NSUK

ASBESTOS SERVICES | FIRE RISK

Asbestos Survey Report 13/05/2019

Management Survey

AA8929
Specified Areas Of 343-345 Haydons Road
343-345 Haydons Road
London
SW19 8LA

Content Page

Survey Details

Property Information

Property Name - Property Reference Number:	AA8929 - Specified Areas Of 343-345 Haydons Road
Address & Postcode:	343-345 Haydons Road, London, SW19 8LA.
Property Coordinator:	
Telephone / Mobile:	
Email:	

Client Information

Client Name - Client Reference Number:	David Cam - CO6995
Address & Postcode:	.
Telephone / Mobile:	
Email:	

Contractor Information

Contractor Name - Contractor Reference Number:	NSUK Environmental LTD - CO1
Address & Postcode:	Hampstead House, 176 Finchely Road, Hampstead, London, NW3 6BT.
Telephone / Mobile:	0208 064 0442
Email:	info@nsuk.co

Management Survey Information

Survey Reference:	MS9260
Start Date:	13/05/2019
Completion Date:	13/05/2019
Publish Date:	15/05/2019

Document Authorisation

Antony Wilmot
Lead Surveyor

Ashley MCNally
Report Prepared By

Executive Summary

A Management Survey was carried out at Specified Areas Of 343-345 Haydons Road on the 13/05/2019

The purpose of the survey was to identify, as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials (ACMs) in the areas inspected and assess their condition.

Management survey information was requested for this building. This type of survey is designed to be used for assessing risks during normal work activities and simple or routine maintenance tasks.

It is not designed to be used by those carrying out major refurbishments or for work involving alterations to the fabric of the building.

If any refurbishment or demolition works are to be undertaken, A Refurbishment or Demolition survey will be required prior to the start of any work. This is a fully intrusive survey intended to find any hidden ACMs contained within the main structure of the building.

This report was published on 15/05/2019.

During this Survey 0 sample(s) were taken for analysis. There were 0 asbestos items identified or presumed to contain asbestos within the property.

Room/locations containing High Risk Material:

Of the areas inspected, there were no locations identified (or presumed) to contain High Risk ACMs.

Inaccessible Room/locations:

There were 2 inaccessible areas all of which are presumed to contain asbestos until proven otherwise.

Area/floor	Room/location	Reason
002 - flat 345a	014	Locked
002 - flat 345a	015	Locked

Inaccessible Items:

All items were accessed during the survey.

Property Details

Property Construction Details

Primary Use:	Commercial
Secondary Use:	Dwelling
Date of Construction:	Early 1900s
Construction Type:	Brick built restaurant with two flats above
No. Floors:	2
No. Staircases:	1
No. Lifts:	0
Net Area per Floor:	150
Gross Area:	300
Comments:	

Survey Information

Objective & Scope

NSUK Environmental LTD (NSUK) were requested and authorised by the client to undertake a Management Asbestos Survey.
The purpose of this survey was to identify and establish as far as reasonably practicable, the presence of ACMs, their nature, condition, extent and to provide the necessary guidance for the future maintenance of all asbestos materials identified in this report.
The survey has been undertaken with appropriate reference to Health and Safety Executive (HSE) publication HSG264 'Asbestos: The Survey Guide and is intended to underpin a strategy for compliance with the Control of Asbestos Regulations (CAR) 2012, and more specifically regulation 4 the duty to manage asbestos in non-domestic premises'.
This report was based upon a non-destructive inspection of an unfamiliar site unless otherwise stated. During the course of the survey, all reasonable efforts were made to identify the presence of ACMs within accessible areas of the building. Due to the non- destructive nature of Management Asbestos Surveys, the results cannot give assurance that all ACMs have been found. Inaccessible areas will be deemed to contain asbestos until proven otherwise.
until proven otherwise.
Asbestos materials are frequently found to be concealed within the fabric of buildings, or within sealed building voids, rendering it impossible to regard the findings of any survey as definitive. It must always remain a possibility that further ACMs may be found during refurbishment or demolition activities. We therefore would recommend that a Pre-demolition / Pre-refurbishment Asbestos Survey be carried out to these locations prior to such works.
prior to such works.
No ACMs have been disturbed or removed during the course of this survey. It is therefore a possibility that additional ACMs are present behind those identified, which may only be discovered during any subsequent asbestos removal work.

Survey Information

Limitations

Inaccessible Areas and Limitations

The client should refer to the NOVA standard terms and conditions of engagement attached with the works proposal. The HSE publications HSG264 and HSG227, stipulate guidance on the surveying, assessment and management of ACMs.

Management Asbestos Surveys

The investigation of the site has been carried out to provide sufficient information concerning the nature, extent and type of ACMs at the site to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks to human health associated with the presence of ACMs. The recommendations made within this report are based upon the management of ACMs and the primary recommendation would therefore be removal (if damaged) or encapsulation and labelling with regular inspections.

The amount of investigative work and testing undertaken may necessarily have been restricted by the short timescale available. During a Management Asbestos Survey, some representative sampling has been undertaken to confirm or refute the surveyor's opinions. The sampling locations have been restricted to accessible and representative areas within the agreed scope and can only provide a general indication of site conditions. However, it is more than likely that ACMs may remain unidentified in areas that would only be identifiable during further intrusive Pre-demolition / Pre-refurbishment Asbestos Survey investigations or during major demolition/refurbishment works. In addition, it has been common practice to substitute ACMs with asbestos free materials. Substitute materials are often employed to repair localised damaged asbestos products and in some circumstances may have a similar appearance to the asbestos products they have replaced, particularly following the application of a uniform surface finish such as paint, or plaster. It is therefore possible that outwardly uniform materials, suspected or identified during this survey not to contain asbestos, may contain asbestos in areas outside the immediate inspection/sampling location. All surveys are subject to intrinsic and site specific limitations and these have been detailed in the body of the report.

A more comprehensive and intrusive Pre-demolition / Pre-refurbishment Asbestos Survey investigation will be required if the site is to be redeveloped, refurbished or demolished, to facilitate adequate risk assessment and compliance with health and safety statute. The report and accompanying drawings should be consulted before any building or installation work is carried out in the building. All building users should be made aware of the contents of the report.

The risk assessment and opinions provided, inter alia, take in to consideration currently available guidance (HSG264, HSG227) relating to asbestos material assessment and priority assessment. The factors considered by NOVA in providing tentative priority assessment are based upon finite data and information available to the surveyor at the time of the survey. However, a detailed knowledge of relevant factors is required to complete a priority assessment and as such the client is required to review the information and satisfy itself that the assessment is accurate. No liability can be accepted for the effects of incorrect assumptions made by NOVA at the time of survey or for retrospective effects of any future changes or amendments to these values, or official guidance.

This report should not be used for the purposes of costing asbestos removal work. If indicative costs have been included in relation to asbestos abatement works these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor or by tender with a licensed asbestos removal contractor. No responsibility will be accepted to any party whatsoever, should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas, including any that may be hidden behind known or presumed asbestos materials.

All known areas of the property were visually examined in accordance with the scope of work and the brief provided by the Client. The survey is fundamentally non-intrusive in nature and no attempt would be made to access areas where the removal of panels such as decorative cladding, or any unreasonable degree of dismantling of the building structure or fittings would be required. Typical exclusions from the survey where special arrangements would be required to facilitate access are documented below. It should be noted that the list is not exhaustive.

Areas of No	Comments
Live plant and electrical equipment	No inspections to enclosed or internal areas of any potentially live plant or equipment such as fuse boxes, storage heaters etc. These may contain braided asbestos insulation fuse guards or gasket material and therefore presumptions have been made. Portable plant or equipment will not be accessed.
Inspection at height	A 3 metre height restriction applies to Management Asbestos Surveys, unless a requirement for specialist access equipment has been requested by the Client and allowed for in the Scope of Works. Presumptive observations would be made where reasonably practicable, but all areas above 3 metres in height should be presumed to contain asbestos unless determined otherwise by physical inspection.
Restricted areas	Any area or space which would require specialist access arrangement would not be accessed unless by prior agreement with the Client. Typical examples include: • Lift equipment and Shafts • Areas designated as 'Confined Spaces' • Areas where asbestos is present and would need to be disturbed to facilitate an inspection.
Gaskets within pipe joints and plant equipment	Gaskets inserted in pipe joints etc. and bituminous materials such as damp proof membranes, under sink pads and roof felts or membranes may contain a trace content of asbestos. Under normal conditions these materials will not give rise to airborne fibre concentration due to the fibre being tightly bonded within a well bound matrix. However, the presence of asbestos in these materials should be presumed.
Multi-layer or composite structures	Limited representative inspections to multi-layer or composite structures such as floor slabs, roof structures, etc, will be made. Representative sampling of outer finishes such as floor screeds or other finishes e.g. renders, bituminous layers or felts would also be undertaken. However, core sampling or other techniques allowing for full depth sampling of such elements would not routinely be undertaken unless stated in the agreed scope of works. It would be reasonably practicable to allow for such extensive intrusive investigation in instances where information is made available to us, prior to the survey planning stage, indicating that such elements may contain asbestos fibre within its inner layers.
General obstructions	Any area or space which involved the moving of substantial items of furniture, equipment, goods or large quantities of documents or debris would not be accessed.
Fire doors	Fire doors may internally contain asbestos, access to which would require overtly destructive works.
Fixed ceilings	Limited inspections would be routinely made above suspended ceilings (height restrictions permitting). However, where fixed ceilings are encountered no attempt would be made to gain access, unless a limited visual inspection was made possible by the presence of a suitable and sufficient access hatch or similar.
Insulation to plant equipment and pipes	Whilst a representative inspection of insulation to plant equipment and pipe work would be made, the presence of asbestos debris from previous removal works may be obscured by an overlying non- asbestos insulation or metal cladding. In addition, the presence of asbestos insulation debris on pipes or equipment may be intermittent and therefore not readily identifiable during non-intrusive inspection works.
Ventilation ducts	No access would be made within ventilation ducting. There is a possibility that asbestos gasket material or an asbestos lining may be present.
Ducts and risers	Where accessible by inspection panel, representative inspections of ducts and risers would be made. It is possible that ducts/risers may be concealed, or would require overtly destructive works to facilitate access. In these circumstances no attempt would be made to inspect these areas.
Any area, room or space occupied at the time of the survey	Sampling should not be undertaken in normally occupied areas. Where areas are in constant use, if not already stated in the scope of works, agreement should be sought with the client whether to undertake any required sampling during periods of minimal occupation; or otherwise access to such areas would be presumptive only. In the event that such areas are to be inspected at a later date (for sampling) unrestricted and safe access must be provided by the client. NOVA reserves the right to charge additional fees for any re-visits as required after consultation with the client.
Any area, room or space flooded at the time of the survey	No access would be made within any flooded areas e.g. basements, unless the client can ensure unrestricted and safe access. NOVA reserves the right to charge additional fees for any re-visits as required after consultation with the client.

Site Specific Access Restrictions

Where access by our surveying team to specific areas was either not possible, or limited at the time of the inspection.

Survey Information

Specific Exclusions

Where detailed, it was agreed at the pre-survey stage that the following room/locations would be excluded from the scope of Survey. The room/locations do not include more general exclusions (i.e. inaccessible room/locations/items) detailed elsewhere.

Area/floor	Room/location
No Room/locations Found.	

The survey was limited to those areas accessible at the time of the survey (and as agreed at the pre-survey stage). Flues, ducts, voids or any similarly enclosed areas, have not been inspected (unless an appropriate access hatch or inspection panel was present), as gaining such access would necessitate the use of specialist equipment/tools or require overly destructive work.

No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation (unless agreed at the pre-survey stage).

Areas requiring specialist access arrangements or equipment (other than stepladders) will not be assessed unless otherwise stated and agreed at the pre-survey stage. Fire doors were not inspected internally to ascertain if they are manufactured using ACMs as to do so would entail overly destructive testing procedures.

Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density. Inspection of pipe work has been restricted primarily to the insulation visible (sampled in accordance with HSG264 guidelines), therefore only a limited inspection has been carried out of pipework concealed by overlaying non-asbestos insulation.

Survey Results

Recommendations

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
No Action/recommendations Found					

Sample Summary

Sample	Product/debris Type	Area/floor	Room/location	Asbestos Type
No Sample Found				

Room/location Details including Construction Details

Room/location Details

Room/location Reference:	001
Room/location Description:	restaurant & bar areas
Area/floor Reference:	001
Area/floor Description:	ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Plaster, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Timber
Comments:

Room/location Details

Room/location Reference:	002
Room/location Description:	kitchen
Area/floor Reference:	001
Area/floor Description:	ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Metal, Plaster, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Timber
Comments:

Room/location Details

Room/location Reference:	003
Room/location Description:	store
Area/floor Reference:	001
Area/floor Description:	ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plaster, Plasterboard
Floor: Ceramic
Doors: Other: N/A
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	004
Room/location Description:	lobby & freezer areas
Area/floor Reference:	001
Area/floor Description:	ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plaster, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	005
Room/location Description:	staff toilet
Area/floor Reference:	001
Area/floor Description:	ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plaster, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	006
Room/location Description:	cleaners cupboard
Area/floor Reference:	001
Area/floor Description:	ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Plaster, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	007
Room/location Description:	male & female toilets
Area/floor Reference:	001
Area/floor Description:	ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plaster, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	008
Room/location Description:	disabled toilet
Area/floor Reference:	001
Area/floor Description:	ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plaster, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	009
Room/location Description:	cleaners cupboard
Area/floor Reference:	001
Area/floor Description:	ground floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Plaster, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	010
Room/location Description:	kitchen
Area/floor Reference:	002 - flat 345a
Area/floor Description:	first floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plasterboard, Timber
Floor: Ceramic
Doors: Timber
Windows: Plastic
Comments:

Room/location Details

Room/location Reference:	011
Room/location Description:	shower room
Area/floor Reference:	002 - flat 345a
Area/floor Description:	first floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	012
Room/location Description:	toilet
Area/floor Reference:	002 - flat 345a
Area/floor Description:	first floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	013
Room/location Description:	hall & staircase
Area/floor Reference:	002 - flat 345a
Area/floor Description:	first floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

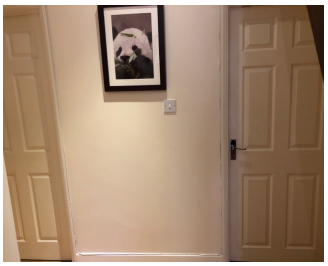
Ceiling: Plaster, Plasterboard
Walls: Brick, Plaster, Plasterboard
Floor: Timber
Doors: Timber
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	014
Room/location Description:	store room
Area/floor Reference:	002 - flat 345a
Area/floor Description:	first floor
Accessibility:	Inaccessible
Reason for No Access:	Locked
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:
Walls:
Floor:
Doors:
Windows:
Comments:



Room/location Details

Room/location Reference:	015
Room/location Description:	3 x bedrooms
Area/floor Reference:	002 - flat 345a
Area/floor Description:	first floor
Accessibility:	Inaccessible
Reason for No Access:	Locked
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling:
Walls:
Floor:
Doors:
Windows:
Comments:

Room/location Details

Room/location Reference:	016
Room/location Description:	loft room
Area/floor Reference:	002 - flat 345a
Area/floor Description:	first floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Plaster, Plasterboard
Floor: Timber
Doors: Timber
Windows: Plastic
Comments:

Room/location Details

Room/location Reference:	017
Room/location Description:	kitchen
Area/floor Reference:	003 - flat 343a
Area/floor Description:	first floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plasterboard, Timber
Floor: Ceramic
Doors: Timber
Windows: Plastic
Comments:

Room/location Details

Room/location Reference:	018
Room/location Description:	hall
Area/floor Reference:	003 - flat 343a
Area/floor Description:	first floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Plaster, Plasterboard
Floor: Timber
Doors: Timber
Windows: Other: N/A
Comments:

Room/location Details

Room/location Reference:	019
Room/location Description:	bathroom
Area/floor Reference:	003 - flat 343a
Area/floor Description:	first floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Ceramic, Plasterboard
Floor: Ceramic
Doors: Timber
Windows: Plastic
Comments:

Room/location Details

Room/location Reference:	020
Room/location Description:	lounge
Area/floor Reference:	003 - flat 343a
Area/floor Description:	first floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Plaster, Plasterboard
Floor: Timber
Doors: Timber
Windows: Plastic
Comments:

Room/location Details

Room/location Reference:	021
Room/location Description:	2 x bedrooms
Area/floor Reference:	003 - flat 343a
Area/floor Description:	first floor
Accessibility:	Accessible
Total ACMs:	0
Total NoACMs:	0

Room/location Construction Details

Ceiling: Plaster, Plasterboard
Walls: Brick, Plaster, Plasterboard
Floor: Timber
Doors: Timber
Windows: Plastic
Comments:

Survey Results

Overall Risk Assessment Table

	Material Risk Assessment					Priority Risk Assessment					Overall Risk Assessment
Item	a	b	c	d	Total	e	f	g	h	Total	Total
No ACM Item Found											

(20≥) High (14-19) Medium (10-13) Low (≤9) Very Low (0) No Risk

Survey Results

Summary of Remedial or Removal Works

Item	Sample	Product/debris Type	Area/floor	Room/location	Action/recommendations
No Remediation & Removal Works Required					

Assessment Information

Material Risk Assessment Algorithm

Material assessments consider the type and condition of the ACM and the ease with which it will release fibres when subject to disturbance. The main parameters are:

a. Product Type
b. Extent of Damage & Deterioration
c. Surface Treatments
d. Asbestos Types

The material assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score will be the priority for remedial action, such priorities must be determined by conducting and subsequently considering the results of a priority assessment.

To achieve some form of standardisation of the risk rating and action level, the assessment algorithm contained within HSG264 has been adopted, which is based upon a numerical rating given to each of the parameters considered above. The addition of each number results in a score that falls into one of four possible risk categories, which can assist the duty holder to prioritise the need for action as part of the plan for managing asbestos.

Assessment Factor	Score	Score Variables
Product Type (a)	1	Asbestos Reinforced Composites (Plastics, Resins, Mastics, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints, Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulation Boards, Asbestos Textiles, Gaskets, Ropes, Woven Textiles and Asbestos Paper or Felt
	3	Thermal Insulating (e.g. Pipe and Boiler Lagging) Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing
Extent of Damage (b)	0	Good Condition: No Visible Damage
	1	Low Damage: A Few Scratches or Surface Marks, Broken Edges on Boards or Tiles
	2	Medium Damage: Significant Breakage of Material or Several Small Areas where Material has been Damaged Revealing Loose Asbestos Fibre
	3	High Damage: Delaminating of Materials, Sprays and Thermal Insulation, Visible Asbestos Debris
Surface Treatment (c)	0	Composite Materials Containing Asbestos: Reinforced Plastics, Resins, Vinyl Tiles
	1	Enclosed Sprays and lagging, AIB with Exposed Face Painted or Encapsulated, Asbestos Cement Sheets etc
	2	Unsealed AIB or Encapsulated Lagging and Sprays
	3	Unsealed Lagging and Sprays
Asbestos Type (d)	1	Chrysotile (White)
	2	Amphibole Asbestos, Amosite (Brown), Actinolite, Anthophyllite and Tremolite
	3	Crocidolite (Blue)

Assessment Information

Material Classifications

The following material assessment categories are used within this survey and indicate the level of hazard each material presents.

(10≥) High
ACMs in this category are regarded as having a significant potential to release fibres if disturbed. Such ACMs require urgent consideration to ensure people are not exposed to the hazard. In most circumstances plans for removal should be implemented and in the interim, the affected area should be sealed off.

(7-9) Medium
ACMs within this category do not always pose an imminent threat and the likelihood of fibre release is moderate under existing conditions. A decision regarding how these ACMs are to be managed should be made promptly and most likely as part of an overall management plan. Such situations should be regularly inspected to ascertain any change to circumstances unless serious damage is present or debris is visible, then this will require action which could involve removal or encapsulation.

(5-6) Low
ACMs within this category should be regarded as providing a low risk to people exposed to them but precautions should be followed and the situation should be monitored through regular re-inspections to ascertain any deterioration in condition which may occur with the passage of time. These ACMs generally have no or very little sign of historic damage.

(≤4) Very Low
ACMs within this category do not generally present a significant risk. They should be managed and only considered to be removed if the item falls within a refurbishment and demolition area and the works are likely to disturb the material.

(0) No Risk
No ACM present.

Assessment Information

Priority Classifications

Assessment Factor	Score	Score Variables
Normal Occupant Activity (e)		
Main Type of Activity in Area	0	Rare Disturbance Activity (e.g. Little used Store Room)
	1	Low Disturbance Activities (e.g. Office Type Activity)
	2	Periodic Disturbance (e.g. Industrial or Vehicular Activity which may contact ACMs
	3	High Levels of Disturbance (e.g. Door with AIB Sheeting in Constant Use)
Secondary Activity in Area	As Above	As Above
Likelihood of Disturbance (f)		
Location	0	Outdoors
	1	Large Rooms or Well Ventilated Areas
	2	Rooms up to 100m²
	3	Confined Spaces
Accessibility	0	Usually Inaccessible or Unlikely to be Disturbed
	1	Occasionally Likely to be Disturbed
	2	Easily Disturbed
	3	Routinely Disturbed
Extent / Amount	0	Small Amounts or Items (e.g. Gaskets or Strings)
	1	≤10m² or ≤ 10m Pipe Run
	2	>10m² to 50m² or >10m to 50m Pipe Run
	3	>50m² or >50m Pipe Run
Human Exposure Potential (g)		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of Use in Area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Area is in Use	0	<1 Hour
	1	>1 to <3 Hours
	2	>3 to <6 Hours
	3	>6 Hours
Maintenance Activity (h)		
Type of Maintenance Activity	0	Minor Disturbance (e.g. Possibility of Contact when Gaining Access)
	1	Low Disturbance (e.g. Changing Light Bulbs in AIB Ceiling)
	2	Medium Disturbance (e.g. Lifting One or Two AIB Ceiling Tiles to access valves)
	3	High Level of Disturbance (e.g. Removing a Number of AIB Ceiling Tiles to Replace a Valve or Re-cabling Works)
Frequency of Maintenance Activity	0	ACM Unlikely to be Disturbed for Maintenance
	1	≤1 per Year
	2	>1 per Year
	3	>1 per Month

Assessment Information

Priority Risk Assessment Algorithm

Priority assessments consider the likelihood of someone disturbing the identified/presumed ACM during normal occupancy and should be considered alongside the material assessment to determine the priority for remedial action. The main assessment factors are:

e. Maintenance Activity
f. Occupant Activity
g. Likelihood of Disturbance
h. Human Exposure Potential

Similar to a material assessment, a material algorithm based upon a numerical rating given to each of the parameters considered above has been employed in line with HSG227. The number against each assessment factor is averaged and then totalled to give a score that falls into one of four possible risk categories, aimed at calculating the level of risk those in the vicinity of the ACM are exposed to.

(10≥) High
An ACM that due to its location presents an unacceptable risk to individuals.

(7-9) Medium
An ACM situated in a high use, readily accessible position which may also be in an area routinely accessed for maintenance.

(5-6) Low
An ACM that will rarely be disturbed through normal occupation or maintenance activities.

(≤4) Very Low
An ACM that is not readily accessible and unlikely to be disturbed.

(0) No Risk
No ACM present.

Disturbance Primary (e)	0	
Disturbance Secondary (e)	0	
	Average Score 0	
Location (f)	0	
Accessibility (f)	0	
Extent / Amount (f)	0	
	Average Score 0	
Number of Occupants (g)	0	
Frequency of Use (g)	0	
Average Time in Use (g)	0	
	Average Score 0	
Type of Maintenance (h)	0	
Frequency of Maintenance (h)	0	
	Average Score 0	
Total of Averages (e+f+g+h)		00
Priority Risk Assessment		☐ Risk

Assessment Information

Overall Risk Assessment Algorithm

The overall assessment is a combination of the material and priority assessment scores. It is this total score that may be used to establish the priority of those ACMs requiring remedial action and also, the type of action that will be taken. Where an ACM is detected, regardless of its risk categorisation, it is recommended that Approved Warning Labels are positioned to prevent accidental damage to the material.

Although actions and recommendations may vary according to the individual circumstances of an ACM, it is desirable to have some form of standardisation therefore the following categories are used within this survey to identify areas that require immediate attention and allow the duty holder to instigate planned preventative maintenance and management of the ACMs.

	Material Risk Assessment					Priority Risk Assessment					Overall Risk Assessment
Item	a	b	c	d	Total	e	f	g	h	Total	Total
I000	0	0	0	0	00	0	0	0	0	00	00

Overall Classifications

(20≥) High
The potential hazard arising from this category warrants urgent action to reduce the associated risk as disturbance of the materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres. ACMs in this category are usually not suited to any form of containment programme and therefore immediate plans should be made for removal or environmental cleaning. Where this is delayed, the ACM should be sealed/encapsulated and appropriately managed in accordance with the asbestos management policy, until such time that removal can be facilitated.

(14-19) Medium
This category indicates that deterioration in any of the contributory factors may result in fibre release and therefore all ACMs should be removed or other appropriate remedial action undertaken on a programmed basis within a specified time scale (usually 6-12 months). The condition of the ACMs should be regularly monitored and, where necessary sealed/encapsulated until removal takes place.

(10-13) Low
This category indicates the need for regular monitoring and inspection as whilst the current risk of fibre release may be low, such ACMs may suffer deterioration through age and/or accidental damage. It is recommended that ACMs in this category are visually inspected on a six month cycle (minimum) to ascertain any change in condition. Where such a change occurs, re-prioritisation may be necessary.

(≤9) Very Low
ACMs within this category are predominantly not readily accessible, unlikely to be disturbed and due to their nature, condition, location or extent, would lead to minimal fibre release if they were disturbed. Visual inspections should be made on an annual basis to ascertain any change in condition and where such a change occurs, should be appropriately assessed, scored and re-prioritised. Such ACMs should be suitably managed and considered for removal if they falls within a demolition or refurbishment area and works are likely to disturb the material.

(0) No Risk
No ACM present.

Survey Appendices

Remedial Options

There are a variety of remedial options available. In many cases the ACMs can be protected or enclosed, sealed or encapsulated, or repaired and these options should be considered first. Where such actions are not practical, ACMs should be removed. Recommended action in the Management Survey will normally involve one or more of the following:

Removal
ACMs vulnerable to damage should often be removed. Where they are in such poor condition, removal is often the only practical option. Removal is required where refurbishment or demolition works are planned that will impinge on the ACMs present.

Management
Management of the ACMs present (where these are not in poor condition or vulnerable to damage) is achieved by labelling, registering and monitoring as necessary. Such management should be undertaken in compliance with CAR 2012.

Monitor
Re-inspection of ACMs should be undertaken at regular intervals determined by the risk priority and by a trained, suitably experienced and competent person. This may be accompanied by air testing where relevant to determine whether any asbestos fibres are present.

Label
Where an ACM is detected, regardless of its risk categorisation, it is recommended that approved industry specific warning labels are positioned to prevent accidental damage to the material.

Protection/enclosure
Undertake enclosure where the ACM is in poor condition or vulnerable to damage. This involves protection by a physical barrier, such as a timber casing. The casing is sealed and as airtight as possible to prevent the migration of fibres.

Sealed/encapsulate
There are two methods of encapsulation: applying a durable layer adhered to the surface of the ACM, or applying a material that penetrates the ACM before hardening which locks the material together.

Repair
All repairs should be undertaken by a competent person with the relevant training and equipment. Repair should only be undertaken if the damage is slight. There are a number of methods including filling, wrapping and isolated encapsulation. All repairs will be carried out using non-asbestos containing materials and appropriate precautions undertaken to prevent the release of any asbestos fibres.

Remove
The HSE recommend against removal of asbestos if the removal is undertaken without due consideration of the potential to increase the risk of harm. ACMs should be removed where found to be in poor condition, if it is not possible to undertake maintenance works without disturbance, or refurbishment works are due to be undertaken. Only HSE licensed contractors may be appointed to deal with work that contains 'high risk' ACMs.

Periodic Air Test
Where there is a large amount of ACMs in a confined space with a history of unauthorised disturbance, periodic air tests may be undertaken to monitor asbestos fibre levels to confirm that it is safe to access the area.

Survey Appendices

Regulations and Guidance

Legislation

The Health & Safety at Work Act (1974) and The Management of Health and Safety at Work Regulations (1999) collectively require employers to provide a safe workplace for all their employees and those affected by their activities.

Asbestos specifically and work with asbestos is covered by specialist regulations known as The Control of Asbestos Regulations 2012 (CAR 2012). The duty to manage requires those in control of the premises to:

1. Take reasonable steps to determine the location and condition of ACMs.
2. Presume materials contain asbestos unless there is strong evidence that they do not.
3. Set up and maintain a record of the location and condition of the ACMs or presumed ACMs in premises.
4. Assess the risk of the likelihood of anyone being exposed to fibres from these ACMs.
5. Prepare a plan setting out how the risks from the ACMs are to be managed.
6. Take the necessary steps to put the plan into action.
7. Review and monitor the plan periodically.
8. Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

Approved Codes of Practice and Guidance Documents

There is a raft of publications that disseminate advice and information relating to asbestos which should be consulted by those who work with or have an obligation to manage ACMs (please note this list is not exhaustive).

1. L127 'The management of asbestos in non-domestic premises'
2. L143 'Work with materials containing asbestos'
3. HSG 189/2 'Working with asbestos cement'
4. HSG210 'Asbestos essentials task manual'
5. HSG213 'Introduction to asbestos essentials'
6. HSG227 'A comprehensive guide to managing asbestos in premises'
7. HSG247 'Asbestos: The licensed contractors' guide'
8. HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'
9. HSG264 'Asbestos: The survey guide'
10. INDG223 'A short guide to managing asbestos in premises'

The HSE has also published 38 'Asbestos essentials task sheets' and 10 'Equipment and Method sheets' which can help ensure compliance with CAR 2012 and illustrate 'good practice'.