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0934



0165

ASBESTOS MANAGEMENT SURVEY

LOCATION:

Glynneath Town Hall Heathfield Avenue Glynneath Neath SA11 5AH

SURVEYED ON:

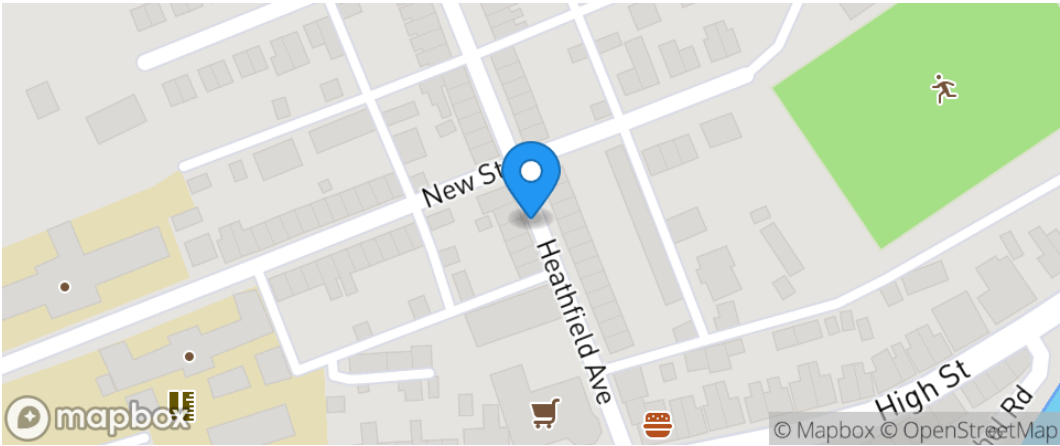
7 May 2024

OUR REF:

ALL107396/24/JA-1



Report Details

Report By	Anchem Laboratories Ltd
Client	Glynneath Town Council ,24 Whitting Street, Neath SA11 5DA
Commissioned by	Ceri-ann Williams
Project	ALL107396/24/JA-1
Site Address	Glynneath Town Hall Heathfield Avenue Glynneath Neath SA11 5AH
Site Coordinates	51.7471492, -3.6206112
Site Location	
Scope of Work	Basement level, First Aid Room and surrounding rooms.
Purpose of Survey	The purpose of the survey is to produce an asbestos register for the First Aid Room and surrounding rooms for management purposes.
Surveyors	Jacob Alberto
Survey Date	7 May 2024
QC Date	10 May 2024

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
1	1	1	0

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Sign Off

Quality Control

Chris Griffiths
(Asbestos Operations
Manager)
10th May 2024

**Authorised By**

Jacob Alberto -
Asbestos Surveyor



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Survey Report Guidance

Failure to use the information provided in the report correctly may result in incorrect information or assumptions being made.

This report must be read and reviewed in its entirety before deciding on appropriate action as necessary. If there are any discrepancies or doubts as to the contents of this document, please contact Anchem Laboratories Ltd for clarification.

This document breaks down the property surveyed into discrete sections and the results for each location can be found within the document. The executive summary gives a summary of the asbestos identified along with any specific exclusions or limited access areas. The following section details the asbestos register including the assessment of the materials present. The following section covers all the areas inspected and details observations made during the course of the survey. The subsequent section breaks down each asbestos item and gives recommendations for management and any controls required. Please note that where a priority assessment has been conducted, this is outside the scope of our UKAS accreditation. The attached appendices include site plans, asbestos test reports and any supporting information including survey plans and contract review information that details the scope and depth of the survey.

All measurements detailing the extent of asbestos are estimates only. Where this document is to be used to formulate a removal programme, it is the responsibility of contractors quoting for asbestos removal works to take their own measurements to establish the precise extent of asbestos to be removed prior to tendering for any works.

It should be noted that this report is not intended as a scope of works or bill of quantities for asbestos removal and that a detailed technical document can be provided upon request.

Anchem laboratories Ltd have been contracted to carry out a HSG264 Management Survey.

In this instance, a management survey has been undertaken and this is a standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Executive Summary

Asbestos containing materials have been identified during the survey.

Insulating Board Ceiling within rooms -1/01 & -1/02. We recommend for these materials to be encapsulated and managed in-situ. **These materials contain Amosite asbestos.**

Green Redundant Thermoplastic Floor Tiles found in room -1/03. A small amount of redundant floor tiles out loose within the under-stage. We recommend for these to be removed and disposed of as asbestos waste by suitably trained persons. **This materials contains Chrysotile asbestos.**

Any persons having the potential to be exposed to asbestos should have received asbestos awareness training as required under Regulation 10 of the Control of Asbestos Regulations. If any material suspected of containing asbestos is found and has not been identified in this survey, we would strongly suggest that you contact our consultancy for your sampling requirements. All suspect material shall be assumed to be asbestos unless laboratory testing or our professional judgement indicates otherwise.

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
Main Building / -1 / 01 - First Aid Room	Ceiling	Insulating Board	6 Low	Encapsulate and Manage	10
Main Building / -1 / 02 - Understair Cupboard	Ceiling	Insulating Board	7 Medium	Encapsulate and Manage	14
Main Building / -1 / 03 - Under-Stage	Green Redundant Floor Tiles	Thermoplastic Floor Tiles	3 Very Low	Remove	17

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
Main Building / -1 / 01 - First Aid Room	Ceiling	Insulating Board Panels	11
Main Building / -1 / 01 - First Aid Room	Floor	Pink Thermoplastic Floor Tiles	12
Main Building / -1 / 02 - Understair Cupboard	Redundant Insulating Board Panel	Insulating Board	15
Main Building / -1 / 03 - Under-Stage	Pink Redundant Floor Tiles	Thermoplastic Floor Tiles	18

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 5)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
Main Building / -1 / 02 - Understair Cupboard	Location	Limited Access / Large Amount Of Stored Items.			16
Main Building / -1 / 03 - Under-Stage	Location	Limited Access / Space Constraints & Large Amount Of Stored Items.			19

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Accessibility of the ACM	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
Main Building / -1 / 01 - First Aid Room	Ceiling	Insulating Board	Sample 107396/01	Approximately 32 m ²	Amosite	Easy	2	1	1	6 Low	Encapsulate and Manage	10
Main Building / -1 / 02 - Understair Cupboard	Ceiling	Insulating Board	Sample 107396/04	Small Amount	Amosite	Easy	2	1	2	7 Medium	Encapsulate and Manage	14
Main Building / -1 / 03 - Under-Stage	Green Redundant Floor Tiles	Thermoplastic Floor Tiles	Sample 107396/06	0.5 m ² Visible	Chrysotile	Easy	1	1	0	3 Very Low	Remove	17

Inspected Locations and Items

A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / -1 / 01 - First Aid Room	Insulating board ceiling, wooden framework, plasterboard and masonry walls, thermoplastic floor tiles to concrete floor, insulating board panels to damaged section of ceiling, foil wrapped MMMF lagged metal pipework, wood panels to sections of masonry walls, unlagged copper pipework, large amount of stored items.					13
Main Building / -1 / 01 - First Aid Room	Ceiling	Insulating Board		6 Low	Encapsulate and Manage	10
Main Building / -1 / 01 - First Aid Room	Ceiling	Insulating Board Panels		0 None		11
Main Building / -1 / 01 - First Aid Room	Floor	Pink Thermoplastic Floor Tiles		0 None		12
Main Building / -1 / 02 - Understair Cupboard	Insulating board (unsealed) continuing from room -1/01 ceiling, section of boarded wooden ceiling, fibreboard understair panels, wood and masonry walls, concrete floor, redundant insulating board panel, large amount of stored items.		Limited Access / Large Amount Of Stored Items.			16
Main Building / -1 / 02 - Understair Cupboard	Ceiling	Insulating Board		7 Medium	Encapsulate and Manage	14
Main Building / -1 / 02 - Understair Cupboard	Redundant Insulating Board Panel	Insulating Board		0 None		15
Main Building / -1 / 03 - Under-Stage	Wooden ceiling, wooden framework, concrete floor, foil wrapped MMMF lagged metal pipework, redundant floor tiles, large amount of stored items.		Limited Access / Space Constraints & Large Amount Of Stored Items.			19
Main Building / -1 / 03 - Under-Stage	Green Redundant Floor Tiles	Thermoplastic Floor Tiles		3 Very Low	Remove	17
Main Building / -1 / 03 - Under-Stage	Pink Redundant Floor Tiles	Thermoplastic Floor Tiles		0 None		18

Inspection Photographs

*See following pages for additional photographs,
notes and scores for inspected locations and items...*

Main Building > -1 > 01 - First Aid Room > Ceiling

Building	Main Building	Level	-1
Location	01 - First Aid Room	Item	Ceiling
Material	Insulating Board	Extent	Approximately 32 m ²
			
Strategy / Sample Id	Sample / 107396/01	Fibre Type	Amosite
Recommendation	Encapsulate and Manage		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	1	Asbestos Type	2
Material Score	6 / Low		
Accessibility	Easy		

Main Building > -1 > 01 - First Aid Room > Ceiling

Building	Main Building	Level	-1
Location	01 - First Aid Room	Item	Ceiling
Material	Insulating Board Panels	Extent	Approximately 1 m² Sporadic
			
Strategy / Sample Id	Sample / 107396/02	Fibre Type	NADIS

Main Building > -1 > 01 - First Aid Room > Floor

Building	Main Building	Level	-1
Location	01 - First Aid Room	Item	Floor
Material	Pink Thermoplastic Floor Tiles	Extent	Approximately 32 m²
			
Strategy / Sample Id	Sample / 107396/03	Fibre Type	NADIS

Main Building > -1 > 01 - First Aid Room > Location Notes

Building	Main Building	Level	-1
Location	01 - First Aid Room	Item	
			
Location Notes	Insulating board ceiling, wooden framework, plasterboard and masonry walls, thermoplastic floor tiles to concrete floor, insulating board panels to damaged section of of ceiling, foil wrapped MMMF lagged metal pipework, wood panels to sections of masonry walls, unlagged copper pipework, large amount of stored items.		

Main Building > -1 > 02 - Understair Cupboard > Ceiling

Building	Main Building	Level	-1
Location	02 - Understair Cupboard	Item	Ceiling
Material	Insulating Board	Extent	Small Amount
			
Strategy / Sample Id	Sample / 107396/04	Fibre Type	Amosite
Recommendation	Encapsulate and Manage		

Material Assessment

Product Type (or Debris from Product)	2	Extent of Damage / Deterioration	1
Surface Type / Treatment	2	Asbestos Type	2
Material Score	7 / Medium		
Accessibility	Easy		

Main Building > -1 > 02 - Understair Cupboard > Redundant Insulating Board Panel

Building	Main Building	Level	-1
Location	02 - Understair Cupboard	Item	Redundant Insulating Board Panel
Material	Insulating Board	Extent	0.5 m ²
			
Strategy / Sample Id	Sample / 107396/05	Fibre Type	NADIS

Main Building > -1 > 02 - Understair Cupboard > Location Notes

Building	Main Building	Level	-1
Location	02 - Understair Cupboard	Item	
			
Location Notes	Insulating board (unsealed) continuing from room -1/01 ceiling, section of boarded wooden ceiling, fibreboard understair panels, wood and masonry walls, concrete floor, redundant insulating board panel, large amount of stored items.		
Access / Notes	Limited Access / Large Amount Of Stored Items.		

Main Building > -1 > 03 - Under-Stage > Green Redundant Floor Tiles

Building	Main Building	Level	-1
Location	03 - Under-Stage	Item	Green Redundant Floor Tiles
Material	Thermoplastic Floor Tiles	Extent	0.5 m ² Visible
			
Strategy / Sample Id	Sample / 107396/06	Fibre Type	Chrysotile
Recommendation	Remove		

Material Assessment

Product Type (or Debris from Product)	1	Extent of Damage / Deterioration	1
Surface Type / Treatment	0	Asbestos Type	1
Material Score	3 / Very Low		
Accessibility	Easy		

Main Building > -1 > 03 - Under-Stage > Pink Redundant Floor Tiles

Building	Main Building	Level	-1
Location	03 - Under-Stage	Item	Pink Redundant Floor Tiles
Material	Thermoplastic Floor Tiles	Extent	1 Tiles Visible
			
Strategy / Sample Id	Strongly Presume / 107396/07	Presumed Fibre Type	NADIS
General Comments	Visually Similar To 107396/03.		

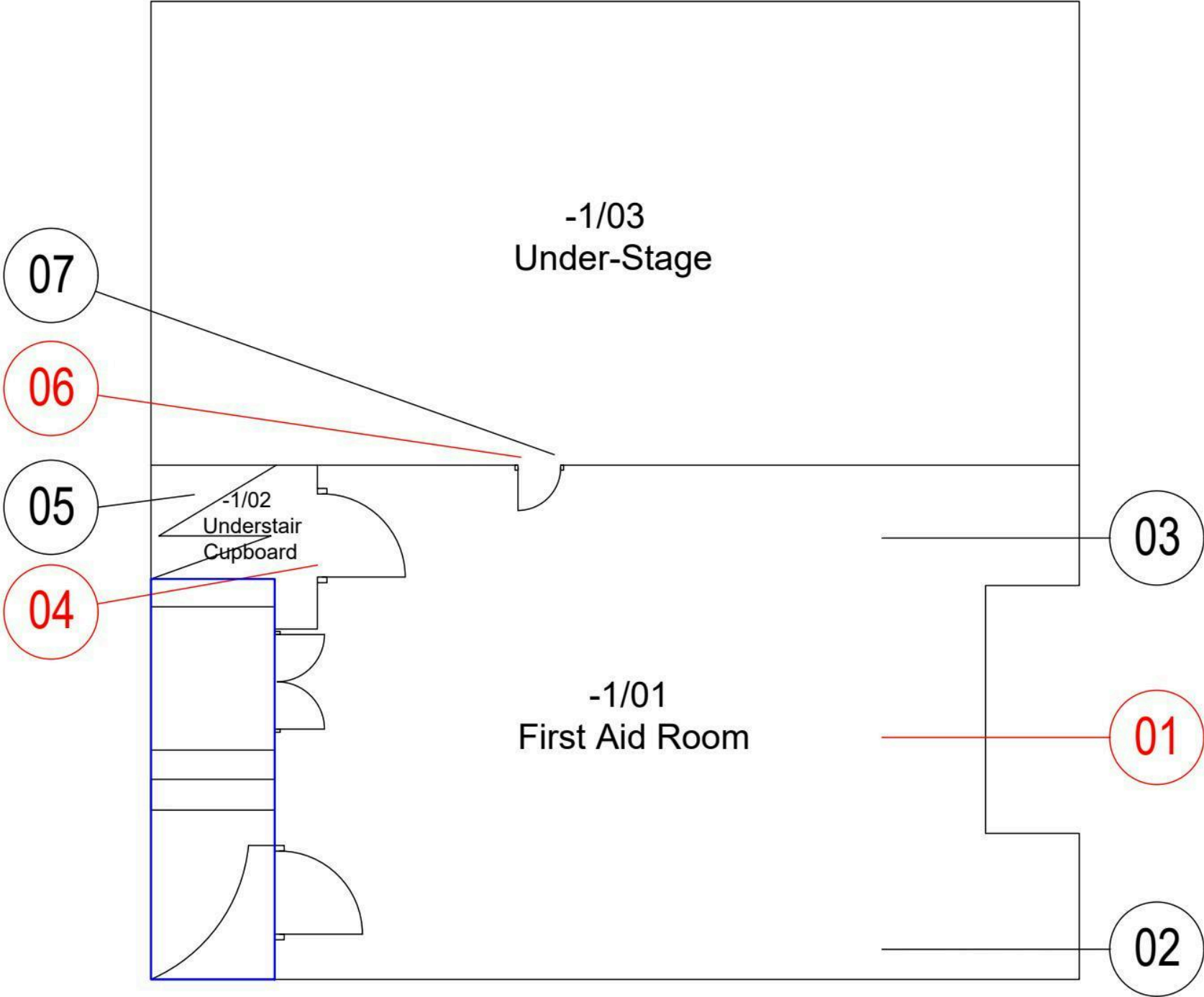
Main Building > -1 > 03 - Under-Stage > Location Notes

Building	Main Building	Level	-1
Location	03 - Under-Stage	Item	
			
Location Notes	Wooden ceiling, wooden framework, concrete floor, foil wrapped MMMF lagged metal pipework, redundant floor tiles, large amount of stored items.		
Access / Notes	Limited Access / Space Constraints & Large Amount Of Stored Items.		

Appendices

Floorplans

See following pages...



Customer Details:

Glynneath Town Council,
24 Whitting Street,
Neath,
SA11 5DA

Inspection Report No:

ALL107396/24/JA-1

Inspection Date(s):

7th May 2024

Plan Location:

Glynneath Town Hall, Heathfield Avenue,
Glynneath, Neath, SA11 5AH

Job No.

107396



POSITIVE SAMPLE POINT



NEGATIVE SAMPLE POINT



NOT IN SCOPE

This drawing remains copyright of Anchem Laboratories Ltd and must not be reproduced without written permission. Sample points are indicative only & do not necessarily show the extents of the sampled area. This drawing must be read in conjunction with the attached report. Drawing not to scale. If in Doubt ASK!

Bulk Sample Test Certificates

See following pages...

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0934

Glynneath Town Council
24 Whitting Street
Glynneath
Neath
SA11 5DA

**Registered Office:**

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Darcy Way, Llandarcy
Neath, SA10 6EJ
Tel: 01792 323223
email:
info@anchem.co.uk
www.anchem.co.uk

Date	08/05/2024
Date Sample(s) Received	07/05/2024
Date Sample(s) Tested	08/05/2024
Bulk Analyst	James Goss
Job Reference	107396
No of Samples	6

Test Report ALL107396/24/JG-1

Glynneath Town Hall, Heathfield Avenue, Glynneath, Neath, SA11 5AH

Sample Reference	Client Supplied Information	Material Type*	Test Result
107396/01	Sample 01 - Main Building, Level -1/01 First Aid Room - Ceiling , Insulating Board	Insulating board	Amosite asbestos
107396/02	Sample 02 - Main Building, Level -1/01 First Aid Room - Ceiling , Insulating Board Panels	Insulating board	Asbestos Not Detected
107396/03	Sample 03 - Main Building, Level -1/01 First Aid Room - Floor , Pink Thermoplastic Floor Tiles	Thermoplastic material	Asbestos Not Detected
107396/04	Sample 04 - Main Building, Level -1/02 Understair Cupboard - Ceiling , Insulating Board	Insulating board	Amosite asbestos
107396/05	Sample 05 - Main Building, Level -1/02 Understair Cupboard - Redundant Insulating Board Panel , Insulating Board	Insulating board	Asbestos Not Detected

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Test Report ALL107396/24/JG-1
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Sample Reference	Client Supplied Information	Material Type*	Test Result
107396/06	Sample 06 - Main Building, Level -1/03 Under-Stage - Green Redundant Floor Tiles , Thermoplastic Floor Tiles	Thermoplastic material	Chrysotile asbestos

Analysis by polarised light microscopy and dispersion staining techniques in accordance with HSG 248 and our documented in-house procedure No. ANC/AS/1.

Chrysotile White Asbestos
Amosite Brown Asbestos
Crocidolite Blue Asbestos

This test report shall not be reproduced except in full, without written approval of the laboratory.
The results relate only to the items tested and apply to the sample as received. We cannot confirm the validity of the client supplied Information.
* Please note that where the material type has been referenced within the report then this is an opinion of the analyst carrying out the test and may not truly represent the nature of the material. Such opinions and interpretations are outside the scope of our UKAS accreditation. Where work is planned with any materials then reference should be made to the Control of Asbestos Regulations 2012. If there is any doubt as to our description of the material type or you require water absorption testing then please contact the laboratory. Tested samples are retained for 6 months from the date of test and test reports are retained for 6 years.

Reviewed



Authorised



James Goss
Asbestos Analyst

On behalf of Anchem Laboratories Limited

Management Surveys

The purpose of a Management Survey, as defined within the HSE publication HSG 264 Asbestos: The Survey Guide is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing material (ACM). The aim of this survey is to assist in the production of an asbestos management plan for the client and produce a register detailing the extent, type and condition of any asbestos or asbestos containing materials (ACM's) identified. It is the duty of our client to ensure that any areas of concern are made safe and that any remaining asbestos materials are managed.

The main purpose of this survey is to identify asbestos and asbestos containing materials in order to enable you to fulfil the duties highlighted in this report and prevent or reduce the risk of accidental exposure to personnel working in the area. The survey includes the material risk assessment of the ACMs identified during the survey and their likelihood to release fibres into the air if they are disturbed.

A combination of visual inspection and confirmatory sampling was utilised for the survey. As it is not reasonably practicable to sample every single item or material encountered, samples were taken of suspected materials or items at points that were considered to be representative locations. Presumptions were also made based on the surveyor's knowledge of ACM's and the extents of materials tested. During the time available, the elements representing the scope of the survey were thoroughly inspected, however the survey should not be considered exhaustive. This report should be regarded as the basis of your management strategy that should include details of non-accessed locations for risk assessment purposes. It should be noted that whilst the surveyor made every effort to examine all materials, we cannot guarantee that all asbestos based materials have been located.

Technical Specification and Scope of Works documents for asbestos removals can be prepared by us upon request. It must however be considered that this survey is not suitable for permitting safe refurbishment or demolition works. A further assessment and if necessary, a Refurbishment and Demolition survey should be carried out prior to any works commencing.

Survey Restrictions And Caveats

ACMs may be concealed or obscured by other items or covered by multiple finishes or materials and detection will be compromised. Reasonably accessible does not extend to searching for concealed ACM's in wall cavities, fillet panels under and around windows, inspecting beneath concrete encased structural beams and columns, intruding below floors, floor screeds and floorboards, beneath decorative finishes and re-insulated services, behind known or suspicious ACM's, above solid plaster ceilings and fixed suspended ceilings, or within any other construction where intrusion would cause damage to structure or decorative finishes.

Similarly fixtures and fittings would not normally be moved to gain access to walls and floors, nor would rooms or cupboards be emptied of stored items or carpets fully removed. Hidden structural ACM's within the structure of a building may not become apparent until the structure is dismantled. All suspect material shall be assumed to be asbestos until laboratory testing or our professional judgement indicates otherwise.

Access to materials and services at height is limited and restricted to the reach of the access equipment taken to site. General restrictions also apply to building guarding such as beyond skylight intruder bars and other security obstructions. Internal materials within functional items such as fire doors, live boilers and furnaces, air handling units, refrigerators, space heaters, metal clad pipes and safes would not generally be accessible for inspection unless favourable circumstances prevailed.

Unless previously agreed and arranged, access would not be attained within live machinery guarding, lift shafts and electrical equipment and future inspections may require specialist engineers to enable access to these building elements and services.

Roof constructions offer similar restrictions. For example flat and gable roofing materials are often composed of multiple layers of felts and bitumen any of which could contain asbestos fibres. Sampling of these materials may be restricted to the surface materials unless favourable conditions apply, otherwise excessive damage may be caused to the roof structure and roof leaks and water ingress could result. Consideration of this information must be included into the management plan.

The building slab or foundations has not been intruded and we would emphasize the potential for ACM's under and within these concrete structures. In addition asbestos could potentially be present within contaminated land on site that does not form part of this inspection. Similarly underground services such as pipe and cable runs may not be assessed unless these elements can be reasonably accessed.

General dust samples are not routinely undertaken as part of a 'normal' survey unless obvious and visible contamination is suspected to be present. This may include visible signs of damage to ACM's or visible asbestos residues but does not include random dust sampling. This information should be considered as part of your management plan for future access protocols.

Water goods such as the external down pipes and roof troughs should be presumed to contain loose asbestos fibres as the result of weathering of large surface area asbestos cement roof sheets. Appropriate controls should be applied as described in HSE guidance for any work requirements such as gutter clearing. In addition large areas of asbestos cement materials may have weathered over time and surfaces underneath such asbestos materials may contain asbestos fibres within general dusts as the result of this weathering.

Pipework that is insulated or covered with non-asbestos insulation may harbour residues from previous removals. Inspections have been carried out to pipework with overlying non-asbestos insulation but this inspection is severely restricted. The presence of residue to pipework, which is not readily visible or hidden behind non asbestos insulation is considered outside the scope of this survey.

If any material suspected of containing asbestos is found and has not been identified in this survey, we would strongly suggest that you contact our consultancy for your sampling requirements. All suspect material shall be assumed to be asbestos unless laboratory testing or our professional judgement indicates otherwise. All areas and items not inspected must be presumed to contain asbestos until it can be proven that ACM's are not present.

Where plans were not provided to us prior to the commencement of the site work then plans have been drawn up on site by the surveyors. The room numbering convention was nominated by the surveyor. The drawings may not be accurate and are not to scale. We cannot be held responsible for areas not surveyed due to locations being overlooked on the surveyors created drawings.

Identification of material type e.g. Cement, Insulating Board, etc. is based on the survey teams knowledge of common asbestos products. Water absorption testing of materials has not been undertaken but can be carried out on request and at additional cost (please note that this service would not be covered by UKAS accreditation).

In addition we have not fully traced all the asbestos gaskets present on pipework and cylinders throughout the scope of the survey. All such gasket material revealed when opening service metalwork flanges and connections should be considered to contain asbestos.

Please note that where Anchem Laboratories Ltd have been requested to carry out this assessment, this is outside the scope of our UKAS accreditation. It should be noted that any guidance or information provided is done so to enable the client to review and ensure that activities undertaken conform to all current legislation.

History of Asbestos

The term asbestos relates to a group of naturally occurring fibrous minerals defined by the control of asbestos regulations 2012 in the UK as six regulated chemically related naturally occurring fibrous minerals that share the property of becoming hazardous when respirable airborne fibres are inhaled. The three common asbestos types Chrysotile (white asbestos), Asbestos Grunerite (Amosite - brown asbestos) and Crocidolite (blue asbestos) were widely imported and used in the UK. The other less common types of regulated asbestos fibres are asbestos Actinolite, asbestos Tremolite and asbestos Anthophyllite.

Asbestos mineral fibres have unique material properties relating to thermal, electrical, chemical and biological resistance and as such have been used extensively in material science for fire proofing, heat and electrical insulation. Asbestos fibres were added to materials to increase a particular property of the material and these are known as 'asbestos containing materials' (ACM's). Asbestos materials have been used commercially since the late 19th Century to produce many diverse types of ACM. A boom in the amount of asbestos fibre was noted in the post war years from 1950's to a sharp drop of importation in the early 1980's.

The use of asbestos has been the subject of both voluntary and formal prohibitions since 1969. The absolute sanction on the new use, importation and supply of all asbestos materials and products in the UK was imposed in May 1999.

The inherent risk from asbestos is the ability of the material to release airborne fibres that can be breathed in. Exposure to high concentrations of asbestos fibres can lead to asbestos related lung diseases, mainly cancers which are currently responsible for the deaths of more people than any other single work related disease. These diseases can take from 15 to 40 years to develop and most of those persons currently affected were exposed to asbestos during the 1950's, 1960's and 1970's.

Asbestos containing materials may however still remain in buildings and establishments throughout the UK. The main risk to personnel apparent when disturbing asbestos materials through operations such as drilling, cutting, sawing, sanding or general disturbance. This has the effect of releasing microscopic airborne fibres invisible to the human eye with the asbestos fibres then being inhaled during respiration.

Material Assessment Scores

Where ACMs have been identified or presumed, a material score is calculated in accordance with HSG 264 (Asbestos: The Survey Guide). The value assigned to each of the four sample variables is added together to give a total material score between 2 and 12.

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Examples of Asbestos Containing Materials in approximate risk order

Spray Coating

Low-density, spray coatings were applied as fire protection to the structural steelwork and concrete structures of buildings up until the late 1970's. It is also common to encounter sprayed asbestos applications applied to the ceilings of swimming pools and kitchens and it has been used as acoustic insulation and as a fire retardant within void systems. The application technique involved spraying the wet mix asbestos slurry using compressed air. This was very difficult to control in practice and as a consequence 'over spray' on adjacent walls and cavities is commonly encountered.

Thermal Insulation

Asbestos insulation was hand applied as thermal insulation or used as pre-formed sections and blocks to heated vessels, pipes, boilers, calorifiers etc. This material is usually very friable and dusty and is usually of a high risk. Old boiler rooms can harbour thermal insulation residues.

Asbestos Insulating Board (AIB)

Asbestos insulation board has been commonly used in buildings as suspended ceiling tiles, ceiling boards, wallboards, partition walling, firebreaks, staircase cladding, fire doors, soffits and radiator boards. The original boards were sometimes called 'Asbestolux', 'Marinite' or 'LDR' and generally contain amphibole asbestos or a mixture of amphibole and serpentine asbestos.

Asbestos Rope, Yarn, Cloth and Gasket Material

Asbestos rope and woven insulation is used as lagging, jointing and packing material on boiler vessels and pipework. Heat and fire resistant gaskets and seals are found on boilers and as expansion zones on central heating ducting. Plaited wrapping is often found around electric cables. Asbestos cloth products such as blankets and clothing items including gloves, aprons, overalls etc. can still be encountered within foundries, laboratories and kitchens.

Asbestos Paper

Asbestos paper is usually of a high content of chrysotile asbestos and can be found with a foil backing as boiler insulation. Paper products can also be found lining pipework under MMMF and other non-asbestos insulation. Bitumen paper and felt was used for damp proof course and roofing felt.

Asbestos Cement Products

Asbestos cement products are very common and can be encountered as corrugated roof and wall sheeting, gutters, pipes, flues, cowls, grills, tanks, troughs and conduits, soffits, shuttering etc. Generally asbestos cement was mainly used in outdoor applications because of its superior strength to insulation board. Other similar materials to asbestos cement sheets include synthetic roof slates and roof tiles.

Textured Coatings and Paints

Asbestos containing 'Artex' type coating is commonplace in industrial, commercial, public and domestic buildings. Artex type materials are generally only encountered on walls and ceilings. Asbestos was generally removed from textured coating in the early 1990's however different manufacturers removed asbestos fibre from their product at different times.

Asbestos Composites and Bituminous Products

Asbestos reinforced composite materials have been used in the manufacture of toilet cisterns, blackboards, plastics and resins, clutch plates and brake pads. Asbestos has also been added to bitumen and used for applications such as damp proof courses and roofing materials.

Asbestos containing floor tiles

Asbestos containing floor tiles are commonplace in most buildings for example 'Marley' floor tiles. Many brands of thermoplastic and vinyl floor tiles were manufactured with small quantities of asbestos present to increase the mechanical strength of the tile. Additionally asbestos containing mastics, sealants and adhesives can be found on the underside of the flooring. Asbestos paper products have also been utilised as a backing under sheet vinyl floor coverings as a cushion.

This is not a definitive list of all known ACM's.

Legislation

The Health and Safety at Work Act 1974 places general duties on employers and self-employed persons, to ensure as far as is reasonably practicable, the health, safety and welfare at work of all their employees, and persons other than employees who may be affected by any of their undertakings. The duty to manage under the Control of Asbestos Regulations 2012 requires duty holders to manage asbestos. We would refer you at this stage to the regulations and associated approved codes of practice and guidance on managing and working with asbestos L143 (second Edition) - Managing and Working with Asbestos, ACOP & Guidance. Further guidance pertaining to the duty to manage can be found on the HSE website www.hse.gov.uk/asbestos.

Methodology

A sampling and identification survey (management survey) was undertaken as far as was reasonably practicable in accordance with in-house documented procedure ANC/AS/4 based on HSE publication HSG264. The survey undertaken was a reasonable access inspection and not a destructive or intrusive full access intrusion inspection. This is an assessment of reasonably accessible building elements.

Presumptions or Identification of ACMs

The duty to manage regulation 4 of the Control of Asbestos Regulations 2012 allows materials to be 'presumed' to contain asbestos. There are two levels of presumption: -

- a. **Strong Presumption** – Where a material looks like an ACM. This can be concluded through visual inspection by an experienced well trained surveyor e.g.
 - Where previous analysis has confirmed the presence of asbestos in a visually similar material
 - Materials in which asbestos is known to be commonly present at the time of installation e.g. Corrugated Cement Sheeting, Insulating Boards, etc.
 - Materials that have the appearance of asbestos but no sample has been taken, e.g. thermal insulation on a pipe where fibres are clearly visible.
- b. **Presumed** – A default situation where a material is presumed to contain asbestos because there is insufficient evidence (e.g. no analysis) to confirm that it is asbestos free or where the duty holder decides that it is easier to presume certain materials contain asbestos. This default applies to areas that cannot be accessed or inspected.
- c. **Sampled** – a representative piece of the material is collected for laboratory analysis.
- d. **Previously identified asbestos** - Where an ACM has been previously sampled and identified as asbestos containing. This may have been undertaken by Anchem or by a third party in accordance with UKAS testing procedures and may be included in the register providing that the material has been sampled and tested by a UKAS laboratory and the material has been assessed as valid.
- e. **Reasoned argument** – this is used where a material has been identified that is visually similar to a previously analysed material that does not contain asbestos.

The results of sample analysis refer specifically to the samples taken from the location defined on the Certificate of Bulk Fibre Analysis as contained in the appendix. Experience has shown that materials can vary greatly in relatively short distances from sample points.

If any material suspected of containing asbestos is found and has not been identified in this survey, we would strongly suggest that you contact our consultancy for your sampling requirements. All suspect material shall be assumed to be asbestos unless laboratory testing or our professional judgement indicates otherwise.

Management Requirements

Where asbestos is deemed a low risk and it is decided to leave any ACM's in place then a Management Plan must be created to reduce the risk of accidental damage occurring and to reduce the risk of accidental exposure. The basic requirements of this plan are to:

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who is likely to disturb it about the location and condition of the material
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals

Low and very low material risk ACM's generally do not require actions other than those required within a management plan to prevent disturbance of ACM's and accidental exposure to persons. Prevention of disturbance of asbestos materials is essential to maintain legal compliance and moral obligation and we would emphasize the following schemes to assist with this goal.

Manage in accordance with CAR requirements

The management requirements for managing asbestos may include the following protocols: -

- Maintaining and updating the asbestos register
- Regular monitoring and inspection to assess the condition of ACM's
- Restrict access / isolate
- Labelling ACM's with suitable warning stickers
- Introduction of a permit to work system to ensure that ACM's are not worked upon accidentally
- Introducing safe systems of work to ensure that all work with ACM's is undertaken correctly
- Informing Staff/Tenants/Contractors/Tradesmen of the locations of ACM's
- Train Maintenance staff and contractors in the recognition of asbestos and the locations of ACM's, on site and safe working procedures to prevent disturbance (Asbestos Awareness Training)
- Ensure that everyone knows their roles and responsibilities for the management of ACM's on your premises
- Have a plan in place to repair or remove damaged ACM's

Further details can be found on the requirements of the duty to manage within the L143 ACOP & Guidance and HSG227 Guidance documents.

Action required to reduce risk

Actions could include removal, isolation or encapsulation or enclosure. See recommendations for action as described previously.

Immediate isolation and action required

For high risk materials or visible asbestos debris we would advocate immediate isolation with further actions to reduce the risk to follow. Isolations where recommended should be undertaken immediately to prevent the materials being accessed and disturbed. Actions could include removal, isolation or encapsulation or enclosure. For further actions see recommendations for action as described previously.

Work with ACM's

Where work with ACM's is planned then due consideration of the various categories of work must be made. All work with asbestos or asbestos containing materials is covered by the Control of Asbestos Regulations 2012. Work with asbestos may fall into one of 3 work categories for licensable work, non-licensed work and notifiable non-licensed and can only be undertaken by fully trained personnel in accordance with the regulations, ACOP and guidance. For guidance on the various categories of work with asbestos materials we would recommend HSE publication asbestos essentials A0 <http://www.hse.gov.uk/pubns/guidance/a0.pdf>. All organisations undertaking work with asbestos must carry out the work in accordance with HSE guidance and all persons engaged in such work must hold the appropriate qualifications.

Most licensed work with asbestos would require the additional appointment of an independent UKAS accredited laboratory to undertake the clearance testing requirements prior to reoccupation. Anchem Laboratories Ltd are UKAS accredited to ISO 17020 for asbestos surveying and inspections in buildings based on HSE guidance HSG264 and we are fully accredited to ISO 17025 for bulk sampling, bulk testing, air sampling, fibre counting and four stage clearance testing to include certification for reoccupation.

Quality

Anchem Laboratories Ltd are UKAS accredited to ISO 17020 for asbestos surveying and inspections in buildings based on HSE guidance HSG264 Second Edition - Asbestos: The Survey Guide, and in house method ANC/AS/04. Sampling, where carried out is done so based on HSE guidance HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures. We are also accredited to ISO 17025 for asbestos sampling and testing. Details of our accreditation schedule can be found at www.ukas.com/find-an-organisation/ under both testing laboratories and inspection bodies.

We also offer support in the development of asbestos management plans, project management, for asbestos remediation, condition re-inspection surveys and UKATA registered asbestos awareness training. Although please note that the above services are not UKAS accredited.