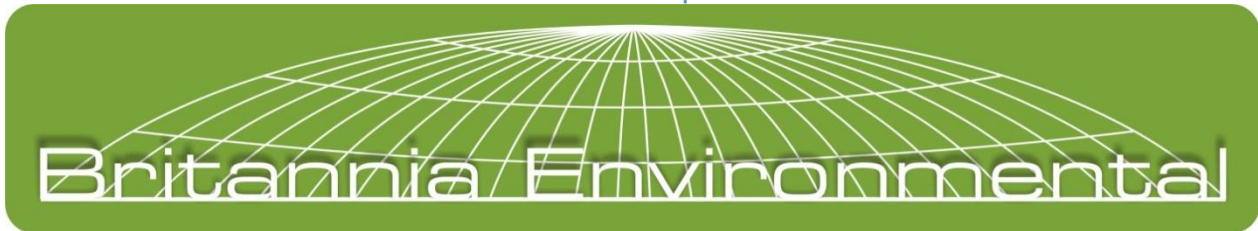


ALG | PROJECTS Limited

In Partnership with



Pre-Demolition/Major Refurbishment Asbestos Survey Report

Site Address:

PA Welding Ltd

Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU



Survey Date: 18th May 2016

For and on behalf of:
E J Lidster Ltd

Pre-Demolition Asbestos Survey Report: E JL/PAW2016

Britannia Environmental Ltd
PO BOX 1254
Southend-on-Sea
Essex SS3 3A

CONTENTS	Page No.
1. Summary of Findings	3
2. Introduction	4
3. Background	4
4. Site Survey Description	5
5. Results of Sampling	6 – 23
6. Limitations	24
7. Conclusions & Recommendations	24
8. Material Assessment	25 – 30

APPENDIX A1 Asbestos Location Plans (2)

APPENDIX A2 Laboratory Analysis Certificates (0)

1. SUMMARY OF FINDINGS

- A Pre Demolition asbestos survey was carried out at the request of E J Lidster Ltd, The purpose was to identify asbestos containing materials (ACMs) in order to comply with the Control of Asbestos Regulations 2012.
- The scope of works was to carry out a full inspection of all areas within the confines of The Site covering all accessible areas by Building Name.
- The results of both the visual and sampling strategy have found **No Asbestos** materials on site.

Location	Material Description	Asbestos Type	Extent
External Main Entrance	Walls	No Asbestos Suspected	Throughout
External Main	Drain Pipes	No Asbestos Suspected	Throughout
Internal Workshop	Back Wall Coating to Stone	No Asbestos Suspected	Throughout
Internal Workshop	Electric Boxes	No Asbestos Suspected	All
Internal Workshop	Floor Heater	No Asbestos Suspected	1 of
Internal Workshop	Chemical Stores	No Asbestos Suspected	Throughout
Internal Workshop	Roofing Material	No Asbestos Suspected	Throughout
Internal Workshop	Far Wall Recess 1	No Asbestos Suspected	Throughout
Internal Workshop	Far Wall Recess 2	No Asbestos Suspected	Throughout
Internal Workshop	Far Wall Double Doors	No Asbestos Suspected	2 of
Internal Workshop	Far Wall Single Door	No Asbestos Suspected	1 of
W/C	Door Header Panel	No Asbestos Suspected	1m2
W/C	Cistern Tanks	No Asbestos Suspected	All
W/C	Window Lintel	No Asbestos Suspected	All
Far Wall Lean To Store	Walls/Roof	No Asbestos Suspected	Throughout
Far Wall Lean to Store	Door Panelling	No Asbestos Suspected	1 of

Ground Floor Kitchen	Walls/Ceilings/Floors	No Asbestos Suspected	Throughout
Ground Floor Kitchen	Ceiling Void	No Asbestos Suspected	Throughout
Mess Room	Walls/Ceilings/Floors	No Asbestos Suspected	Throughout
Mess Room	Door Panelling	No Asbestos Suspected	All
Mess Room	High Level Beams	No Asbestos Suspected	Throughout
Mess Room	Ceiling Tiles & Void	No Asbestos Suspected	Throughout
Main Workshop	Doors	No Asbestos Suspected	Throughout
Main Workshop	Stairwell	No Asbestos Suspected	1 of
Store Room	Door Panel	No Asbestos Suspected	1m2
Store Room	Walls/Ceiling/Floors	No Asbestos Suspected	Throughout
Store Room	Ceiling Tiles & Void	No Asbestos Suspected	Throughout
Store Room	Ceiling Beams	No Asbestos Suspected	Throughout
Main Workshop	Floors/Walls/Ceilings	No Asbestos Suspected	Throughout
Office W/C	Cistern Tank	No Asbestos Suspected	1 of
Office W/C	Ceiling & Void	No Asbestos Suspected	Throughout
Office Kitchen	Walls/Ceilings/Floors	No Asbestos Suspected	Throughout
Office Kitchen	Sink	No Asbestos Suspected	1 of
Archive Office	Walls/Floors	No Asbestos Suspected	Throughout
Archive Office	Ceiling & Void	No Asbestos Suspected	Throughout
Office 1	Walls/Ceilings/Floors	No Asbestos Suspected	Throughout
Office 1	Ceiling & Void	No Asbestos Suspected	Throughout
Office 2	Walls/Floors	No Asbestos Suspected	Throughout
Office 2	Ceiling & Void	No Asbestos Suspected	Throughout

Office Corridor	Walls/Ceilings/Floors	No Asbestos Suspected	Throughout
Externals	All	No Asbestos Suspected	Throughout
Externals	All	No Asbestos Suspected	Throughout
Externals	All	No Asbestos Suspected	Throughout
Externals	All	No Asbestos Suspected	Throughout
Externals	Windows/Putty	No Asbestos Suspected	Throughout
Externals	All	No Asbestos Suspected	Throughout

2. INTRODUCTION

- E J Lidster Ltd commissioned the survey in May 2016.

3. BACKGROUND

- The Control of Asbestos Regulations 2012 requires that whoever has control of a building has a duty to manage the asbestos in their buildings. The duty holder has to take reasonable steps to find out if there are materials containing asbestos in the premises and, if so, how much, where they are and what condition they are in. Duty holders must manage the risk from asbestos to employees and any personnel during their normal working activities.
- To meet the requirements of the regulations, it has been considered necessary to commission a Full access sampling and identification survey. This survey provides a statement on the true condition and whereabouts of any asbestos located on the site.
- The purpose of the survey is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs both internally and externally and assess their condition. Representative samples are collected and analysed for the presence of asbestos. Any material which can be reasonably expected to contain asbestos must be presumed to contain asbestos, and where it appears highly likely to contain asbestos, there should be a **strong presumption** that it does.
- This assessment will enable duty holders to ascertain any necessary restrictions during routine maintenance
- This report details the findings of the survey, interprets the information gathered and makes recommendations for Management and control measures to be implemented.

4. SITE SURVEY DESCRIPTION

- A Pre-Demolition Asbestos survey was carried out on the buildings only, the purpose being to identify any asbestos containing materials (ACMs).
- A full visual inspection was undertaken of all buildings internally and externally access permitting, areas that were not fully accessed were:
 1. Door & Window frames where packing may have been used
- No Asbestos Materials were Identified on Site.
- No other suspect materials found.

5.0/1 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	External Main Entrance
Level / Floor:	1st Floor
Material / Item	Walls
Volume / Quantity	Throughout Building



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

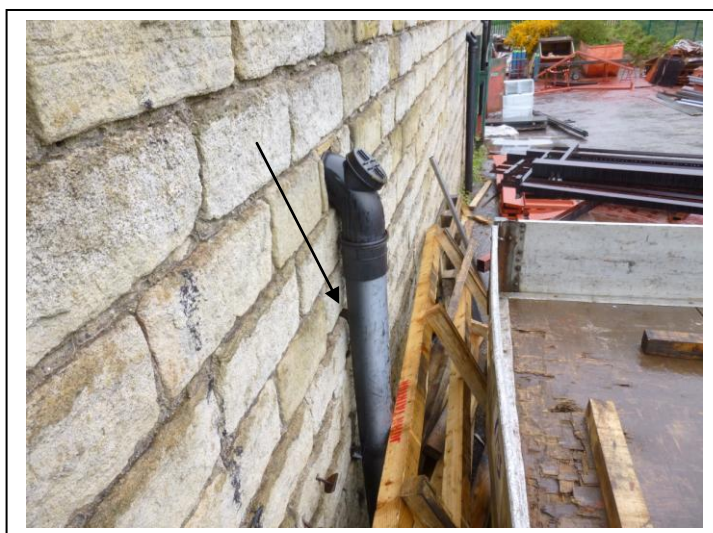
Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/2 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Front Wall
Level / Floor:	First leading to Ground
Material / Item	External Pipes
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/3 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Internal Workshop
Level / Floor:	Ground
Material / Item	Back Wall Coating to Stone
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/4 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Internal Workshop
Level / Floor:	Ground
Material / Item	Electric Boxes
Volume / Quantity	All



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
01				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

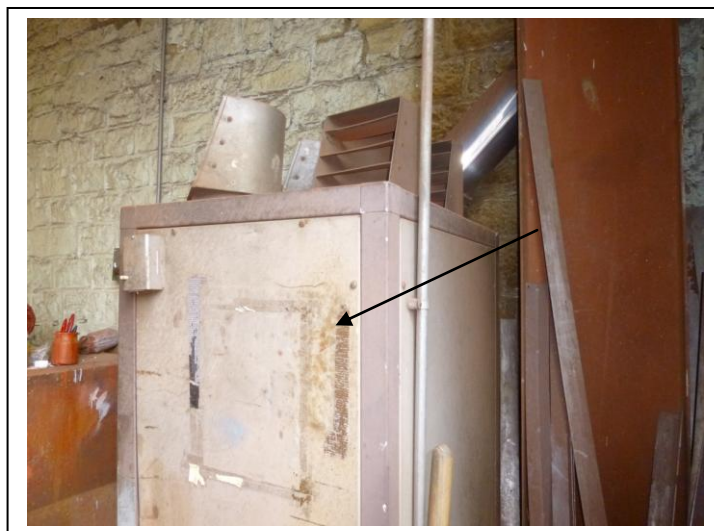
Recommendations / Comments:
Access denied due to live cables, no asbestos suspected.

5.0/5 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Internal Workshop
Level / Floor:	Ground

Material / Item	Floor Heater
Volume / Quantity	1 of



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/6 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Internal Workshop
Level / Floor:	Ground
Material / Item	Chemical Store
Volume / Quantity	1 of



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

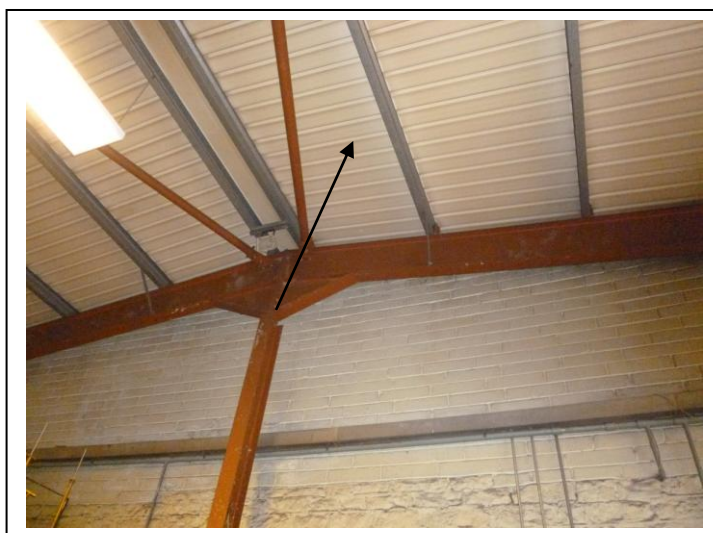
Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/7 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	
Level / Floor:	Ground
Material / Item	Roofing Material
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/8 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Internal Workshop
Level / Floor:	Ground
Material / Item	Far Wall Recess 1
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/9 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Internal Workshop
Level / Floor:	Ground
Material / Item	Far Wall Recess 2
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

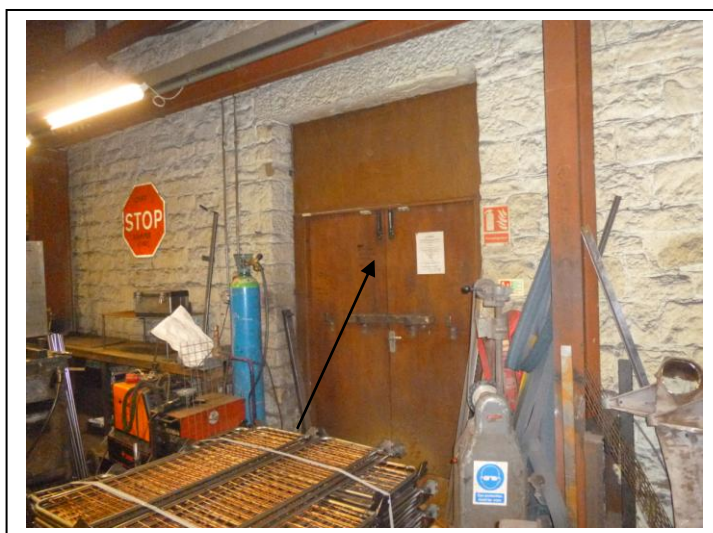
Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/10 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Internal Workshop
Level / Floor:	Ground
Material / Item	Far Wall Double Doors
Volume / Quantity	2 of



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/11 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Internal Workshop
Level / Floor:	Ground
Material / Item	Far Wall Single Door
Volume / Quantity	1 of



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/12 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	W/C
Level / Floor:	Ground
Material / Item	Door Header Panel
Volume / Quantity	1m2



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

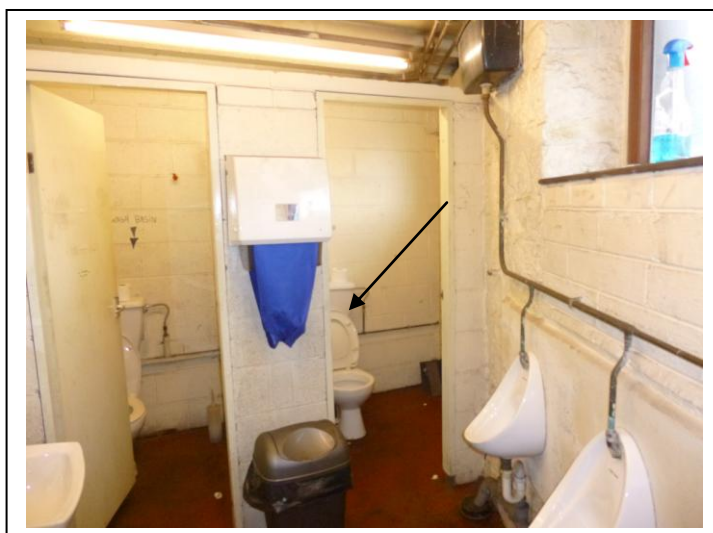
No asbestos materials have been located, no further action required.

5.0/13 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	W/C
Level / Floor:	Ground

Material / Item	Cistern Tanks
Volume / Quantity	All



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No Asbestos Detected, no further action required.
--

5.0/14 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	W/C
Level / Floor:	Ground
Material / Item	Window Lintel
Volume / Quantity	All



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/15 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Far Wall Lean to Store
Level / Floor:	Ground
Material / Item	Walls/Roof
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/16 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Far Wall Lean to Store
Level / Floor:	Ground
Material / Item	Door Panelling
Volume / Quantity	1 of



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

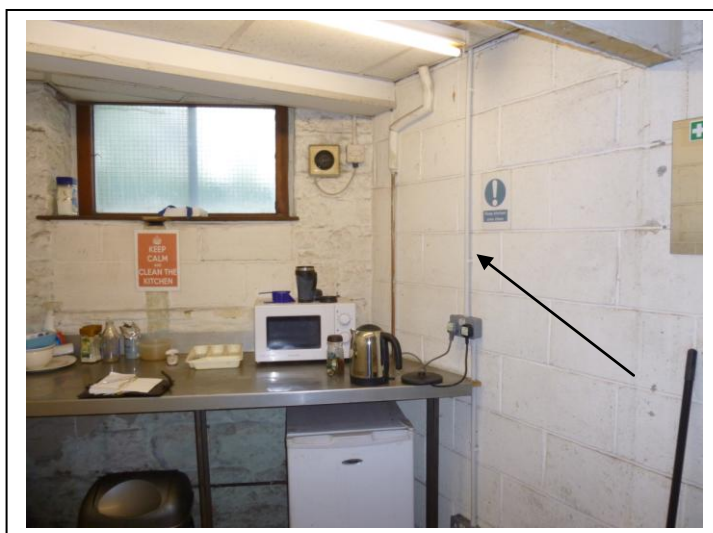
Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.
--

5.0/17 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Kitchen
Level / Floor:	Ground
Material / Item	Floors Walls Ceilings
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/18 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Kitchen
Level / Floor:	Ground

Material / Item	Ceiling & Void
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

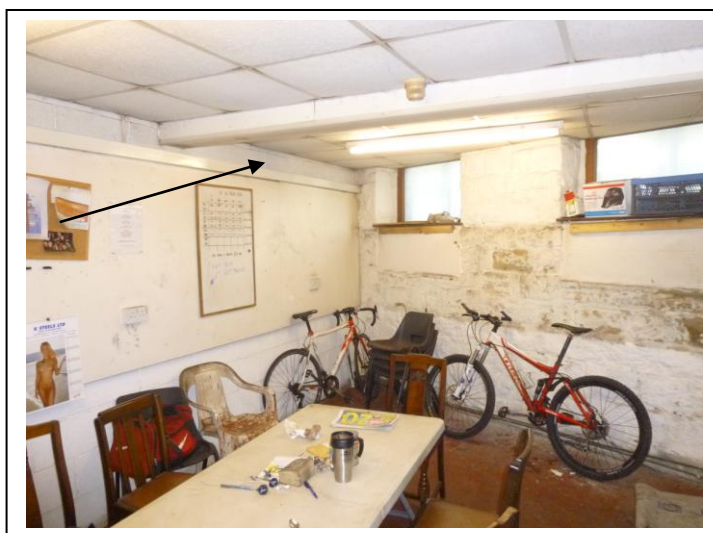
Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/19 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Mess Room
Level / Floor:	Ground
Material / Item	Walls/Ceilings/Floors
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/20 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Mess Room
Level / Floor:	Ground

Material / Item	Door Panelling
Volume / Quantity	All



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/21 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Mess Room
Level / Floor:	Ground
Material / Item	High Level Beams
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/22 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Mess Room
Level / Floor:	Ground
Material / Item	Ceiling & Void
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/23 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Main Workshop
Level / Floor:	Ground
Material / Item	Doors
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/24 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Main Workshop
Level / Floor:	Ground
Material / Item	Stairwell
Volume / Quantity	1 of



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/25 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Store Room
Level / Floor:	Ground

Material / Item	Door Panel
Volume / Quantity	1m2



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/26 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Store Room
Level / Floor:	Ground
Material / Item	Walls/Ceilings/Floors
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/27 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Store Room
Level / Floor:	Ground
Material / Item	Ceiling & Void
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/28 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Store Room
Level / Floor:	Ground
Material / Item	Ceiling Beams
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/29 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Main Workshop
Level / Floor:	Ground
Material / Item	Floors/Ceilings/Walls
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

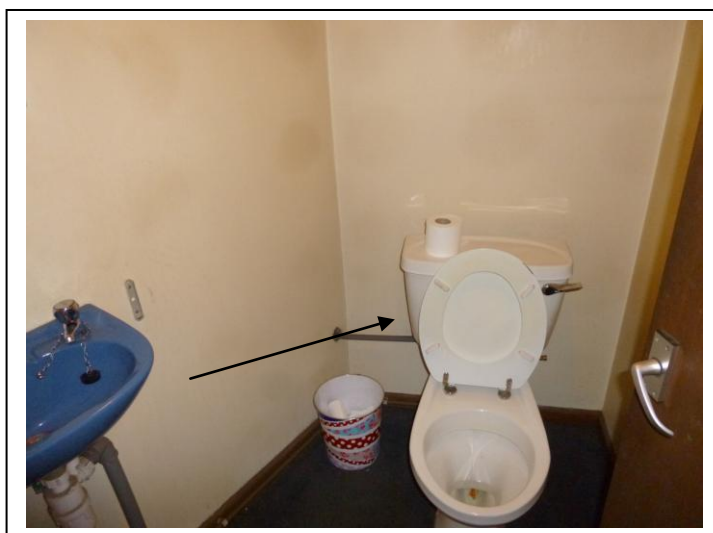
No asbestos materials have been located, no further action required.

5.0/30 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Office W/C
Level / Floor:	First Floor

Material / Item	Cistern Tank
Volume / Quantity	1 of



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/31 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Office W/C
Level / Floor:	First Floor
Material / Item	Ceiling & Void
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/32 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Office Kitchen
Level / Floor:	First Floor
Material / Item	Walls/Ceiling/Floors
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required. Boiler was installed recently.

5.0/33 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Office Kitchen
Level / Floor:	First Floor

Material / Item	Sink
Volume / Quantity	1 of



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/34 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Archive Office
Level / Floor:	First Floor
Material / Item	Walls/Floors
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/35 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Archive Office
Level / Floor:	First Floor
Material / Item	Ceiling & Void
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

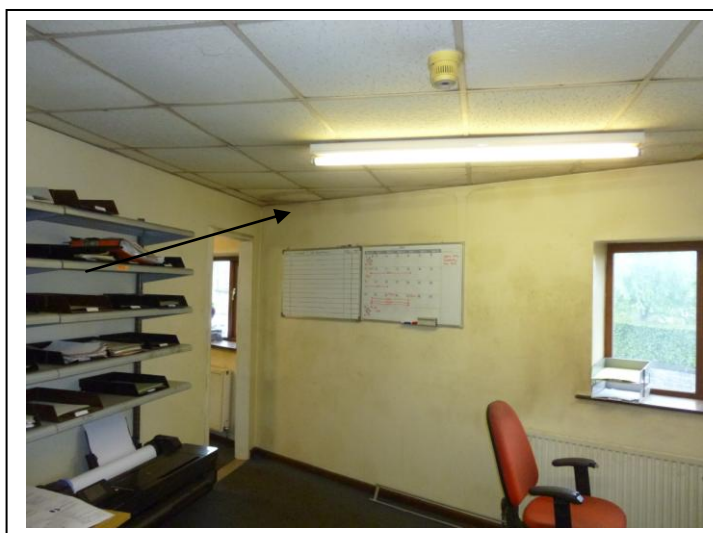
Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/36 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Office 1
Level / Floor:	First Floor
Material / Item	Walls/Floors/Ceilings
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/37 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Office 1
Level / Floor:	First Floor

Material / Item	Ceiling & Void
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

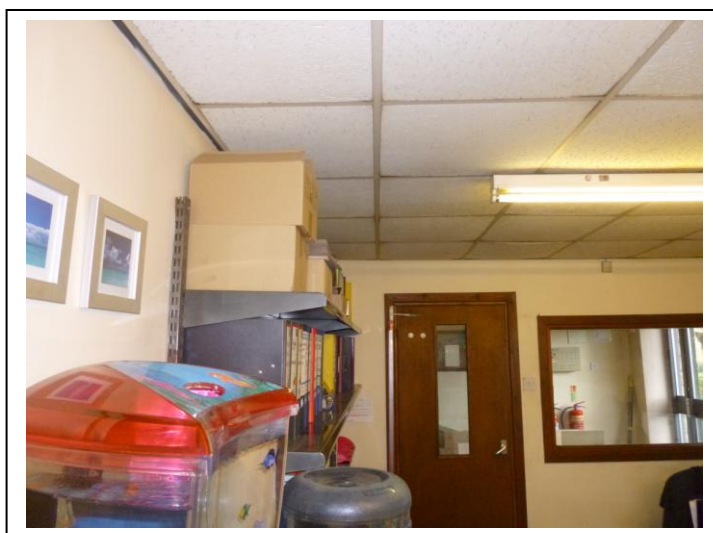
Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/38 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Office 2
Level / Floor:	First Floor
Material / Item	Walls/Floors
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/39 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Office 2
Level / Floor:	First Floor
Material / Item	Ceiling & Void
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/40 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	Office Corridor
Level / Floor:	First Floor
Material / Item	Walls/Ceiling/Floors
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/41 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	External Elevations
Level / Floor:	All
Material / Item	All
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/42 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	External Elevations
Level / Floor:	All
Material / Item	All
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/43 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	External Elevations
Level / Floor:	All
Material / Item	All
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

5.0/44 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	External Elevations
Level / Floor:	All
Material / Item	Windows Putty
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments: No asbestos materials have been located, no further action required.

5.0/45 Results of Sampling

Asbestos Survey Data Sheet

Created by:	Alan Grocock; Assisted by Phil Hurst
Date:	18th May 2016
Site:	PA Welding, Victoria Mill, Fisher Green, Honley, Holmfirth, West Yorkshire, HD9 6DU
Specific location:	External Elevations
Level / Floor:	All

Material / Item	All
Volume / Quantity	Throughout



Material Assessment

Sample Number	Material Assessment	Action Priority Code	Asbestos type	Material Risk
N/A				

Priority Assessment

Normal Occupant Activity	Likelihood of disturbance	Human Exposure Potential	Maintenance Activity	Priority Assessment Score

Is the Asbestos-containing material in good condition?	Overall Risk Assessment (Material Assessment + Priority Assessment scores)
N/A	

Recommendations / Comments:

No asbestos materials have been located, no further action required.

Visual Observations

6. LIMITATIONS

General

- **Where access is limited**, it should always be presumed that asbestos materials are present and appropriate PPE is worn.
- Whilst every effort is made to gain access to pipe runs and wall cavities, there is a possibility that hidden areas containing asbestos materials may remain undetected.
- The following areas have not been accessed:
 1. Areas behind door/window frames
- No original floor plans were provided.
- This report should not be used solely as a tender document.

7. RECOMMENDATIONS

- **No Asbestos Detected on Site, No Further Action Required**
- **General**

Generally The buildings were found to be of:

- Stone Walls
- Concrete Floors
- Metal Clad Roof

- **Electrics**

Due to no isolation permits being made available; All Electric boxes were not accessed at the time of the survey, all non accessed electric items must therefore be presumed to contain asbestos until permits are secured and the items accessed.

MATERIAL ASSESSMENT

HSG 264 details the MRA algorithm for the purpose of establishing the relative potential of an Asbestos Containing Material (ACM) or presumed ACM to release fibres into the air in the event of it being disturbed in some way. The material risk assessment will give

A good initial guide to the priority for Management of the ACM as it will identify the materials which will most readily release airborne fibres if disturbed.

A simple four parameter additive algorithm is used to assess the likely magnitude of fibre release from the material given a standard disturbance.

Each of the parameters is scored and added to give a total MRA score of between 2 and 12.

Priority Risk Assessment (PRA):

Material Risk Assessment (MRA):

The parameters which determine the amount of fibre release from an ACM are:

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

See table 1 for more details.

The MRA identifies the high risk materials, that is, those that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the MRA will be the materials that should be given priority for remedial action.

To complete a comprehensive risk assessment for the ACM the likelihood of disturbance of the material also needs to be considered and the surveyor should be supported by persons with a detailed knowledge of the use of the premises to complete this.

The following factors need to be taken into account in the PRA:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

Scores between 0 and 3 are applied to each parameter under each factor heading. The scores for the parameters within each section are averaged to provide an average score for each factor detailed above. The average scores for each of the factors are added together to give the total PRA score.

Examples of Scores

1. Asbestos- reinforced composite (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
2. AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
3. Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packaging.
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 delaminating of materials, sprays and thermal insulation. Visible asbestos debris.
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.
1. Chrysotile
2. Amphibole asbestos excluding Crocidolite
3. Crocidolite

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

Total Risk Score	Action Priority Code
Very Low Risk	Action Priority Code 4
Low Risk	Action Priority Code 3:
Medium Risk	Action Priority Code 2:
High Risk	Action Priority Code 1:

Action Priority Code 1: High Risk

Urgent Management action is required; usually this will involve some form of remedial work. It is likely that Action Priority 1 ACMs have debris of a friable material present and therefore restricting access to the area would be beneficial until risk reduction is undertaken to avoid exposure.

Action Priority Code 2: Medium Risk

Programmed remediation such as removal and/ or encapsulation should be considered to reduce the risk level of Action Priority Code 2 ACMs to Low Risk. The location of the ACM should be taken into account when deciding an appropriate remediation action as it may become damaged or further damaged at a later date if left in situ.

Action Priority Code 3: Low Risk

Friable materials in good condition will fall into this category and have a potential to become a Medium Risk if disturbed. Increased awareness and labelling can prevent disturbance and Action Priority Code 3 ACMs should be considered for removal where refurbishment projects are to be undertaken or awareness may not be sufficient.

Action Priority Code 4: Very Low Risk

ACMs where fibre release is unlikely to be a hazard under normal service conditions will be classed as Very Low Risk. Fibres may be released if a material is cut or subjected to heavy disturbance such as sanding, therefore awareness as to the presence of such ACMs should be provided.

Imminent risk of exposure – reporting procedure

Where occupational exposure is identified or considered likely, as determined by either Our surveyor's site visit or by the duty holder, then the activity must be stopped and the incident investigated and recorded by the duty holder. Where the incident occurs at the time a Our surveyor is on site then this will be reported to the client or person placing the instruction or any other authorised person as advised. we will report to the client any situation when it is likely that the Control Limit (as defined by CAR 2012) is being (or likely to be) exceeded or a RIDDOR1995 reportable incident has occurred. Where the client is already aware of the situation prior to our surveyor visiting site, or the client contact is made aware on site, then no formal report will be made.

Projects – refurbishment or demolition: Refurbishment and Demolition Survey

Asbestos registers are normally based on MDHS100 Type 2 or HSG 264 Management Survey data. When refurbishment or demolition is to be carried out in the premises consideration must be given to the requirement for a Refurbishment and Demolition asbestos survey to be carried out prior to any works. This is to ensure that obligations of various parties are met under the Health and Safety at Work Act 1974, Management of Health and Safety at Work Regulations 1999, CDM Regulations 2007 and Control of Asbestos Regulations 2012.

Where such surveys are required, it is important that the designers(s) of the project provide a full written scope of works, with detailed plans of the project areas, to ensure that the surveyor is sufficiently briefed and to negate unnecessary damage to the building fabric. Refurbishment and Demolition asbestos surveys are intrusive and will cause significant damage similar to when a structural engineer or building surveyor carries out 'intrusive sectional inspections'. The asbestos surveyor's objective, utilising his experience and comprehension of the written project brief, is to locate, as far as reasonably practicable, all ACMs within the project area (including those areas where access to services may be required to facilitate the project). The asbestos register section of this report shows on a record by record basis whether a Refurbishment and Demolition survey has been carried out in a particular room or area. Where a new project is commissioned, or there is a significant design change to a planned project, then advice should be sought from the asbestos surveyor to ensure the supplied Refurbishment and Demolition survey is still suitable and sufficient for the purposes of risk assessment for the project (if not additional Refurbishment and Demolition asbestos surveying may be required).

Textured Coatings – important note:

Licensable work with ACMs:

Sampling methods carried out in accordance with HSG 264 may not always identify asbestos through analysis for asbestos fibre; this is due to the often inconsistent nature of the material. Where "No Asbestos Detected" or a mixture of results are recorded, then asbestos containing textured coatings may not always be correctly represented by the sampling process. Specialist SEM (Scanning Electron Microscopy) analysis of "No Asbestos Detected" samples may provide a greater degree of certainty as to the presence of asbestos fibres within samples taken from textured coatings.

Work with asbestos is defined as the removal, repair, or disturbance of ACMs. Work with asbestos can either be licensable or non-licensable and the determination is made by assessment of the work requirements against the pre-defined requirements of Regulation 3(2) of the Control of Asbestos Regulations 2012 (CAR 2012).

Generally, high risk work, such as work with asbestos insulation, asbestos coatings and asbestos insulating board will, in most cases, need to be undertaken by a suitably licensed contractor and is likely to be subject to a 14 day notification to the enforcing authority (in accordance with CAR 2012). Works should be carried out in accordance

with HSG 247- Asbestos: The Licensed Contractors Guide. The HSE currently licenses asbestos removal contractors.

Controlled techniques used in the removal of asbestos may or may not involve the use of asbestos enclosures depending on the scope and specification of works. Items of asbestos debris, residue or dust may require either localised de-contamination of the immediate area adjacent to the identified asbestos or a full de-contamination of the room/area.

The exact extent of any asbestos installation or asbestos debris, residue or dust may not always be stated within the survey report.

Removal of non asbestos materials, which are located within close proximity to the asbestos source which are either fibrous or porous by their nature, such as MMMF ceiling tiles or MMMF pipe insulation, may be deemed necessary during the asbestos removal, due to possible contamination before or during the works. An independently provided four stage clearance involving air monitoring and visual inspections of the affected work area will be required prior to reoccupation and air monitoring will be required on a regular basis during works - especially if the building is occupied. All such services must, legally, be provided by a UKAS accredited organisation. Such procedures should be carried out in accordance to HSG 248 -

Asbestos: The Analyst's Guide for Sampling, Analysis and Clearance procedures.

Non-Licensable work with ACMs:

Work with ACMs that meets the pre-defined criteria set out in Regulation 3(2) of the Control of Asbestos Regulations 2012 can be undertaken by competent, non-licensed contractors. Please see HSG210 Asbestos Essentials for more details on requirements of such work.

We can assist the duty holder to write, review and implement an Asbestos Policy and Asbestos Management Plan. Additional assistance can be provided as follows:

- Undertake HSG264 Management and Refurbishment / Demolition surveys.
- Provide asbestos consultancy services.
- Carry out statutory six monthly or annual asbestos audits and provide the premises with updated registers, reports and action plans.
- Maintain and update asbestos records using electronic database systems or provide internet based asbestos registers.
- Provide asbestos awareness training.
- Conduct assessments of contractors for competency and resourcing.
- Assist or manage the procurement of asbestos abatement services.
- Supervise licensable work with asbestos in accordance with our HSE Asbestos Supervisory License.
- Project manage asbestos remediation projects from initiation to completion.
- Undertake statutory clearance procedures and inspections and issue certificates following work with asbestos.
- Provide air monitoring services.

The asbestos register was compiled by We in accordance with the Health and Safety Executive document HSG 264 and the Control of Asbestos Regulations 2012. The

data may also contain historical information provided by the client. WE Environmental Ltd. cannot be held responsible for the accuracy of any data included in the database where it is supplied by the client (including the interpretation of any supplied data). The data in this register is sourced from a live database and shows the current status of known (ACM's) for this property at the time of this survey.

This data is provided for the commissioning client only and We cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to carrying out work in any area(s) that may contain or conceal ACM's always seek professional advice from a competent and resourced organisation or person. Accurate information on asbestos containing materials should be provided by the 'duty holder' detailed in the Control of Asbestos Regulations (CAR) 2012 to anyone at risk from asbestos in the premises. Under the current regulations all employers have a legal duty to ensure that employees or other persons are not exposed to asbestos containing materials (refer to CAR2012). If the initial survey for the property has not been audited in the last 12 months then a formal audit is required.

HSG 264 Asbestos: The Survey Guide issued on 29th January 2010 superseded the previous guidance document MDHS100:

Surveying, Sampling and assessment of asbestos containing materials (issued July 2001).

In L127 (ACoP) to Regulation 4 of CAR2012, the HSE recommend that the condition of ACMs should be re-inspected every 6-12 months even if the material is in good condition. A written record must be made and should be disseminated to anyone who may be at risk from disturbing ACMs.

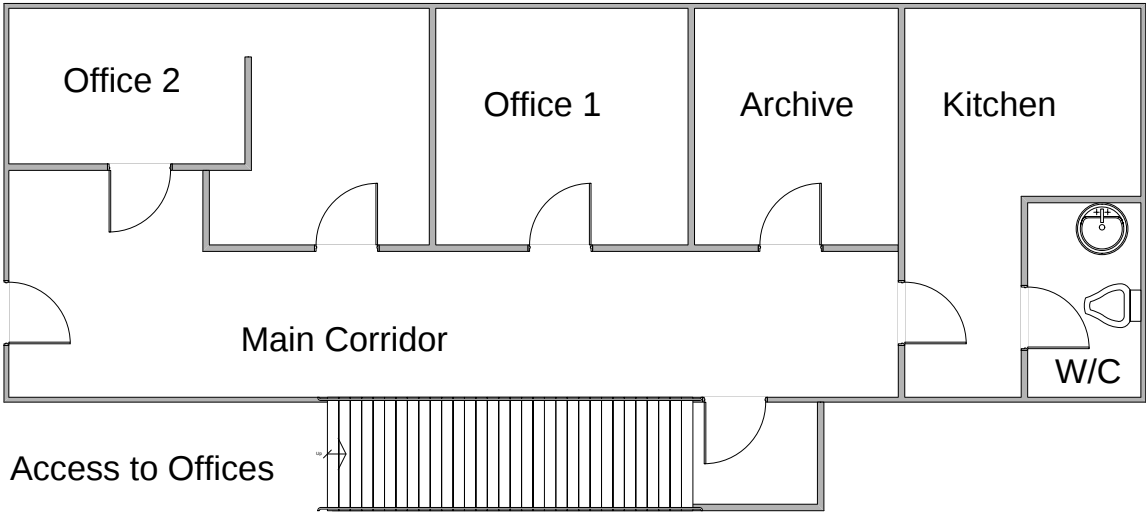
GUIDANCE FOR THE DUTY HOLDER RESPONSIBLE FOR NON-DOMESTIC PREMISES:

See section 5 for further details.

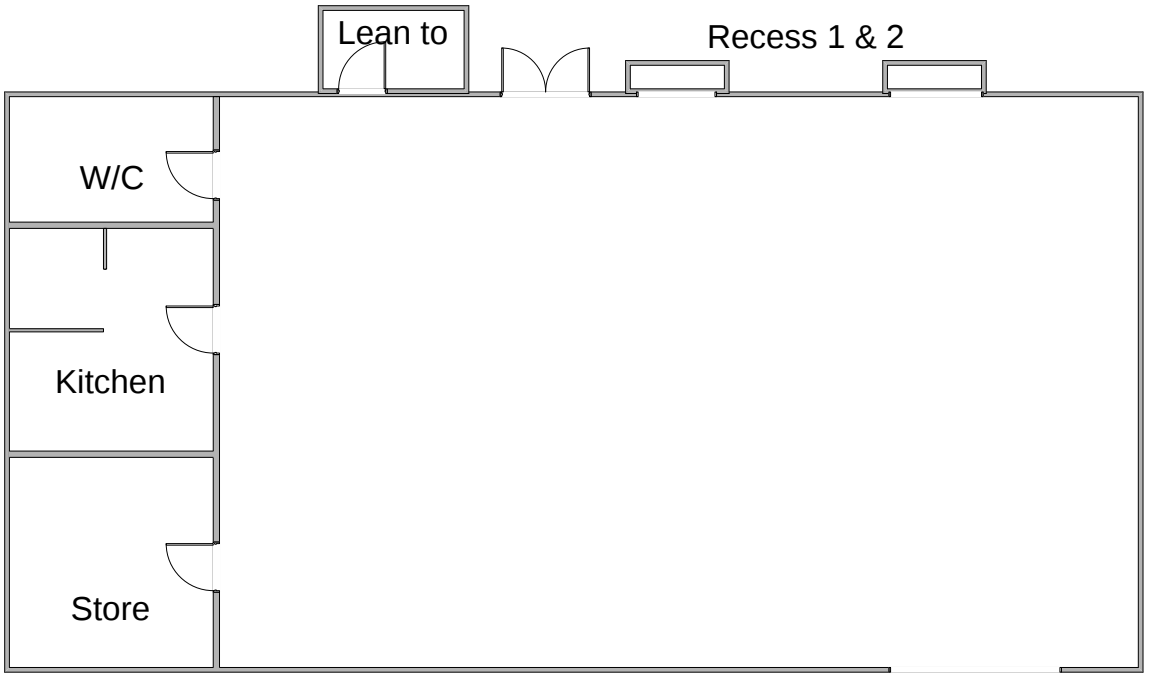
We can assist with the safe planning and organising of remediation works and can assist with the auditing procedure and ongoing Management of risks from asbestos in the premises. Please contact our offices for further information.

Once the review is completed the Duty Holder needs to ensure the asbestos register and action plan is kept up to date and, wherever possible, a copy is kept in a safe but accessible location on the premises and persons who may be affected by the risks are kept informed and aware of the risks from asbestos within the property.

APPENDIX ‘A1’



Upper Office Drawing



Ground Floor Drawing



End of Report