	E-019 - Main kitchen
Building	Block E	Description	Rope - seals to patent glazed skylights



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	N/A
Next Inspection Date	06 Jun 2015	Sample Number	Strongly presumed
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	Surface Treatment	Unsealed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 9

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	1-3	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	15 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06921	Room / Area	E-038 - "Long room"
Building	Block E	Description	Sink pad beneath sink



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/072
Next Inspection Date	N/A	Sample Number	56-MW1085/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sink pad	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06922	Room / Area	E-042 - Tank room
Building	Block E	Description	Dust debris on floor



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/073
Next Inspection Date	N/A	Sample Number	57-MW1086/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06923	Room / Area	E-042 - Tank room
Building	Block E	Description	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/074
Next Inspection Date	N/A	Sample Number	58-MW1087/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06924	Room / Area	All Areas
Building	Block E	Description	Sarking felt in roof void lining to underside of pitched roof throughout - taken above area E-033



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/071
Next Inspection Date	N/A	Sample Number	55-MW1084/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06925	Room / Area	All elevations
Building	Block E	Description	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/076
Next Inspection Date	N/A	Sample Number	60-MW1089/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06926	Room / Area	Above areas E-006 & E-019
Building	Block E	Description	Rope - seals to patent glazed skylights above areas E-006 & E-019



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	N/A
Next Inspection Date	06 Jun 2015	Sample Number	Strongly presumed
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	Surface Treatment	Unsealed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 6

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	50 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06927	Room / Area	Roof
Building	Block E	Description	Cement cowl above pitched roof - taken above area E-006



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/075
Next Inspection Date	06 Jun 2015	Sample Number	59-MW1088/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Cement cowl	Surface Treatment	Cement Product
Condition	Low damage	Sample Result	Chrysotile (white)

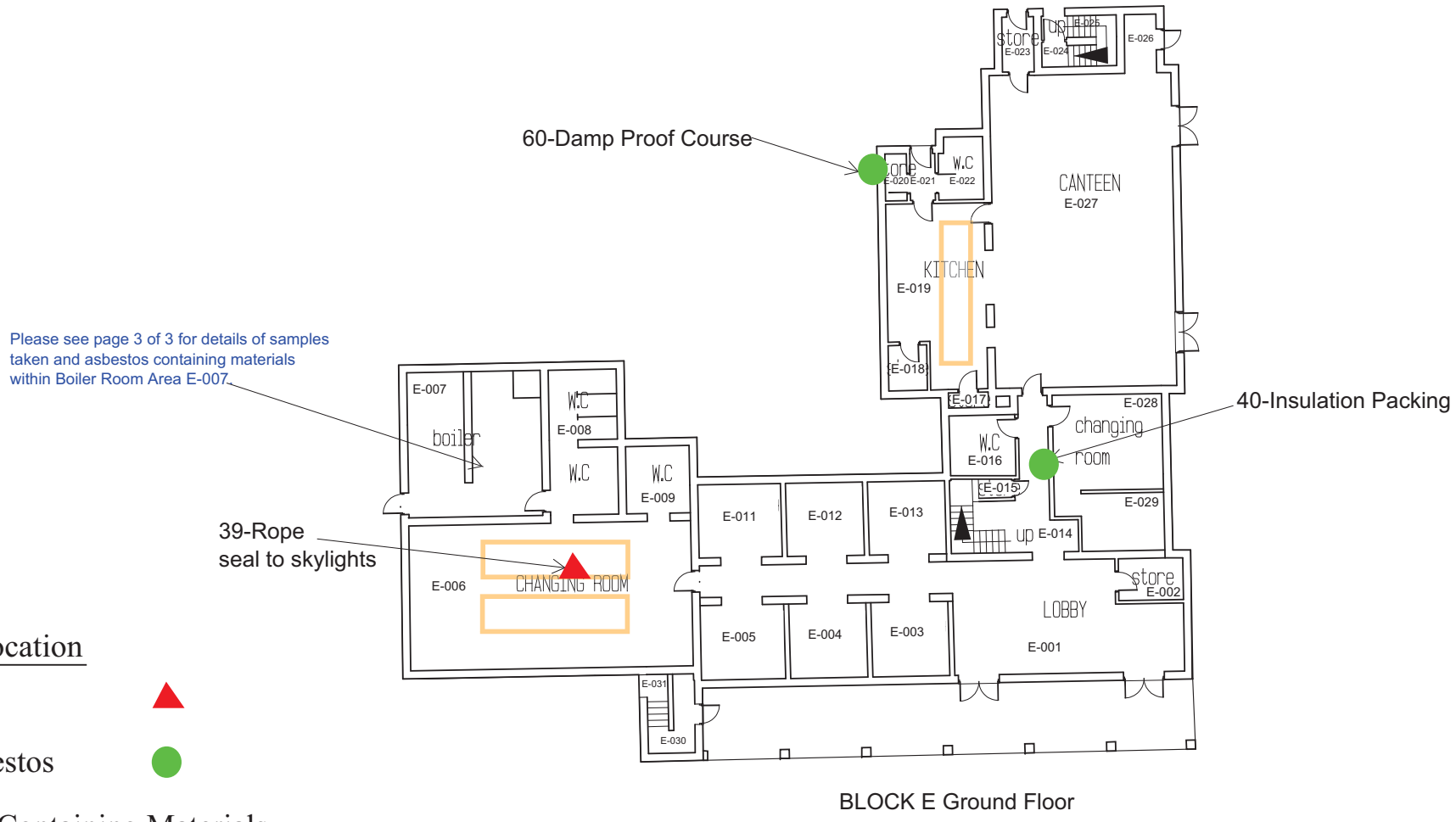
RISK ASSESSMENT = 4

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	2 Units	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E



BLOCK E Ground Floor

Sample Location

Asbestos

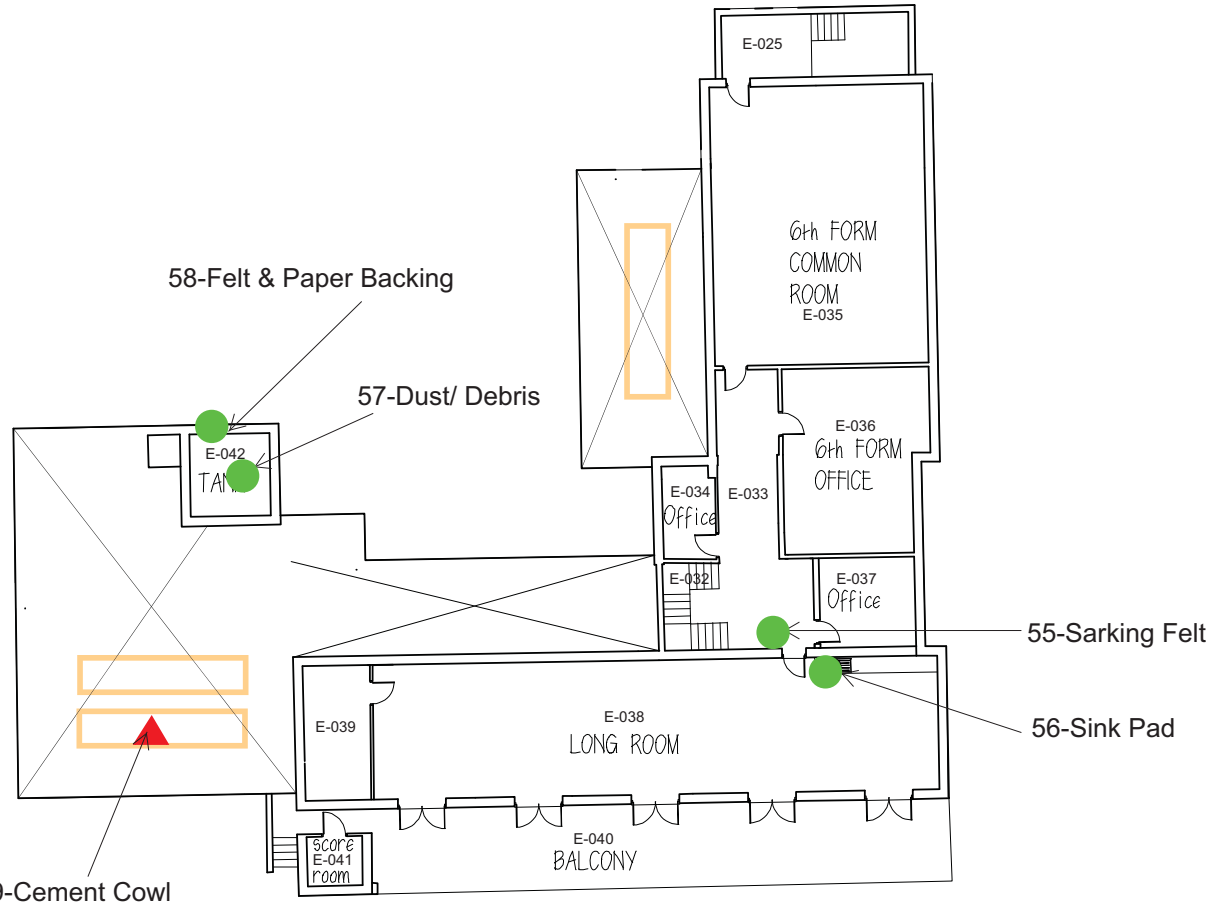
Non Asbestos

Asbestos Containing Materials

Rope seals to skylights

Please note: - The following items are outside the scope of works for a management survey as agreed with Mike Simon and to gain access permanent damage would be caused which would be included in a refurbishment - demolition survey.
All areas - It has to be noted none of the insulation has been removed from the pipe work.
Areas E-001, E-002, E-014 & E-027 – Floor ducts
Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E



BLOCK E First Floor

Sample Location

Asbestos

Non Asbestos

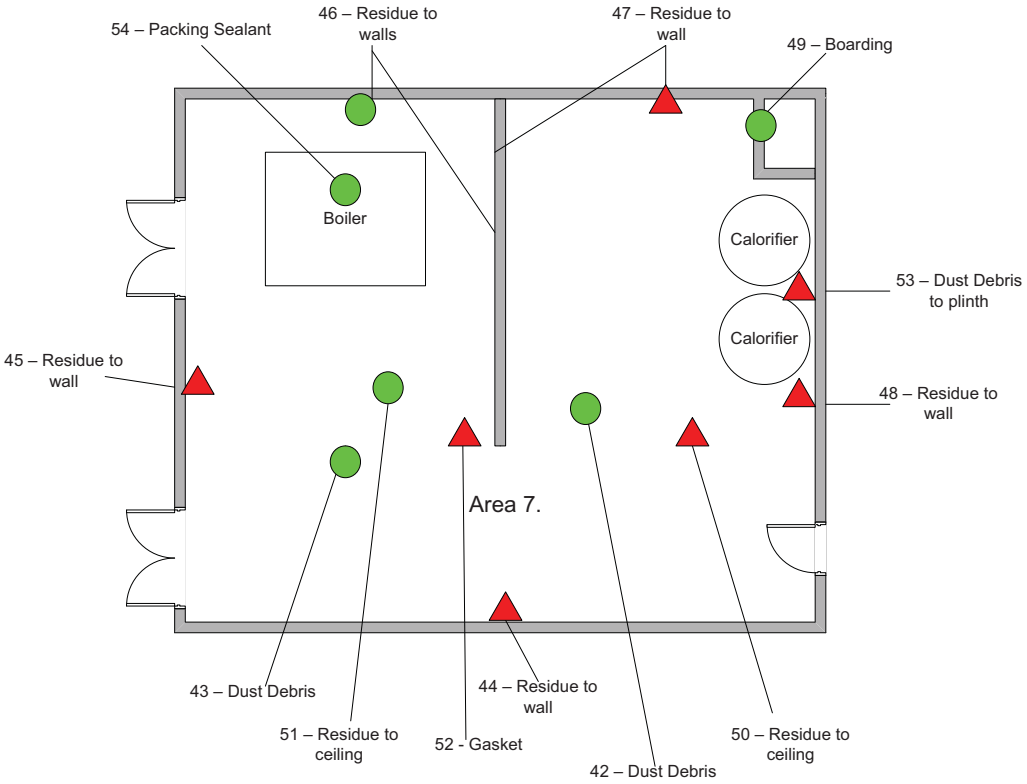
Asbestos Containing Materials

Rope Seals to skylights

Please note: - The following items are outside the scope of works for a management survey as agreed with Mike Simon and to gain access permanent damage would be caused which would be included in a refurbishment - demolition survey.
All areas - It has to be noted none of the insulation has been removed from the pipe work where present.
Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT

Block E - Boiler Room Area 7.



Sample Locations

Asbestos

Non-asbestos

Please note: -
It has to be noted that no sections of the insulation have been removed from the plant equipment / pipe work as this would cause permanent intrusive damage.

Drawing not to Scale

UKAS INSPECTION 245

ASBESTOS SURVEY REPORT

SITE ID MGS001-E – Re-inspection

CLIENT NAME Manchester Grammar School – 01.09.15

SITE Block E
Old Hall Lane
Manchester
M13 0XT



TYPE OF SURVEY - Re-inspection of known asbestos containing materials

This survey was carried out by: D.Catlow & M.Wigley of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE

REPORT PREPARED BY:

NAME (PRINTED): SARAH THOMAS

SIGNED:

REPORT CHECKED BY:

NAME (PRINTED): DANIEL CATLOW

SIGNED: D. Catlow

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  - **5.4.1 – Material Assessment**
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APPENDICIES

- **A. Material / priority assessment data sheets (25 pages)**
- **B. Drawings (3 pages)**

1. INTRODUCTION

Instructions were received from Mike Simon on behalf of Manchester Grammar School to carry out a re-inspection of known asbestos containing materials (ACM's) on the property known as Block E at Manchester Grammar School, Old Hall Lane, Manchester M13 0XT. The survey was carried out on 1st September 2015 in accordance with HSG 264 - Asbestos: The Survey Guide.

For the comprehensive survey report, which contains the detailed site description for each location of the building and the bulk sample analysis certificate please refer to the original management survey report Site MGS001-E – carried out 21st October 2011.

2. EXECUTIVE SUMMARY

As per your request our surveyors attended site on 1st September 2015, to carry out the re-inspection of identified asbestos containing materials (ACM's) in Block E as stated on the previous re-inspection report carried out by RTA 18th December 2014. (Original management asbestos survey carried out on 21st October 2011).

Locations of asbestos containing materials

- Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Area E-007 - Composite residue samples were taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos. The gasket seal to the flange joints to the pipe work throughout the area also proved to contain asbestos.
- Area E-008 - WC cistern
- Roof - Cement cowl above area E-006

Locations of non-asbestos containing materials

- Area E-007 – Dust debris on the floor. Boarding on brick flue stack surrounding flue to both side of the nib wall and packing sealant to the flue collar on top of the boiler
- Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Area E-038 – Acoustic sink pad beneath sink
- Area E-042 - Dust debris on the floor and felt and paper backing to the perimeter of the ceiling
- All areas - Sarking felt to the underside of the pitched roof
- External - all elevations - Damp proof course within low level brickwork

Please note: - As per the Management Survey the following areas was noted as not accessed / inspected and as such if any work is to be carried out in these areas further investigation may be required. It was agreed with yourself that no additional inspections of these areas should be carried out at the time of the re-inspection.

- All areas - It has to be noted none of the insulation has been removed from the pipe work.
- Areas E-001, E-002, E-014 & E-027 - Floor ducts
- Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 - There is very limited access beneath the modern "Altro" floor covering.
- Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

We have updated the site asbestos register, report sheets and drawing. All staff, maintenance and building operatives who are likely to work in close proximity to asbestos containing materials during their normal activities should be made aware of all ACM's present in your building.

The completed Priority Risk Assessment Algorithm spreadsheet is also enclosed.

An action plan needs to be implemented and the ACM's in good condition, which are to be left in situ, will require regular inspection / monitoring to ensure that no damage has occurred. A schedule has been drawn up establishing the frequency of these inspections.

All areas of the building where work involving disturbance of the fabric of the building i.e. for refurbishment or demolition, or areas not normally accessible will require a Refurbishment / Demolition Survey prior to any works being carried out.

It has to be noted that no bulk sampling was carried out during this re-inspection. Included in section 5 of this report details the definitions for the following, this has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Asbestos Survey strategy

3.1 - SURVEY RESULTS in areas number order

Sample No	Sample Ref No / area number sampled in if presuming	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
39	MW1068/11	11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	5	4	9	01.09.15	Sep-16
42	MW1071/11	11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
43	MW1072/11	11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
44	MW1073/11	11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	7	4	11	01.09.15	Mar-16
45	MW1074/11	11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	01.09.15	Mar-16
46	MW1075/11	11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
47	MW1076/11	11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	01.09.15	Mar-16
48	MW1077/11	11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	01.09.15	Mar-16
49	MW1078/11	11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
50	MW1079/11	11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	7	4	11	01.09.15	Mar-16
51	MW1080/11	11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
52	MW1081/11	11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	3	3	6	01.09.15	Mar-16
53	MW1082/11	11	261011/069	Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage	6	4	10	01.09.15	Mar-16
54	MW1083/11	11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p49	E-007	11	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
41	MW1070/11	11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	3	5	8	01.09.15	Sep-16
40	MW1069/11	11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	11	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	4	5	9	01.09.15	Sep-16
56	MW1085/11	11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
57	MW1086/11	11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
58	MW1087/11	11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
55	MW1084/11	11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
60	MW1089/11	11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a

Sample No	Sample Ref No / area number sampled in if presuming	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
p39	E-006	11	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Enclosed woven fabric	Unlikely to be disturbed	No	Manage or remove	4	1	6	01.09.15	Sep-16
59	MW1088/11	11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	4	0	4	01.09.15	Sep-16

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos

Please note: - As per the Management Survey the following areas was noted as not accessed / inspected and as such if any work is to be carried out in these areas further investigation may be required. It was agreed with yourself that no additional inspections of these areas should be carried out at the time of the re-inspection.

Area number	Year	Location
All areas	11	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	11	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	11	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.
E-033	11	The inspection within the roof void was limited to the walkways only for safety reasons.

3.2 - PRIORITY RISK ASSESSMENT ALGORITHM

Site: - **Block E** **Manchester Grammar School, Old Hall Lane, Manchester M13 0XT** **Reference number** MGS001-E **Job number** ORTA/08/15/3926

							SECTION A	SECTION B																	SECTION C												SECTION D													
								Likelihood of Disturbance																													Maintenance Activity													
							Main Activity:	Location:					Accessibility					Extent/Amount						Number of Occupants				Frequency of use of area				Average Time in use					Activity:				Frequency:													
Sample number	Sample Ref No / area number sampled in if presuming	Material	Floor	Area No	Location	Condition	Rare Disturbance Activity	Low Disturbance Activity	Periodic Disturbance Activity	High Disturbance Activity	Score - A	Outdoors	Large Room	Well Ventilated Area	Room Up to 100m²	Confined Space	Usually Inaccessible	Unlikely to be Disturbed	Occasionally Likely to be disturbed	Easily Disturbed	Routinely Disturbed	Amount:	Small amounts (eg strings / gaskets)	≤10m² or ≤10m pipe run	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe ru	>50m² or >50m pipe run	Average Score - B	None	1 to 3	4 to 10	>10	Infrequent	Monthly	Weekly	Daily	<1 hour	> = 1 and <3 hours	> = 3 and <6 hours	> = 6 hours	Average Score - C	Minor Disturbance Activity	Low Disturbance Activity	Medium Disturbance Activity	High Disturbance Activity	ACM Unlikely to be disturbed	< = 1 per year	> 1 per year	> 1 per month	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score	Inspection frequency
							0	1	2	3		0	1	1	2	3	0	0	1	2	3		0	1	2	3		0	1	2	3	0	1	2	3	0	1	2	3		0	1	2	3	0	1	2	3					
39	MW1068/11	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1				3		1			2		0				0				0	4	5	9	12
44	MW1073/11	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Good		1			1				2					2		-	0				1	0						3	0				1				1				1	4	7	11	6
45	MW1074/11	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1				2					2		-	0				1	0						3	0				1				1				1	4	6	10	6
47	MW1076/11	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1				2					2		-	0				1	0						3	0				1				1				1	4	6	10	6
48	MW1077/11	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control	Good		1			1				2					2		-	0				1	0						3	0				1				1				1	4	6	10	6
50	MW1079/11	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0						3	0				1				1				1	4	7	11	6
52	MW1081/11	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		-	0				1	0						3	0				1	0				0				0	3	3	6	6
53	MW1082/11	Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2			0				-	0				1	0						3	0				1				1				1	4	6	10	6
41	MW1070/11	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0				2					2		x1		1			2	0						3	0				1	0				1				1	4	3	7	12
p39	-	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1				3		1			2	0				0				0	4	5	9	12
p39	-	Rope	External	Above areas E-006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0			0			0				0	0				0				0	1	4	5	12
59	MW1088/11	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0			0				0	0				0				0	0	4	4	12

Persons making the assessments/carrying out review: -

Daniel Catlow & M.Wigley
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE - Tel - 0161 320 6789

Signatures: **Date:**

Date assessment carried out: All items inspected 01.09.15

Next assessment before (Date): Mar-16 6 monthly items due

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes.

4. CONCLUSIONS AND ACTIONS

Licensable asbestos containing materials

Dust debris on concrete plinth, composite residue lagging deposits on the walls and ceilings in areas B-030 - containing Amosite (brown asbestos) and Chrysotile (white asbestos) or Chrysotile only

A composite dust debris sample was taken from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos.

In 2014 a licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

The majority of the walls are painted and are in reasonable condition, therefore the asbestos lagging residue deposits in situ beneath the paint finish to the walls and ceiling areas could be managed through periodic monitoring. If the plant and ancillary pipe work is to be removed and replaced in the future, the client may wish to consider complete environmental strip of all paint finishes, and associated asbestos residue deposits, to all surfaces using methods such as "Tor-strip" or "Quill-blast". It has to be noted that prior to any removal of plant equipment / pipe work a refurbishment survey must be carried out to determine is any asbestos residue is present beneath the insulation is situ.

Any work must be carried out by a Licensed Asbestos Removal Contractor. The above mentioned works will fall under Regulation 9 of the control of asbestos Regulations 2012 and as such will require a 14 day notification to the H.S.E. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor.

Non-licensable asbestos containing materials

WC cistern in area E-008 - containing Amosite (brown asbestos)

This cistern does not present a problem unless scraped or sanded before painting etc and should painting occur, preparation should not include sanding or wire brushing. If this cistern is removed a risk assessment is required and the cistern disposed of as hazardous waste in the meantime if left in situ the cisterns should be marked-up warning of asbestos content and maintained.

Gasket seal to flange joints to pipe work - containing Chrysotile (white asbestos)

This material can be managed, however the client must ensure it is clearly noted within the area that these materials contain asbestos. If removal is considered a risk assessment should be prepared and the entire material should be double wrapped and disposed of as hazardous waste in accordance with the Hazardous Waste Regulations.

Rope seals to patent glazed skylights x 2 in area E-006 & E-019 - containing Chrysotile (white asbestos)
HSG 264 states that weaving ropes and yarns reduces fibre release from products but abrading or cutting the material would release fibres. The material can be managed however is likely to degrade if exposed and will become more friable with age. In some cases the asbestos content of this type of material would be approaching 100% unless combined with other fibres.

The main consideration when planning work with this material should be FALLS FROM HEIGHT. It is by far the best option to have experienced glaziers / roofers with the necessary asbestos training and safe access equipment for handling the wired glass at heights, than a fully qualified asbestos removal contractor who is not used to handling the heavy glass putting himself and others at risk.

Cement cowl on roof above area E-006 - containing Chrysotile (white asbestos)
This material is unlikely to be disturbed and therefore can be managed.
"Asbestos cement" means a material, which is predominantly a mixture of cement and Chrysotile (white asbestos) and which when in a dry state absorbs less than 30% water by weight (See Approved Code of practice and Guidance for details of the test method).

Amosite (brown asbestos) and / or Crocidolite (blue asbestos) have also been used in asbestos cement and may sometimes be present along with Chrysotile (white asbestos) but in smaller quantities. As the asbestos fibres are mostly firmly bound into the cement and not readily made airborne, work with asbestos cement does not pose the same risks as work with asbestos insulation, asbestos insulating board and sprayed asbestos coatings.

This material is likely to release increasing levels of fibres if abraded and exposed surfaces and acid conditions will remove the cement matrix and concentrate unbound fibres on the surface edges. Respiratory protection is recommended for all works involving asbestos. Asbestos products should be labelled warning of asbestos content.

For further guidance on methods of working with asbestos cement refer to separate guidance produced by HSE and to the Asbestos Essentials task manual which is available on the HSE website.

Work with non-licensable asbestos containing material
Work with non-licensable materials under normal circumstances are not notifiable and therefore it is not necessary to employ a licensed asbestos removal contractor to remove this material. However under the Control of Asbestos Regulations 2012 in certain circumstances the material may be considered as notifiable non-licensed work. To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of the material you are going to work on and its condition. We recommend you seek advice from your contractor regarding this issue and refer to the current HSE guidance in asbestos essentials, which can be downloaded from the HSE website.

If a licensed asbestos removal contractor is not employed the persons involved in the removal must have received Training with non-licensable asbestos containing materials and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. The new regulations will also require the operatives to have had a medical examination carried out by a HSE approved doctor. There is still a requirement under the "Approved Code of Practice of Work with materials containing asbestos" to undertake a risk assessment plan of work / method statement and the waste disposed of in accordance with Hazardous Waste Regulations with all the necessary documentation completed. We strongly advise that you refer to H.S.E. publication Asbestos

Essentials. HSG210 for guidance in removal techniques. It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- Approved Code of Practice L143, Managing and Working with asbestos
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: the Licensed Contractors Guide
- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2015
- The Hazardous Waste Regulations

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 1995
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The sample analysis will be subcontracted to an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

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

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide and comply with ISO/IEC 17020:2012 and UKAS guidance RG8.

Management Survey

A Management survey is the standard survey. Its purpose is to locate, as far as reasonable practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

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.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment survey

A refurbishment survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment will take place. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope of the works, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Demolition survey

A demolition survey is needed before the demolition of specific areas within a building or of the entire building is carried out. This type of survey is used to locate and describe all ACM's in the area where the demolition will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

The Management survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in the table enclosed.

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

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
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	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	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.
Surface treatment	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
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

The material assessment identifies the "high-risk materials" i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd can assist in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It must also be noted that the Duty Holder must re-calculate any risk scores and re-evaluate the management option of any ACM's affected by building use changes.

The priority risk assessment scores which have been compiled by RTA and contained within this report have been agreed with the client.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors taken into account and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is update to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequently
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Assessment of Management Priority of Each Asbestos Element

The combined material and priority assessment results should be used to establish the priority for those ACM's needing remedial action and the type of action that will be taken.

PRIORITY 1
Priority 1 asbestos materials are in a condition or location, which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2
All priority 2 asbestos materials are in a location and/or condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 material should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3
Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 material if it were decided to carry out building works, which would require some disturbance of the asbestos material.

5.4.5 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;

- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

No detailed site description has been carried out on this survey re-inspection.

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06903	Room / Area	E-006 - Changing room
Building	Block E	Description	Rope - seals to patent glazed skylights (x2)



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/055
Next Inspection Date	01 Sep 2016	Sample Number	39-MW1068/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	Surface Treatment	Enclosed woven fabric
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 9

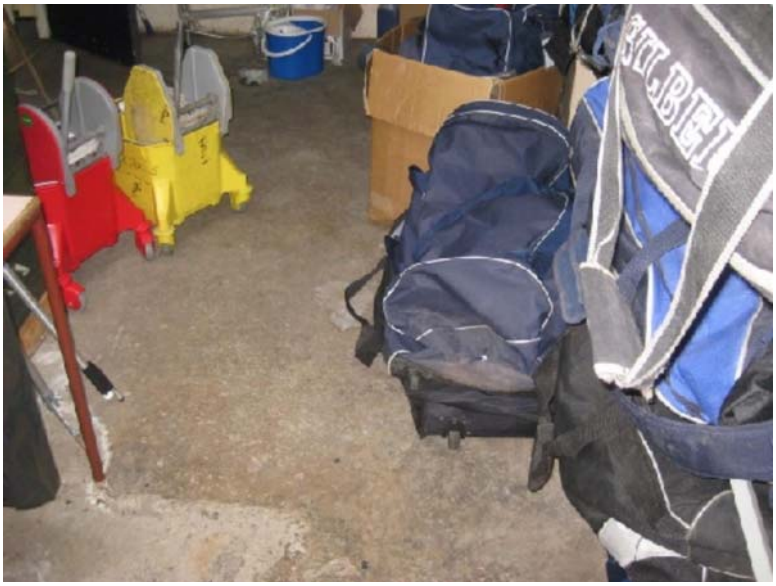
Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	4-10	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	35 Lin M	Maintenance Frequency	ACM unlikely to be disturbed by maintenance

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06911	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor surrounding entrance door



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/058
Next Inspection Date	N/A	Sample Number	42-MW1071/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06912	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/059
Next Inspection Date	N/A	Sample Number	43-MW1072/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06904	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on left wall surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/060
Next Inspection Date	01 Mar 2016	Sample Number	44-MW1073/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06905	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on rear wall surrounding external doors



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/061
Next Inspection Date	01 Mar 2016	Sample Number	45-MW1074/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06913	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of boilers & internal nob wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/062
Next Inspection Date	N/A	Sample Number	46-MW1075/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06906	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of flue & surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/063
Next Inspection Date	01 Mar 2016	Sample Number	47-MW1076/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06907	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/064
Next Inspection Date	01 Mar 2016	Sample Number	48-MW1077/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06914	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding on brick flue stack surrounding flue



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/065
Next Inspection Date	N/A	Sample Number	49-MW1078/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06908	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling surrounding skylight



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/066
Next Inspection Date	01 Mar 2016	Sample Number	50-MW1079/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06915	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling above pumps & boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/067
Next Inspection Date	N/A	Sample Number	51-MW1080/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06909	Room / Area	E-007 - Boiler room
Building	Block E	Description	Gasket seals to flange joints on pipes throughout



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/068
Next Inspection Date	01 Mar 2016	Sample Number	52-MW1081/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Gaskets	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 6

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	N/A	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06910	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris to concrete plinth beneath 2 x calorifiers



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/069
Next Inspection Date	01 Mar 2016	Sample Number	53-MW1082/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage	Priority	N/A	Notifiable	Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06916	Room / Area	E-007 - Boiler room
Building	Block E	Description	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/070
Next Inspection Date	N/A	Sample Number	54-MW1083/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sealant	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06917	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding - firebreak to left & right of nib wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	N/A
Next Inspection Date	N/A	Sample Number	Strongly presumed
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06918	Room / Area	E-008 - Toilet & washroom
Building	Block E	Description	WC cistern in left hand cubicle



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/057
Next Inspection Date	N/A	Sample Number	41-MW1070/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Cistern	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Amosite (brown)

RISK ASSESSMENT = 7

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	1 Sq M	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06919	Room / Area	E-014 - Circulation corridor
Building	Block E	Description	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/056
Next Inspection Date	N/A	Sample Number	40-MW1069/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Insulation slab	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06920	Room / Area	E-019 - Main kitchen
Building	Block E	Description	Rope - seals to patent glazed skylights



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	N/A
Next Inspection Date	01 Sep 2016	Sample Number	Strongly presumed
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	Surface Treatment	Enclosed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 8

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	1-3	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	15 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No

Comments: Material re-inspected by RTA 01.09.15

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06921	Room / Area	E-038 - "Long room"
Building	Block E	Description	Sink pad beneath sink



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/072
Next Inspection Date	N/A	Sample Number	56-MW1085/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sink pad	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06922	Room / Area	E-042 - Tank room
Building	Block E	Description	Dust debris on floor



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/073
Next Inspection Date	N/A	Sample Number	57-MW1086/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06923	Room / Area	E-042 - Tank room
Building	Block E	Description	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/074
Next Inspection Date	N/A	Sample Number	58-MW1087/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06924	Room / Area	All Areas
Building	Block E	Description	Sarking felt in roof void lining to underside of pitched roof throughout - taken above area E-033



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/071
Next Inspection Date	N/A	Sample Number	55-MW1084/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06925	Room / Area	All elevations
Building	Block E	Description	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/076
Next Inspection Date	N/A	Sample Number	60-MW1089/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06926	Room / Area	Above areas E-006 & E-019
Building	Block E	Description	Rope - seals to patent glazed skylights above areas E-006 & E-019



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	N/A
Next Inspection Date	01 Sep 2016	Sample Number	Strongly presumed
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Rope	Surface Treatment	Enclosed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 5

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	50 Lin M	Maintenance Frequency	ACM unlikely to be disturbed by maintenance

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06927	Room / Area	Roof
Building	Block E	Description	Cement cowl above pitched roof - taken above area E-006



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	01 Sep 2015	Lab Reference	261011/075
Next Inspection Date	01 Sep 2016	Sample Number	59-MW1088/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Cement Cowl	Surface Treatment	Cement Product
Condition	Low damage	Sample Result	Chrysotile (white)

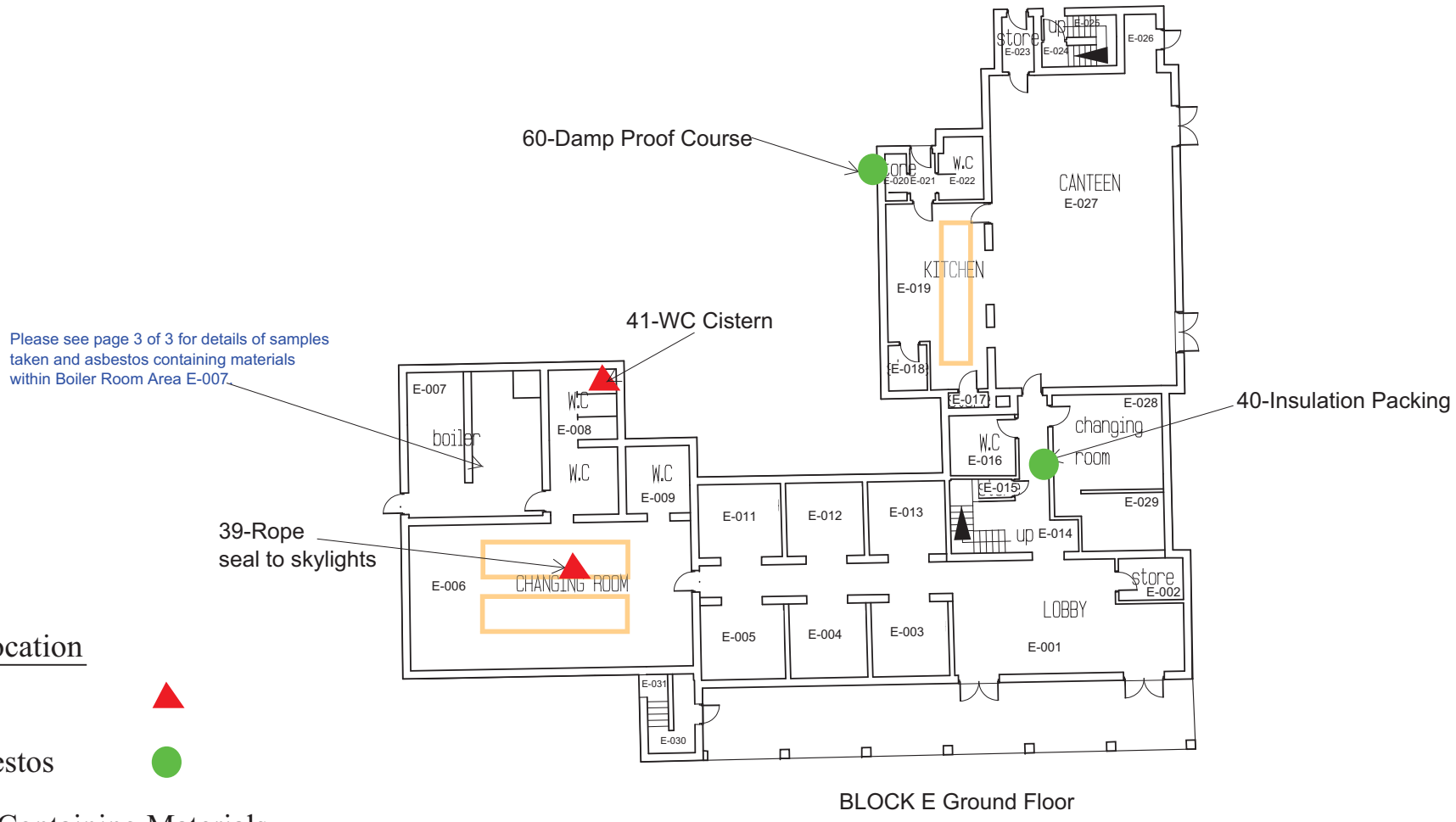
RISK ASSESSMENT = 4

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	2 Units	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 01.09.15				
Recommendations:					

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E



BLOCK E Ground Floor

Sample Location

Asbestos

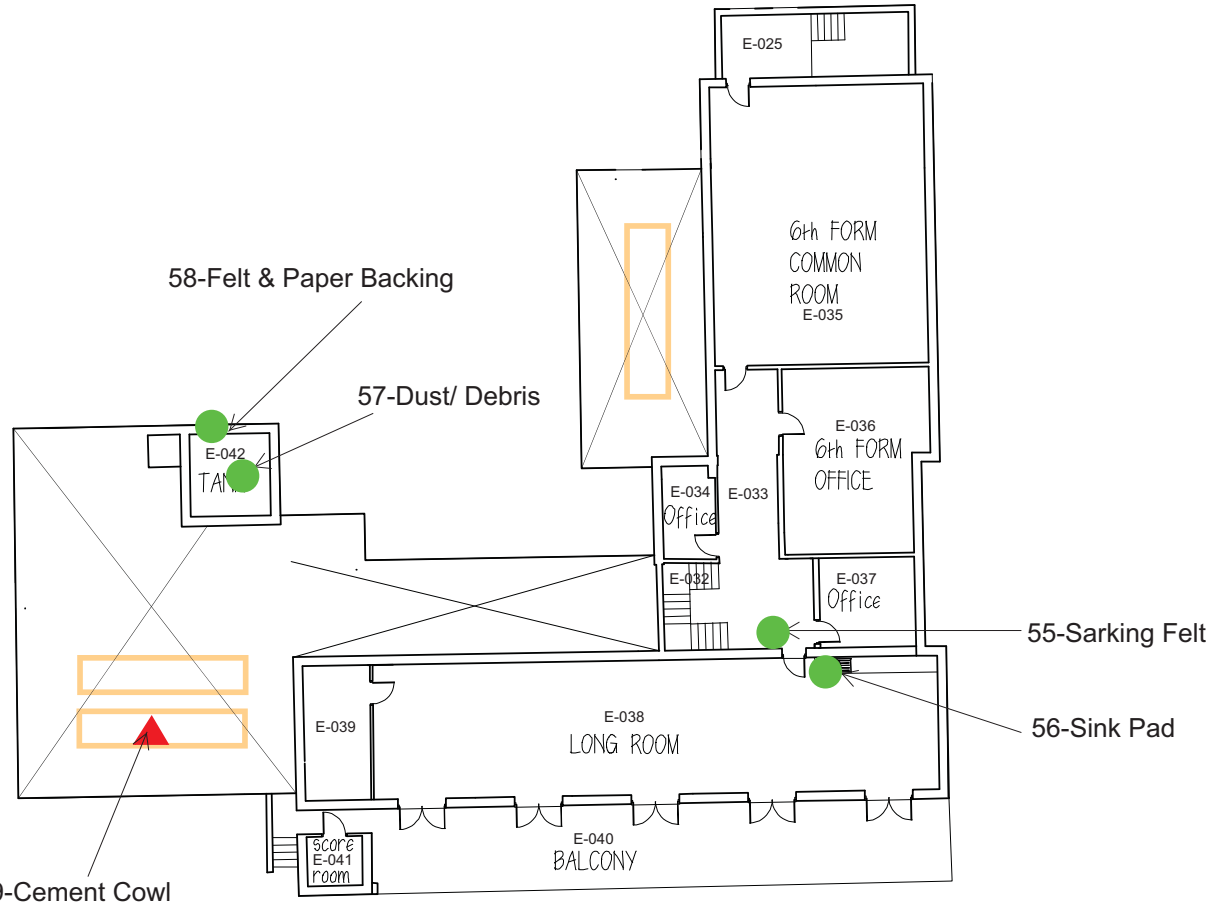
Non Asbestos

Asbestos Containing Materials

Rope seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It was agreed with yourself that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work.
Areas E-001, E-002, E-014 & E-027 – Floor ducts
Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E



BLOCK E First Floor

Sample Location

Asbestos

Non Asbestos

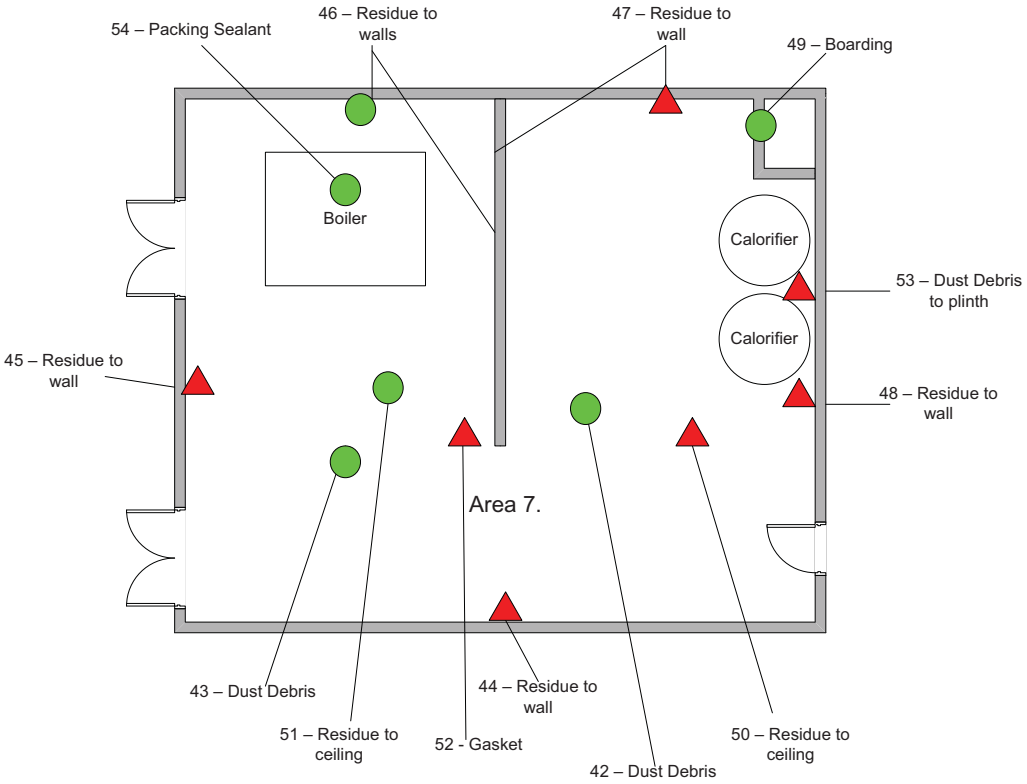
Asbestos Containing Materials

Rope Seals to skylights

Please note: - As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It was agreed with yourself that no additional inspections of these areas should be carried out at the time of the re-inspection.
All areas - It has to be noted none of the insulation has been removed from the pipe work where present.
Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT

Block E - Boiler Room Area 7.



Sample Locations

Asbestos

Non-asbestos

Please note: -
It has to be noted that no sections of the insulation have been removed from the plant equipment / pipe work as this would cause permanent intrusive damage.

Drawing not to Scale

ASBESTOS SURVEY REPORT

SITE ID MGS001-E – Re-inspection

CLIENT NAME Manchester Grammar School - 18.12.14

SITE Block E
Old Hall Lane
Manchester
M13 0XT



TYPE OF SURVEY - Re-inspection of known asbestos containing materials

This survey was carried out by: D.Catlow & M.Wigley of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE

REPORT PREPARED BY:

NAME (PRINTED): SARAH THOMAS

SIGNED:

REPORT CHECKED BY:

NAME (PRINTED): DANIEL CATLOW

SIGNED:

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1. INTRODUCTION

2. EXECUTIVE SUMMARY

3. SURVEY RESULTS

- **3.1 Asbestos register – in area number order including priority risk assessment (2 pages)**
- **3.2 Priority risk assessment algorithm spreadsheet (1 page)**

4. CONCLUSIONS AND ACTIONS

5. GENERAL SITE AND SURVEY INFORMATION including

- **5.1 Sampling strategy for asbestos materials**
- **5.2 Methods of Bulk Sample analysis**
- **5.3 Asbestos Survey strategy**
- **5.4 Report definitions**
  - **5.4.1 – Material Assessment**
  - **5.4.2 – Priority Risk assessment**
  - **5.4.3 - Assessment of Risk Assessment Algorithm Scores**
  - **5.4.4 - Assessment of Management Priority of Each Asbestos Element**
  - **5.4.5 - Management options**
- **5.5 Detailed site description**

APPENDICIES

- **A. Material / priority assessment data sheets (25 pages)**
- **B. Drawings (3 pages)**

1. INTRODUCTION

Instructions were received from Mike Simon on behalf of Manchester Grammar School to carry out a re-inspection of known asbestos containing materials (ACM's) on the property known as Block E at Manchester Grammar School, Old Hall Lane, Manchester M13 0XT. The survey was carried out on 18th December 2014 in accordance with HSG 264 - Asbestos: The Survey Guide.

2. EXECUTIVE SUMMARY

As per your request our surveyors attended site on 18th December 2014, to carry out the re-inspection of identified asbestos containing materials (ACM's) on the six monthly inspection schedule in Block E as stated on the previous re-inspection report carried out by RTA 6th June 2014. (Original management asbestos survey carried out on 21st October 2011).

Locations of asbestos containing materials

- Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Area E-007 - Composite Dust Debris samples were taken from the floor areas including surrounding the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos. The gasket seal to the flange joints to the pipe work throughout the area also proved to contain asbestos.
- Area E-008 - WC cistern
- Roof - Cement cowl above area E-006

Locations of non-asbestos containing materials

- Area E-007 - Boarding on brick flue stack surrounding flue to both side of the nib wall and packing sealant to the flue collar on top of the boiler
- Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Area E-038 - Sink pad beneath sink
- Area E-042 - Dust debris on the floor and felt and paper backing to the perimeter of the ceiling
- All areas - Sarking felt to the underside of the pitched roof
- External - all elevations - Damp proof course within low level brickwork

As per the Management Survey the following areas was noted as not accessed and as such if any work is to be carried out in these areas further investigation may be required. It as agreed with yourself that no additional inspections of these areas should be carried out at the time of the re-inspection.

- All areas - It has to be noted none of the insulation has been removed from the pipe work.
- Areas E-001, E-002, E-014 & E-027 - Floor ducts
- Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 - There is very limited access beneath the modern "Altro" floor covering.
- Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

We have updated the site asbestos register, report sheets and drawing. All staff, maintenance and building operatives who are likely to work in close proximity to asbestos containing materials during their normal activities should be made aware of all ACM's present in your building.

The completed Priority Risk Assessment Algorithm spreadsheet is also enclosed.

An action plan needs to be implemented and the ACM's in good condition, which are to be left in situ, will require regular inspection / monitoring to ensure that no damage has been caused and a schedule should be drawn up establishing the frequency of these inspections and who is responsible for carrying them out.

All areas of the building where work involving disturbance of the fabric of the building i.e. for refurbishment or demolition, or areas not normally accessible will require a Refurbishment / Demolition Survey prior to any works being carried out.

It has to be noted that no bulk sampling was carried out during this re-inspection. Included in section 5 of this report details the definitions for the following, this has been provided for information only: -

5.1 Sampling strategy for asbestos materials
5.2 Methods of Bulk Sample analysis
5.3 Asbestos Survey strategy

3.2 - SURVEY RESULTS in areas number order

Sample No	Sample Ref No / area number sampled in if presuming	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
39	MW1068/11	11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	4	10	06.06.14	Jun-15
44	MW1073/11	11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	7	4	11	18.12.14	Dec-15
45	MW1074/11	11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	18.12.14	Dec-15
47	MW1076/11	11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	18.12.14	Dec-15
48	MW1077/11	11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10	18.12.14	Dec-15
50	MW1079/11	11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	7	4	11	18.12.14	Dec-15
52	MW1081/11	11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	3	3	6	18.12.14	Dec-15
53	MW1082/11	11	261011/069	Residue	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage	6	4	10	18.12.14	Dec-15
42	MW1071/11	11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
43	MW1072/11	11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
46	MW1075/11	11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
49	MW1078/11	11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
51	MW1080/11	11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
54	MW1083/11	11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p49	E-007	11	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
41	MW1070/11	11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	3	5	8	06.06.14	Jun-15
40	MW1069/11	11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	11	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	5	4	9	06.06.14	Jun-15
56	MW1085/11	11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
57	MW1086/11	11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
58	MW1087/11	11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
55	MW1084/11	11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a

Sample No	Sample Ref No / area number sampled in if presuming	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment	Inspection date	Re-inspection due
60	MW1089/11	11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	11	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	5	1	6	06.06.14	Jun-15
59	MW1088/11	11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	4	0	4	06.06.14	Jun-15

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

The following have been removed since previous Management survey was carried out

Sample No	Sample Ref No	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos

Please note: - The following items are outside the scope of works for a management survey / limitations as agreed with Mike Michael Simon and to gain access a refurbishment / demolition survey is required.

Area number	Year	Location
All areas	11	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	11	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	11	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.
E-033	11	The inspection within the roof void was limited to the walkways only for safety reasons.

Site: - **Block E** **Manchester Grammar School, Old Hall Lane, Manchester M13 0XT** **Page** 1 **of** 1 **Reference number** MGS001-E **Job number** ORTA/12/14/3719

							SECTION A					SECTION B																				SECTION C												SECTION D													
							Main Activity:					Likelihood of Disturbance																															Maintenance Activity													
												Location:					Accessibility					Extent/Amount																					Activity:				Frequency:													
Sample number	Surveyor ref	Material	Floor	Area No	Location	Condition	Rare Disturbance Activity	Low Disturbance Activity	Periodic Disturbance Activity	High Disturbance Activity	Score - A	Outdoors	Large Room	Well Ventilated Area	Room Up to 100m²	Confined Space	Usually Inaccessible	Unlikely to be Disturbed	Occasionally Likely to be disturbed	Easily Disturbed	Routinely Disturbed	Amount:	Small amounts (eg strings / gaskets)	≤10m² or ≤ 10m pipe run	≥ 10m² to ≥ 50m² or >10m to ≤50m pipe run	>50m² or >50m pipe run	Average Score - B	None	1 to 3	4 to 10	>10	Infrequent	Monthly	Weekly	Daily	<1 hour	>= 1 and <3 hours	>= 3 and <6 hours	>= 6 hours	Average Score - C	Minor Disturbance Activity	Low Disturbance Activity	Medium Disturbance Activity	High Disturbance Activity	ACM Unlikely to be disturbed	<= 1 per year	> 1 per year	> 1 per month	Average Score - D	Priority Assessment Score	Material Assessment	Total Risk assessment score
							0	1	2	3		0	1	1	2	3	0	0	1	2	3		0	1	2	3		0	1	2	3	0	1	2	3	0	1	2	3		0	1	2	3	0	1	2	3				
39	MW1068/11	Rope	Ground	E-006	Changing room - seals to patent glazed skylights (x2)	Low damage		1			1				2			0				35 lm			2		1			2				3		1			2		0				0				0	4	6	10
44	MW1073/11	Residue	Ground	E-007	Boiler room - on left wall surrounding electrics	Good		1			1				2					2		-	0				1	0							3	0				1				1				1	4	7	11
45	MW1074/11	Residue	Ground	E-007	Boiler room - on rear wall surrounding external doors	Good		1			1				2					2		-	0				1	0							3	0				1				1				1	4	6	10
47	MW1076/11	Residue	Ground	E-007	Boiler room - on right wall rear of flue & surrounding window	Good		1			1				2					2		-	0				1	0							3	0				1				1				1	4	6	10
48	MW1077/11	Residue	Ground	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control	Good		1			1				2					2		-	0				1	0							3	0				1				1				1	4	6	10
50	MW1079/11	Residue	Ground	E-007	Boiler room - ceiling surrounding skylight	Good		1			1				2					2		-	0				1	0							3	0				1				1				1	4	7	11
52	MW1081/11	Gasket	Ground	E-007	Boiler room - seals to flange joints on pipes throughout	Good		1			1				2					2		-	0				1	0							3	0				1	0				0				0	3	3	6
53	MW1082/11	Residue	Ground	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Good		1			1				2			0				-	0				1	0							3	0				1				1				1	4	6	10
41	MW1070/11	WC cistern	Ground	E-008	Toilet & washroom - in left hand cubicle	Good	0				0				2					2		x1		1			2	0							3	0				1	0				1				1	4	3	7
p39	-	Rope	Ground	E-019	Main kitchen - seals to patent glazed skylights	Good		1			1				2			0				15 lm			2		1		1						3		1			2	0				0				0	4	5	9
p39	-	Rope	External	Above areas E-006 & E-019	Seals to patent glazed skylights	Good	0				0	0						0				50lm				3	1	0				0			0				0	0				0				0	1	5	6
59	MW1088/11	Cement cowl	First	Roof	Above pitched roof - taken above area E-006	Low damage	0				0	0						0				x 2		1			0	0				0			0				0	0				0				0	0	4	4

Persons making the assessments/carrying out review: -

Daniel Catlow & M.Wigley
Richard L Thomas Associates Ltd,
1st Floor, 120 Ashton Road, Denton, Manchester. M34 3JE - Tel - 0161 320 6789

Signatures: **Date:**

Date assessment carried out: 6 monthly items inspected 18.12.14

Next assessment before (Date): Jun-15 All items

Client: - Manchester Grammar School
Block E

Signed as approved **Date**

Print Name

This risk rating is based on the information available to R.T.A. at the time of the inspection and it is the Duty holders responsibility to check and confirm those findings before inclusion within your management plan. It also has to be noted that the Duty holder will have to recalculate the risk scores and re-evaluate the management option for any ACM's affected by building use changes.

4. CONCLUSIONS AND ACTIONS

Licensable asbestos containing materials

Dust debris on concrete plinth, composite residue lagging deposits on the walls and ceilings in areas B-030 - containing Amosite (brown asbestos) and Chrysotile (white asbestos) or Chrysotile only - sample numbers 44, 45, 47, 48, 50 & 53
A composite dust debris sample was from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos.

A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.

The majority of the walls are painted and are in reasonable condition, therefore the asbestos lagging residue deposits in situ beneath the paint finish to the walls and ceiling areas could be managed through periodic monitoring. If the plant and ancillary pipe work is to be removed and replaced in the future, the client may wish to consider complete environmental strip of all paint finishes, and associated asbestos residue deposits, to all surfaces using methods such as "Tor-strip" or "Quill-blast". It has to be noted that prior to any removal of plant equipment / pipe work a refurbishment survey must be carried out to determine is any asbestos residue is present beneath the insulation is situ.

Any work must be carried out by a Licensed Asbestos Removal Contractor. The above mentioned works will fall under Regulation 9 of the control of asbestos Regulations 2006 (CAR 2006) and as such will require a 14 day notification to the H.S.E. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor.

Non-licensable asbestos containing materials

WC cistern in area E-008 - containing Amosite (brown asbestos) - sample number 41
This cistern does not present a problem unless scraped or sanded before painting etc and should painting occur, preparation should not include sanding or wire brushing. If this cistern is removed a risk assessment is required and the cistern disposed of as hazardous waste in the meantime if left in situ the cisterns should be marked-up warning of asbestos content and maintained.

Gasket seal to flange joints to pipe work - containing Chrysotile (white asbestos) - sample number 52
This material can be managed, however the client must ensure it is clearly noted within the area that these materials contain asbestos. If removal is considered a risk assessment should be prepared and the entire material should be double wrapped and disposed of as hazardous waste in accordance with the Hazardous Waste Regulations.

Rope seals to patent glazed skylights x 2 in area E-006 & E-019 - containing Chrysotile (white asbestos) - sample number 39
HSG 264 states that weaving ropes and yarns reduces fibre release from products but abrading or cutting the material would release fibres. The material can be managed however is likely to degrade if exposed and will become more friable with age. In some cases the asbestos content of this type of material would be approaching 100% unless combined with other fibres.

The main consideration when planning work with this material should be FALLS FROM HEIGHT. It is by far the best option to have experienced glaziers / roofers with the necessary asbestos training and safe access equipment for handling the wired glass at heights, than a fully qualified asbestos removal contractor who is not used to handling the heavy glass putting himself and others at risk.

Cement cowl on roof above area E-006 - containing Chrysotile (white asbestos) - sample number 59
This material is unlikely to be disturbed and therefore can be managed.

Work with non-licensable asbestos containing materials
Work with non-licensable materials under normal circumstances are not notifiable and therefore it is not necessary to employ a licensed asbestos removal contractor to remove this material. However under the Control of Asbestos Regulations 2012 in certain circumstances the material may be considered as notifiable non-licensed work. To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of the material you are going to work on and its condition. We recommend you seek advice from your contractor regarding this issue and refer to the current HSE guidance in asbestos essentials, which can be downloaded from the HSE website.

If a licensed asbestos removal contractor is not employed the persons involved in the removal must have received Training with non-licensable asbestos containing materials and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. The new regulations will also require the operatives to have had a medical examination carried out by a HSE approved doctor. However there is a 3 year lead-in period up to April 2015.
There is still a requirement under the "Approved Code of Practice of Work with materials containing asbestos" to undertake a risk assessment plan of work / method statement and the waste disposed of in accordance with Hazardous Waste Regulations with all the necessary documentation completed. We strongly advise that you refer to H.S.E. publication Asbestos Essentials. HSG210 for guidance in removal techniques. It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2012
- Approved Code of Practice L143, Managing and Working with asbestos
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: the Licensed Contractors Guide

- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2007
- The Hazardous Waste Regulations

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 1995
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The sample analysis will be subcontracted to an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

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

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide and comply with ISO/IEC 17020:2012 and UKAS guidance RG8.

Management Survey

A Management survey is the standard survey. Its purpose is to locate, as far as reasonable practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

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.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment survey

A refurbishment survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment will take place. The survey will be intrusive and involve destructive inspection, as necessary, to gain access to all areas within the scope of the works, including those that may be difficult to reach. A refurbishment survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Demolition survey

A demolition survey is needed before the demolition of specific areas within a building or of the entire building is carried out. This type of survey is used to locate and describe all ACM's in the area where the demolition will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

The Management survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in the table enclosed.

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

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
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	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	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.
Surface treatment	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
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2012.

The material assessment identifies the "high-risk materials" i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd can assist in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It must also be noted that the Duty Holder must re-calculate any risk scores and re-evaluate the management option of any ACM's affected by building use changes.

The priority risk assessment scores which have been compiled by RTA and contained within this report have been agreed with the client.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors taken into account and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is update to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequently
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Assessment of Management Priority of Each Asbestos Element

The combined material and priority assessment results should be used to establish the priority for those ACM's needing remedial action and the type of action that will be taken.

PRIORITY 1
Priority 1 asbestos materials are in a condition or location, which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2
All priority 2 asbestos materials are in a location and/or condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 material should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3
Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 material if it were decided to carry out building works, which would require some disturbance of the asbestos material.

5.4.5 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;

- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

No detailed site description has been carried out on this survey re-inspection.

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06903	Room / Area	E-006 - Changing room
Building	Block E	Description	Rope - seals to patent glazed skylights (x2)



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/055
Next Inspection Date	06 Jun 2015	Sample Number	39-MW1068/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Rope	Surface Treatment	Unsealed woven fabric
Condition	Low damage	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	4-10	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	35 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06904	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on left wall surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	18 Dec 2014	Lab Reference	261011/060
Next Inspection Date	18 Jun 2015	Sample Number	44-MW1073/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 18.12.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06905	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on rear wall surrounding external doors



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	18 Dec 2014	Lab Reference	261011/061
Next Inspection Date	18 Jun 2015	Sample Number	45-MW1074/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 18.12.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06906	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of flue & surrounding electrics



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	18 Dec 2014	Lab Reference	261011/063
Next Inspection Date	18 Jun 2015	Sample Number	47-MW1076/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 18.12.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06907	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on front wall rear of 2 x calorifiers & surrounding control panel



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	18 Dec 2014	Lab Reference	261011/064
Next Inspection Date	18 Jun 2015	Sample Number	48-MW1077/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 18.12.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06908	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling surrounding skylight



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	18 Dec 2014	Lab Reference	261011/066
Next Inspection Date	18 Jun 2015	Sample Number	50-MW1079/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 7

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Amosite Chrysotile

RISK ASSESSMENT = 11

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	Yes
Comments:	Material re-inspected by RTA 18.12.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06909	Room / Area	E-007 - Boiler room
Building	Block E	Description	Gasket seals to flange joints on pipes throughout



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	18 Dec 2014	Lab Reference	261011/068
Next Inspection Date	18 Jun 2015	Sample Number	52-MW1081/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Gaskets	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 6

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	N/A	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 18.12.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06910	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris to concrete plinth beneath 2 x calorifiers



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	18 Dec 2014	Lab Reference	261011/069
Next Inspection Date	18 Jun 2015	Sample Number	53-MW1082/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 6

Material	Lagging residue	Surface Treatment	Encapsulated Lagging
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 10

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Low Disturbance Activity		
Amount	N/A	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

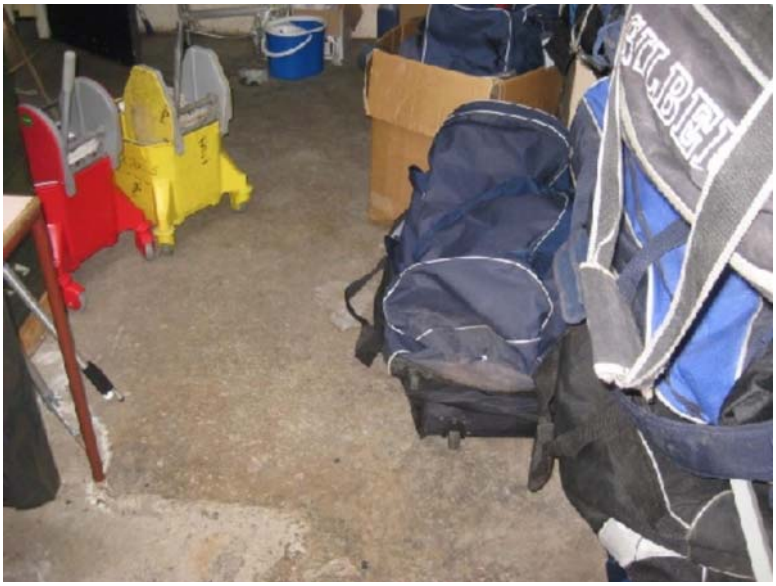
Action	Manage	Priority	N/A	Notifiable	Yes

Comments: A licensed asbestos removal contractor removed as far as reasonably practicable all loose and accessible dust debris insulation from the concrete plinth beneath the calorifiers. However it was not possible to remove all residue deposits which are concealed beneath the location of the existing plant equipment, therefore the entire concrete plinth including the base of the plant equipment was encapsulated.
Material re-inspected by RTA 06.06.14

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06911	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor surrounding entrance door



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/058
Next Inspection Date	N/A	Sample Number	42-MW1071/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06912	Room / Area	E-007 - Boiler room
Building	Block E	Description	Dust debris on floor in front & rear of boilers & pumps



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/059
Next Inspection Date	N/A	Sample Number	43-MW1072/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06913	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on right wall rear of boilers & internal nob wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/062
Next Inspection Date	N/A	Sample Number	46-MW1075/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06914	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding on brick flue stack surrounding flue



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/065
Next Inspection Date	N/A	Sample Number	49-MW1078/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06915	Room / Area	E-007 - Boiler room
Building	Block E	Description	Residue on ceiling above pumps & boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/067
Next Inspection Date	N/A	Sample Number	51-MW1080/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Residue	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06916	Room / Area	E-007 - Boiler room
Building	Block E	Description	Packing sealant - seal to flue collar top of boiler



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/070
Next Inspection Date	N/A	Sample Number	54-MW1083/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sealant	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06917	Room / Area	E-007 - Boiler room
Building	Block E	Description	Boarding - firebreak to left & right of nib wall



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	N/A
Next Inspection Date	N/A	Sample Number	Strongly presumed
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Superlux	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06918	Room / Area	E-008 - Toilet & washroom
Building	Block E	Description	WC cistern in left hand cubicle



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/057
Next Inspection Date	N/A	Sample Number	41-MW1070/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 3

Material	Cistern	Surface Treatment	Composite materials containing asbestos
Condition	Good condition	Sample Result	Amosite (brown)

RISK ASSESSMENT = 7

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	<1 hour
Accessibility	Easily disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	1 Sq M	Maintenance Frequency	<= 1 per year

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA - 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06919	Room / Area	E-014 - Circulation corridor
Building	Block E	Description	Insulation packing surrounding 2 x pipe openings at floor level



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/056
Next Inspection Date	N/A	Sample Number	40-MW1069/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Insulation slab	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	Ground Floor
Location ID	06920	Room / Area	E-019 - Main kitchen
Building	Block E	Description	Rope - seals to patent glazed skylights



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	N/A
Next Inspection Date	06 Jun 2015	Sample Number	Strongly presumed
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	Surface Treatment	Unsealed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 9

Main Activity	Low Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	1-3	Frequency of Use	Daily
Location	Rooms up to 100 square metres	Average Time in Use	>=1 to <3 hours
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	15 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06921	Room / Area	E-038 - "Long room"
Building	Block E	Description	Sink pad beneath sink



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/072
Next Inspection Date	N/A	Sample Number	56-MW1085/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sink pad	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06922	Room / Area	E-042 - Tank room
Building	Block E	Description	Dust debris on floor



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/073
Next Inspection Date	N/A	Sample Number	57-MW1086/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Dust debris	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06923	Room / Area	E-042 - Tank room
Building	Block E	Description	Felt & Paper backing to the perimter of the ceiling



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/074
Next Inspection Date	N/A	Sample Number	58-MW1087/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	First Floor
Location ID	06924	Room / Area	All Areas
Building	Block E	Description	Sarking felt in roof void lining to underside of pitched roof throughout - taken above area E-033



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/071
Next Inspection Date	N/A	Sample Number	55-MW1084/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Sarking felt	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06925	Room / Area	All elevations
Building	Block E	Description	Damp proof course within low level brickwork throughout - taken outside area E-020



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	21 Oct 2011	Lab Reference	261011/076
Next Inspection Date	N/A	Sample Number	60-MW1089/11
Survey Type	Management		

MATERIAL ASSESSMENT = 0

Material	Damp proof course	Surface Treatment	N/A
Condition	N/A	Sample Result	No Asbestos Detected

RISK ASSESSMENT = N/A

Main Activity	N/A		
Secondary Activity	N/A		
Number of Occupants	N/A	Frequency of Use	N/A
Location	N/A	Average Time in Use	N/A
Accessibility	N/A		
Maintenance Activity	N/A		
Amount	N/A	Maintenance Frequency	N/A

MANAGEMENT SUMMARY

Action	N/A	Priority	N/A	Notifiable	N/A

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06926	Room / Area	Above areas E-006 & E-019
Building	Block E	Description	Rope - seals to patent glazed skylights above areas E-006 & E-019



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	N/A
Next Inspection Date	06 Jun 2015	Sample Number	Strongly presumed
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 5

Material	Rope	Surface Treatment	Unsealed woven fabric
Condition	Good condition	Sample Result	Chrysotile (white)

RISK ASSESSMENT = 6

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	50 Lin M	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	Floor	External
Location ID	06927	Room / Area	Roof
Building	Block E	Description	Cement cowl above pitched roof - taken above area E-006



Surveyed	YES	Source of Information	D.Catlow & M.Wigley
Last Inspection Date	06 Jun 2014	Lab Reference	261011/075
Next Inspection Date	06 Jun 2015	Sample Number	59-MW1088/11
Survey Type	Re-inspection		

MATERIAL ASSESSMENT = 4

Material	Cement cowl	Surface Treatment	Cement Product
Condition	Low damage	Sample Result	Chrysotile (white)

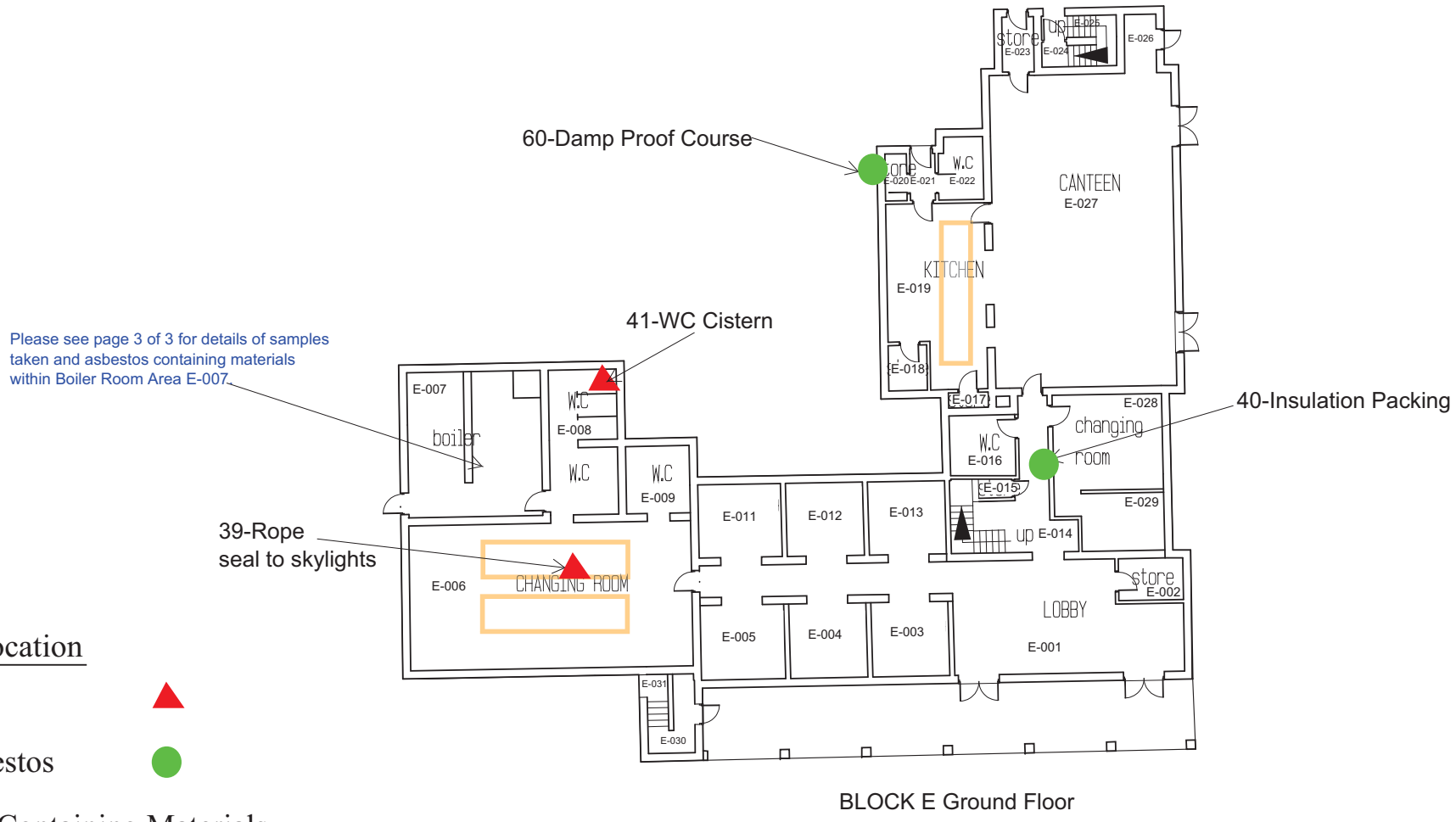
RISK ASSESSMENT = 4

Main Activity	Rare Disturbance Activity		
Secondary Activity	Not Applicable		
Number of Occupants	None	Frequency of Use	Infrequent
Location	Outdoors	Average Time in Use	<1 hour
Accessibility	Unlikely to be Disturbed		
Maintenance Activity	Minor Disturbance Activity		
Amount	2 Units	Maintenance Frequency	Unlikely to be Disturbed

MANAGEMENT SUMMARY

Action	Manage or Remove	Priority	N/A	Notifiable	No
Comments:	Material re-inspected by RTA 06.06.14				
Recommendations:					

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E



BLOCK E Ground Floor

Sample Location

Asbestos ▲

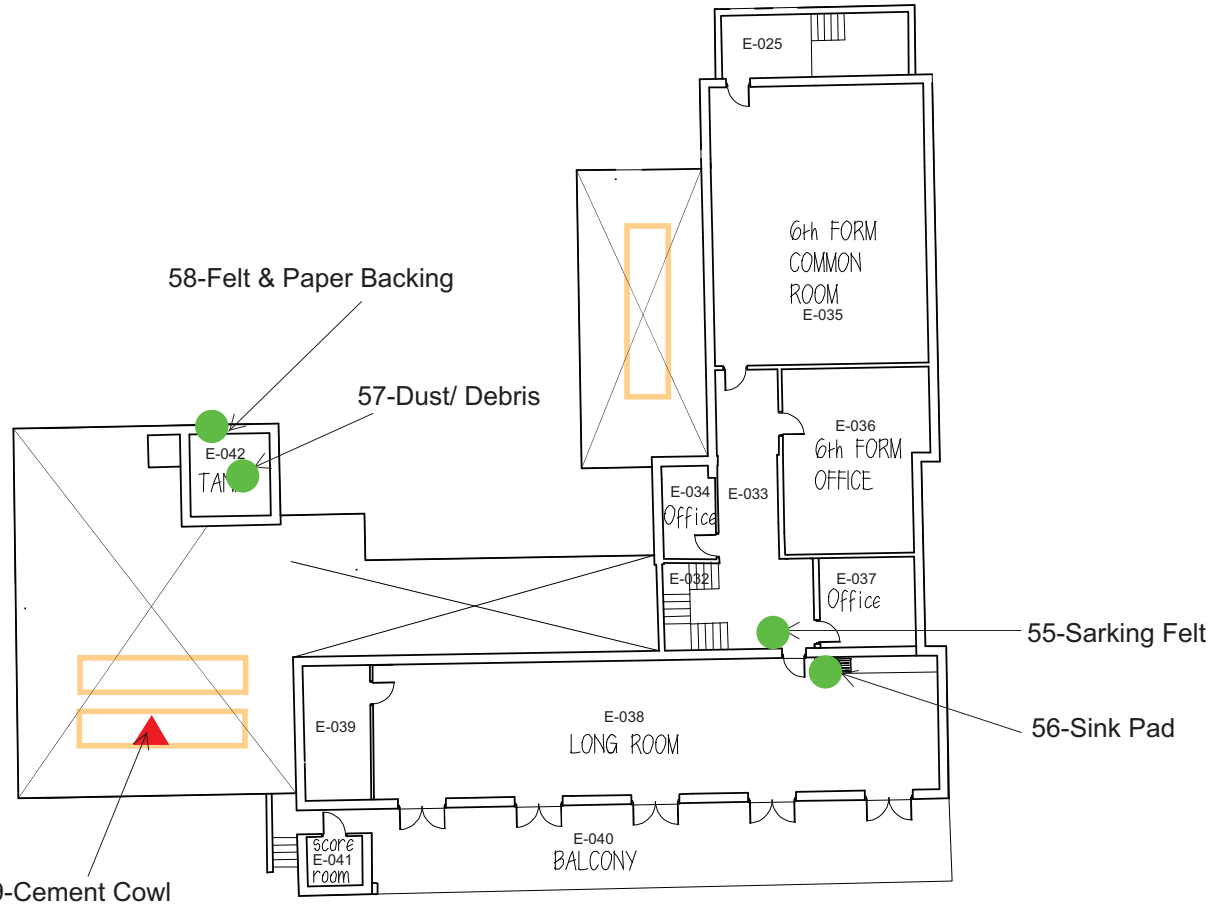
Non Asbestos ●

Asbestos Containing Materials

Rope seals to skylights □

Please note: - The following items are outside the scope of works for a management survey as agreed with Mike Simon and to gain access permanent damage would be caused which would be included in a refurbishment - demolition survey.
All areas - It has to be noted none of the insulation has been removed from the pipe work.
Areas E-001, E-002, E-014 & E-027 – Floor ducts
Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E



BLOCK E First Floor

Sample Location

Asbestos

Non Asbestos

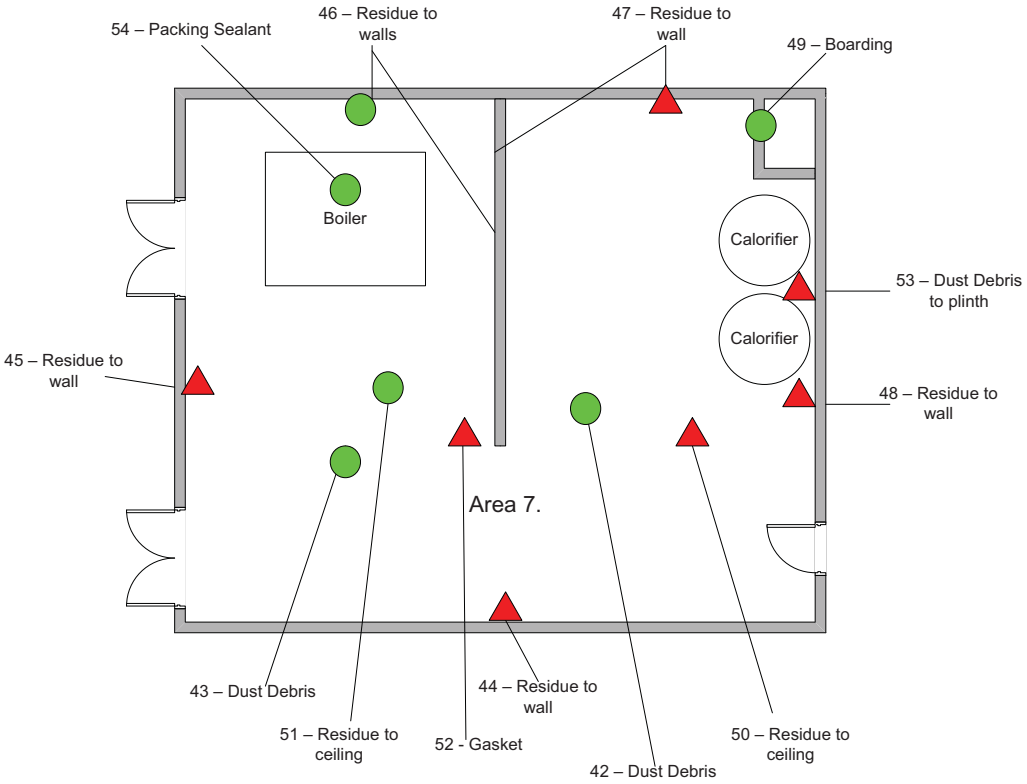
Asbestos Containing Materials

Rope Seals to skylights

Please note: - The following items are outside the scope of works for a management survey as agreed with Mike Simon and to gain access permanent damage would be caused which would be included in a refurbishment - demolition survey.
All areas - It has to be noted none of the insulation has been removed from the pipe work where present.
Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT

Block E - Boiler Room Area 7.



Sample Locations

Asbestos

Non-asbestos

Please note: -
It has to be noted that no sections of the insulation have been removed from the plant equipment / pipe work as this would cause permanent intrusive damage.

Drawing not to Scale

ASBESTOS SURVEY REPORT

SITE ID MGS001-E

CLIENT NAME Manchester Grammar School – 21.10.11

SITE Block E - Manchester Grammar School
Old Hall Lane
Manchester
M13 0XT



TYPE OF SURVEY - Management

This survey was carried out by: Daniel Catlow & Michael Wigley of Richard L Thomas Associates Ltd, 1st Floor, 120 Ashton Road, Denton, Manchester M34 3JE - Tel - 0161 320 6789 - Fax - 0161 320 6969

REPORT PREPARED BY:

NAME (PRINTED): SARAH THOMAS

SIGNED:

REPORT CHECKED BY:

NAME (PRINTED): DANIEL CATLOW

SIGNED: D. Catlow

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- **5.1 Sampling strategy for asbestos materials**
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- **5.3 Asbestos Survey strategy**
- **5.4 Report definitions**
  - **5.4.1 – Material Assessment**
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- **A. Material assessment data sheets (5 pages)**
- **B. Bulk sample analysis certificate (2 pages)**
- **C. Drawings (3 pages)**

1. INTRODUCTION

Instructions were received from Michael Simon on behalf of Manchester Grammar School to carry out a "Management" asbestos survey on the property known as Block E - Manchester Grammar School at Old Hall Lane, Manchester, M13 0XT. The survey was carried out on 21st October 2011 in accordance with HSG 264 - Asbestos: The Survey Guide.

2. EXECUTIVE SUMMARY

Locations of asbestos containing materials

- Areas E-006 & E019 - Rope seals to patent glazed skylights internal & external
- Area E-007 - Composite Dust Debris samples were taken from the floor areas including surrounding the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos. The gasket seal to the flange joints to the pipe work throughout the area also proved to contain asbestos.
- Area E-008 - WC cistern
- Roof - Cement cowl above area E-006

Locations of non-asbestos containing materials

- Area E-007 - Boarding on brick flue stack surrounding flue to both side of the nib wall and packing sealant to the flue collar on top of the boiler
- Area E-014 - Insulation packing surrounding two pipe openings at floor level
- Area E-038 - Sink pad beneath sink
- Area E-042 - Dust debris on the floor and felt and paper backing to the perimeter of the ceiling
- All areas - Sarking felt to the underside of the pitched roof
- External - all elevations - Damp proof course within low level brickwork

Please note: - The following items are outside the scope of works for a management survey / limitations as agreed with Mike Simon and to gain access permanent damage would be require which would be included in a refurbishment - demolition survey.

- All areas - It has to be noted none of the insulation has been removed from the pipe work.
- Areas E-001, E-002, E-014 & E-027 - Floor ducts
- Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 - There is very limited access beneath the modern "Altro" floor covering.
- Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Block E - Sports Pavilion - Manchester Grammar School, Old Hall Lane, Manchester M13 0XT

3.1 - Survey results in sample number order

Samples found to contain asbestos

Sample No	Sample Ref No	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment
39	MW1068/11	11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	4	10
41	MW1070/11	11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	3	5	8
44	MW1073/11	11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	7	4	11
45	MW1074/11	11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10
47	MW1076/11	11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10
48	MW1077/11	11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10
50	MW1079/11	11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	7	4	11
52	MW1081/11	11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	5	3	8
53	MW1082/11	11	261011/069	Dust debris	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	High damage	Unsealed lagging	Easily disturbed	Yes	Remove	10	4	14
59	MW1088/11	11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	4	0	4

Samples proved to be none asbestos

Sample No	Sample Ref No	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
40	MW1069/11	11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected
42	MW1071/11	11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected
43	MW1072/11	11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected
46	MW1075/11	11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected
49	MW1078/11	11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected
51	MW1080/11	11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected
54	MW1083/11	11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected
55	MW1084/11	11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected
56	MW1085/11	11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected

Sample No	Sample Ref No	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
57	MW1086/11	11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected
58	MW1087/11	11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected
60	MW1089/11	11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected

Other affected areas not sampled but of same construction and presumed to contain asbestos

			Presumed area																
Sample No	Area sampled in	Year	Floor	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment
p39	E-006	11	Ground	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	4	10
p39	E-006	11	Ground	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	1	7

Other areas, where material not sampled but contain the same type of material as sampled in other areas, which proved to be non-asbestos

			Presumed area						
Sample No	Area sampled in	Year	Floor	Element Sampled	Floor	Block	Area	Location	Type of Asbestos
p49	E-007	11	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected

Please note: - The following items are outside the scope of works for a management survey / limitations as agreed with Mike Michael Simon and to gain access a refurbishment / demolition survey is required.

Area number	Year	Location
All areas	11	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	11	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	11	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.
E-033	11	The inspection within the roof void was limited to the walkways only for safety reasons.

Block E - Sports Pavilion - Manchester Grammar School, Old Hall Lane, Manchester M13 0XT

3.2 - SURVEY RESULTS in areas number order

Sample No	Sample Ref No / area number sampled in if presuming	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment
39	MW1068/11	11	261011/055	Rope	Ground	E	E-006	Changing room - seals to patent glazed skylights (x2)	Chrysotile (white asbestos)	35 lm	Rope	Low damage	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	4	10
44	MW1073/11	11	261011/060	Residue	Ground	E	E-007	Boiler room - on left wall surrounding electrics	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	7	4	11
45	MW1074/11	11	261011/061	Residue	Ground	E	E-007	Boiler room - on rear wall surrounding external doors	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10
47	MW1076/11	11	261011/063	Residue	Ground	E	E-007	Boiler room - on right wall rear of flue & surrounding window	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10
48	MW1077/11	11	261011/064	Residue	Ground	E	E-007	Boiler room - on front wall rear of 2 x calorifiers & surrounding control panel	Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Easily disturbed	Yes	Manage or remove	6	4	10
50	MW1079/11	11	261011/066	Residue	Ground	E	E-007	Boiler room - ceiling surrounding skylight	Amosite (brown asbestos) & Chrysotile (white asbestos)	-	Residue lagging	Good	Encapsulated lagging	Unlikely to be disturbed	Yes	Manage or remove	7	4	11
52	MW1081/11	11	261011/068	Gasket	Ground	E	E-007	Boiler room - seals to flange joints on pipes throughout	Chrysotile (white asbestos)	-	Gasket	Good	Composite material	Unlikely to be disturbed	No	Manage or remove	5	3	8
53	MW1082/11	11	261011/069	Dust debris	Ground	E	E-007	Boiler room - to concrete plinth beneath 2 x calorifiers	Chrysotile (white asbestos)	-	Dust debris	High damage	Unsealed lagging	Easily disturbed	Yes	Remove	10	4	14
42	MW1071/11	11	261011/058	Dust debris	Ground	E	E-007	Boiler room - on floor surrounding entrance door	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
43	MW1072/11	11	261011/059	Dust debris	Ground	E	E-007	Boiler room - on floor in front & rear of boilers & pumps	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
46	MW1075/11	11	261011/062	Residue	Ground	E	E-007	Boiler room - on right wall rear of boilers & internal nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
49	MW1078/11	11	261011/065	Boarding	Ground	E	E-007	Boiler room - on brick flue stack surrounding flue	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
51	MW1080/11	11	261011/067	Residue	Ground	E	E-007	Boiler room - ceiling above pumps & boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
54	MW1083/11	11	261011/070	Packing sealant	Ground	E	E-007	Boiler room - seal to flue collar top of boiler	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p49	E-007	11	Ground	Boarding	Ground	E	E-007	Boiler room - firebreak to left & right of nib wall	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
41	MW1070/11	11	261011/057	WC cistern	Ground	E	E-008	Toilet & washroom - in left hand cubicle	Amosite (brown asbestos)	x1	Cistern	Good	Composite material	Easily disturbed	No	Manage or remove	3	5	8
40	MW1069/11	11	261011/056	Insulation packing	Ground	E	E-014	Circulation corridor - surrounding 2 x pipe openings at floor level	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	11	-	Rope	Ground	E	E-019	Main kitchen - seals to patent glazed skylights	Chrysotile (white asbestos)	15 lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	4	10
56	MW1085/11	11	261011/072	Sink pad	First	E	E-038	"Long room" - beneath sink	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
57	MW1086/11	11	261011/073	Dust debris	First	E	E-042	Tank room - floor	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a

Sample No	Sample Ref No / area number sampled in if presuming	Year	Laboratory Ref No	Element Sampled	Floor	Block	Area	Location	Type of Asbestos	Amount	Material	Condition	Surface Treatment	Accessibility	Notifiable	Action	Material Assessment	Priority Assessment	Material & Priority Assessment
58	MW1087/11	11	261011/074	Felt & paper backing	First	E	E-042	Tank room - to perimeter of ceiling	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
55	MW1084/11	11	261011/071	Sarking felt	First	E	All areas	Within roof void lining to underside of pitched roof throughout - taken above area E-033	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
60	MW1089/11	11	261011/076	Damp proof course	External	E	All elevations	Within low level brickwork throughout - taken outside area E-020	None detected	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
p39	E-006	11	-	Rope	External	E	Above areas E-006 & E-019	Seals to patent glazed skylights	Chrysotile (white asbestos)	50lm	Rope	Good	Unsealed woven fabric	Unlikely to be disturbed	No	Manage or remove	6	1	7
59	MW1088/11	11	261011/075	Cement cowl	External	E	Roof	Above pitched roof - taken above area E-006	Chrysotile (white asbestos)	x 2	Cement cowl	Low damage	Cement product	Unlikely to be disturbed	No	Manage or remove	4	0	4

Please note: - The following items are outside the scope of works for a management survey / limitations as agreed with Mike Michael Simon and to gain access a refurbishment / demolition survey is required.

Area number	Year	Location
All areas	11	It has to be noted none of the insulation has been removed from the pipe work.
As per adj list	11	Areas E-001, E-002, E-014 & E-027 – Floor ducts
As per adj list	11	Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern “Altro” floor covering.
E-033	11	The inspection within the roof void was limited to the walkways only for safety reasons.

4. CONCLUSIONS AND ACTIONS

Licensable asbestos containing materials

Dust debris on concrete plinth, composite residue lagging deposits on the walls and ceilings in areas B-030 - containing Amosite (brown asbestos) and Chrysotile (white asbestos) or Chrysotile only - sample numbers 44, 45, 47, 48, 50 & 53
A composite dust debris sample was from the plinth beneath the calorifier & composite residue samples were taken from beneath the paint finish to the walls and ceiling as highlighted on the attached plan and the majority of these proved to contain Asbestos.

It is our recommendation that the areas surrounding these calorifiers are environmentally cleaned as a minimum by a Licensed Asbestos Removal Contractor, using an H Type Vacuum. A reassurance background air test should be carried out, within the boiler room, to prove the ambient quality of the air prior to any remedial works being undertaken. Once the work has been completed this should be followed by a further reassurance air test to prove the ambient quality of the air.

The majority of the walls are painted and are in reasonable condition, therefore the asbestos lagging residue deposits in situ beneath the paint finish to the walls and ceiling areas could be managed through periodic monitoring. If the plant and ancillary pipe work is to be removed and replaced in the future, the client may wish to consider complete environmental strip of all paint finishes, and associated asbestos residue deposits, to all surfaces using methods such as "Tor-strip" or "Quill-blast". It has to be noted that prior to any removal of plant equipment / pipe work a refurbishment survey must be carried out to determine is any asbestos residue is present beneath the insulation is situ.

Any work must be carried out by a Licensed Asbestos Removal Contractor. The above mentioned works will fall under Regulation 9 of the control of asbestos Regulations 2006 (CAR 2006) and as such will require a 14 day notification to the H.S.E. We recommend you seek advice from your appointed Licensed Asbestos Removal Contractor.

Non-licensable asbestos containing materials

WC cistern in area E-008 - containing Amosite (brown asbestos) - sample number 41
This cistern does not present a problem unless scraped or sanded before painting etc and should painting occur, preparation should not include sanding or wire brushing. If this cistern is removed a risk assessment is required and the cistern disposed of as hazardous waste in the meantime if left in situ the cisterns should be marked-up warning of asbestos content and maintained.

Gasket seal to flange joints to pipe work - containing Chrysotile (white asbestos) - sample number 52
This material can be managed, however the client must ensure it is clearly noted within the area that these materials contain asbestos. If removal is considered a risk assessment should be prepared and the entire material should be double wrapped and disposed of as hazardous waste in accordance with the Hazardous Waste Regulations.

Rope seals to patent glazed skylights x 2 in area E-006 & E-019 - containing Chrysotile (white asbestos) - sample number 39

HSG 264 states that weaving ropes and yarns reduces fibre release from products but abrading or cutting the material would release fibres. The material can be managed however is likely to degrade if exposed and will become more friable with age. In some cases the asbestos content of this type of material would be approaching 100% unless combined with other fibres.

The main consideration when planning work with this material should be FALLS FROM HEIGHT. It is by far the best option to have experienced glaziers / roofers with the necessary asbestos training and safe access equipment for handling the wired glass at heights, than a fully qualified asbestos removal contractor who is not used to handling the heavy glass putting himself and others at risk.

Cement cowl on roof above area E-006 - containing Chrysotile (white asbestos) - sample number 59
This material is unlikely to be disturbed and therefore can be managed.

Work with non-licensable asbestos containing materials

Work with the above materials will not normally need to be carried out by a person licensed to work with asbestos nor will it require notification to the relevant enforcing authority as work with this material will usually fulfil the conditions for the regulation 3 (2) of the Control of Asbestos Regulations 2006 where:

a) the exposure of employees to asbestos is sporadic and of low intensity
b) it is clear from the risk assessment that the exposure of any employee to asbestos will not exceed the control limit; and
c) the work involves
    i) short, non-continuous maintenance activities,
    ii) the removal of materials in which the asbestos fibres are firmly linked in a matrix,
    iii) encapsulation or sealing of asbestos-containing materials which are in good condition, or
    iv) air monitoring and control, and the collection and analysis of samples to ascertain whether a specific material contains asbestos.

However, if any work is to be undertaken a suitable and sufficient risk assessment must be carried out and this may identify factors that lead to the conclusion that the control limit could be exceeded or the exposure would not be sporadic and low intensity and in this case the above exceptions would not apply. Such factors might be a much higher proportion of asbestos in the material than normal, the material being more friable than normal and the best available method of work could result in exposure which could not be considered to be sporadic and low intensity or the control limit being exceeded. However the requirements as provided by the remainder of the Regulations will apply to all work with asbestos-containing materials (ACM's). In particular, the work must be undertaken by trained workers in accordance with a plan of work and using proper controls to prevent exposure to and spread of asbestos and be suitably equipped with Respiratory Protection Equipment and Personal Protection Equipment to carry out the task. HSE has produced guidance on work to which regulation 3(2) will apply including HSG210 "Asbestos Essentials task manual" which is available on the HSE website.

It is a legal requirement for all contractors who work with asbestos to be adequately insured.

Any work carried out must be in accordance with the following regulations and legislation.

- The Health & Safety at Work Act 1974
- The Control of Asbestos Regulations 2006
- Approved Code of Practice L143, Work with Materials containing Asbestos
- Approved Code of Practice L127, The Management of asbestos in non-domestic premises (2006)
- HSG 248 Asbestos - The analyst's guide for sampling, analysis and clearance procedures
- HSG 247 Asbestos: the Licensed Contractors Guide
- HSG 210 - Asbestos Essentials
- Management of Health and Safety Regulations 1999
- Construction (Design and Management) Regulations 2007
- Hazardous Waste (England and Wales) (Amendment) Regulations 2009

Other relevant: -

- The Manual Handling Operations Regulations 1992
- Provision and Use of Work Equipment Regulations 1998
- Reporting of Injuries, Diseases & Dangerous Occurrences 1995
- Control of Substances Hazardous to Health Regulations 2002 as amended
- Health & Safety (First Aid) Regulations 1981
- Confined Spaces Regulations 1997
- Work at Height Regulations 2005
- Construction (Health, Safety and Welfare) Regulations 1996

5. GENERAL SITE AND SURVEY INFORMATION

5.1 Bulk sampling strategy for Asbestos containing materials

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material. The sampling strategy will be based on several factors including the size and numbers of premises/rooms and the extent and types of ACM's present.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building. As required under the Control of Asbestos Regulations 2006, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with foil or PCL cloth tape or decorators caulking. All samples were double sealed in polythene bags, which would not give rise to any dust release and where appropriate and a label was left on the site adjacent to the sample location or alternatively visual records such as marked up plans and/or photographic records showing location and extent of the sample may have been used as an effective way of recording the sample position and location of ACM's. Sampling did not impair the structural integrity of the building or plant.

Either labels or photographs will indicate the sample number for a cross reference to this report. Care was taken to prevent cross-contamination of samples. All in accordance with HSG264 - Asbestos: The survey guide and HSG248 –Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

The sample analysis will be subcontracted to an independent laboratory accredited by UKAS to ISO 17025 standard.

5.2 Method of Bulk sampling Analysis

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".

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

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

E) The different fibrous components were identified using PLM.

5.3 TYPES OF SURVEY

All surveys have been carried out in accordance with the requirements of HSG264 – Asbestos: The Survey Guide.

Management Survey

A Management survey is the standard survey. Its purpose is to locate, as far as reasonable practicable, the presence and the extent of any suspect ACM in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition and their ability to release fibres into the air if they are disturbed in some way.

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.

Normal tools and access equipment will be used in addition to taking into consideration other useful material characteristics (e.g. surface texture, sound when knocked, warmth to touch, surface hardness/deformation with a probe etc).

The survey will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos.

All ACM's should be identified as far as is reasonably practicable. The areas inspected should include: under floor coverings, above false ceilings (ceiling voids), lofts, risers, service ducts and lift shafts, basements, cellars, underground rooms, under-crofts (this list is not exhaustive).

Please note: - If there is any major refurbishment to be undertaken or if the building is to be demolished refurbishment / demolition survey is required.

Refurbishment and Demolition survey

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 ACM's in the area where the refurbishment will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

On all types of survey, where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This will therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

5.4. REPORT STRATEGY / SURVEY FINDINGS DEFINITIONS

The Management survey includes an assessment of the condition of the various ACM's and their ability to release fibres. This assessment allows the duty holder to assess the potential for fibre release for each ACM and then go on to prioritise the need for action as part of the plan for managing asbestos.

A standardised assessment tool suitable for a management survey is given and is based in a simple additive algorithm. The tool can be used to numerically assess the potential for fibre release. The tool is not designed to calculate absolute differences in potency of fibre release / hazard potential between ACM's. It does however enable ACM's to be ranked in a simple numerical order. No condition assessment is normally necessary for refurbishment and demolition surveys but, where the period between the survey and the event is significant, e.g. more than 3 months, then a material assessment will be conducted in the interim and management arrangement put in place.

This assessment has been established using the Material Assessment Algorithm that is defined in the HSG 264 document.

5.4.1 Material assessment algorithm

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type;
- extent of damage or deterioration
- surface treatment; and
- asbestos type.

Each parameter is scored between 1 and 3. A score of 1 is equivalent to a low potential for fibre release, 2 = medium and 3 = high. Two parameters can also be given a nil score (equivalent to a very low potential for fibre release). The value assigned to each of the four parameters is added together to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (i.e. score = 3) unless there is strong evidence to show otherwise. Examples of scoring for each parameter are given in the table enclosed.

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

Material assessment algorithm

Sample variable	Score	Examples of scores (see notes for more detail)
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	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	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.
Surface treatment	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
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very Low

Non-asbestos materials have no potential to release asbestos fibres

5.4.2 Priority risk assessment

It is the responsibility of the duty holder of the building to undertake the risk assessment and subsequently a re-inspection program should be implemented in accordance with the Duty to manage asbestos in buildings, regulation 4 of The Control of Asbestos Regulations 2006.

The material assessment identifies the "high-risk materials" i.e. those materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action. Priority must be determined by carrying out a risk assessment (i.e. a priority assessment – see enclosed table) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all the above. Richard L Thomas Associates Ltd have assisted in this process however the risk ratings are based on the information available provided by the client at the time of the inspection and it is the Duty Holders responsibility to check and confirm the findings before including in the asbestos management plan. It must also be noted that the Duty Holder must re-calculate any risk scores and re-evaluate the management option of any ACM's affected by building use changes.

Four general headings have been used to calculate the priority risk assessment algorithm, and one or more factors taken into account and averaged under each heading to suit the circumstances. Each of the four parameter headings are scored as an average of each section between 0 and 3 and the value assigned to each of the four headings is added together to give a total score of between 0 and 12.

5.4.3 Assessment of Risk Assessment Algorithm Scores

The risk assessment algorithm score is the combination of the:

Material Assessment
The type and condition of the ACM and the ease with which it releases fibres if disturbed.

and:

Priority Assessment
The likelihood of someone disturbing the ACM.

Each category can contribute a risk score of 0 to 12 giving a potential maximum risk score in a worse case scenario of 24.

The use of an algorithm can only act as a guide to the potential hazard that may be presented and it is not possible to ascribe proposed actions against individual risk scores. Risk assessment scores for different ACM's can be compared to develop an action plan.

The algorithm becomes invaluable when used as part of an ongoing management strategy as it highlights the trend of potential risk, as information is update to reflect site inspections.

Priority assessment algorithm

Assessment Factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact asbestos containing material)
	3	High levels of disturbance (eg fire door in constant use)
Secondary activities	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg string or gaskets)
	1	≤10m² or ≤10m pipe run
	2	>10m² to ≤50m² or >10m to ≤50m pipe run
	3	>50m² or >50m pipe run
Human Exposure potential		
No. of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequently
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	< 1 hour
	1	> 1 to < 3 hours
	2	>3 to <6 hours
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting asbestos insulating board ceiling tiles to access a valve)
	3	High level of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month

5.4.4 Assessment of Management Priority of Each Asbestos Element

The combined material and priority assessment results should be used to establish the priority for those ACM's needing remedial action and the type of action that will be taken.

PRIORITY 1
Priority 1 asbestos materials are in a condition or location, which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2
All priority 2 asbestos materials are in a location and/or condition, which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 material should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3
Priority 3 asbestos materials are in a condition and/or location which does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 material if it were decided to carry out building works, which would require some disturbance of the asbestos material.

5.4.5 Management options

Based on the combined score totals of the Material Assessment and Priority Assessment, there are various options available for managing the condition of the ACM's: -

- Protect / enclose the ACM;
- Seal / encapsulate the ACM;
- Repair the ACM;
- Label the ACM;
- Colour code the ACM.

These options should be considered first. **Where such actions are not practical ACM's should be removed**.

The measures needed in all cases where ACM's are present include: -

- Communicate with employees, contractors and others;
- Monitor the condition of the ACM;

- Put a safe system of work in place to control any maintenance or building work on the fabric of your building.

Further information on risk assessments and management of asbestos is available in the separate HSE Guidance (HSG227).

5.5. Detailed Site description

Management survey

Block E - Sports pavilion

Ground floor

Area E-001
This is the lobby, which is entered via two sets of double timber and glazed doors set into timber frames. The central part of the floor is quarry tiled and to the perimeter edges are terrazzo slabs forming duct covers. The majority of the duct covers are firmly sealed and therefore inaccessible, with the exception of one section. Beneath the cover the duct is concrete lined housing heating pipes which feed the cast iron radiators and within the duct these are lagged with man-made fibre insulation, a small section of this is already damaged and no paper was visible beneath. The pipe work feeding the radiators above the floor level is un-lagged. The majority walls are solid and plastered and to a height of approximately 1.2m are clad with tongue and groove timber. A section of the wall adjacent to area E-002 is timber partitioning, the ceiling is plasterboard and skimmed and the beams supporting the ceiling are also plasterboard and skimmed. The external windows are steel in outer timber frames inset within the surrounding solid and plastered walls and the sills are timber.

Area E-002
This is a storeroom, which is entered via a timber door set into a timber frame. The central part of the floor is quarry tiled and to the perimeter edges are terrazzo slabs forming duct covers these are firmly sealed and therefore inaccessible. Two walls are single skin timber partitioning on a timber framework and the remaining walls are solid and plastered and clad with tongue and groove timber to a height of approximately 1.2m. The ceiling is plasterboard and skimmed and the beams supporting the ceiling are also plasterboard and skimmed. The external window is steel in an outer timber frame inset within the surrounding solid and plastered walls and the sill is timber. The pipe work feeding the cast iron radiator is un-lagged.

Area E-003
This is a changing room, marked on the door as "Changing Room 1", which is entered via a timber door set into a timber frame surrounded with timber partitioning inset within the surrounding brick walls. The floor is concrete, the walls are brick and painted and the ceiling is plasterboard and skimmed. The external window is steel in an outer timber frame, with a concrete lintel, brick reveals and a quarry tiled sill. The timber benches are fixed in situ to the walls and beneath these are heating pipes which are un-lagged.

Area E-004
This is a changing room, marked on the door as "Changing Room 3", which is entered via a timber door set into a timber frame surrounded with timber partitioning inset within the surrounding brick walls. The floor is concrete, the walls are brick and painted and the ceiling is plasterboard and skimmed. The external window is steel in an outer timber frame, with a concrete lintel, brick reveals and a quarry tiled sill. The timber benches are fixed in situ to the walls and beneath these are heating pipes which are un-lagged.

Area E-005

This is a changing room, marked on the door as "Changing Room 5", which is entered via a timber door set into a timber frame surrounded with timber partitioning inset within the surrounding brick walls. The floor is concrete, the walls are brick and painted and the ceiling is plasterboard and skimmed. The external window is steel in an outer timber frame, with a concrete lintel, brick reveals and a quarry tiled sill. The timber benches are fixed in situ to the walls and beneath these are heating pipes which are un-lagged. The pipe work extends vertically through the bench fixed to the wall and this is partly lagged with man-made fibre insulation.

Area E-006
This is a changing room and shower area, which is entered via a timber and glazed door set into a timber frame. The floor at lower level is quarry tiled and at high level is a small landing and steps which are concrete. The walls are brick and painted and the majority are tiled with ceramic tiles. The ceiling is the underside of the pitched roof which is underlined with plasterboard. There is existing damage in the ceiling and above is the underside of the roof which is plywood sheeting supported with concrete portal frame. Inset into the ceiling are two patent glazed skylights which are lined with timber, to the glazed panels is a rope gasket and a sample was taken (sample number 39 - MW1068/11), which proved to contain Chrysotile (white asbestos). The external windows have timber frames, concrete lintels, brick reveals and ceramic tiled sills. The shower cubicles are divided with solid and plastered partitioning which is tiled with ceramic tiles and the pipe work feeding the shower and the hand washbasins is un-lagged.

Area E-007
This is the boiler room, which is entered via a timber door set into a timber frame. The floor is concrete, the walls are brick and painted and the ceiling is solid concrete. Inset within the ceiling is a concrete lined skylight with a polycarbonate dome and no rope or mastic products are visible to the glazing internally. The external windows have timber frames, with brick reveals, concrete lintels and quarry tiled sills. The two external louver doors are timber set into timber frames.

General dust debris samples were taken from the floor: -
Sample number 42 - MW1071/11, was taken from the floor surrounding the entrance door and proved to be non-asbestos.
Sample number 43 - MW1072/11, was taken from the floor in front and to the rear of the boilers and pumps and also proved to be non-asbestos.

Composite residue deposit samples were taken from the walls beneath the paint finish as follows: -
Sample number 44 - MW1073/11 was taken from the left wall surrounding the electrics and proved to contain Amosite (brown asbestos) and Chrysotile (white asbestos).
Sample number 45 - MW1074/11 was taken from the rear wall surrounding the external doors and proved to contain Chrysotile (white asbestos).
Sample number 46 - MW1075/11 was taken from the right wall to the rear of the boilers and internal nib wall and proved to be non-asbestos.
Sample number 47 - MW1076/11 was taken from the right wall to the rear of the flue and surrounding the windows and proved to contain Chrysotile (white asbestos).
Sample number 48 - MW1077/11 was taken from the front wall rear of the 2 x calorifiers and surrounding the control panel and proved to contain Chrysotile (white asbestos).

Composite residue deposit samples were also taken from the ceiling beneath the paint finish as follows: -

Sample number 50 - MW1079/11 was taken from the ceiling surrounding the skylight and proved to contain Amosite (brown asbestos) and Chrysotile (white asbestos).
Sample number 51 - MW1080/11 was taken from the ceiling above the pumps and the boiler and proved to be non-asbestos.

The two copper cylinder calorifiers are freestanding on a concrete plinth and these are lagged with man-made fibre covered with "Succo" aluminium. There is dust debris and residue on top of the concrete plinth and a sample was taken (sample number 53 - MW1082/11), which proved to contain Chrysotile (white asbestos). It has to be noted that no sections of the insulation have been removed from the plant equipment as this would cause permanent intrusive damage.

The freestanding metal casement boiler is lagged with man-made fibre covered with "Succo" aluminium. Where the stainless flue extends from the top of the boiler there is a collar which is in-filled with a packing sealant and a sample was taken (sample number 54 - MW1083/11), which proved to be non-asbestos. It has to be noted that no sections of the insulation have been removed from the plant equipment as this would cause permanent intrusive damage.

Where the stainless steel flue enters the brick flue stack is a "Supalux" firebreak and a sample was taken for reassurance (sample number 49 - MW1078/11), which proved to be non-asbestos. The same type of "Supalux" boarding as sampled is also present to the left and right hand side of the nib wall.

The pipe work running throughout this area is lagged with man-made fibre covered with "Succo" aluminium. It has to be noted that no sections of the insulation have been removed to inspect the pipe work beneath as this would cause permanent intrusive damage. Within the flange joints to the pipe work and pumps are card gaskets and a sample was taken (sample number 52 - MW1081/11), which proved to contain Chrysotile (white asbestos).

The metal casement electrical equipment is fixed directly to the wall and the cables are insulated with rubber. The pipe work feeding the sluice sink is un-lagged.

Area E-008
This is a toilet and washroom, which is entered via a timber door set into a timber frame. The floor is covered with modern "Altro" floor covering which is site formed to the edges, therefore very limited access is available beneath however where visible is concrete. The walls are brick and painted and the ceiling is solid and plastered. There is a disused skylight, the light has been removed and replaced with a plywood sheet and the lining in situ is solid and plastered. The pipe work feeding the hand washbasins and the high level heating pipes are un-lagged. The porcelain urinals are inset within the surrounding brick walls, the cistern is porcelain and the pipe work is un-lagged. The external windows have timber frames with concrete lintels, brick reveals and quarry tiled sills. One of the glazed panels has been removed and replaced with timber which houses a plastic casement "Ventaxia" extraction unit. The three WC cubicles are divided with easy clean timber, the cisterns in the right hand side and the centre cubicle are porcelain. The cistern in the left hand cubicle is a "Shires Lynx" type and a sample was taken (sample number 41 - MW1070/11), which proved to contain Amosite (brown asbestos) and the pipe work feeding all cisterns is un-lagged.

Area E-009
This is another toilet and washroom, which is entered via an opening in the wall which is tiled with ceramic tiles. The floor is terrazzo tiled, the walls are brick and painted and partly tiled with ceramic

tiles. The ceiling is solid and plastered. The external steel casement windows are inset within outer timber frames, with concrete lintels, brick reveals and ceramic tiled sills. The high level heating pipes and the pipe work feeding the hand washbasins are un-lagged. The porcelain urinals are inset within the surrounding brick walls, the cistern is porcelain and the pipe work is un-lagged. The WC cubicle is brick construction, the cistern is porcelain and the pipe work feeding this is also un-lagged.

Area E-010
This is a circulation corridor, which is entered via a timber door set into a timber frame. The floor is concrete, the walls are brick and painted and the ceiling is plasterboard and skimmed supported with a solid concrete beam which is un-clad. The doors leading off this area are timber set into timber frames surrounded with timber panels inset within the brick walls. The heating pipes at high level are un-lagged.

Area E-011
This is a changing room, marked on the door as "Changing Room 6", which is entered via a timber door set into a timber frame surrounded with timber partitioning inset within the surrounding brick walls. The floor is concrete, the walls are brick and painted and the ceiling is plasterboard and skimmed. The external window is steel in an outer timber frame, with a concrete lintel, brick reveals and a quarry tiled sill. The timber benches are fixed in situ to the walls and beneath these are heating pipes which are un-lagged. The pipe work extends vertically through the bench fixed to the wall and this is partly lagged with man-made fibre insulation.

Area E-012
This is a changing room, marked on the door as "Changing Room 4", which is entered via a timber door set into a timber frame surrounded with timber partitioning inset within the surrounding brick walls. The floor is concrete, the walls are brick and painted and the ceiling is plasterboard and skimmed. The external window is steel in an outer timber frame, with a concrete lintel, brick reveals and a quarry tiled sill. The timber benches are fixed in situ to the walls and beneath these are heating pipes which are un-lagged.

Area E-013
This is a changing room, marked on the door as "Changing Room 2", which is entered via a timber door set into a timber frame surrounded with timber partitioning inset within the surrounding brick walls. The floor is concrete, the walls are brick and painted and the ceiling is plasterboard and skimmed. The external window is steel in an outer timber frame, with a concrete lintel, brick reveals and a quarry tiled sill. The timber benches are fixed in situ to the walls and beneath these are heating pipes which are un-lagged.

Area E-014
This is a circulation corridor, which is entered via a timber lined opening in the wall. The central part of the floor is quarry tiled and to the perimeter edges are terrazzo slabs forming duct covers these are firmly sealed and therefore inaccessible. The walls are solid and plastered and the ceiling is solid and plastered. The pipe work feeding the cast iron radiator is un-lagged. There is pipe work running from the ceiling running down through the floor and within the floor surrounding this is an insulation packing material and a sample was taken (sample number 40 - MW1069/11), which proved to be non-asbestos.

Area E-015

This is a cupboard under the stairs, which is entered via a timber door set into a timber frame. The floor is quarry tiled, the walls are brick and the ceiling is the underside of the staircase which is solid and plastered. There is a modern metal casement electrical distribution board fixed directly to the wall and the cables are insulated with rubber.

Area E-016
This is a toilet and washroom, which is entered via a timber door set into a timber frame. The floor is covered with modern "Altro" floor covering which is site formed to the edges, therefore very limited access is available beneath however where visible at the door entrance is concrete. The walls and ceiling are solid and plastered. The external steel casement frames are inset within outer timber frames and the sills, reveals and lintel are solid and plastered. The WC cistern is porcelain and the pipe work feeding this, the hand washbasin and the high level heating pipes are un-lagged.

Leading off this area within an alcove is a timber store cupboard, which is entered via a timber door set into a timber frame. The heating pipes within are un-lagged and the shelving is timber.

Area E-017
This is a kitchen store cupboard, which is entered via a timber door set into a timber frame. The floor is covered with modern "Altro" floor covering, there is very limited access beneath this however where visible is concrete. The walls are solid and plastered and the ceiling is solid and plastered. The high level pipe work running through this area is un-lagged.

Area E-018
This is another store, which is entered via a steel roller shutter door set into a steel frame. The floor is covered with modern "Altro" floor covering which is site formed to the edges, there is very limited access beneath this however where visible is concrete. The walls are brick and painted and the ceiling is solid and plastered. The external window is UPVC double glazed with solid concrete lintel, brick reveals and a quarry tiled sill.

Area E-019
This is the main kitchen, which is entered via a timber and glazed door set into a timber frame. The floor is covered with modern "Altro" floor covering which is site formed to the edges, there is very limited access beneath this however where visible is concrete. The walls are brick and painted and partly tiled with ceramic tiles. The ceiling is suspended with plasterboard ceiling tiles with a vinyl finish, above these is the underside of the original ceiling which is solid and plastered. Within the ceiling void is pipe work which is un-lagged. There is a patent glazed skylight within the ceiling and the seals to the glazing is the same type of rope product as sampled in area E-006 (sample number 39 - MW1068/11), which proved to contain Chrysotile (white asbestos). The main servery is stainless steel with a security steel roller shutter above. The pipe work feeding the stainless steel sink is un-lagged and there are no pads or bituminous coating beneath. The kitchen appliances are stainless steel and modern in construction. The external windows are UPVC double glazed with concrete lintels, brick reveals and ceramic tiled sills. The external door is timber set into a timber frame with a timber panel above.

Area E-020
This is a food store, which is entered via a steel roller shutter door set into a steel frame. The floor is covered with modern "Altro" floor covering which is site formed to the edges, there is very limited access beneath this however where visible is concrete. The walls are brick and painted and partly tiled with ceramic tiles and the ceiling is solid and plastered. The external steel casement window has an

outer timber frame with solid concrete lintel, solid and plastered reveals and a ceramic tiled sill. The modern metal casement electrical distribution board is fixed directly to the wall and the cables are insulated with rubber.

Area E-021
This is a small corridor, which is entered via a brick lined opening in the wall. The floor is covered with modern "Altro" floor covering which is site formed to the edges, there is very limited access beneath this however where visible is concrete. The walls are brick and painted, the ceiling is suspended with plasterboard ceiling tiles with a vinyl finish and above these is the underside of the original ceiling which is solid and plastered.

Area E-022
This is marked on the plan as a store, however this is a toilet and washroom, which is entered via a timber door set into a timber frame. The floor is covered with modern "Altro" floor covering which is site formed to the edges, there is very limited access beneath this however where visible is concrete. The walls are solid and plastered and partly tiled with ceramic tiles and the ceiling is solid and plastered. The two external steel casement windows have outer timber frames, the lintels are concrete, the reveals are solid and plastered and the sills are tiled with ceramic tiles. The pipe work feeding the hand washbasin is un-lagged. The WC cubicle partitioning is solid and plastered, the cistern is porcelain and the pipe work feeding this and the high level heating pipes are un-lagged.

Area E-023
This is a storeroom, which is entered via a timber door set into a timber frame. The floor is quarry tiled, two walls are solid and plastered, the remaining two walls are plasterboard partitioning and the ceiling is timber boarding. The external door is timber set into a timber frame.

Area E-024
This is a small cupboard under the stairs, which is entered from the external via a timber door set into a timber frame. The floor is partly concrete and partly quarry tiled, the majority of the walls are brick except surrounding the door which is plasterboard partitioning. The ceiling forms part of the underside of the staircase and is concrete. The metal casement electrical equipment is fixed directly to the wall and the cables are insulated with rubber.

Area E-025
This is an external stairwell leading from the ground floor to the first floor. The stairs are concrete, the walls are brick with concrete and stone copings and there is no ceiling / roof. Part of the wall adjacent to area E-024 surrounding the entrance door is tongue and groove timber. There is a small covered area upon entering this from the external through wrought iron gate, the ceiling is the underside of the first floor landing which is solid concrete.

Area E-026
This is a lobby, which is entered from the external aluminium single glazed door set into an aluminium frame. The floor is quarry tiled, one wall is timber, two walls are plasterboard, the remaining side is open and the ceiling is solid and plastered.

Area E-027
This is the main dining room, which is entered from the external via three sets of double aluminium single glazed doors set into an aluminium frames. The floor to the central part is quarry tiled and to the perimeter are terrazzo slabs forming duct covers. The majority of the duct covers are firmly sealed

and therefore inaccessible, with the exception of one section. Beneath the cover the duct is concrete lined housing heating pipes which feed the cast iron radiators and within the duct these are lagged with compressed cardboard, this is in poor condition and where damaged there is no paper visible beneath. The walls are solid and plastered and partly tiled with ceramic tiles and the ceiling is solid and plastered supported with solid and plastered beams. The external windows have aluminium frames and extend from the floor to high level, the lintels and reveals are solid and plastered and there are no sills. The servery adjacent to the main kitchen is a large steel roller shutter door and there is no boarding present at low of high level. The pipe work feeding the cast iron radiators is un-lagged.

Area E-028
This is a staff changing room, which is entered via a timber door set into a timber frame. The floor is covered with modern "Altro" floor covering, there is very limited access beneath this however where visible is concrete. The walls are solid and plastered and the ceiling is plasterboard and skimmed. The external window is UPVC single glazed with a solid and plastered lintel and reveals and a quarry tiled sill. The pipe work feeding the cast iron radiator is un-lagged.

Area E-029
This is a staff shower and washroom, which is entered via a solid and plastered lined opening in the wall. The floor is partly covered with modern anti-slip ceramic tiles and partly with modern "Altro" floor covering, there is very limited access beneath this however where visible is concrete. The walls are solid and plastered and partly tiled with ceramic tiles, the ceiling is suspended with plasterboard ceiling tiles with a vinyl finish and above these is the underside of the original ceiling which is plasterboard and skimmed. The pipe work in the ceiling void is un-lagged. The shower cubicle is divided with an easy clean timber panel, the pipe work feeding the showers and the cast iron radiator is un-lagged.

Area E-030
This is a cupboard under the stairs which is entered from the external via a timber door set into a timber frame. The floor is concrete, the walls are brick and painted and the ceiling is the underside of the staircase which is concrete. The internal rainwater pipe is cast iron.

Area E-031
This is an external staircase leading from the ground floor to the first floor. The floor and steps are concrete, the walls are brick with stone and concrete copings and there is no ceiling.

Area E-032
This is a staircase leading from the ground floor to the first floor. The floor is covered with a modern rubber covering and beneath this where accessible is concrete. The stair nosing to the tread edges is modern rubber. The walls are solid and plastered and the ceiling is plasterboard and skimmed. The window on the midway landing is steel casement with an outer timber frame with a ceramic tiled sill and an internal security steel mesh grill.
Area E-033
This is the first floor landing and corridor, which is entered from the main staircase. The floor is covered with a modern floor covering and beneath this where accessible is concrete. The walls are solid and plastered and the ceiling is plasterboard and skimmed. There is a timber loft hatch in the ceiling and there is no boarding to the topside. Above this the underside of the pitched roof which extends above the entire first floor areas is underlined with sarking felt and a sample was taken (sample number 55 - MW1084/11), which proved to be non-asbestos. The roof void is split into two large and two smaller chambers / voids and separating these are brick walls which extend from the

first floor to the underside of the pitched roof. The roof is supported with timber trusses and beams and angle iron 'A' frames which are un-clad. The floor to the roof void is the topside of the first floor ceilings which are plasterboard and the central walkways are timber. The inspection within the roof void was limited to the walkways only for safety reasons. Within one of the small chambers are two galvanised steel water tanks which are clad with outer timber casements and no insulation or boarding is present beyond. The pipe work feeding the tank is partly un-lagged and partly lagged with hessian. There is also a fibreglass tank and the pipe work feeding this is partly lagged with man-made fibre foil backed sections and partly with "Armaflex" covered with foil backed tape. It has to be noted none of the insulation has been removed from the pipe work. The tanks are supported with a timber plinth. The computer and electrical cables running through the void are insulated with UPVC and rubber and housed in galvanised steel cable trays. The hot water cylinder is sat directly on a timber walkway in the centre of a large roof void, this is lagged with a man-made fibre jacket, the majority of the pipe work feeding this is un-lagged and a small section is lagged with "Armaflex".

The pipe work feeding the radiators in the corridor is un-lagged. The internal window has a timber frame and a timber sill. The doors leading off this area are timber and timber and glazed set into timber frames. Leading to the sixth form study and computer area are two steps which are concrete and covered with a modern rubber floor covering with modern stair nosing to the tread edges.

Area E-034
This is an office, which is entered via a timber and glazed door set into a timber frame. The floor is carpeted, beneath this where accessible to the perimeter edges is quarry tiled. Two walls are solid and plastered and partly tiled with ceramic tiles, the wall adjacent to area E-033 is plasterboard and skimmed and the remaining wall is timber panelling which is covering timber shelving which is fixed to the original solid and plastered wall. Behind the timber panelling is a metal casement hot water cylinder sat on a timber plinth and the pipe work feeding this where visible is un-lagged. The ceiling is plasterboard and skimmed. The external steel casement window is inset in an outer timber frame with a ceramic tiles sill and beneath this is a timber panel. Internally to the window is a security steel mesh grill.

Area E-035
This is the sixth form study / computer room, which is entered via a timber and glazed door set into a timber frame. The floor is carpeted and beneath this where accessible to the perimeter edges is quarry tiled. The walls are solid and plastered and the ceiling is plasterboard and skimmed. The external windows are partly UPVC double glazed inset within the surrounding solid and plastered walls with timber sills. The remaining windows are steel casement with outer timber frames inset within the solid and plastered walls with quarry tiled sills. The pipe work feeding the cast iron radiators is un-lagged. The modern metal casement electrical distribution board is fixed directly to the wall, the cables are insulated with rubber and housed in UPVC conduit. Surrounding the cables as these enter through the ceiling is additional timber boarding. The external fire exit door is timber set into a timber frame.
Area E-036
This is the sixth form office, which is entered via a timber door set into a timber frame. The floor is carpeted and beneath this where accessible to the perimeter edges is tongue and groove timber floor boarding. The walls are solid and plastered and the ceiling is plasterboard and skimmed. There is a timber loft hatch set into the ceiling and there is no boarding to the topside. Above this is as described in area E-033. The external window is steel casement with an outer timber frame inset within the surrounding solid and plastered wall and the sill is ceramic tiled. The pipe work feeding the cast iron radiator is un-lagged. The power and computer cable trunking is UPVC and fixed directly to the wall and the cables are insulated with UPVC. The internal window has a timber frame and a timber sill.

Area E-037
This is another sixth form office, which is entered via a stable type timber door set into a timber frame. The floor is carpeted and beneath this where accessible to the perimeter edges is hardboard sheeting and beneath this are tongue and groove timber floor boards. The walls are solid and plastered and the ceiling is plasterboard and skimmed. There is a timber loft hatch set into the ceiling and there is no boarding to the topside. Above this is as described in area E-033. The external window is steel casement with an outer timber frame inset within the surrounding solid and plastered wall and the sill is ceramic tiled. The pipe work feeding the cast iron radiator is un-lagged. The power and computer cable trunking is UPVC and fixed directly to the wall and the cables are insulated with UPVC. The internal window has a timber frame and a timber sill.

Area E-038
This is the "Long room", which is entered via a timber door set into a timber frame. The majority of the floor is carpeted, and a small section is covered with a modern rubber covering and beneath these where accessible is timber. Three walls are solid and plastered and the remaining wall is plasterboard partitioning and set into this is an internal window with a timber frame and a timber sill. The ceiling is plasterboard and skimmed. The external steel casement windows have outer timber frames inset within the surrounding solid and plastered walls with quarry tiled sills. There are large doors which are steel and glazed in outer timber frames which extend to the balcony.

The pipe work feeding the cast iron radiators and stainless steel sink is un-lagged and beneath the sink is a pad and a sample was taken (sample number 56 - MW1085/11), which proved to be non-asbestos. Fixed to the wall above the sink is a plastic casement water heater and the pipe work is un-lagged.

Area E-039
This is an office, which is entered via a timber door set into a timber frame. The floor is carpeted and beneath this where accessible to the perimeter edges is timber construction. Three walls are solid and plastered, the remaining wall is plasterboard partitioning and set into this is an internal window with a timber frame and a timber sill. The ceiling is plasterboard and skimmed. The external windows are steel casement with outer timber frames inset within the surrounding solid and plastered walls with ceramic tiled sills. The pipe work feeding the cast iron radiator is un-lagged.

Area E-040
This is an external balcony adjacent to the "Long room". The floor is asphalt, the walls adjacent to the building are brick the remaining wall is a timber balustrade. There is no ceiling.

Area E-041
This is a small store / score display area, which is entered from the main balcony via a timber door set into a timber frame. The floor is concrete, the walls are partly timber and partly plasterboard and skimmed and the ceiling is plasterboard and skimmed. There are two hatches to the external which are timber with timber frames.

Area E-042
This is the tank room located above the toilet and washroom block adjacent to the boiler room. This is entered via a timber door set into a timber frame off the rear flat roof.
The floor is concrete, the walls are brick and the ceiling is "Salamander" block. There is general dust debris on the floor and a sample was taken (sample number 57 - MW1086/11), which proved to be non-asbestos. Sat on brick supporting walls is a timber plinth, on top of this is a fibreglass water tank

and the pipe work feeding this is un-lagged. To the underside of the ceiling where the brick walls meet to the perimeter is a bitumen felt material with a paper backing and a sample was taken (sample number 58 - MW1087/11), which proved to be non-asbestos.

External - Block E

Front elevation
The majority of the ground and first floor is brick construction with the exception of adjacent to area 41 which is tongue and groove timber. The windows are steel casement with outer timber frames and timber sills. The main entrance doors to the ground floor are timber set into timber frames. The door leading off the first floor balcony is steel and glazed with an outer timber frame. The covered area at ground floor level beneath the balcony is supported with steel stanchions, the floor is concrete flagged, the walls are partly brick and partly open and the ceiling is solid and plastered. The rainwater products are cast iron and the soffit and fascia are timber. To the far left of this elevation is single storey, the windows to this area have timber frames and timber sills, there is no soffit and fascias and the copings are stone forming a parapet wall.

Left hand elevation
This is brick construction, the windows partly have timber frames and timber sills, partly UPVC double glazed windows with UPVC sills and partly steel casement with outer timber frames and timber sills and fixed over some of these are security steel grills. The entrance doors are partly timber set into timber frames and partly aluminium and glazed with aluminium frames. The soffits and fascias are timber and the rainwater products are cast iron. The copings to the parapet walls are stone.

Rear elevation
The single storey section is brick construction with steel casement windows in outer timber frames with timber sills. There are no fascias or soffits and the copings are stone creating parapet walls. The first floor is brick construction and the entrance door is UPVC with a security roller shutter. The soffit and fascia is timber and the rainwater products are cast iron.

Within the low level brickwork to all elevations is a damp proof course and a sample was taken outside area E-020 (sample number 60 - MW1089/11), which proved to be non-asbestos.

Right hand elevation
This is brick construction to the ground and first floor levels, the soffit and fascias are timber and the rainwater products are cast iron. The windows are partly steel casement with outer timber frames and timber sills and partly UPVC double glazed with UPVC sills. The entrance doors are aluminium single glazed set into aluminium frames.
Roof
The pitched roofs are covered with "Rosemary" tiles. The flat roofs at various levels are covered with mineral felt with the exception of above area E-006 and E-019, which is pitched and also covered with mineral felt. Located on these roofs are three patent glazed skylights and these have the same type of rope gasket seals to the glazing as sampled in area E-006 (sample number 39 - MW1068/11), which proved to contain Chrysotile (white asbestos).

Located on top of the pitched roof above area E-006 central to the ridge are three ventilation cowls, one of these is steel and the remaining is a cement product and a sample was taken (sample number 59 - MW1088/11), which proved to contain Chrysotile (white asbestos).

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-006 (39)	**Room / Area**	Area E-006 - Changing Room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Rope seals to patent glazed skylights x 2



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/055
Next Inspection Date		**Sample Number**	39-MW1068/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 6

Material	ROPE	**Surface Treatment**	UNSEALED WOVEN FABRIC
Condition	LOW DAMAGE	**Sample Result**	CHRYSOTILE

RISK ASSESSMENT = 10

Main Activity	LOW DISTURBANCE ACTIVITY	**Number of Occupants**	4 TO 10
Secondary Activity		**Frequency of Use**	DAILY
Location	ROOM UP TO 100 SQUARE METRES	**Average Time in Use**	>=1 AND <3 HOURS
Accessibility	UNLIKELY TO BE DISTURBED	**Maintenance Activity**	MINOR DISTURBANCE ACTIVITY
Amount	35 linear / square metres	**Maintenance Frequency**	UNLIKELY TO BE DISTURBED

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	NO

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (42)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Dust debris on floor around entrance door



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/058
Next Inspection Date		**Sample Number**	42-MW1071/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	DUST / DEBRIS	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**
Comments:		
Recommendations:		

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (43)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Dust debris on floor front / rear of boilers



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/059
Next Inspection Date		**Sample Number**	43-MW1072/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	DUST / DEBRIS	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

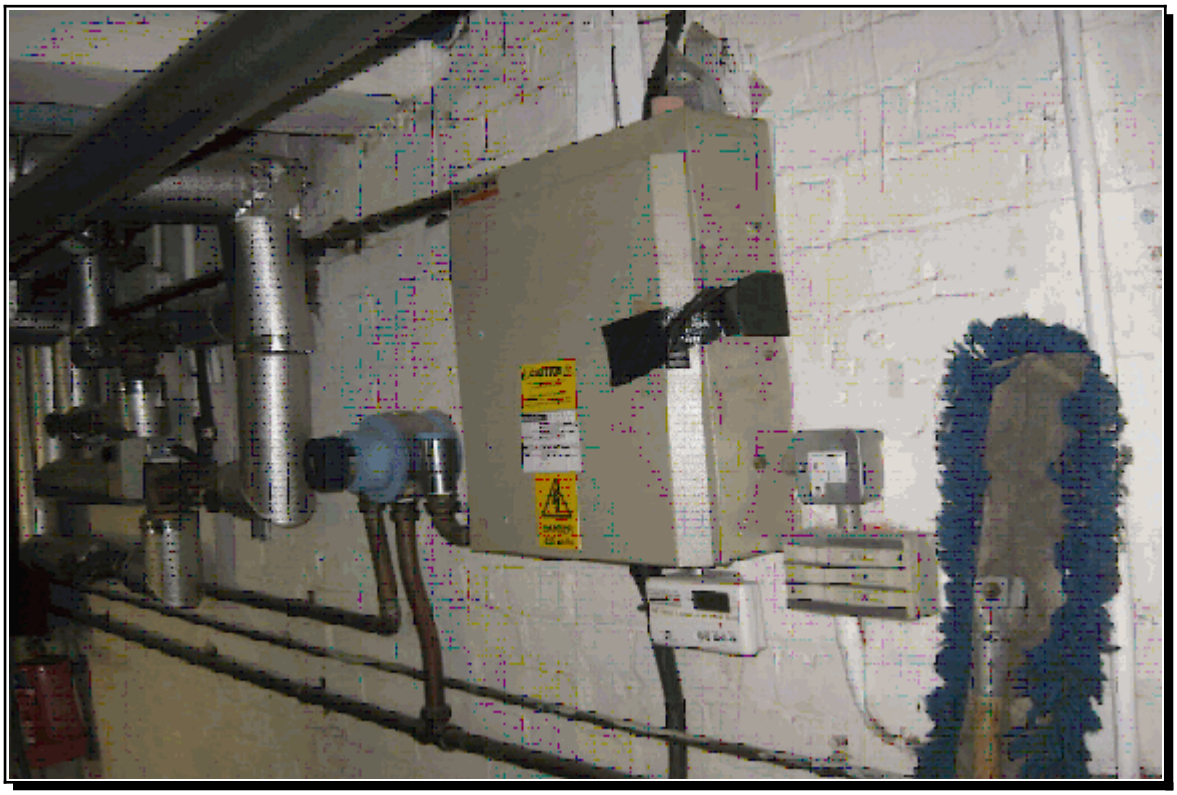
Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**
Comments:		
Recommendations:		

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (44)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Residue on left wall around electrics



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/060
Next Inspection Date		**Sample Number**	44-MW1073/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 7

Material	RESIDUE LAGGING	**Surface Treatment**	ENCAPSULATED SPRAY OR LAGGING
Condition	GOOD	**Sample Result**	AMOSITE CHRYSOTILE

RISK ASSESSMENT = 11

Main Activity	LOW DISTURBANCE ACTIVITY	**Number of Occupants**	NONE
Secondary Activity		**Frequency of Use**	DAILY
Location	ROOM UP TO 100 SQUARE METRES	**Average Time in Use**	<1 HOUR
Accessibility	EASILY DISTURBED	**Maintenance Activity**	LOW DISTURBANCE ACTIVITY
Amount	0.1 linear / square metres	**Maintenance Frequency**	<=1 PER YEAR

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	YES
Comments:					
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (45)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Residue on rear wall aruond external doors



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/061
Next Inspection Date		**Sample Number**	45-MW1074/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 6

Material	RESIDUE LAGGING	**Surface Treatment**	ENCAPSULATED SPRAY OR LAGGING
Condition	GOOD	**Sample Result**	CHRYSOTILE

RISK ASSESSMENT = 10

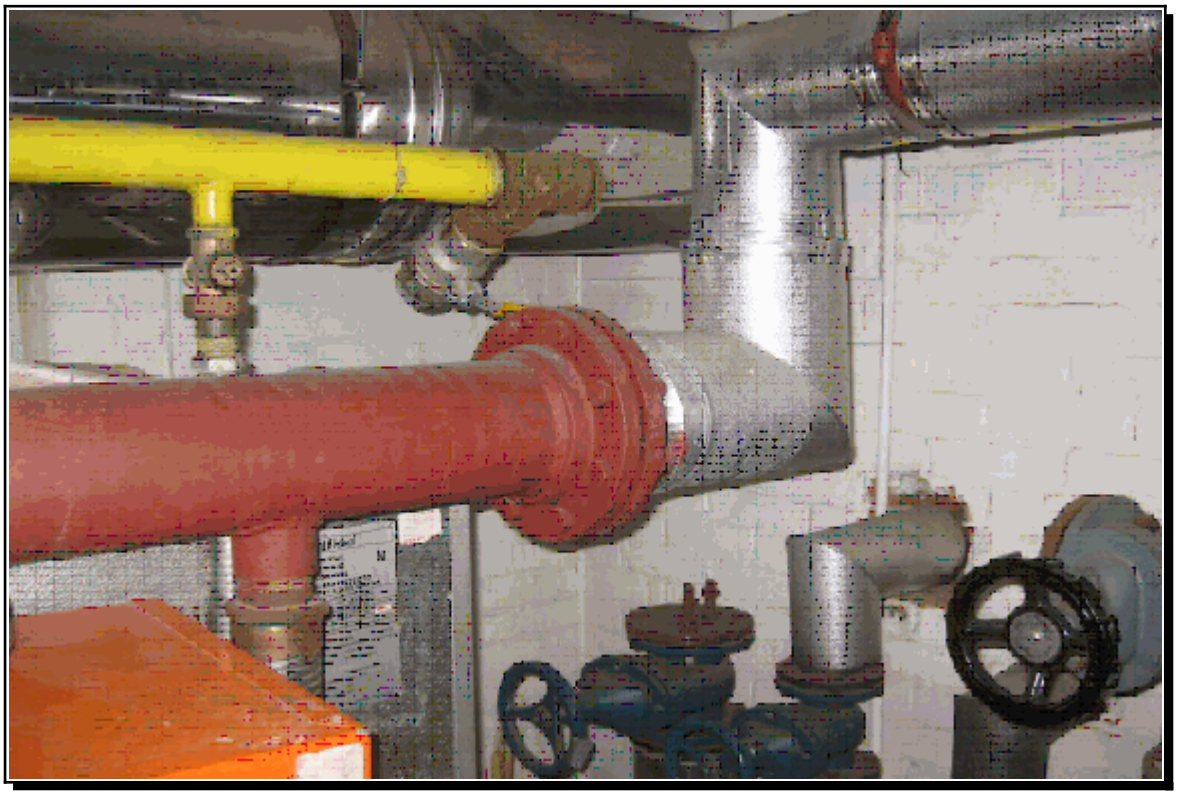
Main Activity	LOW DISTURBANCE ACTIVITY	**Number of Occupants**	NONE
Secondary Activity		**Frequency of Use**	DAILY
Location	ROOM UP TO 100 SQUARE METRES	**Average Time in Use**	<1 HOUR
Accessibility	EASILY DISTURBED	**Maintenance Activity**	LOW DISTURBANCE ACTIVITY
Amount	0.1 linear / square metres	**Maintenance Frequency**	<=1 PER YEAR

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	YES
Comments:					
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (46)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Residue on right wall rear of boilers / nib wall



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/062
Next Inspection Date		**Sample Number**	46-MW1075/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	RESIDUE LAGGING	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**
Comments:		
Recommendations:		

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (47)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Residue on right wall rear of flue around window



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/063
Next Inspection Date		**Sample Number**	47-MW1076/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 6

Material	RESIDUE LAGGING	**Surface Treatment**	ENCAPSULATED SPRAY OR LAGGING
Condition	GOOD	**Sample Result**	CHRYSOTILE

RISK ASSESSMENT = 10

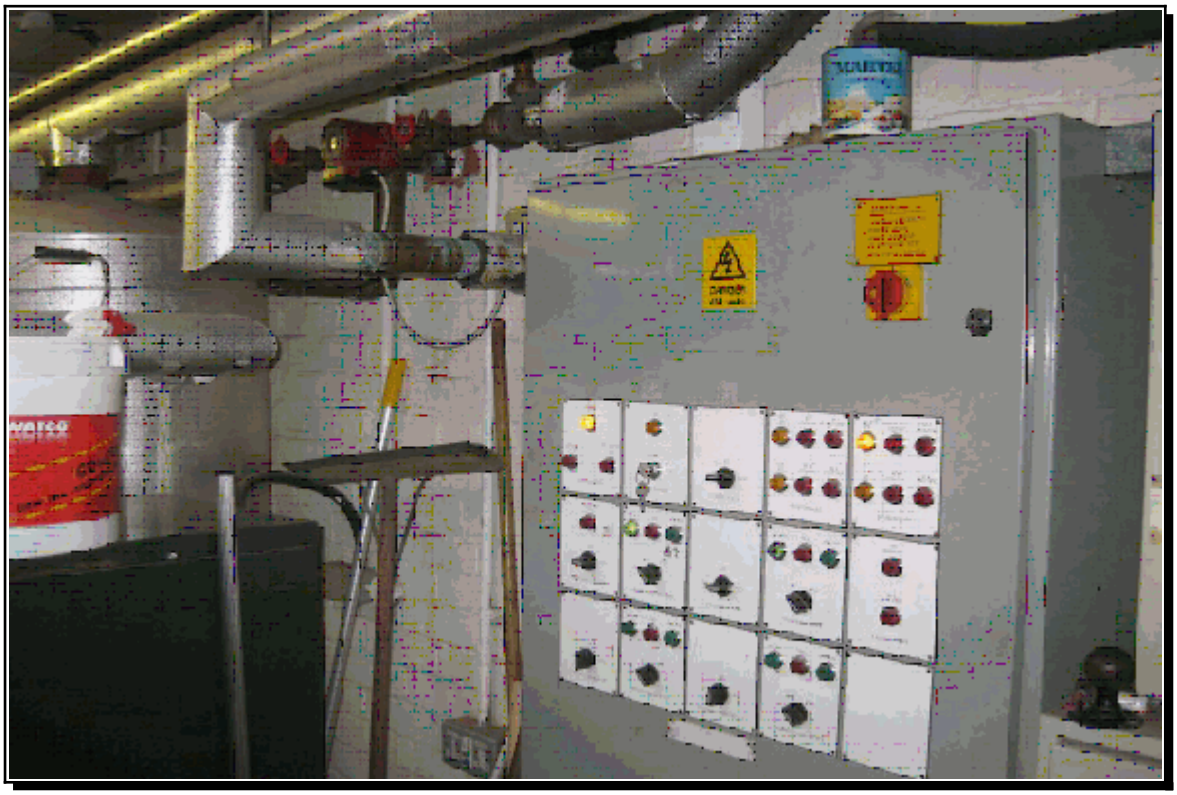
Main Activity	LOW DISTURBANCE ACTIVITY	**Number of Occupants**	NONE
Secondary Activity		**Frequency of Use**	DAILY
Location	ROOM UP TO 100 SQUARE METRES	**Average Time in Use**	<1 HOUR
Accessibility	EASILY DISTURBED	**Maintenance Activity**	LOW DISTURBANCE ACTIVITY
Amount	0.1 linear / square metres	**Maintenance Frequency**	<=1 PER YEAR

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	YES
Comments:					
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (48)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Residue on front wall rear of calorifiers



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/064
Next Inspection Date		**Sample Number**	48-MW1077/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 6

Material	RESIDUE LAGGING	**Surface Treatment**	ENCAPSULATED SPRAY OR LAGGING
Condition	GOOD	**Sample Result**	CHRYSOTILE

RISK ASSESSMENT = 10

Main Activity	LOW DISTURBANCE ACTIVITY	**Number of Occupants**	NONE
Secondary Activity		**Frequency of Use**	DAILY
Location	ROOM UP TO 100 SQUARE METRES	**Average Time in Use**	<1 HOUR
Accessibility	EASILY DISTURBED	**Maintenance Activity**	LOW DISTURBANCE ACTIVITY
Amount	0.1 linear / square metres	**Maintenance Frequency**	<=1 PER YEAR

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	YES
Comments:					
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (49)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Boarding on brick flue stack around flue



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/065
Next Inspection Date		**Sample Number**	49-MW1078/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	"SUPALUX"	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

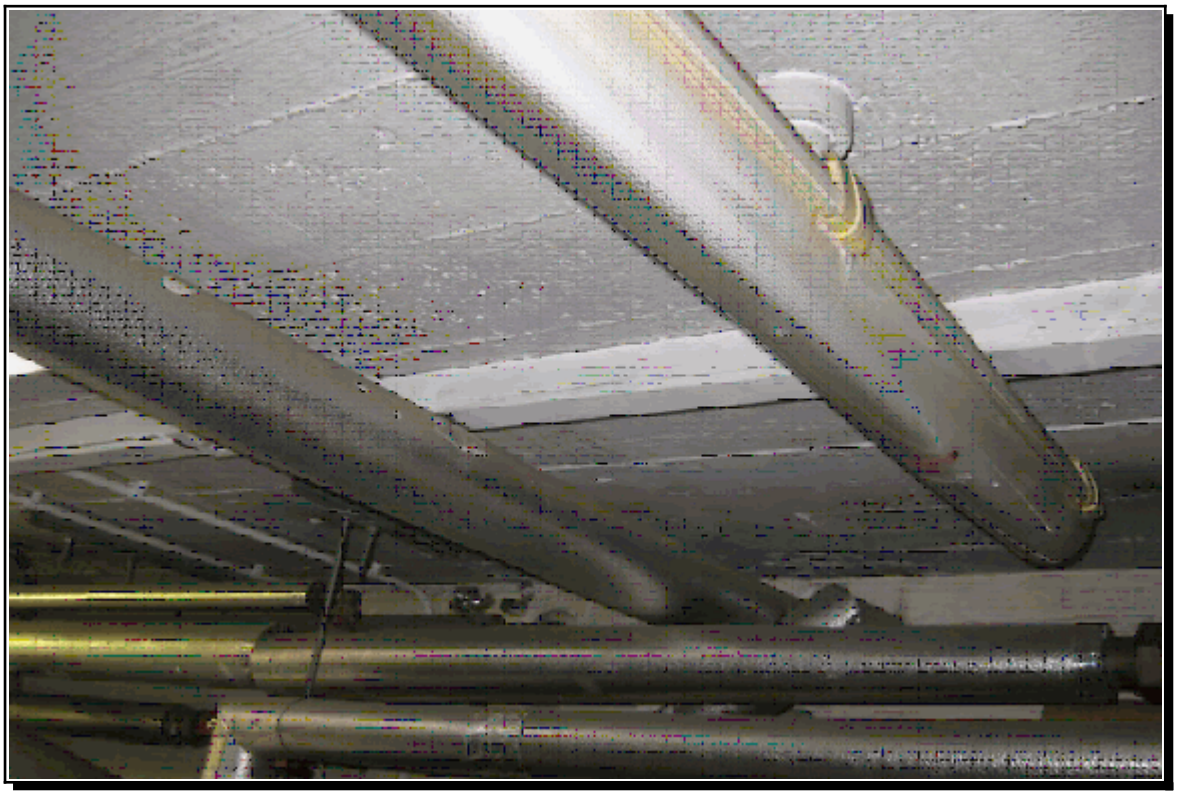
Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**
Comments:		
Recommendations:		

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (50)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Residue on ceiling around skylight



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/066
Next Inspection Date		**Sample Number**	50-MW1079/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 7

Material	RESIDUE LAGGING	**Surface Treatment**	ENCAPSULATED SPRAY OR LAGGING
Condition	GOOD	**Sample Result**	AMOSITE CHRYSOTILE

RISK ASSESSMENT = 11

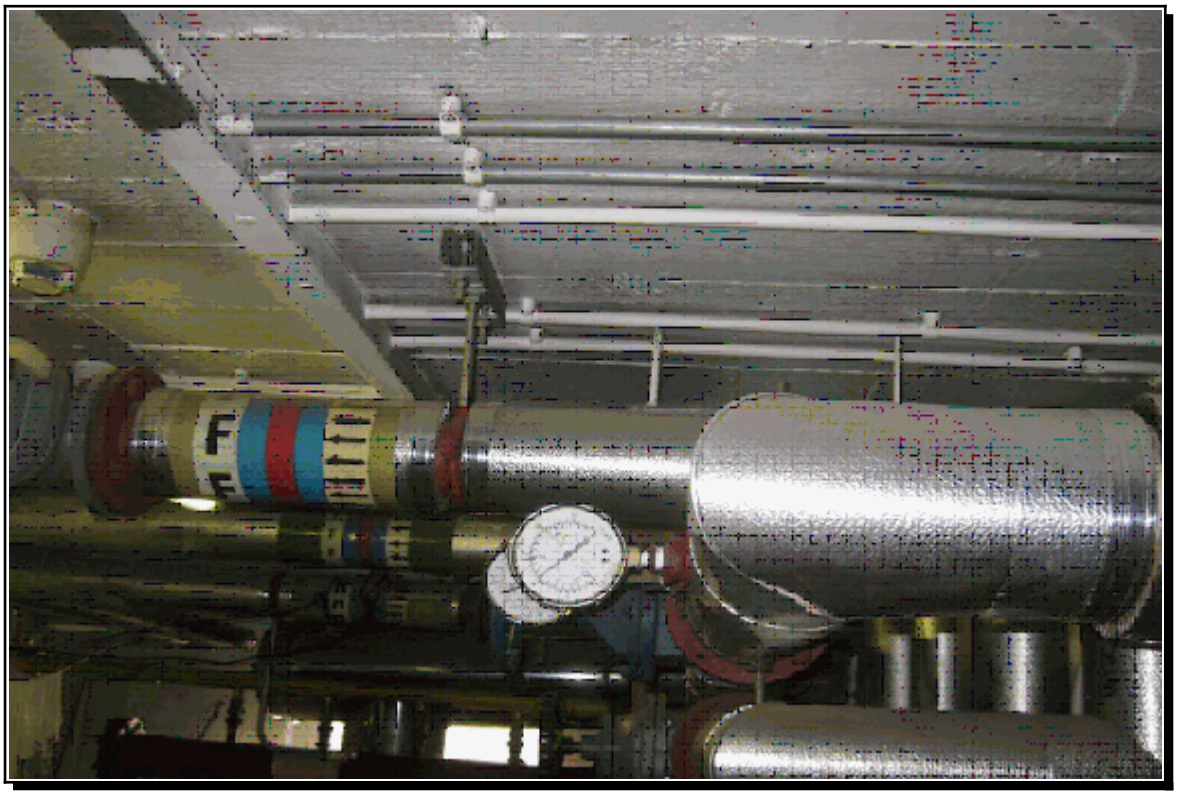
Main Activity	LOW DISTURBANCE ACTIVITY	**Number of Occupants**	NONE
Secondary Activity		**Frequency of Use**	DAILY
Location	ROOM UP TO 100 SQUARE METRES	**Average Time in Use**	<1 HOUR
Accessibility	UNLIKELY TO BE DISTURBED	**Maintenance Activity**	LOW DISTURBANCE ACTIVITY
Amount	0.1 linear / square metres	**Maintenance Frequency**	<=1 PER YEAR

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	YES
Comments:					
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (51)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Residue on ceiling above pumps & boiler



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/067
Next Inspection Date		**Sample Number**	51-MW1080/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	RESIDUE LAGGING	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**
Comments:		
Recommendations:		

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (52)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Gasket seal to flange joints on pipes throughout



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/068
Next Inspection Date		**Sample Number**	52-MW1081/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 5

Material	GASKET	**Surface Treatment**	COMPOSITE MATERIALS
Condition	GOOD	**Sample Result**	AMOSITE CROCIDOLITE

RISK ASSESSMENT = 8

Main Activity	LOW DISTURBANCE ACTIVITY	**Number of Occupants**	NONE
Secondary Activity		**Frequency of Use**	DAILY
Location	ROOM UP TO 100 SQUARE METRES	**Average Time in Use**	<1 HOUR
Accessibility	UNLIKELY TO BE DISTURBED	**Maintenance Activity**	MINOR DISTURBANCE ACTIVITY
Amount	1 linear / square metres	**Maintenance Frequency**	UNLIKELY TO BE DISTURBED

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	NO
Comments:					
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (53)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Dust debris on concrete plinth beneath calorifiers



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/069
Next Inspection Date		**Sample Number**	53-MW1082/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 10

Material	DUST / DEBRIS	**Surface Treatment**	UNSEALED SPRAY OR LAGGING
Condition	HIGH DAMAGE	**Sample Result**	CHRYSOTILE

RISK ASSESSMENT = 14

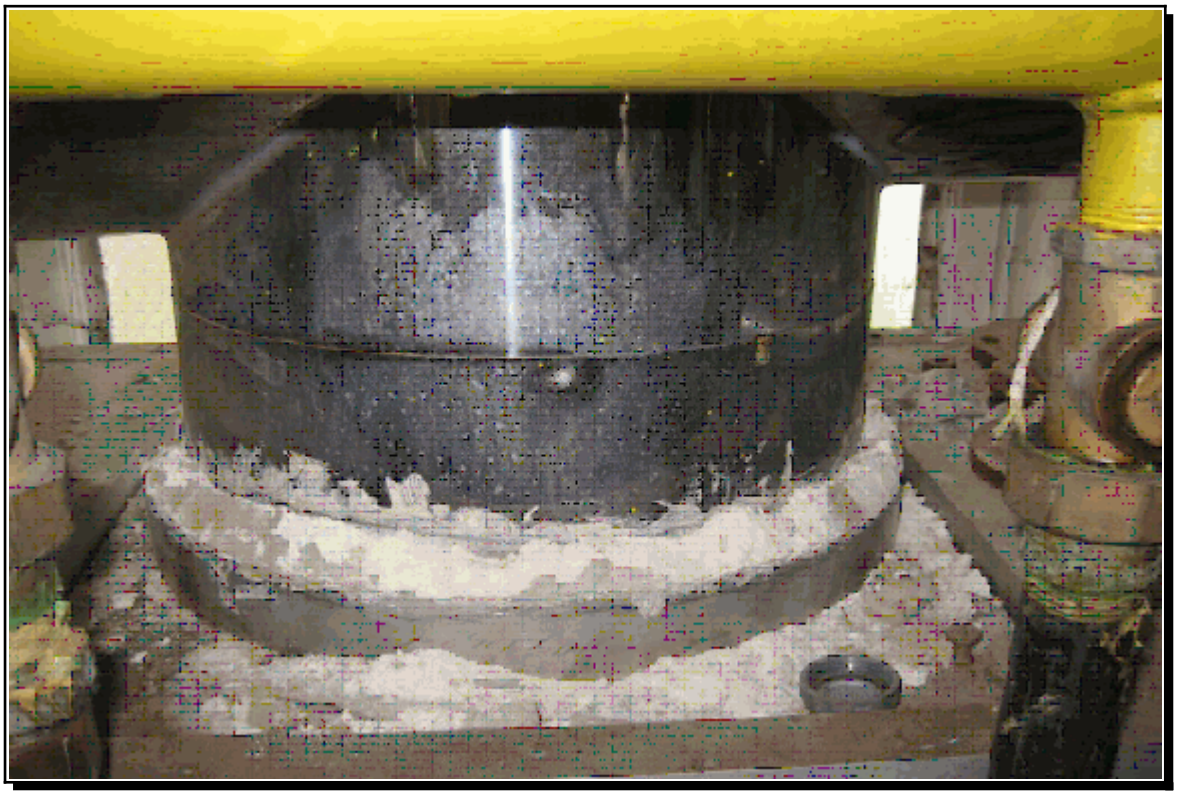
Main Activity	LOW DISTURBANCE ACTIVITY	**Number of Occupants**	NONE
Secondary Activity		**Frequency of Use**	DAILY
Location	ROOM UP TO 100 SQUARE METRES	**Average Time in Use**	<1 HOUR
Accessibility	EASILY DISTURBED	**Maintenance Activity**	LOW DISTURBANCE ACTIVITY
Amount	0.1 linear / square metres	**Maintenance Frequency**	<=1 PER YEAR

MANAGEMENT SUMMARY

Action	REMOVE	**Priority**		**Notifiable**	YES
Comments:					
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (54)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Packing sealant to flue collar top of boiler



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/070
Next Inspection Date		**Sample Number**	54-MW1083/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	SEALANT	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

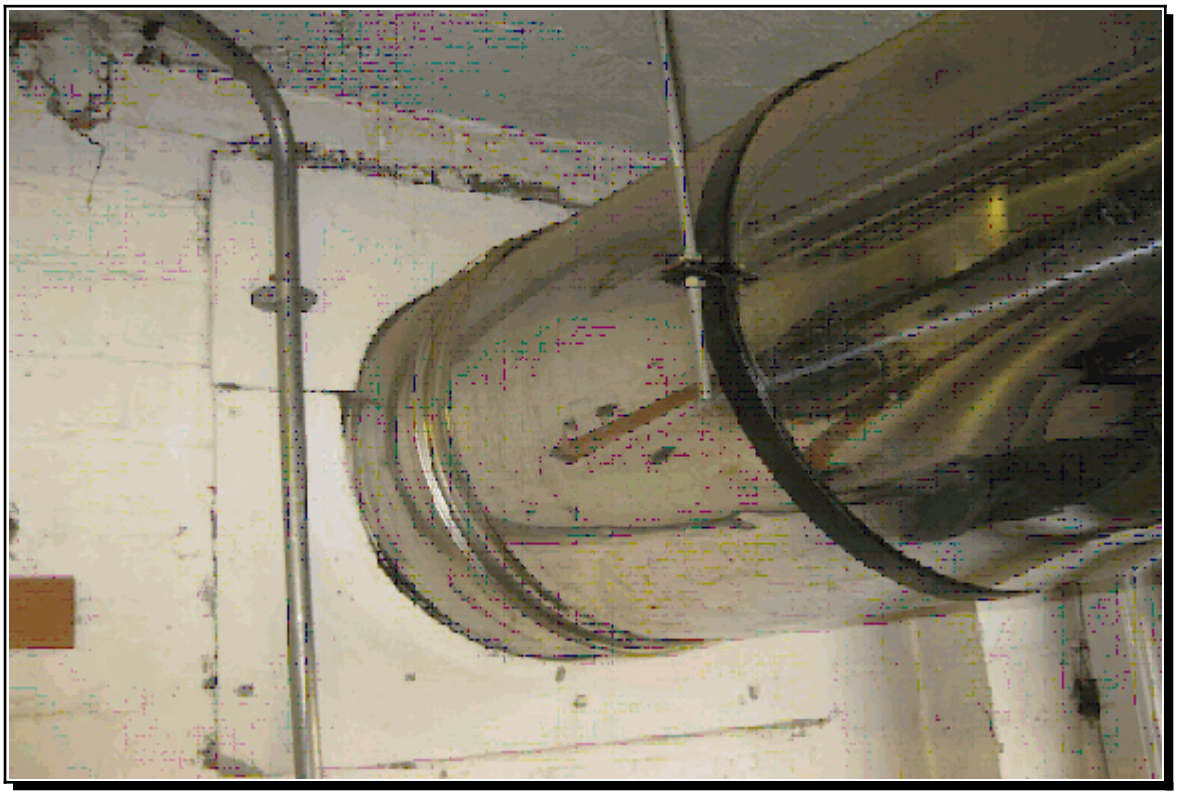
Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**
Comments:		
Recommendations:		

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-007 (p49)	**Room / Area**	Area E-007 - Boiler room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Boarding firebreak left & right of nib wall



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	
Next Inspection Date		**Sample Number**	STRONG PRESUMPTION
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	"SUPALUX"	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**
Comments:		
Recommendations:		

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-008 (41)	**Room / Area**	Area E-008 - Toilet & washroom
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	WC cistern in left hand cubicle



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/057
Next Inspection Date		**Sample Number**	41-MW1070/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 3

Material	CISTERN	**Surface Treatment**	COMPOSITE MATERIALS
Condition	GOOD	**Sample Result**	AMOSITE

RISK ASSESSMENT = 8

Main Activity	LOW DISTURBANCE ACTIVITY	**Number of Occupants**	1 TO 3
Secondary Activity		**Frequency of Use**	DAILY
Location	ROOM UP TO 100 SQUARE METRES	**Average Time in Use**	>=1 AND <3 HOURS
Accessibility	EASILY DISTURBED	**Maintenance Activity**	LOW DISTURBANCE ACTIVITY
Amount	1 linear / square metres	**Maintenance Frequency**	<=1 PER YEAR

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	NO

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-014 (40)	**Room / Area**	Area E-014 - Circulation corridor
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Insulation packing around pipe openings in floor



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/056
Next Inspection Date		**Sample Number**	40-MW1069/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	INSULATION	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

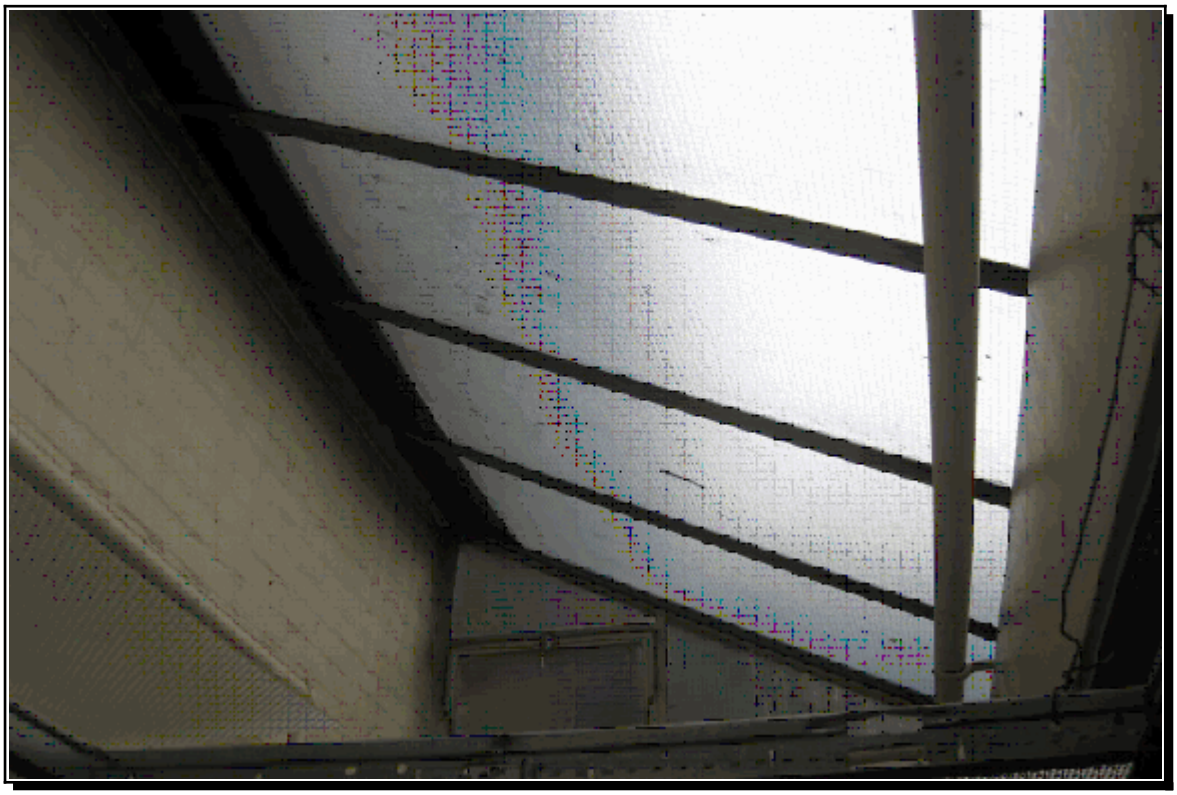
Action	**Priority**	**Notifiable**

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - Ground
Location ID	MGS001-E-019 (p39)	**Room / Area**	Area E-019 - Main kitchen
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Rope seals to patent glazed skylights



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	
Next Inspection Date		**Sample Number**	STRONG PRESUMPTION
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 6

Material	ROPE	**Surface Treatment**	UNSEALED WOVEN FABRIC
Condition	LOW DAMAGE	**Sample Result**	CHRYSOTILE

RISK ASSESSMENT = 10

Main Activity	LOW DISTURBANCE ACTIVITY	**Number of Occupants**	1 TO 3
Secondary Activity		**Frequency of Use**	DAILY
Location	ROOM UP TO 100 SQUARE METRES	**Average Time in Use**	>=1 AND <3 HOURS
Accessibility	UNLIKELY TO BE DISTURBED	**Maintenance Activity**	MINOR DISTURBANCE ACTIVITY
Amount	15 linear / square metres	**Maintenance Frequency**	UNLIKELY TO BE DISTURBED

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	NO
Comments:					
Recommendations:					

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - First
Location ID	MGS001-E-038 (56)	**Room / Area**	Area E-038 - "Long room"
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Sink pad beneath sink



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/072
Next Inspection Date		**Sample Number**	56-MW1085/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	SINK PAD	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**
Comments:		
Recommendations:		

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - First
Location ID	MGS001-E-042 (57)	**Room / Area**	Area E-042 - Tank room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Dust debris on floor



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/073
Next Inspection Date		**Sample Number**	57-MW1086/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	DUST / DEBRIS	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - First
Location ID	MGS001-E-042 (58)	**Room / Area**	Area E-042 - Tank room
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Felt & paper backing to perimeter of ceiling



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/074
Next Inspection Date		**Sample Number**	58-MW1087/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	FELT	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**
Comments:		
Recommendations:		

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - First
Location ID	MGS001-E-All areas (55)	**Room / Area**	Above all areas - taken above area E-033
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Sarking felt to underside of pitched roof



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/071
Next Inspection Date		**Sample Number**	55-MW1084/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	FELT	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**
Comments:		
Recommendations:		

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - External
Location ID	MGS001-E-Ext (60)	**Room / Area**	All elevations taken outside area E-020
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Damp proof course within low level brickwork



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/076
Next Inspection Date		**Sample Number**	60-MW1089/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT =

Material	DAMP PROOF COURSE	**Surface Treatment**	
Condition		**Sample Result**	NO ASBESTOS DETECTED

RISK ASSESSMENT =

Main Activity		**Number of Occupants**	
Secondary Activity		**Frequency of Use**	
Location		**Average Time in Use**	
Accessibility		**Maintenance Activity**	
Amount	linear / square metres	**Maintenance Frequency**	

MANAGEMENT SUMMARY

Action	**Priority**	**Notifiable**

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - External
Location ID	MGS001-E-Ext (p39)	**Room / Area**	On pitched roof above areas E-006 & E-019
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Rope seal to patent glazed skylights



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	
Next Inspection Date		**Sample Number**	STRONG PRESUMPTION
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 6

Material	ROPE	**Surface Treatment**	UNSEALED WOVEN FABRIC
Condition	LOW DAMAGE	**Sample Result**	CHRYSOTILE

RISK ASSESSMENT = 7

Main Activity	RARE DISTURBANCE ACTIVITY	**Number of Occupants**	NONE
Secondary Activity		**Frequency of Use**	INFREQUENT
Location	OUTDOORS	**Average Time in Use**	<1 HOUR
Accessibility	UNLIKELY TO BE DISTURBED	**Maintenance Activity**	MINOR DISTURBANCE ACTIVITY
Amount	50 linear / square metres	**Maintenance Frequency**	UNLIKELY TO BE DISTURBED

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	NO

Comments:

Recommendations:

APPENDIX A: RISK ASSESSMENT SHEETS

Site ID	MGS001-E	**Floor**	Block E - External
Location ID	MGS001-E-Roof (59)	**Room / Area**	On pitched roof - Taken above area E-006
Building	Manchester Grammar School, Old Hall Ln, Manchester	**Description**	Cement cowls x 2



Surveyed	YES	**Source Of Information**	RTA
Last Inspection Date	21/Oct/2011	**Lab Reference**	261011/075
Next Inspection Date		**Sample Number**	59-MW1088/11
Survey Type	MANAGEMENT		

MATERIAL ASSESSMENT = 4

Material	CEMENT COWL	**Surface Treatment**	CEMENT PRODUCT
Condition	LOW DAMAGE	**Sample Result**	CHRYSOTILE

RISK ASSESSMENT = 4

Main Activity	RARE DISTURBANCE ACTIVITY	**Number of Occupants**	NONE
Secondary Activity		**Frequency of Use**	INFREQUENT
Location	OUTDOORS	**Average Time in Use**	<1 HOUR
Accessibility	UNLIKELY TO BE DISTURBED	**Maintenance Activity**	MINOR DISTURBANCE ACTIVITY
Amount	2 linear / square metres	**Maintenance Frequency**	UNLIKELY TO BE DISTURBED

MANAGEMENT SUMMARY

Action	MANAGE OR REMOVE	**Priority**		**Notifiable**	NO

Comments:

Recommendations:

2684

TVS Analysis

Suite 9B, Cavendish House, The Village, Birchwood Technology Park, Birchwood, Warrington, Cheshire. WA3 6BU.

Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Supplementary to Test Certificate TVS/11/6993a

Certificate Number: TVS/11/6993ae

Customer:	Richard L Thomas Associates Limited, 1st Floor, 120, Ashton Road, Denton, Manchester. M34 3JE.
Site Reference:	ORTA/10/11/2962 Manchester Grammar School Old Hall Lane Manchester M13 0XT
Sampled By:	Customer
Date Received:	3rd & 25th October & 8th, 15th & 22nd December 2011
Date Analysed:	3rd & 26th October & 8th, 15th & 22nd December 2011
Method Analysed:	Samples detailed have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2.
Analysed By:	J Chamun, N Tully & M Shaw

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

SAMPLE RESULTS **Certificate Number: TVS/11/6993ae**

SAMPLE NO	LAB REF	*ELEMENT SAMPLED	**SAMPLE LOCATION	ASBESTOS TYPE DETECTED
39 MW 1068-11	261011/055	Rope	Ground Floor – Block E – Seals to Patent Glazed Skylights (x2) – Area E-006	Chrysotile
40 MW 1069-11	261011/056	Insulation Packing	Ground Floor – Block E – Insulation Surrounding 2 Pipe Work Openings at Floor Level Area E-014	No Asbestos Detected
41 MW 1070-11	261011/057	WC Cistern	Ground Floor – Block E – Toilet Cistern in Left Hand Cubicle – Area E-008	Amosite
42 MW 1071-11	261011/058	Dust Debris	Ground Floor – Block E – Floor Surrounding Entrance Door – Area E-007	No Asbestos Detected
43 MW 1072-11	261011/059	Dust Debris	Ground Floor – Block E – Floor In Front & to Rear of Boilers & Pumps – Area E-007	No Asbestos Detected
44 MW 1073-11	261011/060	Residue	Ground Floor – Block E – Left Wall Surrounding Electrics – Area E-007	Amosite Chrysotile
45 MW 1074-11	261011/061	Residue	Ground Floor – Block E – Rear Wall Surrounding External Doors – Area E-007	Chrysotile
46 MW 1075-11	261011/062	Residue	Ground Floor – Block E – Right Wall Rear of Boilers & Internal NIB Wall – Area E-00 7	No Asbestos Detected
47 MW 1076-11	261011/063	Residue	Ground Floor – Block E – Right Wall Rear of Flue & Surrounding Window – Area E-007	Chrysotile
48 MW 1077-11	261011/064	Residue	Ground Floor – Block E – Front Wall Rear of 2x Calorifiers & Surrounding Control Panel – Area E-007	Chrysotile
49 MW 1078-11	261011/065	Boarding	Ground Floor – Block E – Brick Flue Stack Firebreak Surrounding Flue – Area E-007	No Asbestos Detected
50 MW 1079-11	261011/066	Residue	Ground Floor – Block E – Ceiling Surrounding Skylight – Area E-007	Amosite Chrysotile
51 MW 1080-11	261011/067	Residue	Ground Floor – Block E – Ceiling Above Pumps & Boiler – Area E-007	No Asbestos Detected
52 MW 1081-11	261011/068	Gasket	Ground Floor – Block E – Seals to Flange Joints on Pipes Throughout – Area E-007	Chrysotile
53 MW 1082-11	261011/069	Dust Debris	Ground Floor – Block E – To Concrete Plinth Beneath 2x Calorifier – Area E-007	Chrysotile

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

2684

Supplementary to Test Certificate TVS/11/6993a

SAMPLE RESULTS **Certificate Number: TVS/11/6993ae**

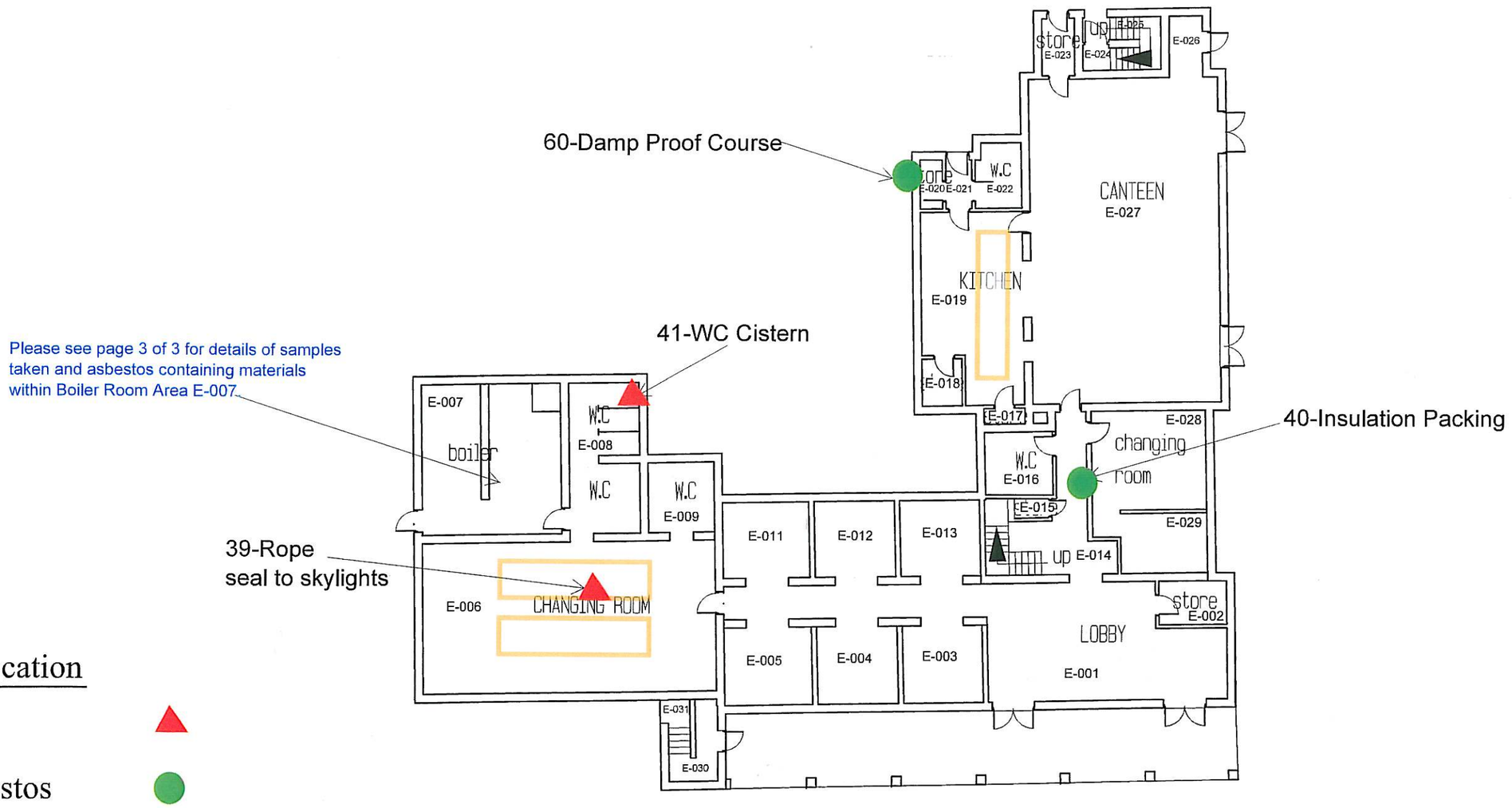
SAMPLE NO	LAB REF	*ELEMENT SAMPLED	**SAMPLE LOCATION	ASBESTOS TYPE DETECTED
54 MW 1083-11	261011/070	Packing Sealant	Ground Floor – Block E – Seal to Flue Collar Top of Boiler – Area E-007	No Asbestos Detected
55 MW 1084-11	261011/071	Sarking Felt (Bituminous)	1st Floor – Block E – Within Roof Void Lining to Underside of Pitched Roof Throughout Taken Above Area E-033	No Asbestos Detected
56 MW 1085-11	261011/072	Sink Pad (Bituminous)	1st Floor – Block E – Beneath Sink – Area E-038	No Asbestos Detected
57 MW 1086-11	261011/073	Dust Debris	1st Floor – Block E – Tank Room Floor – Area E-042	No Asbestos Detected
58 MW 1087-11	261011/074	Felt & Paper Backing (Bituminous)	1st Floor – Block E – Tank Room to Perimeter of Ceiling – Area E-042	No Asbestos Detected
59 MW 1088-11	261011/075	Cement Cowl	External – Block E – Above Pitched Roof Taken Above Area E-006	Chrysotile
60 MW 1089-11	261011/076	Damp Proof Course (Bituminous)	External – Block E – Within Low Level Brickwork Throughout Taken Outside Area E-020	No Asbestos Detected

REPORTED BY M Shaw (Approved Signatory) **DATE: 16/01/12**

~~Nicola Tully/Susan Thomas/~~ Michelle Shaw (Delete as Applicable)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E



BLOCK E Ground Floor

Sample Location

Asbestos ▲

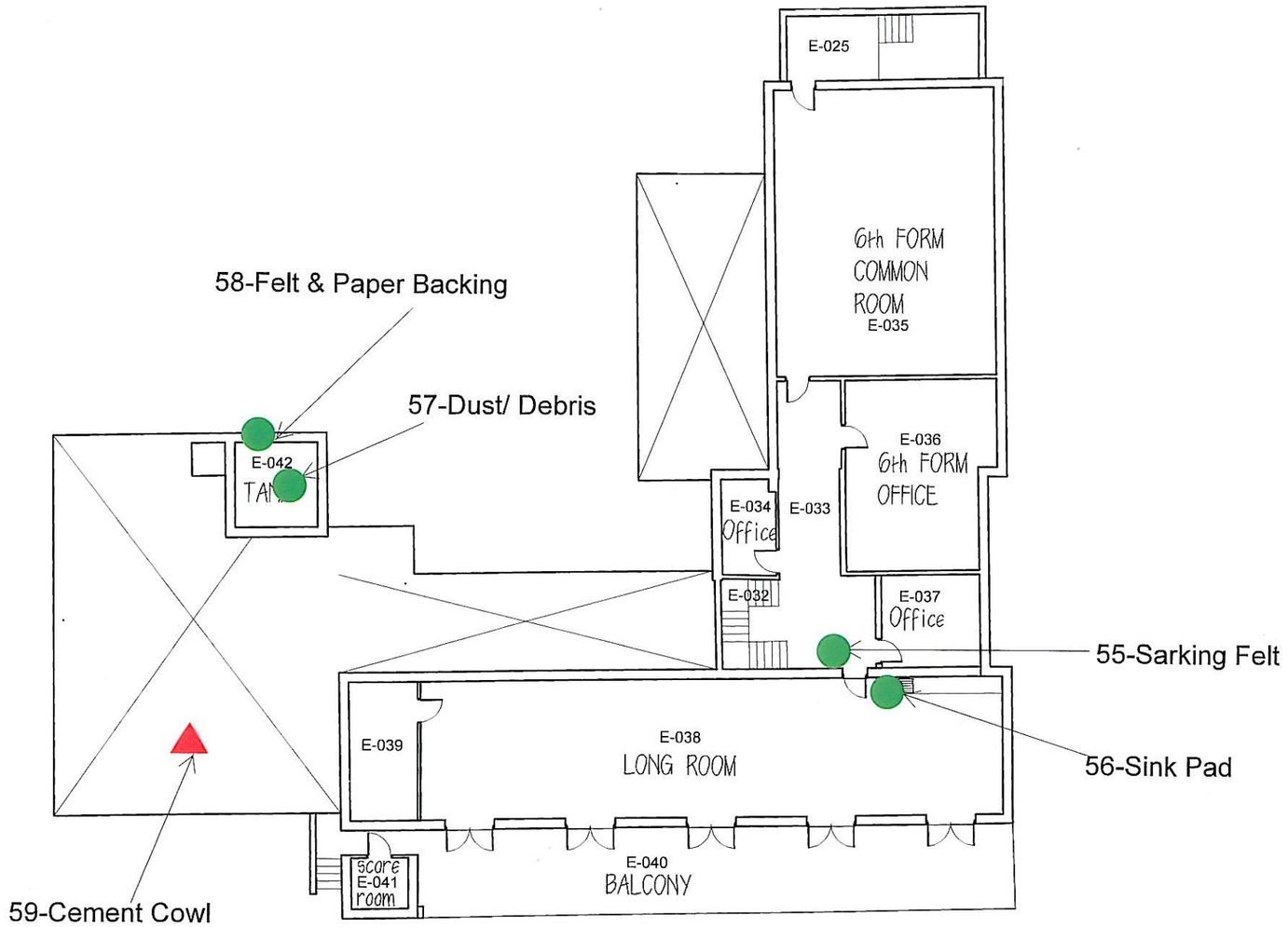
Non Asbestos ●

Asbestos Containing Materials

Rope seals to skylights □

Please note: - The following items are outside the scope of works for a management survey as agreed with Mike Simon and to gain access permanent damage would be caused which would be included in a refurbishment - demolition survey.
All areas - It has to be noted none of the insulation has been removed from the pipe work.
Areas E-001, E-002, E-014 & E-027 – Floor ducts
Areas E-008, E-016, E-017, E-018, E-019, E-020, E-021, E-022, E-028 & E-029 – There is very limited access beneath the modern "Altro" floor covering.

Manchester Grammar School, Old Hall Lane, Manchester M13 0XT
Block E



BLOCK E First Floor

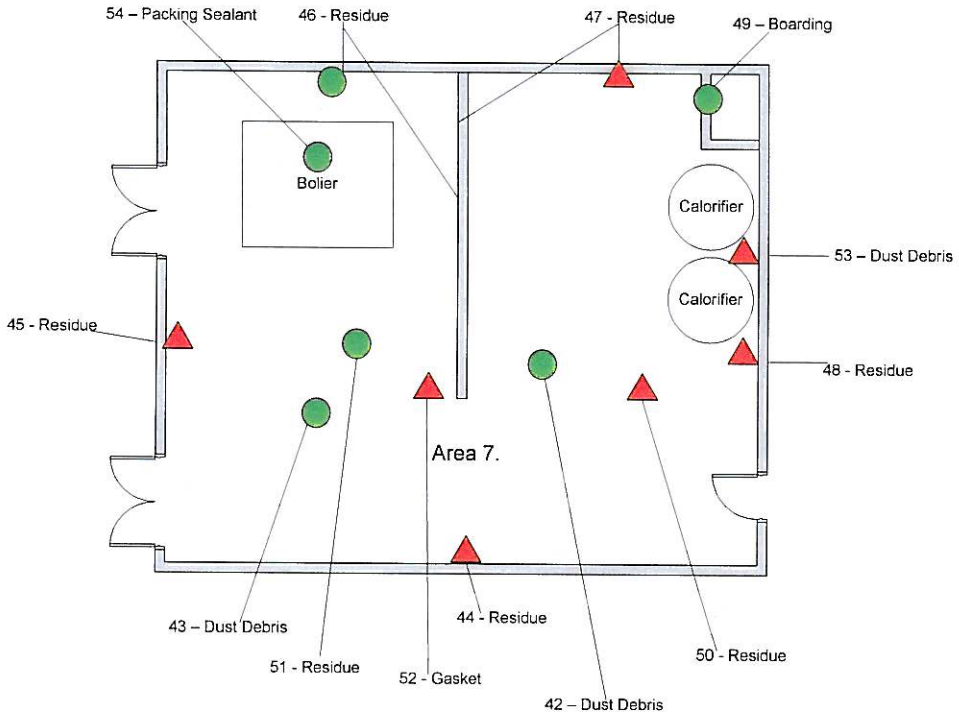
Sample Location

Asbestos

Non Asbestos

Please note: - The following items are outside the scope of works for a management survey as agreed with Mike Simon and to gain access permanent damage would be caused which would be included in a refurbishment - demolition survey.
All areas - It has to be noted none of the insulation has been removed from the pipe work where present.
Area E-033 - The inspection within the roof void was limited to the walkways only for safety reasons.

Manchester Grammar School Sports Pavilion Old Hall Lane
Manchester M13 0XT
Block E - Boiler Room Area 7.



Sample Locations

Asbestos

Non-asbestos

Please note: -
It has to be noted that no sections of the insulation have been removed from the plant equipment / pipe work as this would cause permanent intrusive damage.

Drawing not to Scale