WESTLAND ENVIRONMENTAL SAFETY LTD

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Management & Specified Refurbishment Asbestos Survey of

Trentabank Visitor Centre, In Macclesfield Forest, Macclesfield, Cheshire, SK11 0NS

Survey Carried Out By: Andrew Rushton	Assisted By: NA
Lead Surveyor - Asbestos Department	Second Surveyor

Report Reviewed and Authorised By: James Collett			
Position: Project Manager		Issue Date:	14/01/2025
Project Number:	P-51584	Client Reference:	NA
Report Modification	NA		

CONTENTS

1. EXECUTIVE SUMMARY

Scope, type and extent of survey
Specified Management & Specified Refurbishment Survey - Commercial (Refurbishment survey - internal alterations.).

Description of areas excluded from survey (agreed prior to survey)
There were no areas requested to be excluded from the survey.

Variations and/or deviations from method
There were no variations or deviations from the method.

1. EXECUTIVE SUMMARY

Red type indicates identified or presumed asbestos installations where abatement action may be required

Area	Material / Description	Asbestos Type	Material Assessment Score
NO ASBESTOS CONTAINING MATERIALS FOUND IN PROPERTY			

1. EXECUTIVE SUMMARY (AREAS OF NO ACCESS)

Areas not accessed during the survey (must be presumed to contain asbestos until proven otherwise)

Area	Reason for No Access
The areas within the agreed scope of works were accessed as far as was reasonably practicable	

1. EXECUTIVE SUMMARY (AREAS OF LIMITED ACCESS)

Areas of limited access during the survey (further investigation recommended if access is required as part of any proposed maintenance or refurbishment works)

Area	Reason for Limited Access
The areas accessed were inspected as far as was reasonably practicable	

2. GENERAL SITE AND SURVEY INFORMATION

Asbestos survey carried out by	Westland Environmental Safety Ltd
Property surveyed	Trentabank Visitor Centre, In Macclesfield Forest, Macclesfield, Cheshire, SK11 0NS
Participating surveyors	Andrew Rushton
Survey commissioned by	Fenna Beth of Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE
Survey and sampling method	Surveying and sampling conducted as in accordance with our in house documented procedure manual SOP 11' Surveying, Sampling and Assessment of Asbestos Materials' based on HSG 264: Asbestos The Survey Guide and HSG 248: The analyst guide.
Type of survey	Management & Specified Refurbishment Survey - Commercial
Extent of survey	Refurbishment survey - internal alterations.
Main Premises Age	1980-1999
Details of premises surveyed	Portacabin building within Macclesfield Forest.
Date of survey	13/01/2025
Our reference	P-51584

Purpose, aims and objectives of survey

The purpose of the survey is to locate, as far as reasonably practicable, the presence of any asbestos containing materials (ACMs) in the premises and assess their condition. To facilitate this, representative samples from each type of suspect asbestos containing materials found are collected and analysed to confirm or refute the surveyors' judgement. If the sampled material is found to contain asbestos, other similar homogeneous materials used in the same way in the premises can be strongly presumed to contain asbestos. Less homogeneous materials require a greater number of samples, the number being sufficient for the surveyors to make an assessment of whether asbestos is or is not present.

UKAS Accreditation

Westland Environmental Safety are accredited by UKAS to both ISO17025 (Testing) and ISO17020 **(Inspection - Domestic Premises Only)**. Please note that the following are outside the scope of UKAS Accreditation:

- Inspection - Commercial Premises
- Inspection - Industrial Premises
- Re-inspection Surveys
- Opinions and Interpretations
- Priority Risk Assessments
- Recommendations

3. CAVEAT

During the course of the survey, limitations of access (or caveats) must be kept to an absolute minimum and agreed with the Client pre commencement. Limitations may occur where aggressive techniques are required to gain access which may damage the fabric of the building or where access is deemed unsafe or is physically impractical.

In accordance with HSG 264 and with the agreed scope of survey, all parts of the building accessible during normal occupation or routine maintenance will be inspected as far as reasonably practicable. Areas in the premises were visually inspected to determine the presence of asbestos containing materials. The locations of these materials have been logged along with the material type and where necessary, a sample taken to confirm not only the presence of, but also the type of asbestos found.

Within the areas inspected, all reasonable efforts were made to identify accessible and visibly apparent suspect asbestos containing materials. This survey inspection report details all areas that were accessed and lists all known areas where access was not possible. Any area not referred to directly in this report should be assumed not to have been inspected and must therefore be presumed to contain asbestos. Further information should be sought before any work is permitted to take place within the area.

It must be noted that management survey activities only provide minor intrusion. Refurbishment/demolition surveys are needed to provide major intrusion and are the type needed prior to intrusive remedial works being undertaken or areas demolished. Therefore management surveys will inspect fixtures/fittings but will not access within/behind such areas if significant re-fitting would be required (e.g. behind kitchen units, beneath laminate floor/fitted carpet, within ceiling voids etc.).

The following elements will be surveyed only if safe access is arranged at no cost to Westland Environmental Safety. If this is not practical they will be recorded as inaccessible and should be presumed to contain asbestos. Electrical equipment (e.g. switch boxes), plant (e.g. boilers, air handling units and ducted systems) and hazardous installations (e.g. chemical containers), lift shafts, cars and similar areas containing moving machinery.

We have allowed for inspections up to a height of 3m using standard (EN131) industrial type ladders. Any suspect materials found above this height shall be assessed using the surveyors experience and judgement with a presumptive level of ACM identification. The hiring of specialist access equipment such as scaffold towers and MEWP's shall only be included where agreed during the planning stages.

It is not our normal practice to core drill through concrete and brickwork components however, this can be arranged at additional cost if required at the planning stage.

Metal cladding or plastic cladding to pipe insulation will not be fully removed to inspect for residual asbestos beneath non asbestos pipe insulation unless specifically requested for by the client at the planning stage. The survey team, shall always look for evidence of previous removal works and contamination, but may not detect residual contamination beneath new insulation unless this is removed in its entirety.

Nailed or otherwise sealed boxing and spaces within the fabric of the building are considered outside the scope of a management survey.

The removal of furniture to enable full access at the time of the survey is the responsibility of the client.

Basement or other areas where surfaces are covered by water or other liquids are defined as inaccessible areas.

4. SAMPLING TECHNIQUES

Samples were taken and analysed using in-house UKAS accredited procedures based on the current versions of HSG 264 and HSG 248, with the results being recorded on our Certificate of Analysis (See Appendix 1).

In areas on the site where there were substantial quantities of visually uniform material, then a small number of samples were taken and should be considered as being representative of the whole area.

5. ASBESTOS REGISTER

The following details asbestos containing materials (ACMs) found/presumed during the survey. For the ACMs identified in this section, we have provided initial recommendations based only on site observations and material assessment parameters. Materials with a high material assessment score should be dealt with as a priority, with all other ACMs suitably managed. ***N.B Extents cited within this report are an approximation only and should not be used for the purpose of quoting for asbestos removal works.***

SITE / AREA: Trentabank Visitor Centre, In Macclesfield Forest, Macclesfield, Cheshire, SK11 0NS

Levels of identification: P = Presumed, SP = Strongly Presumed, ID = Sampled, analysed & identified – Refer to material assessment algorithm (section 8) for explanation of terms and coding.

Material Assessment Scores: 10 or more = High, 7-9 = Medium, 5-6 = low, 4 or less Very Low. **Accessibility** 'E' = Easy, 'M' = Moderate, 'D' = Difficult

Room/Area description	Floor Level	Description of product and identifier	Level of identification (P/SP/ID)	Approx. extent	Accessibility	Product type	Condition of material	Surface treatment	Asbestos type	Material assessment score	Priority assessment score	Total risk assessment score	Recommendations	Suggested re-inspection frequency (Months)	Date Removed	Date Encapsulated	Date Reinspected
No asbestos containing materials identified																	

6. SITE OVERVIEW

Red boxing around a room indicates that asbestos containing materials were found to be present

Materials cannot be presumed to be asbestos free (i.e. contain no asbestos) unless there is strong evidence to conclude that they are highly unlikely to contain asbestos. There are obvious materials which are not asbestos, e.g. wood, glass, metal, stone etc. Reasons to conclude that a material does not contain asbestos would be:

- Non-asbestos substitute materials were specified in the original architect's/ quantity surveyor's plans or in subsequent refurbishments
- The product was very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.)
- Post-1985 construction (for amphibole ACMs such as asbestos insulating board)
- Post-1990 construction for decorative textured coatings (formulations containing asbestos were prohibited in 1988, some suppliers' voluntarily ceased using asbestos in 1984)
- Post-1999 construction (some Chrysotile products were prohibited in 1993 and nearly all were prohibited in 1999).

Floor Level	0	Room ID	001	Room description	Meeting Room
Walls	Timber	Floor	Modern sealed vinyl	Ceiling	Plasterboard, decorative coating
Samples Taken in Room	P-51584-01, P-51584-02				

Floor Level	0	Room ID	002	Room description	Kitchen
Walls	Timber, Plasterboard, Decorative coating	Floor	Modern sealed vinyl	Ceiling	Plasterboard, decorative coating
Samples Taken in Room	P-51584-01, P-51584-03, P-51584-04				

Floor Level	0	Room ID	003	Room description	Office
Walls	Timber, Plasterboard, Decorative coating	Floor	Modern sealed vinyl	Ceiling	Plasterboard, decorative coating
Samples Taken in Room	P-51584-01, P-51584-03				

Floor Level	0	Room ID	004	Room description	Workshop
Walls	Timber	Floor	Concrete	Ceiling	Plasterboard, Decorative paper
Pipes	Modern foam lagged pipework				
Samples Taken in Room	P-51584-01				

Floor Level	0	Room ID	005	Room description	Roof Void
Walls	Timber	Floor	MMMF blanket insulation , Plasterboard, Timber	Door	Timber access hatch
Roof	Timber pitched with timber joists and purlins				

Floor Level	0	Room ID	006	Room description	Disabled Toilet
Walls	Timber with decorative coating	Floor	Modern vinyl on to concrete	Ceiling	Plasterboard, Plaster skim
Boxing	Timber boxing containing uninsulated copper pipes				
Samples Taken in Room	P-51584-05				

Floor Level	0	Room ID	007	Room description	Ladies toilet
Walls	Timber with decorative coating	Floor	Modern vinyl on to concrete	Ceiling	Plasterboard, Plaster skim
Boxing	Timber boxing containing uninsulated copper pipes				
Samples Taken in Room	P-51584-01, P-51584-05				

6. SITE OVERVIEW

Red boxing around a room indicates that asbestos containing materials were found to be present

Floor Level	0	Room ID	008	Room description	Gents toilet
Walls	Timber with decorative coating	Floor	Modern vinyl on to concrete	Ceiling	Plasterboard, Plaster skim
Boxing	Timber boxing containing uninsulated copper pipes.				
Samples Taken in Room	P-51584-01, P-51584-05				

Floor Level	Ext	Room ID	009	Room description	All external areas
Walls	Timber	Fascia	Timber	Soffits	Timber
Dpc	Non present	Rainwater goods	Plastic	Downpipes	Plastic
Roof	Clay tiles				

7. CONCLUSIONS AND ACTIONS

LARC- HSE Licensed asbestos removal contractor- Notification May Be Required (ASB5).
NLW- Non Licensed Work- No Notification Required.
NNLW- Notifiable Non Licensed Work- Notification May Be Required (ASBNNLW1).
N.B For recommended remediation procedures such as LARC, NLW and NNLW, this is merely a qualified opinion and may not in practice be an absolute fact. For further details please refer to appendix 4 and or seek further advice from either James Collett or James Breakwell.

Room/Area where asbestos is present	Product/Item which contains asbestos	Recommended Actions	Recommended Remediation Procedure
No asbestos containing materials identified			

8. RISK ASSESSMENT AND MANAGEMENT PLAN

This survey report only partially fulfils the compliance requirements under Regulation 4 of CAR 2012 where it is a management survey. The customer should be aware of further measures required, such as the performance of priority/overall risk assessment, material condition monitoring, the development of an asbestos management plan and the provision of information to those at risk. Where the report is a refurbishment/demolition survey, material risk assessments have been included in order for the customer to manage the materials in any interim periods prior to the commencement of refurbishment and or demolition project works.

Material Risk Assessment:

The Material Risk Assessment assesses the ability of an Asbestos Containing Material to release fibres into the air should it be disturbed. This Risk Assessment is undertaken during the course of a survey, as it is specific to the current overall condition of the material and requires no knowledge of the use of the area/building. The Material Risk Assessment will give a good initial indication to the priority for a control action, as it will immediately identify the high risk materials. However the Client/Duty Holder need to consider that a material with a high Material Risk Assessment score may not necessarily be a priority action if it is present within an area that is infrequently occupied. Whilst the material assessment identifies the high-risk materials (i.e. those which are most likely to release airborne fibres – if disturbed), it does not in itself produce a complete plan/recommendations for remedial action. An overall risk assessment and subsequent management plan can only be formulated after taking into account the initial material assessment score and priority risk assessments

Priority Risk Assessment:

The priority assessment algorithm takes account the Normal Occupant Activity, Location, Accessibility, Extent, Number of Occupants, Frequency of Use of Area, Average Time Area is in Use, Type of Maintenance and Frequency of Maintenance Activity. The Priority assessment can only be carried out with detailed knowledge of all of the contributing factors. The Priority Assessment has been carried out in conjunction with the “Duty Holder” who is responsible for ensuring the assessment is correct. Each of these categories may be further subdivided. However, where more than one sub-category is used for any of the main categories, the algorithm scores are averaged for that category and rounded up where necessary. Priority Assessment scores range from 0 to 12; non-asbestos materials are not scored.

Overall Risk Assessment

The Material Assessment scores (2 – 12) are added to the Priority Assessment scores (0 – 12) and appropriate actions assigned to each ACM. Particular attention is paid to the guidance contained in HSG 227 – “Managing Asbestos in Premises”. Combined Material and Priority Assessment scores of between 2 and 24 are possible, with 2 representing ACM’s with the lowest priority and 24 representing ACM’s with the highest priority.

Management Plan:

The resulting management plan may include some or all of the following options:

· Creation/maintenance/updating of asbestos containing materials register

· Monitoring of condition of all presumed or identified asbestos containing materials

· Restriction of access to/isolation of asbestos containing materials

· Informing of the existence of asbestos containing materials

· Training of personnel likely to come into contact with the asbestos containing materials

· Definition and use of safe systems of work

· Operation of a permit to work system

· Clean up of debris, repair of damaged material, encapsulation or removal

8. RISK ASSESSMENT AND MANAGEMENT PLAN

The Material Risk Assessment Algorithm used by the Survey team is based on that provided within the HSE Guidance Document HSG 264: "The Survey Guide".

Score	Product type (or debris from product)
1	Asbestos-reinforced composites: (plastics, resins, mastics, felts, vinyl tiles, semi rigid paints or decorative finishes, asbestos cement etc.)
2	Asbestos insulating board, mill boards, other low density insulation boards, textiles, gaskets, ropes & woven textiles, asbestos paper & felt.
3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.

Score	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.

Score	Surface treatment
0	Composite materials containing asbestos: reinforced plastics, resins and 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.

Score	Asbestos type
NAD	No asbestiforms detected in sample
1	Chrysotile
2	Amphibole asbestos excluding crocidolite
3	Crocidolite

Initial risk assessment score	Potential to release fibres
10 or More	High
7-9	Medium
5-6	Low
4 or Less	Very Low

8. RISK ASSESSMENT AND MANAGEMENT PLAN

Priority Assessment Algorithm

Assessment Factor	Score	Examples of Score Variables
Normal Occupant Activity:		
Main activity in the area.	0	Very little activity, rarely used (e.g. store room, lift motor room).
	1	Low disturbance activity (e.g. office, service corridors).
	2	Periodic disturbance (service road, plant room).
	3	High level disturbance (e.g. AIB fire doors or mall area).
Secondary activity in the area.	0	As above.
	1	
	2	
	3	
Likelihood of disturbance:		
Location.	0	Outdoors.
	1	Large rooms well ventilated areas (e.g. malls).
	2	Rooms < 100m² (e.g. store rooms, plant rooms).
	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 (e.g. Gaskets or string).
	1	Up to 10m² or 10m pipe run.
	2	Between 10m² -50m² or 10m-50m pipe run.
	3	Over 50mor longer than 50m pipe run.
Human exposure potential:		
Number of occupants.	0	None.
	1	1 to 3.
	2	4 to 10.
	3	More than 10.
Frequency of use of the area.	0	Infrequent.
	1	Monthly.
	2	Weekly.
	3	Daily.
Average time in area.	0	<1hour.
	1	>1 to <3 hours.
	2	>3 to <6 hours.
	3	>6 hours.
Maintenance Activity:		
Type of maintenance activity.	0	Minor disturbance (possible contact gaining access).
	1	Low disturbance (e.g. changing lamps in AIB ceiling).
	2	Medium (e.g. lifting 1 or 2 AIB ceiling tiles to access a valve).
	3	High levels of disturbance (e.g. removing a number of AIB tiles to replace a valve).
Frequency of maintenance activity.	0	ACM unlikely to be disturbed for maintenance.
	1	Disturbed once per year.
	2	>1 per year.
	3	>1 per month.

9. APPENDIX 1 - BULK ANALYSIS

All techniques used are in strict accordance with HSE document (HSG 248) Asbestos: The analysts guide for sampling, analysis and clearance procedures. Sampling and identification by Polarised light microscopy (PLM). All bulk sample analysis is accredited by UKAS under the international standard BS EN ISO 17025, a legal requirement of CAR 2012 Regulations and is conducted in house as in accordance with our SOP 09 'Testing Bulk Materials for Asbestos'.

Identification of asbestos fibres is based on the following procedure:

A preliminary visual examination of the bulk sample is made using a stereo microscope at X 10- X 40 magnification to assess for fibres and fibre bundles.

Sample treatment is undertaken (if required) to release or isolate fibres.

Representative fibres are mounted in appropriate Refractive Index liquids on glass microscope slides.

The different fibrous components are identified using Polarised Light Microscopy (PLM) and dispersion staining techniques at magnification of X 100 or greater.

Reference to Asbestos Insulating Board or Asbestos Cement are based upon their asbestos content and visual appearance alone. Water Absorption tests are not carried out on materials unless specifically requested for by the client.

Certain 'Artex' type textured 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. Trace fibres may not be visible by the optical microscopy method described in HSE publication HSG 248. If required, we can arrange for more advanced analysis at an additional charge.

UKAS TESTING 7567
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BULK SAMPLE IDENTIFICATION CERTIFICATE

Project Number:	P-51584	Certificate Issue Date:	14/01/2025
Date Bulks Received:	13/01/2025		
No of Samples:	5		
Sampled By:	Andrew Rushton		
Obtained:	Via In House Procedures (SOP 11)		
Date Analysed:	14/01/2025		
Analyst:	Jayne Oldfield		
Client:	Peak District National Park Authority		
Client Address:	Aldern House, Baslow Road, Bakewell, DE45 1AE		
Client Ref No:	NA		
Site Address:	Trentabank Visitor Centre, In Macclesfield Forest, Macclesfield, Cheshire, SK11 0NS		

1: Where non-asbestos fibres and the product type are listed, this is to help in the interpretation of results and are the opinion of the analyst only. They are not included in the UKAS accreditation schedule for our laboratory.

2: Samples are analysed using Westland Environmental Safety Ltd documented in-house method, using SOP 09, based upon HSE document HSG 248 The analysts guide Ed.2 - Appendix 2. Samples are examined under low power stereo microscopy. Indicative characteristics observed using polarised light optical microscopy, with dispersion staining techniques specific to asbestos are used to determine asbestos fibre types. CHRYSOTILE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) - AMOSITE (BROWN ASBESTOS) - AND (ASBESTOS NOT DETECTED) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES).

3: Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.

4: Where an 'A' follows the 'P' number, then this report supersedes the original. Italic font indicates the amendment.

5: Samples are retained for six months prior to disposal and Test Reports/Data are retained for a minimum of 5 years in electronic format as in accordance with HSG 248 The analysts guide Ed.2.

6: Where the sampling is not conducted by Westland Environmental Safety Ltd, the information indicated above is that which is supplied by the customer and the analysis result/s apply to the sample/s as received. Westland Environmental Safety Ltd cannot be held responsible for sampling errors where the sample is taken by others. The Test Report must always be reproduced in full unless permission is granted otherwise by written approval of Westland Environmental Safety.

Authorised Signatory: J. Oldfield	Name & Position: Jayne Oldfield (Laboratory Analyst)

Test Report Amendment:	
Date:	
By:	

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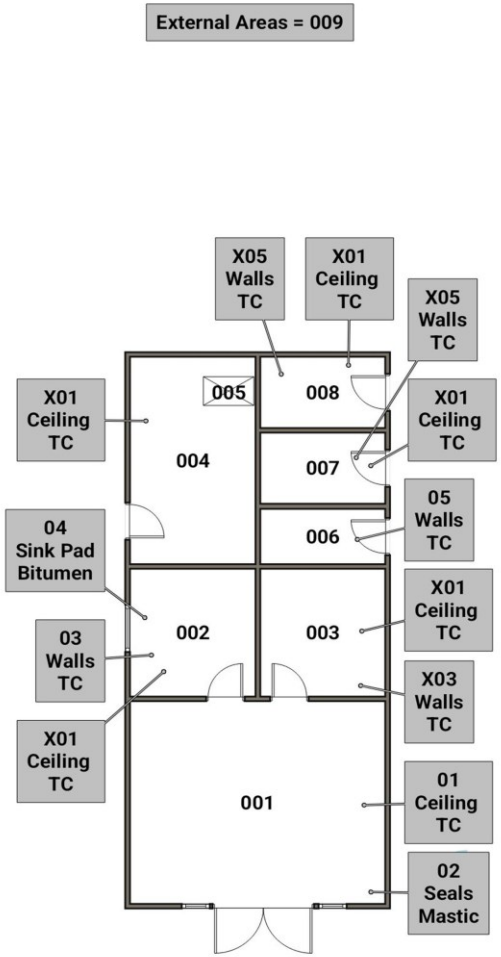
P-51584 Results

WES Reference	**Site Location / Material (1)**	**Result (*Within the scope of UKAS accreditation*) (2)**	***Analyst Sample Comments*** ***(Outside the scope of UKAS accreditation) (3 & 4)***
244343	001 (Meeting Room) - Decorative coating to the ceiling (Textured coating) - P-51584-01	AND	Organic fibres identified in the sample.
244344	001 (Meeting Room) - Seals to windows and doors (Mastic) - P-51584-02	AND	Organic fibres identified in the sample.
244345	002 (Kitchen) - Decorative coating to the walls (Textured coating) - P-51584-03	AND	No Analyst Sample Comments Applicable
244346	002 (Kitchen) - Sink Pad (Bitumen) - P-51584-04	AND	Organic fibres identified in the sample.
244347	006 (Disabled Toilet) - Decorative coating to the walls (Textured coating) - P-51584-05	AND	No Analyst Sample Comments Applicable

10. APPENDIX 2 - FLOOR PLAN(S)



3 Cherry Orchard
Ryecroft
Newcastle-Under-Lyme
ST5 2UB

Office: 01782 624642

Project Number: P-51584

Client: Peak District National Park Authority

Site Address:
Trentabank Visitor Centre
In Macclesfield Forest
Macclesfield
Cheshire
SK11 0NS

Legend:

01	Sample location
01	Asbestos containing sample
X01	Cross referenced sample
P01	Presumed asbestos sample
01Ext	External sample
NA	No Access
01	Removed Sample

Doc139Issue02T.M24.11.23

Plan Created By: HD

Plan not to scale Plan 1 of 1

11. APPENDIX 3 - SURVEY PHOTOGRAPHS

	Room/Area: Floor 0, Room 001 (Meeting Room)
	Description: Decorative coating to the ceiling (Textured coating) - P-51584-01
	Sample Identifier: P-51584-01
	Result: AND - Asbestos Not Detected.
	Notes:
	Recommendations: Upon analysis, no asbestos fibres were detected

	Room/Area: Floor 0, Room 002 (Kitchen)
	Description: Decorative coating to the ceiling (Textured coating) - P-51584-01
	Sample Identifier: P-51584-01
	Result: AND - Asbestos Not Detected.
	Notes:
	Recommendations: Upon analysis, no asbestos fibres were detected

11. APPENDIX 3 - SURVEY PHOTOGRAPHS

Room/Area: Floor 0, Room 003 (Office)

Description: Decorative coating to the ceiling (Textured coating) - P-51584-01

Sample Identifier: P-51584-01

Result: AND - Asbestos Not Detected.

Notes:

Recommendations: Upon analysis, no asbestos fibres were detected

Room/Area: Floor 0, Room 004 (Workshop)

Description: Decorative coating to the ceiling (Textured coating) - P-51584-01

Sample Identifier: P-51584-01

Result: AND - Asbestos Not Detected.

Notes:

Recommendations: Upon analysis, no asbestos fibres were detected

11. APPENDIX 3 - SURVEY PHOTOGRAPHS

Room/Area: Floor 0, Room 007 (Ladies toilet)
Description: Decorative coating to the ceiling (Textured coating) - P-51584-01
Sample Identifier: P-51584-01
Result: AND - Asbestos Not Detected.
Notes:
Recommendations: Upon analysis, no asbestos fibres were detected

Room/Area: Floor 0, Room 008 (Gents toilet)
Description: Decorative coating to the ceiling (Textured coating) - P-51584-01
Sample Identifier: P-51584-01
Result: AND - Asbestos Not Detected.
Notes:
Recommendations: Upon analysis, no asbestos fibres were detected

11. APPENDIX 3 - SURVEY PHOTOGRAPHS

Room/Area: Floor 0, Room 001 (Meeting Room)
Description: Seals to windows and doors (Mastic) - P-51584-02
Sample Identifier: P-51584-02
Result: AND - Asbestos Not Detected.
Notes:
Recommendations: Upon analysis, no asbestos fibres were detected

Room/Area: Floor 0, Room 002 (Kitchen)
Description: Decorative coating to the walls (Textured coating) - P-51584-03
Sample Identifier: P-51584-03
Result: AND - Asbestos Not Detected.
Notes:
Recommendations: Upon analysis, no asbestos fibres were detected

11. APPENDIX 3 - SURVEY PHOTOGRAPHS

Room/Area: Floor 0, Room 003 (Office)

Description: Decorative coating to the walls (Textured coating) - P-51584-03

Sample Identifier: P-51584-03

Result: AND - Asbestos Not Detected.

Notes:

Recommendations: Upon analysis, no asbestos fibres were detected

Room/Area: Floor 0, Room 002 (Kitchen)

Description: Sink Pad (Bitumen) - P-51584-04

Sample Identifier: P-51584-04

Result: AND - Asbestos Not Detected.

Notes:

Recommendations: Upon analysis, no asbestos fibres were detected

11. APPENDIX 3 - SURVEY PHOTOGRAPHS

	Room/Area: Floor 0, Room 006 (Disabled Toilet)
	Description: Decorative coating to the walls (Textured coating) - P-51584-05
	Sample Identifier: P-51584-05
	Result: AND - Asbestos Not Detected.
	Notes:
	Recommendations: Upon analysis, no asbestos fibres were detected

	Room/Area: Floor 0, Room 007 (Ladies toilet)
	Description: Decorative coating to the walls (Textured coating) - P-51584-05
	Sample Identifier: P-51584-05
	Result: AND - Asbestos Not Detected.
	Notes:
	Recommendations: Upon analysis, no asbestos fibres were detected

11. APPENDIX 3 - SURVEY PHOTOGRAPHS

Room/Area: Floor 0, Room 008 (Gents toilet)
Description: Decorative coating to the walls (Textured coating) - P-51584-05
Sample Identifier: P-51584-05
Result: AND - Asbestos Not Detected.
Notes:
Recommendations: Upon analysis, no asbestos fibres were detected

11. APPENDIX 3 - SURVEY PHOTOGRAPHS

	Room/Area: 004 Workshop Notes: This photograph shows the intrusive inspection within the timber boxing revealing plastic toilet cisterns and plastic pipework. No suspected asbestos containing materials were identified.

	Room/Area: 004 Workshop Notes: This photograph shows the modern electric fuse board and meter fixed to timber back boards. No suspected asbestos containing materials were identified.

11. APPENDIX 3 - SURVEY PHOTOGRAPHS

Room/Area: 004 Workshop

Notes: This photograph shows the modern foam lagged copper pipework. No suspected asbestos containing materials were identified.

Room/Area: 005 Roof Void

Notes: This photograph shows the plasterboard ceiling below the MMMF and modern loose fill insulation. No suspected asbestos containing materials were identified.

11. APPENDIX 3 - SURVEY PHOTOGRAPHS

Room/Area: 005 Roof Void

Notes: This photograph shows the general view of the roof void. No suspected asbestos containing materials were identified.

12. APPENDIX 4 - WORKING WITH ASBESTOS CONTAINING MATERIALS

This short summary is intended to provide an overview of legal requirements and is not comprehensive. The relevant statutes, statutory instruments and official publications should be consulted as necessary.

Legislation

The Control of Asbestos Regulations 2012 places numerous obligations on persons working with, removing or disturbing ACMs. The Regulations cover four main areas:

- Licensing of contractors for work with most ACMs
- Working procedures and methods
- Management of asbestos which is left in-situ
- Prohibitions on the use and re-use of ACMs

Further practical information is provided in the Approved Code of Practice Managing and working with asbestos L143 (Revised 2013).

In addition to the above asbestos specific regulations, it is important to appreciate that other safety legislation may be relevant in some circumstances. For example, The Health and Safety at Work etc. Act 1974 places general duties on employers and persons in control of premises to ensure the health and safety of employees and others. The Management of Health and Safety at Work Regulations 1999 obliges employers to assess and control risks from work activities (including potential exposure to asbestos), and The Construction (Design and Management) Regulations 2015 places a range of safety related duties on clients, planning co-ordinators and principal contractors.

Work Which Requires an HSE Asbestos Licence (LARC)

Most work with ACMs may only be carried out by a specialist contractor licensed by the HSE under Regulation 8. The only exception is where the work is extremely low risk (i.e. when worker exposure is below 0.6 fibres of asbestos per millilitre of air over any 10 minute period, below the 4 hour Control Limit of 0.1 fibres of asbestos per millilitre of air and is restricted to short duration work, work on bonded materials or consists of resealing of ACMs that are already well sealed).

Working Procedures and Methods

There is no known safe level of exposure to asbestos, therefore very detailed and onerous working procedures have been published by the HSE – see Asbestos: The Licensed Contractors Guide, HSG247 and Asbestos Essentials, HSG210.

Work on inherently friable (dust producing) asbestos materials requires full enclosure with negative differential pressure produced by air extraction plant equipped with high efficiency filtration. Entry to the working area is by an airlock system and on-site personal decontamination facilities must be provided. Workers must be subject to medical surveillance and receive detailed certified training.

12. APPENDIX 4 - WORKING WITH ASBESTOS CONTAINING MATERIALS

Work for which an asbestos licence is required must be notified to the enforcing authority at least 14 days before commencement on form ASB5 and, upon completion, it is necessary to obtain a Certificate of Reoccupation from an independent testing laboratory. The issuing laboratory is required to hold accreditation from the United Kingdom Accreditation Service (UKAS) for the certification procedure. All techniques used are in strict accordance with HSE document (HSG248) Asbestos: The analysts guide for sampling, analysis and clearance procedures.

Procedures for work on bonded materials do not necessarily require full enclosure, but this must be fully justified in the written assessment and plan of work which should be prepared before the work starts.

Waste Disposal

Most materials which contain asbestos are classified as 'hazardous'. This includes lower risk ACMs such as asbestos cement and asbestos vinyl floor tiles. Transport from the site requires pre-notification to the Environment Agency and wastes may only be deposited at specially licensed disposal sites.

Using Non-licensed Contractors for Work with Low Risk Materials (NLW)

As described above, it is occasionally permissible to use non-licensed contractors, such as general builders or demolition contractors, to work on low risk ACMs. Westland Environmental Safety Ltd would normally advise against this approach as non- specialists may not be familiar with statutory requirements (such as exposure assessments and waste consignment forms), they may not have specialist equipment and their operatives may not have received the training required by Regulation 10.

It is also important that adequate insurances are in place for work with asbestos. Specific asbestos related insurance is generally not held by non-licensed companies, and a client would risk financial loss should a claim arise against the contractor.

Notification of Non-Licensed Work (NNLW)

The Control of Asbestos Regulations 2012 requires that certain non -licensed work with asbestos is notified in advance to the HSE. The definition of work which requires notification includes non-licensed work on friable or degraded materials, or where the ACM is damaged during the removal process. This is different from the notification of licensed work and, once notified, non-licensed work can commence immediately.

13. APPENDIX 5 - ADDITIONAL SERVICES

Westland Environmental Safety Ltd - Additional Services

Westland Environmental Safety Ltd have provided a full range of asbestos management services to a wide range of clients including local authorities, hospital trusts and large commercial businesses. A summary of the asbestos related services we are able to offer include the following:

Management asbestos surveys;
Refurbishment & demolition asbestos surveys;
Preparation of Asbestos Management Plans;
Labelling programmes;
Cost-effective remedial advice;
Preparation of asbestos removal specifications;
Evaluation & selection of licensed asbestos removal contractors;
Preparation of tender documentation;
Assessment and critical evaluation of method statements;
Annual re-inspection of ACMs to update the asbestos register;
Air monitoring during asbestos removal projects;
Issuing certificates of re-occupation following asbestos removal works.

If you would like any further information regarding your survey, the implementation of a suitable management plan, or any other asbestos-related issue, please do not hesitate to contact us.