

REDDISH VALE

RE-INSPECTION ASBESTOS SURVEY

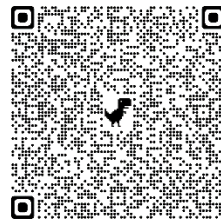


Project site Address:

Spurr House Residential Care Home, 243
Pole Lane, Bury. BL9 8QL



**Project Location:
(Scan QR Code)**



Project Reference:

Asbs12751

**Report Prepared on behalf
of:**

Bury Council
Knowsley Place,
Knowsley Street,
Bury. BL9 0SW

Project date:

Tuesday 21st March 2023

**Inspection undertaken
based upon previous
survey:**

Undertaken by

Reddish Vale
Insulations Ltd

Type of survey

Refurbishment &
Demolition

Report reference

Asbs12544

Report Contents

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SECTION 1 – Introduction

Reddish Vale Insulations Ltd was instructed to undergo a Re-inspection of Asbestos containing materials based on the Refurbishment & Demolition asbestos survey conducted within Spurr House Residential Care Home, Bury on behalf of Bury Council. The purpose of the re-inspection is to update the on-site management plan and asbestos register for the materials containing asbestos. This report should be read in conjunction with the previous management surveys undertaken by Reddish Vale Insulations. Report Ref: Asbs12544. This report forms an addendum to the original report and so the original report should be referred to for all layouts, Bulk analyst reports and information on accessed, and none accessed areas. It is possible that materials have been removed or encased since the original report was issued and so this report only covers materials identified and accessible.

The survey was conducted by an experienced asbestos survey team in full accordance with HSG 264 Asbestos: The survey guide on Tuesday 21st March 2023. The site at the time of the re-inspection survey was no longer live.

It should be noted that the findings of the survey are discussed across the report in its entirety. Readers should note the contents in all sections of the report and should not rely purely on the information given in individual sections of the report

Project completed by:	
	James Coupe – Lead Surveyor
Report Approved by:	
	Roy E Tindall – Operations Director

SECTION 1 – Scope of survey

Previously identified ACM's will be located using the original survey information and accompanying site plan. Once located a full condition check will be performed to ensure the original materials and priority (if applicable) risk assessment were accurate.

Any differences in condition will be noted with a revised recommendation if deemed necessary. An updated material photograph will also be collected. Due to the general inspection nature of an Asbestos Re-inspection additional materials may be identified that for whatever reason were not located during the original survey. Samples may be collected, and additional items added to this register

If no building plans are made available for the surveying team at the time of the survey, the plans detailed in this report (produced during the survey) illustrate the only areas inspected. Reddish Vale Insulations cannot be held responsible for any unidentified areas unforeseen due to lack of plans or specific building knowledge i.e. sealed areas/rooms, which may be encountered during any works undertaken

Re-inspection of materials should be conducted on a regular and pre planned schedule to keep the management plan up to date. If material is damaged during this period, it is recommended that the material is re inspected and the duty holder instigates any recommendations made by the competent person

This report is based upon the condition of the materials at the time of the survey only. Any recommendations made are based upon the material at the time of the inspection. If materials are left in situ for a significant amount of time after the survey it should be re-inspected before work commences in or around the material.

SECTION 1 – Control of Asbestos Regulations 2012

Under the control of Asbestos regulations 2012 there is a specified duty to manage asbestos within none domestic properties. This survey helps form a foundation to comply with regulation 4 and 5 of the regulations.

The Duty to manage Asbestos – Regulation 4

“4. — (1) in this regulation "the duty holder" means—

(a) every person who has, by virtue of a contract or tenancy, an obligation of any extent in relation to the maintenance or repair of non-domestic premises or any means of access thereto or egress therefrom; or

(b) in relation to any part of non-domestic premises where there is no such contract or tenancy, every person who has, to any extent, control of that part of those non-domestic premises or any means of access thereto or egress therefrom,

And where there is more than one such duty holder, the relative contribution to be made by each such person in complying with the requirements of this regulation will be determined by the nature and extent of the maintenance and repair obligation owed by that person.”

Identification of the presence of asbestos – Regulation 5

“5. An employer shall not undertake work in demolition, maintenance, or any other work which exposes or is liable to expose his employees to asbestos in respect of any premises unless either—

(a) he has carried out a suitable and sufficient assessment as to whether asbestos, what type of asbestos, contained in what material and in what condition is present or is liable to be present in those premises; or

(b) if there is doubt as to whether asbestos is present in those premises, he—

(i) assumes that asbestos is present, and that it is not chrysotile alone, and

(ii) observes the applicable provisions of these Regulations.”

It is also a requirement of the Control of Asbestos regulations 2012 that all asbestos remedial / removal works must be undertaken by an HSE licensed Asbestos contractor unless the below conditions of regulations 3 (2) are met.

(2) Regulations 9 (notification of work with asbestos), 18(1) (a) (designated areas) and 22 (health records and medical surveillance) do not apply where—

(a) The exposure to asbestos of employees is sporadic and of low intensity; and

(b) It is clear from the risk assessment that the exposure to asbestos of any employee will not exceed the control limit; and

(c) The work involves—

(i) short, non-continuous maintenance activities in which only nonfriable materials are handled, or

(ii) Removal without deterioration of non-degraded materials in which the asbestos fibres are firmly linked in a matrix, or

(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.

Other legal legislation relating to asbestos management is defined within:

- Health and safety at work Act 1974
- Management of Health and safety at work regulations 1999
- The Construction Design and Management Regulations (CDM) 2015

SECTION 1 – Executive Summary

A Re-Inspection survey has been undertaken at the request of our client within Spurr House Residential Care Home, Bury on Tuesday 21st March 2023. Following our site inspection, the following materials have been identified within the surveyed area:

Asbestos Textile rope

All details retaining to these materials are found within 2, 3 and 4 of this report including estimated quantify, materials scores and locations.

SECTION 1 – The Report

The items identified in the Asbestos survey ref: Reddish Vale Asbs12544 were visually re-inspected in accordance with the scope of works agreed with the client.

The re-inspection actively checked all identified materials for any signs of disturbance, scratches, and broken edges, cracks, peeling paint, debris or any other forms of degradation.

No attempt has been made during this survey to access any areas that were not previously accessed by the original surveying team. Asbestos must always be presumed present in none accessed areas

		Comments / Remarks
Have all identified material been inspected	Yes	
Have any ACMs changed in condition or treatment since the previous survey or re-inspection?	Yes	Please see inspection record
Have any ACMs been removed since the previous survey or re-inspection?	Yes	Please see inspection record
Have any additional samples been taken during this re-inspection?	No	
Do any materials require urgent remedial works or restrictions?	No	

SECTION 1 – Inaccessible areas and restrictions

During the course of the survey the following areas could not be accessed by the surveying team. These areas are classed as inaccessible and should be presumed to contain asbestos until opened up and surveyed / sampled

item not accessed	Rooms / areas the item not accessed relates to	Reason for not accessed. If client restriction, please state	Example Picture(s) showing item for reference
All areas accessed			

We have not reported on confined spaces which may exist within the fabric of the building, where the extent and presence of these is not evident, due to inaccessibility or insufficient knowledge of the structure at the time of the survey. Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned.

General restrictions and exclusions can be found within **Section 6** of this report.

SECTION 1 – Findings and recommendations

During the course of the survey and following an extensive visual investigation the surveying team have found the following materials which contain asbestos.

Material type	Location	Risk category	Recommended actions
Asbestos Textile rope	Corridor 1, Electric meter store	LOW RISK	Monitor & Review

In order to facilitate and instigate a working management plan for the building surveyed we recommend the following actions undertaken.

- Asbestos materials should be labelled with asbestos warning signs.
- Regular and pre planned inspections on all asbestos materials should be undertaken at regular and pre-determined intervals
- A Management plan for the building should be implemented to assess the risk of exposure or disturbance of each material and suitable controls implemented including what to do in an emergency
- Presumed materials should be considered asbestos containing until sampled
- Inaccessible areas noted should be presumed to contain asbestos until surveyed
- Where Risk Band 1 or 2 materials are present, the locations should be made restricted areas and entrances sealed with appropriate warning signs displayed
- Asbestos materials in need of removal should be removed in accordance with the Control of asbestos at work regulations 2012
- Asbestos areas should be marked out and clearly indicated as asbestos contaminated area for other contractors on site until removed
- Staff or contractors on site must be aware of ACMs in their relevant work areas

All recommendations are made based upon the surveyor's knowledge of the surveyed areas and material conditions at the time of the survey. The application and implementation of the above recommendations should be implemented as soon as reasonably practical to ensure no disturbance of any asbestos materials occurs.

SECTION 2 – Contractor Compliance Form

Any persons or contractors who intend to work in or around materials identified please sign below to indicate they have read this report in its entirety in relation to areas containing asbestos materials.

Please note – Although a thorough and intensive inspection has been undertaken within the surveyed areas, there is no guarantee that all asbestos materials have been identified. Before carrying out work a visual inspection should be carried out of the work area. Should any suspect material be identified, it should be left undisturbed until a sample has been taken to confirm its construction.

SECTION 2 – Asbestos Inspection Record

Overall RISK - This is a colour coded identification that highlights the urgency that should be assigned to the recommendations.



Actions should be undertaken at the earliest convenience from assessments. These materials if left undisturbed should be managed and re-assessed on a 12month basis. These materials are usually materials assigned priority 3 status



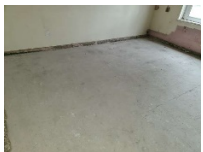
Actions should be undertaken at the earliest convenience from assessments. These materials usually require remedial works undertaken such as encapsulation. These materials are usually materials assigned priority 2 status. Once works undertaken these materials can be given priority 3 status.

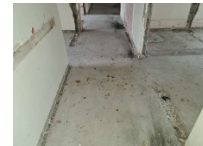
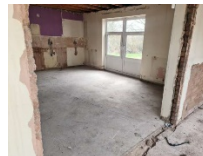
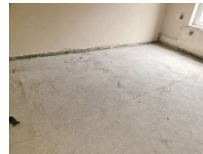
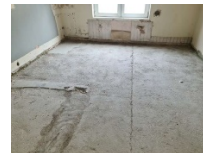
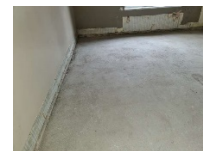


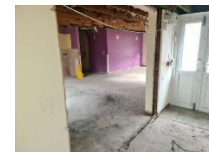
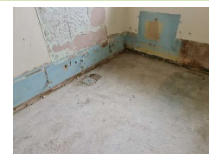
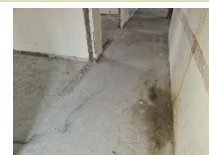
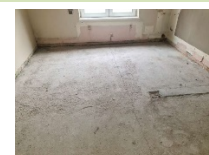
Actions should be undertaken at the earliest convenience from assessments. Restrictions are usually required to be implemented until material removed. These materials cannot readily be incorporated into a management plan. These materials are usually materials assigned priority 1 status

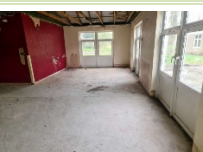
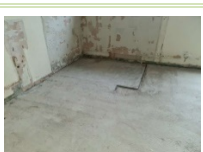
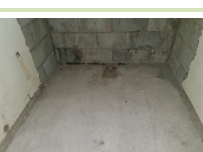


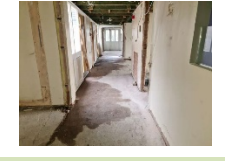
Unique Sample reference	Type of material	Position	Location	Extent / Quantity	Damage / Deterioration	Risk Band Score	Material Score	Overall Risk	Picture of inspected material
Asbs12544 / 01	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl covering	Staff Room, Shower room	5m ²	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 02	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl covering	Kitchen	50m ²	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 VIM / 02 – 01	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl covering	Staff Toilets	3m ²	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				

Unique Sample reference	Type of material	Position	Location	Extent / Quantity	Damage / Deterioration	Risk Band Score	Material Score	Overall Risk	Picture of inspected material
Asbs12544 / 05	Asbestos reinforced composite	Toilet Cistern	Staff Toilets	1 Cistern	Material removed by Insul-Eight Environmental February 2023				
Asbs12544 / 06	Asbestos insulating board (AIB)	Boarding to bulk head above door	Corridor 2	4m ²	Material removed by Insul-Eight Environmental February 2023				
Asbs12544 / 07	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl covering	Laundry room	25m ²	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 09	Asbestos insulating board (AIB)	Small panels below window	High Grove Suite	1m ² x 5 panels	Material removed by Insul-Eight Environmental February 2023				
Asbs12544 / 10	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	High Grove block, Throughout	Up to 250m ² total	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 11	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	High Grove block, Throughout	As sample 10	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				

Unique Sample reference	Type of material	Position	Location	Extent / Quantity	Damage / Deterioration	Risk Band Score	Material Score	Overall Risk	Picture of inspected material
Asbs12544 / 12	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	High Grove block, Throughout	As sample 10	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 13	Asbestos insulating board (AIB)	Small panels below window	Sandringham Suite	1m² x 5 panels	Material removed by Insul-Eight Environmental February 2023				
Asbs12544 / 15	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl covering	Sandringham Block, Rooms 14, 15 & 20	42m² total	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 16	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	Sandringham Block, Rooms 11, 13, 16, 17, 18, 19, Bathroom, Corridor & Suite	Up to 208m² total	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 17	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	Sandringham Block, Rooms 11, 13, 16, 17, 18, 19, Bathroom, Corridor & Suite	As sample 16	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 18	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	Sandringham Block, Rooms 11, 13, 16, 17, 18, 19, Bathroom, Corridor & Suite	As sample 16	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				

Unique Sample reference	Type of material	Position	Location	Extent / Quantity	Damage / Deterioration	Risk Band Score	Material Score	Overall Risk	Picture of inspected material
Asbs12544 / 19	Asbestos insulating board (AIB)	Small panels below window	Ascot Suite	1m ² x 2 panels	Material removed by Insul-Eight Environmental February 2023				
Asbs12544 / 20	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl coverings and Carpet	Ascot Block, Rooms 21, 22, 26, 27, 28, 29, Bathroom & Suite	Up to 182m ² total	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 21	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl coverings and Carpet	Ascot Block, Rooms 21, 22, 26, 27, 28, 29, Bathroom & Suite	As sample 20	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 22	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl coverings and Carpet	Ascot Block, Rooms 21, 22, 26, 27, 28, 29, Bathroom & Suite	As sample 20	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 23	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	Ascot Block, Rooms 23, 24, 25 & Corridor	68m ² total	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 24	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	Ascot Block, Rooms 23, 24, 25 & Corridor	As sample 23	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				

Unique Sample reference	Type of material	Position	Location	Extent / Quantity	Damage / Deterioration	Risk Band Score	Material Score	Overall Risk	Picture of inspected material
Asbs12544 / 26	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl covering	Corridor 4, Therapy room	7m ²	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 27	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl covering	Corridor 4, Store room	8m ²	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 28	Asbestos insulating board (AIB)	Small panels below window	Windsor Suite	1m ² x 2 panels	Material removed by Insul-Eight Environmental February 2023				
Asbs12544 / 30	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl covering	Windsor Block, Rooms 35 & 38	28m ² total	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 31	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	Windsor Block, Rooms 31, 32, 33, 34, 36, 37, 39, Bathroom, Corridor, housekeeping & Suite	Up to 222m ² total	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 32	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	Windsor Block, Rooms 31, 32, 33, 34, 36, 37, 39, Bathroom, Corridor, housekeeping & Suite	As sample 31	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				

Unique Sample reference	Type of material	Position	Location	Extent / Quantity	Damage / Deterioration	Risk Band Score	Material Score	Overall Risk	Picture of inspected material
Asbs12544 / 33	Asbestos bitumen adhesive	Adhesive to floor throughout beneath vinyl coverings and Carpet	Windsor Block, Rooms 31, 32, 33, 34, 36, 37, 39, Bathroom, Corridor, housekeeping & Suite	As sample 31	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 34	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl covering	Corridors 1, 2, 3 & 4	76m² total	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 VIM / 34 – 01	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout	Corridor 1, Electric meter store	4m²	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 35	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl covering	Corridors 1, 2, 3 & 4	As sample 34	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 36	Asbestos thermoplastic floor tile & bitumen adhesive	Cream tiles to floor throughout beneath vinyl covering	Corridors 1, 2, 3 & 4	As sample 34	Material removed by Insul-Eight Environmental February 2023 (please note Bitumen adhesive remnants may remain to inaccessible areas)				
Asbs12544 / 40	Asbestos Mastic	Mastic to jointing of concrete walls	External Garage	56 linear metres	Material removed by Insul-Eight Environmental February 2023				

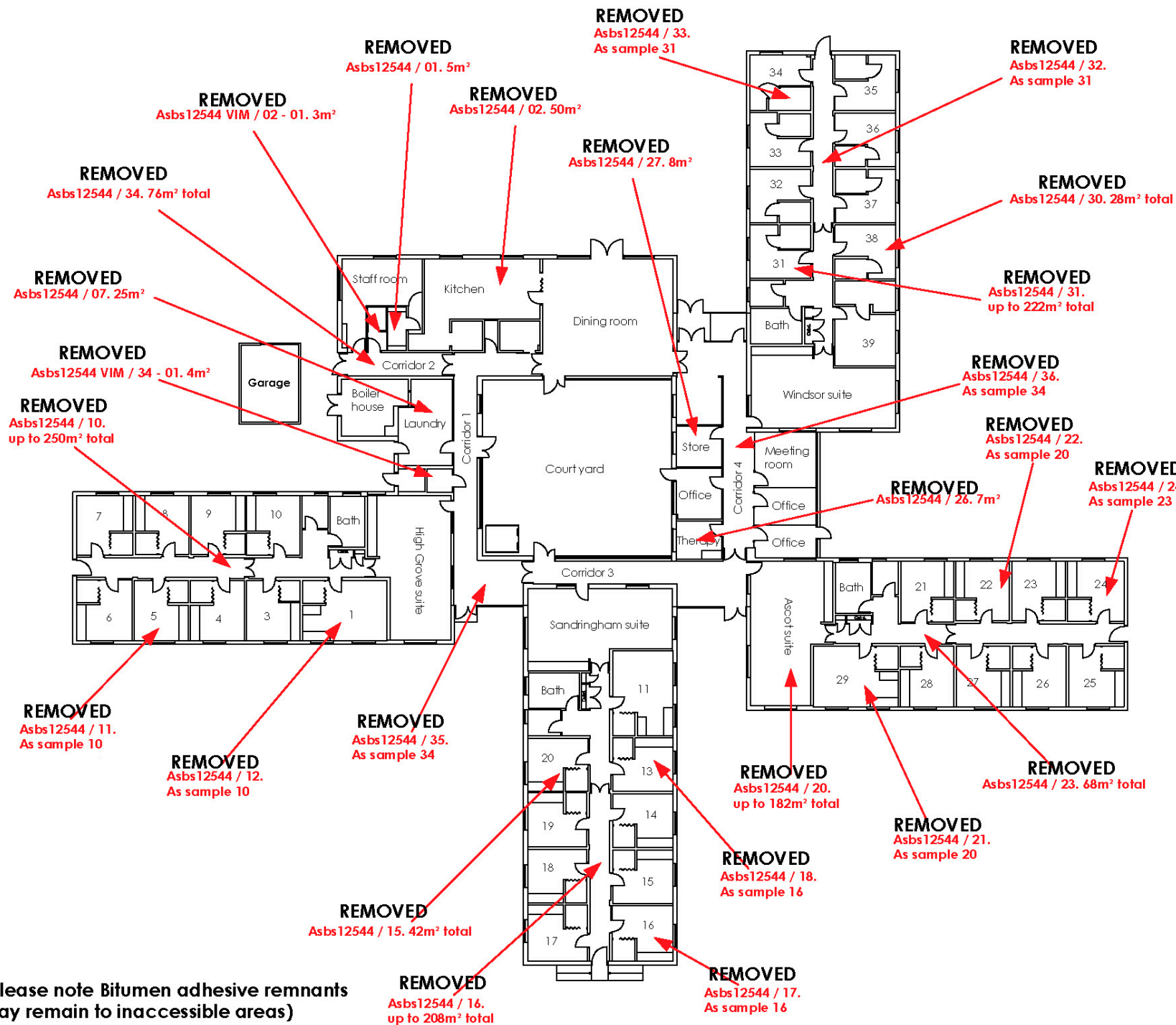
Unique Sample reference	Type of material	Position	Location	Extent / Quantity	Damage / Deterioration	Risk Band Score	Material Score	Overall Risk	Picture of inspected material
Asbs12544 / SP001	Asbestos textile rope	Flash guards and rope seals within electrical boxes	Corridor 1, Electric meter store	4 fuse boxes	Good condition	3	4		

SECTION 3 – Site Specific Layout Plans

Site Address	Spurr House Residential Care Home, 243 Pole Lane, Bury,BL9 8QL
Project Number	Asbs12751
Drawing Reference	001 – Layout 1

	Asbestos Sprayed Coating
	Asbestos Insulation / Debris
	Asbestos Insulating Board
	Asbestos Cement Products
	Asbestos Textiles / Rope / Gaskets
	Asbestos Textured Coating (Artex)
	Asbestos Paper (Not classed as insulation)
	Asbestos Floor coverings and Bitumen adhesives
	Asbestos Composite / Reinforced plastic
	None Asbestos material
	None Accessed areas

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(please note Bitumen adhesive remnants may remain to inaccessible areas)

SAMPLE LOCATION PLAN

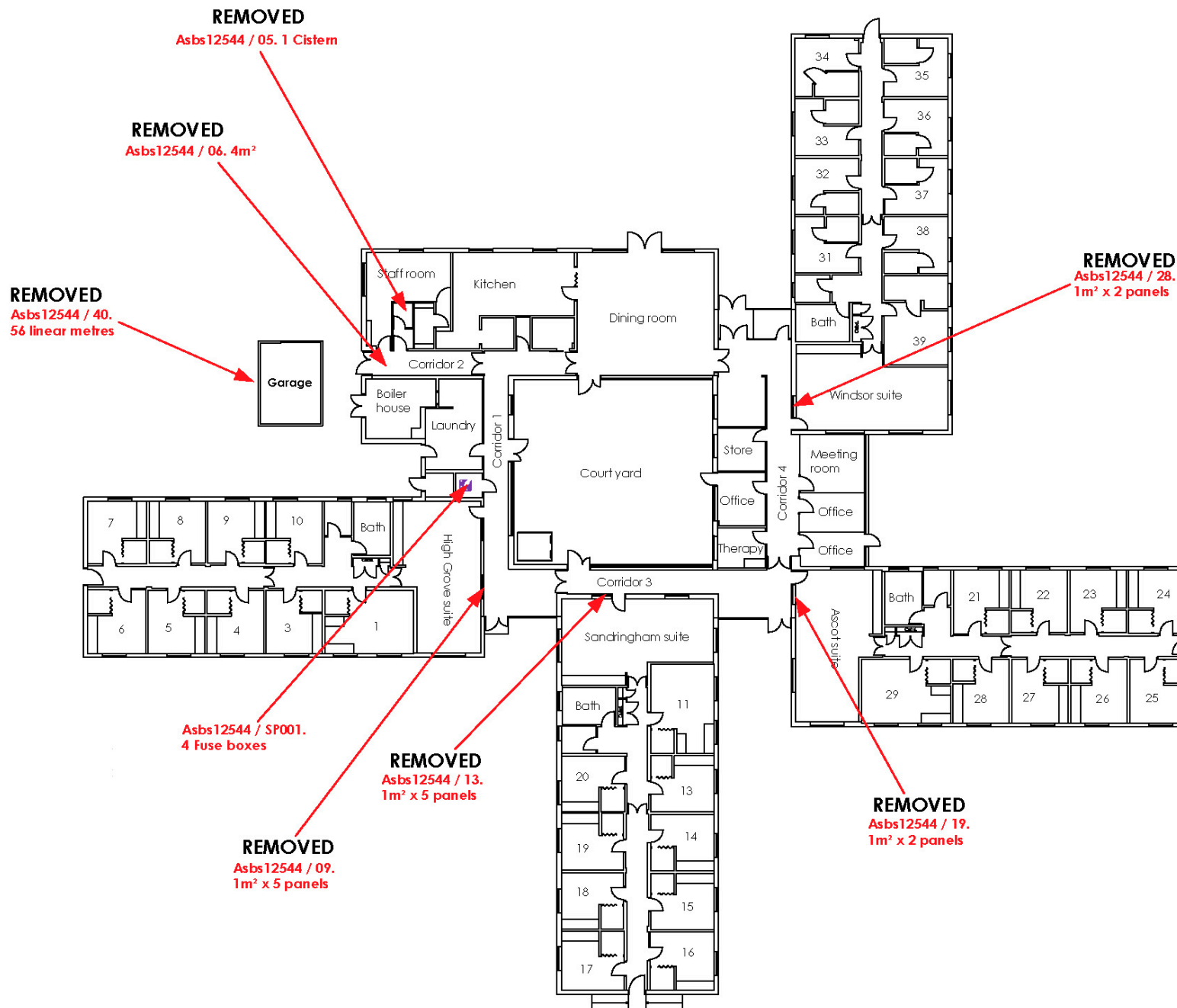
Drawings are not to Scale

Site Address	Spurr House Residential Care Home, 243 Pole Lane, Bury, BL9 8QL
Project Number	Asbs12751
Drawing Reference	002 – Layout 2

Material identification Key

	Asbestos Sprayed Coating
	Asbestos Insulation / Debris
	Asbestos Insulating Board
	Asbestos Cement Products
	Asbestos Textiles / Rope / Gaskets
	Asbestos Textured Coating (Artex)
	Asbestos Paper (Not classed as insulation)
	Asbestos Floor coverings and Bitumen adhesives
	Asbestos Composite / Reinforced plastic
	None Asbestos material
	None Accessed areas

Red Text – Asbestos Material
Black Text – Non Asbestos Material



SECTION 4 – Sample information sheets guidance

The condition of each asbestos element identified on site is assessed using the material assessment algorithm as defined in HSG264 - Asbestos: The survey Guide.

The assessment will depend on four different parameters:

Asbestos type

Product type

Extent of damage

Surface treatment

Product type:

1	Asbestos Reinforced Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints or decorative finishes, asbestos cement etc..)
2	Asbestos insulation boarding, Mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
3	Thermal Insulation (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, 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
2	Unsealed AIB or encapsulated lagging and sprays
3	Unsealed lagging and sprays

Asbestos type

1	Chrysotile
2	Amphibole asbestos excluding Crocidolite
3	Crocidolite

Presumed asbestos containing materials are scored as Crocidolite (3) unless there is a reasonable argument that another type of asbestos was almost always used in that type of application. Materials with assessment scores of 10 or more are regarded 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.

Risk assessment and management plans

The material assessment identifies the high-risk materials, that is, those 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 a remedial action. Management priority must be determined by carrying out a risk assessment.

ASSESSMENT OF ACCESSIBILITY OF EACH ASBESTOS ELEMENT

The accessibility of each asbestos element on site will be assessed. This is important as the accessibility relates to the likelihood or possibility of damage occurring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use in comparison with areas of intermittent use such as entry for maintenance inspections or observation of equipment.

1	Low accessibility asbestos materials are those elements, which are difficult to reach or damage due to their being in a location, which is not normally accessible, except for the purposes of maintenance, e.g. In a roof space or plant room
2	Medium accessibility asbestos materials are those elements where some degree of effort would be required to reach and damage the asbestos, e.g. using a ladder or standing on a chair
3	High accessibility asbestos materials are those elements that can be touched or damaged within normal reach

The Risk band categories are defined as follows.

1	Risk Band 1 asbestos materials are in a condition or location, which requires urgent attention. These asbestos materials are usually not suited to any form of containment program and should be stripped or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned this risk band score. Any disturbance to Risk band 1 materials is likely to expose personnel to increased levels of airborne respirable asbestos fibre with the added risk of spreading the extent of the contamination throughout the rest of the building
2	Risk Band 2 asbestos materials are in a location/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 asbestos material may be assigned a Risk Band 3 rating. In the long term, it is recommended that all Risk Band 2 materials be removed as soon as resources become available
3	Risk Band 3 asbestos materials are in a condition/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. This category is only valid if this provision is maintained. Building managers should be aware of any changes in the work activities in areas where the Risk band 1 materials if it were decided to carry out building works, which would require some disturbance of the asbestos material

SECTION 5 – Table of abbreviations & terminology

ACM	Asbestos Containing Materials
AIB	Asbestos insulating board
Amosite	Also known as Brown Asbestos
CAF	Compressed Asbestos Fibre
CAR 2012	Control of Asbestos Regulations 2012
Chrysotile	Also known as White Asbestos
Crocidolite	Also known as Blue Asbestos
MMF	Manmade Mineral Fibre
NAD	No Asbestos Detected
N/A	Not applicable
SP	Strongly presumed
TBC	To Be Confirmed
VIM	Visually Identical Material

SECTION 6 – General restrictions / Exclusions

Every reasonable effort has been made to ensure that the information contained in this report is as accurate, and as comprehensive as was practicable at the time of preparation. It is not reasonably practicable to categorically state whether an area is free of all asbestos containing materials.

Whilst the survey team made every effort to examine all suspect materials, we cannot guarantee that all asbestos-based materials have been Located. Reddish Vale Insulations cannot therefore accept liability for loss: injury: damage: or penalty caused by omissions or errors contained in this report. Reddish Vale Insulations cannot accept responsibility for non-systematic of “one off” use of hidden asbestos within the areas inspected unless referenced within this report.

Reddish Vale Insulations have instructed all survey teams that health and safety considerations are paramount during their works. If the survey team find an area where access or sampling will present a risk to themselves or others, they have been given authority to cease works until such time that the risk can be controlled to acceptable levels. This may include accessing confined spaces, work at heights, work near active equipment or processes etc. If such a situation arises, we will inform the client and explore alternate resolutions. In such instances, they will be recorded as such within the report as a none accessed area.

Lift shafts will not be accessed unless a competent lift engineer is available who has been supplied by the client. If no engineer is available, the surveying team will determine the lift shaft is presumed to contain asbestos until it is inspected.

Our surveying teams do not access high level roof areas unless safe access has been provided prior to the commencement of the survey. Our surveying teams shall not break into structural elements of a building such as brick walls, cavity walls, chimney stacks etc. where it may place the survey team and others at risk of structural collapse i.e. in structurally unsafe buildings. Any asbestos products present in these areas may not be identified during the survey and therefore caution must be applied during the breakthrough / dismantling of structural elements of a building. It is possible that unidentified asbestos residues resulting from earlier asbestos removal works may be present in relatively inaccessible locations e.g., behind column claddings, attached to earlier ceiling tile grids or suspension systems or covered with new or continuous panelling.

Certain ‘Artex’ type coatings and decorative plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired / patched at different times. It is therefore possible that any ‘Artex’ samples taken may not be representative of the entire coating.

END OF REPORT