





Asbestos Management Plan
For
Wembley Centre for Health Care
For
NHS Property Services
December 2013

Reference: REPORT\A081135\Management Plans\WembleyCentreforHealthCare\August13			
Issue	Date	Prepared by	Verified by
V1	Dec 13		
		James Crisp	Duncan Gibb
		Asbestos Consultant	Associate Director
<i>File Ref: A081135 Management Plans WembleyCentreforHealthCare August13</i>			
<i>WYG Environment Planning Transport Ltd 100 St John Street. London EC1M 4EH Telephone: 020 7250 7500 Facsimile: +44 (0)20 7250 7501E-Mail: enviro.london@wyg.com</i>			

Appointed Asbestos Officer (Name) Date.....

TABLE OF CONTENTS

- 1.0 Asbestos Policy & Statement of Intent**
- 2.0 Asbestos Management: Overview of Role of Employees**
- 3.0 Familiarisation with ACMs, Survey Limitations & Asbestos Register**
- 4.0 Site User Awareness**
- 5.0 Work on ACMs**
- 6.0 Contractor Risk Assessments**
- 7.0 Asbestos Containing Material Re-inspections**
- 8.0 Emergency Procedures**
- 9.0 Signage / Labelling**
- 10.0 Further Notes and Guidance**

APPENDICES

APPENDIX A Re-Inspection Report/ Management Survey

APPENDIX B Example Forms

- RE-INSPECTION/CHANGE IN CONDITION RECORD SHEETS (REIN01)
- SITE VISITORS ASBESTOS ACKNOWLEDGEMENT FORM (AKN01)

1.0 Asbestos Policy and Statement of Intent

1.1 This document should be read in conjunction with the asbestos survey report, included as Appendix A and is intended to summarise the role and responsibilities of the Appointed Asbestos Officer (AAO) at Wembley Centre for Health Care, 116 Chaplin Road, Wembley, Middlesex, HA0 4UZ.

1.2 NHS Property Services is the designated 'Duty Holder' for Wembley Centre for Health Care, as defined by the Control of Asbestos Regulations 2012 (CAR 2012). Duty Holder contact details:

- Estates Works Team can be reach via the Helpdesk, as follows:
 - phone 0208 962
 - email them at estatesworks@kc-pct.nhs.uk

1.2.1 This asbestos management plan, along with the asbestos survey, has been commissioned to aid in the management of the asbestos containing materials as required by Regulation 4 of CAR 2012.

1.2.2 It is the policy of NHS Property Services to comply fully with CAR 2012 to implement and maintain safe working practices to protect all persons on their premises from exposure to asbestos dust.

1.2.3 NHS Property Services has commissioned this Plan and the surveys for all sites under its management.

1.3 In accordance with the requirements of current regulations no materials, plant or equipment which knowingly contain asbestos shall be used to replace existing materials.

1.4 No work which may involve significant disturbance shall be performed on asbestos containing or suspected asbestos containing materials unless undertaken by a specialist contractor. More information on this can be seen in Section 5.0.

1.5 This Asbestos Management Plan is a revised and updated version of earlier Asbestos Management Plans. It will be in effect from the date of issue on Page 1 of this document.

1.6 A copy of Page 1 with the names and dates completed should be sent to NHS Property Services (Estates Works Compliance Officer), and an amended copy sent every time the AAO is changed.

2.0 Asbestos Management: Overview Of Role Of Employees

The Appointed Asbestos Officer (AAO) appointed by NHS Property Services as having the duty of managing asbestos at the centre shall normally be the Facilities Manager or a person nominated by them.

Should a centre wish to name another person to be the AAO, they shall agree this in advance with NHS Property Services.

The AAO (and in his/her absence, the Deputy AAO) shall be responsible for the following:

- 2.1** To be familiar with the location of presumed and confirmed asbestos materials, and the limitations of the asbestos survey exercise; and to implement the detailed procedures to avoid damage to asbestos containing materials (ACMs).
- 2.2** To ensure that all site visitors comply with the procedures detailed in Section 4.0, regarding viewing the asbestos survey report on arrival on site and signing the acknowledgement form (AKN01).
- 2.3** To ensure that any works that may result in disturbance to suspected, presumed or confirmed ACMs within the site are conducted by a specialist contractor, with works arranged in association with the Duty Holder (see Section 1.2)
- 2.4** To monitor the work of contractors on site when there is a risk of exposure to asbestos.
- 2.5** To conduct and keep records of regular inspections of the condition of suspected, presumed or confirmed ACMs, using form REIN 01 and report changes on condition to the Duty Holder (see Section 1.2). More information on this matter can be seen in Section 7.0.
- 2.6** Restrict access to areas where asbestos materials in poor condition have been located.
- 2.7** Maintain records of asbestos removals and air tests on site, securely stored with the asbestos register.

3.0 Familiarisation with ACMs & Survey Limitations

- 3.1** On receipt of the asbestos survey report the AAO at the centre will review the information contained and familiarise themselves with the locations and extents of identified ACMs. The limitations of the survey exercise should also be reviewed. NHS Property Services should be contacted if clarification is required.
- 3.2** When planning any building work including: refurbishment, alterations, demolition; works to electrical and mechanical services, decorating and renewal of floor coverings, asbestos safety must be considered at an early stage. The AAO should refer to the: asbestos management plan, asbestos survey report and the flow charts in Section 11.0 for further guidance.
- 3.3** The table below details specific limitations to survey works undertaken at your centre:

Location	Survey Limitation
B18	No Access
B10	No Access
B5	No Access
B6	No Access
Barham 2nd Floor Cloaks	No Access
Barham 2nd Floor Store	No Access
A12	No Access
A10	No Access
A4	No Access
Barham 1st Floor Cloaks	No Access
Barham G1	No Access
Barham G4	No Access
Barham G14	No Access
Barham office	No Access
Barham meeting room	No Access
Barham Room 1 stock	No Access
Old Hospital Block 1st Floor room 23	No Access
Old Hospital Block 1st Floor room 30	No Access
Old Hospital Block Ground room 168	No Access
Old Hospital Block Ground room 169	No Access
Old Hospital Block Ground room 165	No Access
Old Hospital Block Ground room 166	No Access
Old Hospital Block Ground room 167	No Access
Old Hospital Block Ground room 150	No Access
Old Hospital Block Ground room 118	No Access
Old Hospital Block Ground Elec Cup'd	No Access
Old Hospital Block Ground room 79	No Access
Old Hospital Block Ground room 80	No Access
Old Hospital Block Ground room 81	No Access
Old Hospital Block Ground room 95	No Access
Old Hospital Block Ground room 97	No Access
Old Hospital Block Ground room 98	No Access
Old Hospital Block Ground room 99	No Access
Old Hospital Block Ground room 100	No Access
Old Hospital Block Ground room 101	No Access
Old Hospital Block Ground room 102	No Access
Old Hospital Block Ground room 107	No Access
Old Hospital Block Ground room 23	No Access

Old Hospital Block Ground room 26	No Access
Old Hospital Block Ground room 30	No Access
Old Hospital Block Ground room 38	No Access
Old Hospital Block Ground room 39	No Access
Old Hospital Block Ground room 40	No Access

3.4 Asbestos Register

This asbestos register has been collated from previous asbestos survey work undertaken at the centre. Please refer to the original survey report for full survey details including plans and photographs where available. The original survey report will also include details of negative sampling undertaken.



5.0 Asbestos Register

Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
15	Old hospital, Ground Floor, Fairview offices roof (2)	Roof slates	Asbestos Cement (Low)	(1) Chrysotile	4	1	5	-	Manage
16	Old hospital, Ground Floor, Fairview offices roof (2)	Undercloak edging to gable	Asbestos Cement (Low)	(1) Chrysotile	4	1	5	-	Manage
17	Old hospital, Ground Floor, Main corridor (0)	Debris on pipe	Asbestos Insulation/Coating (High)	(1) Chrysotile	9	1	10	-	Restrict access and remove
18	Old hospital, Ground Floor, Main corridor (0)	Cement debris within duct	Asbestos Cement (Low)	(1) Chrysotile	6	2	8	-	Restrict access and remove
19	Old hospital, Ground Floor, Main corridor (0)	Paper wrap to pipe beneath mmmf insulation within duct	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	2	7	-	Restrict access and remove
20	Old hospital, Ground Floor, Main corridor (0)	Paper wrap to pipe beneath mmmf insulation within duct	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	2	7	-	Restrict access and remove

4.0 Site User Awareness

- 4.1 In order to prevent damage to ACMs, on arrival on site all users should be aware and familiarise themselves with the location of ACMs in the areas in which they will working/visiting and also review the limitations of the survey exercise. Once this is complete the Acknowledgement Form (AKN01), should be signed by each member of staff or site visitor. An example of AKN01 is located in Appendix B. Please use the table below for specific guidance in this respect:

AAO to Ensure:	
Who	Level of Information
Outside Operatives / Maintenance Staff / temporary cleaning and catering staff	Refer to Survey and limitations of the Survey on arrival, clarify whether asbestos is present in the work area and sign AKN01
Centre Maintenance Staff	Review Survey report on delivery and sign AKN01. Refer to survey report during regular material condition checks
All Other Centre Staff	To be informed by AAO as to the location of presumed and suspected asbestos materials and the limitations of the survey exercise. AAO to review and repeat as appropriate.
Contract catering and cleaning Managers	To be informed by AAO as to the location of presumed and suspected asbestos materials and the limitations of the survey exercise.
Supply / Occasional Staff	To be informed by AAO as to the location of presumed and suspected asbestos materials in the area in which they will be working and the limitations of the survey exercise.
Persons Letting	To be informed by AAO as to the location of presumed and suspected asbestos materials in the area if in areas which are let by the Trust which they will be using, and the limitations of the survey exercise.
Emergency Services	To be informed by AAO as to the location of presumed and suspected asbestos materials and the limitations of the survey exercise. If attending an emergency in which they may be exposed e.g. damage to building

5.0 Work on Confirmed, Suspected or Presumed ACMs

- 5.1** The risk associated with asbestos relates to the liberation of asbestos fibres, once the material is damaged. As such, certain activities, such as cleaning of thermoplastic floor tiles, do not present a significant health and safety risk, whilst rubbing down asbestos sheets/panels does. Re-sealing of asbestos panels in fair condition should only be carried out by licensed contractors.

Examples of Typical Asbestos Uses Are Detailed Below

Resinous Materials / Toilet Cisterns:

Because the asbestos fibres are tightly held within the resinous matrix, the risk of fibre release is considered to be low. As such, general maintenance and cleaning does not present a significant health and safety risk. However, significant damage to the material may result in fibre release and should therefore be avoided.

Thermoplastic Floor Tiles:

Generally, only a trace of asbestos fibres is contained within thermoplastic floor tiles and the matrix firmly holds these fibres in-situ. As such, regular cleaning activities poses a very low level of risk.

Textured Coating / Artex:

Generally, only a trace of asbestos fibres is contained within textured coating and the matrix firmly holds these fibres in-situ. As such, regular cleaning activities poses a very low level of risk.

Asbestos Cement:

Because the asbestos fibres are tightly held within the cement matrix, the risk of fibre release is considered to be low. However, significant damage, cleaning or scouring of the material may result in fibre release and should therefore be avoided.

Asbestos Insulation Board (AIB):

Where AIB is sealed and in good condition it does not pose a significant health and safety risk. However, should the material become damaged or detached then the AAO should not attempt to re-fix the material and the duty holder should be notified. In the interim period, access to the affected area must be restricted. Materials should not be fixed to AIB panels under any circumstances.

Pipe Insulation:

Where asbestos containing pipe insulation is sealed and in good condition it does not pose a significant health and safety risk. However, should the material become damaged the AAO should not attempt to repair the material and the duty holder should be notified. In the interim period, access to the affected area should be restricted.

- 5.2** Confirmed, presumed or suspected asbestos containing materials should not in any way be damaged.
- 5.3** If during cleaning operations, confirmed, presumed or suspected asbestos containing materials become damaged, access to the area should be immediately restricted and the Duty Holder – NHS Property Services, as defined in Section 1.2 – should be informed.

5.4 Disturbance to suspected, presumed or confirmed ACMs, which are deemed 'licensable' by the Control of Asbestos Regulations 2012, should only be conducted by contractors who are licensed by the HSE.

5.5 Carriage of Waste

5.5.1 Any Bagged waste generated shall be carefully transferred by vehicles to an authorised waste-tipping site. The transfer of asbestos waste from site to tip should be in accordance with the consignment note procedure laid down in the Control of Pollution Act 1974 and the Hazardous Waste (England and Wales) Regulations 2005.

5.5.2 The waste carrier shall provide a copy of the 'waste' carrier's registration certificate prior to any waste being removed from site.

5.6 Disposal of Asbestos

5.6.1 Disposal of all asbestos waste shall be in accordance with the Control of Pollution Act 1974 and the Hazardous Waste (England and Wales) Regulations 2005.

5.6.2 All asbestos shall be disposed of at a landfill site licensed to receive asbestos waste.

5.6.3 The waste carrier shall provide a copy of a valid certificate of registration for the carrier of waste and the landfill site waste disposal license prior to any waste being removed from site.

5.7 Notification of Disposal of Asbestos

5.7.1 The Agent of the waste will arrange a pre-notification certificate and description of the waste shall be given to the Waste Disposal Authority (asbestos landfill site). 3 days minimum notice must be provided to the Waste Disposal Authority of the date on which he will be removing asbestos from site. The Carriers Collection Certificate shall be completed and copies distributed to relevant parties.

5.7.2 All waste consignment Notes and disposal certificates must be completed. No final account payment or interim shall be passed without receipt of the completed tipping form.

5.7.3 All relevant paperwork, including waste consignment notes and tip receipt notes shall be included within all relevant site paperwork relating to the works.

6.0 Building Works

- 6.1** Contractors working with, or directly adjacent to suspected, presumed or confirmed ACMs, should present a written risk assessment for their works to the AAO or to his/her appointed representative, prior to commencement of work activities. This risk assessment should be held on site by the contractors during their work activities.
- 6.2** Where contractors are working with, or directly adjacent to suspected, presumed or confirmed ACMs or in areas which have not been accessible during the asbestos survey, the AAO or his/her appointed representative should periodically inspect the works to ensure that the works are being undertaken in accordance with the contractors risk assessment.
- 6.3** It is essential that before any building works are planned, centres should consider carefully whether there is any asbestos risk. It is possible that there may be asbestos present in areas not fully accessed during the survey.
- 6.4** Consideration must be given by a competent person as to whether a Refurbishment / Demolition asbestos survey is required to provide a better level of information to the building contractor if a Management survey has been provided. Refer to Flow Chart 3 in Section 11.00 to assist you.
- 6.5** Works which particularly bring risk of uncovering concealed asbestos include any electrical, IT work, plumbing or other work to services, decorations and alterations where walls/partitions are being removed or opened up. However for all types of work, consideration must be given to asbestos. Refer to Flow Chart 4 in Section 11.00 to assist you.
- 6.6** It is important that competent professionals assist centres prior to carrying out building works of any kind. This includes identifying asbestos and dealing with potential asbestos exposure.
- 6.7** The flowcharts detailed in 11.00, are designed to help centres in managing asbestos safely, and in identifying where external professional advice should be sought. NHS Property Services is referred to in the flow chart as one source of this external advice. Where centres are procuring their own building work and have other qualified external advisors experienced in asbestos safety, then they may be substituted with the agreement of the Duty Holder (See Section 1).

7.0 Asbestos Containing Material Re-inspections

7.1 The AAO at the centre shall be responsible for regular (weekly / monthly) visual inspections of asbestos materials identified within the survey and/or Re-inspection Report.

7.1.1 The Duty Holder shall be responsible for the annual re-inspections/updating of asbestos registers of asbestos materials identified within the survey and/or Re-inspection Report. This will be undertaken by either the Compliance Officer or an external asbestos consultancy appointed on a framework.

7.2 The likelihood of damage to asbestos containing materials is dependant upon the type of material and its location. As such, materials should be inspected as directed in the table below:

Position / Material	Recommended Minimum Frequency of Visual Inspection for Damage
Low Level Panels, Insulation and Other Suspected, Presumed or Confirmed Asbestos Materials Within Reach of Building Users	Weekly
High Level Panels (not including ceiling panels), Cisterns and Other Suspected, Presumed or Confirmed Asbestos Materials not Easily Accessible	Annually (Unless otherwise recommended in the Asbestos Survey Report)
Insulation, Gaskets and Other Suspected, Presumed or Confirmed Asbestos Materials in Cupboards and Stores	Monthly
Ceiling Panels	Monthly
Asbestos Spray / Flock material in any location	Weekly in public areas; monthly in non-public

7.3 If the condition of the asbestos material differs from that recorded in the provided asbestos survey report, the AAO will complete form REIN01, using the risk assessment criteria detailed below:

Sample Variable	Assessment	Examples
Condition	Good	No Visible Damage
	Fair	Few Scratches, Surface Marks, Broken Edges Etc
	Poor	Significant Breakage, Areas Where Material Has Been Damaged To Reveal Loose Asbestos Fibres
	Debris	Visible Debris
Surface Treatment	Sealed	Plastics, Resins Etc, Painted/Sealed Surfaces
	Poor	Damage To Sealant
	Bare	No Sealant

7.4 The completed REIN01 form should then be immediately sent to the Duty Holder – NHS Property Services, as defined in Section 1.2 – so remedial actions can be put into place.

7.5 Access to the area where the problem material has been identified should be restricted

until it has been assessed by the Duty Holder, or their nominated consultant.

8.0 Emergency Procedures - For Further Assistance Refer to Flow Chart 2

- 8.1** Where asbestos materials have been accidentally damaged or disturbed, persons will be withdrawn from the affected area and the area immediately cordoned off to prevent further access. Warning signs will be displayed on access points to the area.
- 8.2** Efforts must also be taken to prevent fibres becoming airborne by minimising drafts in contaminated areas by closing windows or shutting down ventilation plant.
- 8.3** Plant and equipment or any other item that may have been contaminated shall be left undisturbed in the affected area until the appropriate environmental cleaning and subsequent remedial works have been carried out.
- 8.4** The AAO shall immediately contact the Duty Holder – NHS Property Services, as defined in Section 1.2 – in order to attend to the affected area.

9.0 Signage and Labelling

9.1.1 It is the NHS Property Services policy not to label, reference shall be made to the Asbestos Management Plan

9.1.2 The AAO is to ensure that all existing asbestos labels at the centre are maintained and should notify the Duty Holder immediately if they are removed or defaced.

10.0 Further Notes and Guidance

- ◆ The Control of Asbestos Regulations 2012 (and associated Approved Codes of Practice – L143)
- ◆ Management of Health & Safety at Work Regulations 1999
- ◆ Construction (Design and Management) Regulations 2007
- ◆ HSE Document HSG 247 – Asbestos: The licensed contractors guide
- ◆ HSG 264: The Surveyors Guide, Second Edition 2012.
- ◆ HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.
- ◆ HSG 227: A comprehensive guide to Managing Asbestos in Premises
- ◆ L127 - The Management of Asbestos in Non-Domestic Premises

APPENDIX A
MANAGEMENT ASBESTOS SURVEY REPORT



Inner North West London Primary Care Trust

**Wembley Centre for Health & Care, 116
Chaplin Road, Wembley, Middlesex, HA0
4UZ**

WYG Asbestos Reinspection Survey Report

19 Jul 2013







Document Control

Project: Re-inspections 2013
Client: Inner North West London Primary Care Trust
Job Number: J001662
File Origin: 20

Document Checking:

Prepared by:	Mark Thomson	Signed:	
Senior Asbestos Consultant			

Verified by:	Duncan Gibb	Signed:	
Associate Director			

Issue	Date	Status
1	5 Jul 2013	Initial Revision



Contents Page

0.0	Executive Summary.....	4
1.0	Introduction.....	5
2.0	Site Details.....	6
3.0	Survey Methodology.....	7
4.0	Survey Conditions.....	8
5.0	Asbestos Register.....	10
6.0	Recommendations.....	11
7.0	Glossary of Terms.....	15
8.0	References.....	16

Table Contents

Table 1	Areas of No Access.....	9
---------	-------------------------	---

Appendix Contents

- Appendix A – Report Conditions for WYG Asbestos Management Survey
- Appendix B – Inspection Reports
- Appendix C – Material Risk Assessment Criteria
- Appendix D – Site Sketches



0.0 Executive Summary

Site Address	The site address is Wembley Centre for Health & Care, 116 Chaplin Road, Wembley, Middlesex HA0 4UZ.
General Site Description	The site comprises several buildings of various ages and constructions. The site is used as a community health centre.
Date and type of survey undertaken	<p>Regulation 4 of The Control of Asbestos Regulations (2012) requires that an assessment be made of asbestos containing materials (ACMs) and that regular checks on the condition of asbestos containing materials be conducted as part of an asbestos management plan.</p> <p>An MDHS 100 Type 2 asbestos survey was conducted in January 2003 by Redhill Analysts. In March 2004 an MDHS 100 Type 3 asbestos survey was conducted to selected areas also by Redhill Analysts. Please refer to data held by Inner North West London Primary Care Trusts for further information.</p> <p>Subsequently a reinspection was conducted on the 23rd of January by Mark Thomson of WYG Environment Planning Transport Ltd who inspected the previously identified ACMs and noted any change in condition.</p>
Summary of Asbestos Containing Materials Identified	<p>A total of 21 no. samples were re-inspected during the survey. These include the following material types:</p> <ul style="list-style-type: none"> ● Asbestos Cement ● Asbestos Insulation/Coating ● Asbestos Textiles/Paper
Areas of No Access	<p>Only asbestos materials previously identified were inspected during this survey; no attempt was made by WYG to undertake detailed survey investigations to locate other asbestos containing materials. However, should other suspect materials be identified during the course of the reinspection works, then these materials shall be labelled as ACMs and placed within the asbestos register.</p> <p>Inaccessible areas are detailed within this report and should be presumed to contain asbestos containing materials (ACM) until such time as an inspection can be made that proves otherwise, as required by The Control of Asbestos Regulations (CAR) 2012.</p>
<p>This sheet is intended to provide a summary only of the asbestos survey findings. It does not provide a definitive engineering analysis for the purposes of costing or construction and is subject to the limitations of this WYG Asbestos Reinspection survey.</p>	



1.0 Introduction

1.1 General

WYG Environment Planning Transport Ltd (WYG) was commissioned by Inner North West London Primary Care Trust to undertake a WYG Asbestos Reinspection survey at Wembley Centre for Health & Care, 116 Chaplin Road, Wembley, Middlesex HA0 4UZ.

Mark Thomson undertook the survey on 2 Jul 2013.

1.2 Objectives

A WYG Asbestos reinspection survey was undertaken at the site in order to meet the following objectives:

- To inspect and record the condition of reasonably accessible asbestos containing materials (ACMs), previously identified by Redhill Analysts.
- To produce a report to identify areas of confirmed and suspected asbestos and to provide an indication as to their location, condition and extent.

1.3 Report Conditions

This report has been prepared in accordance with the accepted service details, terms and conditions of our accepted proposal letter ref: S04027. The report is further subject to the conditions detailed in Appendix A.



2.0 Site Details

2.1 Location

The site address is Wembley Centre for Health & Care, 116 Chaplin Road, Wembley, Middlesex.

2.2 Buildings

The site comprises several buildings of various ages and constructions. The site is used as a community health centre.

Specific areas included within the survey scope are as follows:

- Dental administration/Ground Floor/1 Entrance hall
- Dental administration/Ground Floor/0 Corridor
- Dental administration/Ground Floor/1 Plant room 1
- Dental administration/Ground Floor/00 Plant room 2
- Dental administration/Ground Floor/02 Store
- Dental administration/Ground Floor/05 and 06 Office
- Dental administration/Ground Floor/11 Office
- Dental administration/Ground Floor/12 Office
- Dental administration/Ground Floor/13 Office
- Dental administration/1st Floor/1 Corridor
- Dental administration/1st Floor/A1 Room
- Dental administration/1st Floor/A16 Room
- Dental administration/2nd Floor/ Corridor
- Old hospital/Ground Floor/094 W/c
- Old hospital/Ground Floor/2 Fairview offices roof
- Old hospital/Ground Floor/0 Main corridor
- Old hospital/Ground Floor/00 Westmore day hospital corridor
- Old hospital/Ground Floor/151 Bunker plant room



3.0 Survey Methodology

A re-inspection of ACMs was undertaken. Each asbestos material identified by Redhill Analysts was reinspected to monitor and record the condition.

Photographs of each sample location were taken, however where similar materials were identified these are referenced to similar homogeneous materials.

Each sample is assessed using a material assessment algorithm, which assigns a score of risk to each individual ACM based the following criteria:

- Product Type;
- Extent of Damage or Deterioration;
- Surface Treatment; and
- Asbestos Type

Each criterion has various scores and when all the scores for each are added together a value of risk is generated for the material. This is only a requirement of HSG 264 for Asbestos Management Surveys.

All samples were analysed by a UKAS accredited laboratory using Polarised Light Microscopy and Dispersion Staining techniques in accordance with HSG 248.

Priority must be determined by carrying out a risk assessment (ie a priority assessment) which will take into account factors such as:

- the location of the material;
- the extent of the material;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried on in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The priority assessment can only be carried out with the detailed knowledge of all these factors. The surveyor can help in this process, by obtaining information which will contribute to the priority assessment, particularly in small or simple premises where information on occupancy and use is straightforward. However, such help must be undertaken with caution. It is the duty holder, under CAR 2012, who is required to make the risk assessment using their detailed knowledge of the activities carried out in the premises.

The combined material and priority assessment results should be used to establish the priority for those ACMs needing remedial action and the type of action that will be taken. There are various remedial options available: in many cases the ACMs can be protected or enclosed, sealed or encapsulated, or repaired. These options should be considered first. Where such actions are not practical, ACMs should be removed. Further information on risk assessments and management of asbestos is available in *A comprehensive guide to managing asbestos in premises*.

Sampling of suspect materials is completed in accordance with HSG264 and WYG ISO17020 accreditation. By its nature, sampling building materials may include a limited damage and WYG accept no responsibility for making good such areas, unless agreed in writing advance of the survey.



4.0 Survey Conditions

4.1 Access Constraints

Asbestos containing materials identified by Redhill Analysts were inspected and the condition monitored and recorded.

4.2 Survey Limitations

As this reinspection is based on INWL PCT provided data WYG cannot guarantee that all asbestos containing materials have been identified, or that survey results are definitive. Specific areas of the site where suitable access was not available at the time of the original survey are recorded in Section 4.3 of this document.

For comparison, features that generally fall outside the scope of a WYG Asbestos Management asbestos survey include:

- Within cavity walls
- Beneath carpet adhered to floors
- Within floor voids
- Areas behind or above suspect asbestos containing materials
- Within solid concrete floors where asbestos shuttering may have been used
- Areas where asbestos is sandwiched between non-asbestos materials
- Areas where specialist access is required i.e. high level areas above 3m.
- Within underground ducts etc. where reasonable access is unavailable
- Within live plant or electrical apparatus
- Beneath the lagging of live pipes
- Areas where access may involve damaging the fabric of the building

A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials at the site. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

In accordance with The Control of Asbestos Regulations 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless sampled to prove otherwise.



4.3 Areas of No Access

Table 1 Areas of No Access

Room Number	Area of No Access	Reason
00	Westmore day hospital corridor	Duct hatch covered with new flooring

4.4 Survey Specific Notes

There is always a possibility that asbestos materials other than those highlighted by this report are present in those areas not accessed fully at the time of the original survey.

Inaccessible areas should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential asbestos containing materials. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

In accordance with The Control of Asbestos Regulations 2012, it must be assumed that materials visually assessed as asbestos containing materials contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless strongly presumed otherwise or sampled to prove otherwise.

Asbestos products and non-asbestos products in some areas of the building are located in close proximity to each other. Care must be taken when removing the asbestos in order that contamination of the non-asbestos materials is not caused, as this will increase disposal costs.

Material assessments have been undertaken on the various items inspected. These assessments are carried out according to the material assessment algorithm appended to this report, which is based on the assessment criteria in HSG 264.



5.0 Asbestos Register

Inspection Number	Area	Feature	Material Type – (Friability)	Asbestos Fibre	Material Assessment Score	Priority Assessment Score	Total Assessment Score	Sample Number	Recommendations
15	Old hospital, Ground Floor, Fairview offices roof (2)	Roof slates	Asbestos Cement (Low)	(1) Chrysotile	4	1	5	-	Manage
16	Old hospital, Ground Floor, Fairview offices roof (2)	Undercloak edging to gable	Asbestos Cement (Low)	(1) Chrysotile	4	1	5	-	Manage
17	Old hospital, Ground Floor, Main corridor (0)	Debris on pipe	Asbestos Insulation/Coating (High)	(1) Chrysotile	9	1	10	-	Restrict access and remove
18	Old hospital, Ground Floor, Main corridor (0)	Cement debris within duct	Asbestos Cement (Low)	(1) Chrysotile	6	2	8	-	Restrict access and remove
19	Old hospital, Ground Floor, Main corridor (0)	Paper wrap to pipe beneath mmmf insulation within duct	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	2	7	-	Restrict access and remove
20	Old hospital, Ground Floor, Main corridor (0)	Paper wrap to pipe beneath mmmf insulation within duct	Asbestos Textiles/Paper (Medium)	(1) Chrysotile	5	2	7	-	Restrict access and remove



6.0 Recommendations

6.1 Summary

Survey inspection reports detail the ACM identified, its approximate extent and its priority risk rating, these reports are contained within Appendix B of this report. The asbestos register, Section 5.0 of this report summarises asbestos containing materials and presumed asbestos materials identified during the course of the survey.

6.2 Further Investigation

There is a possibility that asbestos material may be present in those areas that were concealed or inaccessible at the time of the original survey. Prior to demolition, refurbishment or any activity that disturbs the fabric of the building it is recommended that a fully intrusive WYG Refurbishment or Demolition asbestos survey be conducted, under controlled conditions where appropriate.

Prior to the application of a WYG Refurbishment or Demolition asbestos survey all areas of the site should be approached with caution during any future works, we suggest that the contractor has an appropriate method statement in place such that if suspected asbestos materials are encountered, a sample can be taken to confirm the nature of the material prior to any work in that area.

6.3 General

If asbestos removal is required, it is recommended that a site-specific asbestos removal specification and method statements be produced in order to facilitate any asbestos removal works.

The waste generated from asbestos removal should be notified and disposed of in accordance with the Hazardous Waste (England & Wales) Regulations 2005, Amended 2009.

The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Environmental Protection Act 1990.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a management plan is produced and a duty holder be appointed to coordinate and oversee the management of the asbestos at the site.

Where asbestos insulation materials are removed, the building manager should ensure that non-asbestos replacement materials are installed, to maintain fire proofing.

As WYG understand that refurbishment or demolition is not planned, we suggest that asbestos containing materials in good or fair condition are managed in situ, unless otherwise stated.

If asbestos containing materials (ACM's) are to remain in-situ across the premises, CAR 2012 requires a Duty Holder be appointed/identified, who will be responsible for producing and implementing an Asbestos Management Plan, as defined by HSG 227.

Due to the nature of a WYG Asbestos Management Survey there is always the possibility of asbestos being present within inaccessible areas and those areas outlined within Sections 4.2 and 4.3 of the report as outside the scope of this type of survey. If any work is to be carried out within these areas then materials encountered should be presumed to contain asbestos unless there is strong evidence for a reasoned argument that the material does not contain



asbestos. This can be achieved by taking a sample and having subsequent analysis undertaken on the sample in accordance with HSG 248.

Prior to demolition, refurbishment or any other works that might disturb the asbestos materials identified, they should be removed. It is recommended that a site-specific method statement be produced in order to facilitate the removal of the asbestos. It is advised that a competent person be appointed to coordinate and oversee the management of asbestos at the site.

Prior to demolition or major refurbishment it is recommended that a fully intrusive WYG refurbishment or demolition asbestos survey be conducted, under controlled conditions where appropriate.

Prior to the application of a WYG refurbishment or demolition asbestos survey all areas of the site should be approached with caution during any future works. If suspected asbestos materials are encountered, it is recommended that a sample be taken to confirm the nature of the material prior to any work in that area.

The detailed extent of asbestos materials presented in this report are approximate values only and should not be used in isolation to prepare quotations for asbestos repair or removal. It is recommended that any asbestos repair or removal be evaluated by an asbestos removal contractor, who should attend site to confirm the extent of asbestos.

6.4 Asbestos Management Plan (AMP)

The Control of Asbestos Regulations 2012 stipulates under Regulation 4, that persons responsible by virtue of ownership, contract or tenancy of a non-domestic premise are responsible for undertaking a suitable and sufficient assessment for the presence of asbestos materials within those premises and implement an appropriate Asbestos Management Plan (AMP).

Areas highlighted in Sections 4.2 and 4.3 as areas of 'no access' should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

Asbestos materials were encountered in the survey as detailed in Section 5.0. The AMP should stipulate the requirements for working in these areas identified as containing asbestos as well as the areas of 'no access' as stated in Sections 4.2 and 4.3. For example the requirements for working in these areas may be a permit to work system, appropriate risk assessments or by other means to ensure people are not exposed to asbestos.

Consultation of the Approved Code of Practice L127: The management of asbestos in non-domestic premises (*Regulation 4 of the Control of Asbestos Regulations 2012*). Health and Safety Executive, 2012, outlines the procedures that should be followed when developing and implementing an AMP.

In accordance with Regulation 4 of The Control of Asbestos Regulations 2012, it is advised that a 'Duty Holder' be appointed to coordinate and oversee the management of asbestos at the site. The most appropriate person to be considered to be a Duty Holder is the person responsible for coordinating maintenance activities for the premises.

The Duty Holder has the responsibility to incorporate the results of this survey into an AMP for the building. The Duty Holder must ensure that an appropriate Priority Assessment is undertaken as detailed in HSG 227: *A Comprehensive Guide to Managing Asbestos in Premises*, taking into account factors such as:

- Normal Occupant Activity – assessment based upon the interaction of occupants and the area being assessed.
- Likelihood of disturbance – assessment based upon location of asbestos, its accessibility and quantity of



- material that has the potential to be disturbed.
- Human Exposure Potential – assessment based upon number of occupants, frequency of use and duration of use.
- Maintenance Activity – assessment based upon type of maintenance activity and frequency.

Combining the Material Risk Assessment with the Priority Assessment provides an overall assessment with respect to ACM's present within a building. This overall assessment will then determine the management requirements for the building.

WYG can assist in the process of risk assessment to further develop the AMP in accordance with L127 and HSG 227.

6.5 MMMF

A number of materials associated with Machine Made Mineral Fibre (MMMF) are present with areas in the building (e.g. within ceiling voids). These materials are covered by the COSHH regulations and persons working on or near these materials should undertake sufficient risk assessments and/or wear appropriate Personal Protective Equipment.

6.6 Fire Protection

Where asbestos insulation materials are removed, the building manager should ensure that non-asbestos replacement materials are installed, to maintain fire proofing.

If fire-rated materials are removed there may be a requirement to review and revise the site Fire Risk Assessment. WYG has a dedicated Fire Risk Assessment team, who would be pleased to provide further guidance in this respect required.

6.7 Other Safety Management and Compliance Services

We provide a range of safety management and compliance services to a variety of clients across the public and private sector. Services include:

Health and Safety Management

- Development and implementation of safety management systems such as OHSAS 18001, BS8800, HSG65
- Advice on preparing effective health and safety policies, procedures and systems of work
- Risk assessments (including workplace and work activity, manual handling, display screen equipment (DSE), CoSHH etc)
- Advice on setting key performance indicators for driving improvements in safety performance
- Accident and incident investigation
- Independent compliance audits
- Occupational exposure monitoring – dusts, fumes, vapours, etc
- Noise monitoring and noise control
- Indoor air quality and working environment investigation.

Legionella Assessment

- L8 compliant Legionella risk assessments
- Legionella awareness seminars and training
- Independent compliance audits



CDM Co-ordinator Services

- Full proactive CDM co-ordinator service on notifiable projects of all sizes
- Client's construction health and safety advisor for non-notifiable projects
- Design of health and safety risk workshops
- CDM regulations compliance audits of all duty holders.

Fire and Explosion

- Regulatory reform (fire safety) order compliant fire risk assessments
- Expert advice on means of escape, structural protection, automatic detection and fire fighting systems
- Liaison with enforcing authorities
- Dangerous substances and explosive atmospheres regulations (DSEAR) risk assessment

Training

- Institution of occupational safety and health accredited courses:
 - Directing safely
 - Managing safely
 - Working safely
- Executive update – key health and safety legislative requirements
- Health & safety responsibilities of line managers
- H&S risk assessments – a practical approach
- DSE safety and user awareness
- Handling loads, preventing injury – good manual handling practice
- COSHH assessment, assessor training
- CDM Regulations 2007 – introduction
- CDM Regulations 2007 for designers
- Asbestos awareness & training for non-licensable activities.

Asbestos Consultancy

- Asbestos surveys (management, refurbishment & demolition surveys)
- Removal specifications
- On-site inspection and monitoring of works
- Asbestos management plans
- Completion and validation reporting
- Asbestos awareness seminars and training
- Expert witness



7.0 Glossary of Terms

ACM	Asbestos Containing Material
AIB	Asbestos Insulating Board
AMP	Asbestos Management Plan
CAR	Control of Asbestos Regulations
EA	Environment Agency
HSE	Health and Safety Executive
HSG	Health and Safety Guidance
MMMf	Machine Made Mineral Fibre
NADIS	No Asbestos Detected in Sample
UKAS	United Kingdom Accreditation Service
WYG	WYG Environment Planning Transport Ltd



8.0 References

- HSG 264 Asbestos: The Survey Guide, 2nd Edition, 2012
- HSG 248 Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.
- CAR 2012 Control of Asbestos Regulations 2012, April 2012.



Appendices



Appendix A – Report Conditions for WYG Asbestos Management Survey



WYG ENVIRONMENT PLANNING TRANSPORT LTD

This report is produced solely for the benefit of Inner North West London Primary Care Trust, no account is taken for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

This report is based on a site inspection in the accessed areas as noted, the physical investigation as detailed, information supplied by those parties referenced in the text. Some of the opinions are based on unconfirmed data and information and are presented as the best that can be obtained without further extensive dismantling and disturbance. The test results that are available can only be regarded as a limited but likely representative sample assessed against current guidelines. The impact of our assessment on other aspects of the development requires evaluation by other involved parties. The possibility of the presence of asbestos, perhaps in higher concentrations, elsewhere on the site, cannot be discounted.

Whilst the findings detailed within this report reflect our best assessment, because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by authorities or funds without question as such bodies have unpublished, more stringent objectives. This report is prepared and written for the purposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices or amended legislation may necessitate a re-assessment.

The report is limited to those aspects specifically reported on and is necessarily restricted and no liability is accepted for any other aspect. The opinions expressed cannot be absolute due to the limitations of time and resources accepted by the agreed brief and the possibility of unrecorded previous use and abuse of the site and adjacent sites. The report concentrates on the site as defined in the report.



Appendix B – Inspection Reports

Inspection Number	1	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Cement removed and replaced with modern insulating board
-------	--

Building	Dental administration
Floor Level	Ground Floor
Area / Room	1 Entrance hall
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	< 1 m ²

Normal occupant activity	Low disturbance - (e.g. office type activity)	1
--------------------------	---	----------

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1

Average		2
----------------	--	----------

Recommendation	
----------------	--

Number of occupants	None	0
Frequency of use of area	Daily	3
Average time area is in use	<1 hour - toilets	0

Average		1
----------------	--	----------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0

Average		0
----------------	--	----------

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------



Inspection Number	2	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Whole shelf removed
-------	---------------------

Building	Dental administration
Floor Level	Ground Floor
Area / Room	0 Corridor
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	< 1 m ²

Normal occupant activity	Low disturbance - (e.g. office type activity)	1
--------------------------	---	----------

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1
Average		2

Recommendation	
----------------	--

Number of occupants	None	0
Frequency of use of area	Daily	3
Average time area is in use	<1 hour - toilets	0
Average		1

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------

Inspection Number	3	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Plant room demolished
-------	-----------------------

Building	Dental administration
Floor Level	Ground Floor
Area / Room	1 Plant room 1
Feature	Gaskets to pipework
Product Type	Not applicable (No detected)
Extent Amount	1 m ²

Recommendation	
----------------	--

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	---

Likelihood of disturbance	External	0
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	Small amounts or items - e.g. strings or gaskets	0
Average		0

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------



Inspection Number	4	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Plant room demolished
-------	-----------------------

Building	Dental administration
Floor Level	Ground Floor
Area / Room	1 Plant room 1
Feature	Cloth insulation
Product Type	Not applicable (No detected)
Extent Amount	1 m ²

Recommendation	
----------------	--

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Good Condition	0
Surface Treatment	Unsealed	0
Asbestos Type	No asbestos detected	0

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	---

Likelihood of disturbance	External	0
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	Small amounts or items - e.g. strings or gaskets	0
Average		0

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------



Inspection Number	5	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Plant room demolished
-------	-----------------------

Building	Dental administration
Floor Level	Ground Floor
Area / Room	00 Plant room 2
Feature	Insulation residue
Product Type	Not applicable (No detected)
Extent Amount	1 m ²

Recommendation	
----------------	--

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	0
Extent of Damage	Good Condition	0
Surface Treatment	Unsealed	0
Asbestos Type	No asbestos detected	0

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	---

Likelihood of disturbance	External	0
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	Small amounts or items - e.g. strings or gaskets	0
Average		0

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------



Inspection Number	6	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Cement panel removed
-------	----------------------

Building	Dental administration
Floor Level	Ground Floor
Area / Room	02 Store
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	< 1 m ²

Normal occupant activity	Low disturbance - (e.g. office type activity)	1
--------------------------	---	----------

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1

Average		2
----------------	--	----------

Recommendation	
----------------	--

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0

Average		0
----------------	--	----------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0

Average		0
----------------	--	----------

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------

Inspection Number	7	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Cement panel removed
-------	----------------------

Building	Dental administration
Floor Level	Ground Floor
Area / Room	05 and 06 Office
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	4 no.

Normal occupant activity	Low disturbance - (e.g. office type activity)	1
--------------------------	---	----------

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1

Average		2
----------------	--	----------

Recommendation	
----------------	--

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0

Average		0
----------------	--	----------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0

Average		0
----------------	--	----------

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------

Inspection Number	8	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Cement panel removed
-------	----------------------

Building	Dental administration
Floor Level	Ground Floor
Area / Room	11 Office
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	2 no.

Normal occupant activity	Low disturbance - (e.g. office type activity)	1
--------------------------	---	----------

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1

Average		2
----------------	--	----------

Recommendation	
----------------	--

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0

Average		0
----------------	--	----------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Low Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0

Average		0
----------------	--	----------

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------

Inspection Number	9	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Cement panel removed
-------	----------------------

Building	Dental administration
Floor Level	Ground Floor
Area / Room	12 Office
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	1 no.

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	----------

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1
Average		2

Recommendation	
----------------	--

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Low Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------

Inspection Number	10	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Cement panel removed
-------	----------------------

Building	Dental administration
Floor Level	Ground Floor
Area / Room	13 Office
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	1 no.

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	----------

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1
Average		2

Recommendation	
----------------	--

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Low Damage	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------



Inspection Number	11	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Cement panel removed and replaced with modern insulating board
-------	--

Building	Dental administration
Floor Level	1st Floor
Area / Room	1 Corridor
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	2 no.

Normal occupant activity	Low disturbance - (e.g. office type activity)	1
--------------------------	---	----------

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1

Average		2
----------------	--	----------

Recommendation	
----------------	--

Number of occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	>6 hours	3

Average		3
----------------	--	----------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0

Average		0
----------------	--	----------

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------

Inspection Number	12	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Cement panel removed and replaced with modern insulating board
-------	--

Building	Dental administration
Floor Level	1st Floor
Area / Room	A1 Room
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	1 no.

Normal occupant activity	Low disturbance - (e.g. office type activity)	1
--------------------------	---	----------

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1

Average		2
----------------	--	----------

Recommendation	
----------------	--

Number of occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	>6 hours	3

Average		3
----------------	--	----------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0

Average		0
----------------	--	----------

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------



Inspection Number	13	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Cement panel removed
-------	----------------------

Building	Dental administration
Floor Level	1st Floor
Area / Room	A16 Room
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	3 no.

Normal occupant activity	Low disturbance - (e.g. office type activity)	1
--------------------------	---	----------

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1

Average		2
----------------	--	----------

Recommendation	
----------------	--

Number of occupants	1 to 3	1
Frequency of use of area	Daily	3
Average time area is in use	>6 hours	3

Average		3
----------------	--	----------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0

Average		0
----------------	--	----------

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------



Inspection Number	14	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	
-------	--

Building	Old hospital
Floor Level	Ground Floor
Area / Room	094 W/c
Feature	Toilet cistern
Product Type	Not applicable (No detected)
Extent Amount	1 no.

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Completely Sealed	0
Asbestos Type	No asbestos detected	0

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	---

Likelihood of disturbance	Rooms over 100m ² or well-ventilated rooms	1
Accessibility	Occasionally likely to be disturbed	1
Extent / Amount	<10m ² or <10m pipe run	1
Average		1

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------

Inspection Number	15	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	Asbestos Presumed



Notes	
-------	--

Building	Old hospital
Floor Level	Ground Floor
Area / Room	2 Fairview offices roof
Feature	Roof slates
Product Type	Asbestos Cement
Extent Amount	180 m ²

Recommendation	Manage
----------------	--------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	---

Likelihood of disturbance	External	0
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	>50m ² or >50m pipe run	3
Average		1

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	4
----------------------------------	----------

Priority Assessment Score	1
----------------------------------	----------

Total Material Score	5
-----------------------------	----------



Inspection Number	16	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	Asbestos Presumed



Notes	
-------	--

Building	Old hospital
Floor Level	Ground Floor
Area / Room	2 Fairview offices roof
Feature	Undercloak edging to gable
Product Type	Asbestos Cement
Extent Amount	30 m

Recommendation	Manage
----------------	--------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	---

Likelihood of disturbance	External	0
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	10m ² - 50m ² or 10m - 50m pipe run	2
Average		1

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	4
----------------------------------	----------

Priority Assessment Score	1
----------------------------------	----------

Total Material Score	5
-----------------------------	----------



Inspection Number	17	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	Asbestos Presumed



Notes	Presume still present until shown otherwise
-------	---

Building	Old hospital
Floor Level	Ground Floor
Area / Room	0 Main corridor
Feature	Debris on pipe
Product Type	Asbestos Insulation/Coating
Extent Amount	< 1 m ²

Recommendation	Restrict access and remove
----------------	----------------------------

Product Score	High Fibre Release - Thermal insulation (e.g. pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of Damage	High Damage	3
Surface Treatment	Unsealed	2
Asbestos Type	Chrysotile	1

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	---

Likelihood of disturbance	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	Small amounts or items - e.g. strings or gaskets	0
Average		1

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	9
----------------------------------	----------

Priority Assessment Score	1
----------------------------------	----------

Total Material Score	10
-----------------------------	-----------

Inspection Number	18	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	Asbestos Presumed



Notes	Debris still clearly visible
-------	------------------------------

Building	Old hospital
Floor Level	Ground Floor
Area / Room	0 Main corridor
Feature	Cement debris within duct
Product Type	Asbestos Cement
Extent Amount	1 m ²

Recommendation	Restrict access and remove
----------------	----------------------------

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	1
Extent of Damage	High Damage	3
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	---

Likelihood of disturbance	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	<10m ² or <10m pipe run	1
Average		2

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	6
----------------------------------	----------

Priority Assessment Score	2
----------------------------------	----------

Total Material Score	8
-----------------------------	----------



Inspection Number	19	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	Asbestos Presumed



Notes	Presume still present until shown otherwise
-------	---

Building	Old hospital
Floor Level	Ground Floor
Area / Room	0 Main corridor
Feature	Paper wrap to pipe beneath mmmf insulation within duct
Product Type	Asbestos Textiles/Paper
Extent Amount	2 m

Recommendation	Restrict access and remove
----------------	----------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Material Assessment Score	5
----------------------------------	----------

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	----------

Likelihood of disturbance	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	<10m ² or <10m pipe run	1
Average		2

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Priority Assessment Score	2
----------------------------------	----------

Total Material Score	7
-----------------------------	----------

Inspection Number	20	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	Asbestos Presumed



Notes	Presume still present until shown otherwise
-------	---

Building	Old hospital
Floor Level	Ground Floor
Area / Room	0 Main corridor
Feature	Paper wrap to pipe beneath mmmf insulation within duct
Product Type	Asbestos Textiles/Paper
Extent Amount	2 m

Recommendation	Restrict access and remove
----------------	----------------------------

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	2
Extent of Damage	Low Damage	1
Surface Treatment	Surface Sealed	1
Asbestos Type	Chrysotile	1

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	---

Likelihood of disturbance	Confined spaces	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	<10m ² or <10m pipe run	1
Average		2

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	5
----------------------------------	----------

Priority Assessment Score	2
----------------------------------	----------

Total Material Score	7
-----------------------------	----------



Inspection Number	21	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Removed and replaced with modern insulating board
-------	---

Building	Dental administration
Floor Level	2nd Floor
Area / Room	Corridor
Feature	Cement panel above radiator
Product Type	Not applicable (No detected)
Extent Amount	1 m

Recommendation	
----------------	--

Product Score	Low Fibre Release - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paits or decorative finishes, asbestos cement, etc.)	0
Extent of Damage	Good Condition	0
Surface Treatment	Surface Sealed	0
Asbestos Type	No asbestos detected	0

Normal occupant activity	Low disturbance - (e.g. office type activity)	1
--------------------------	---	---

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	<10m ² or <10m pipe run	1
Average		1

Number of occupants	4 to 10	2
Frequency of use of area	Daily	3
Average time area is in use	3 to 6 hours	2
Average		3

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------

Inspection Number	22	Reference Number:	N/A
Inspection / Sample	Visual Inspection	Inspection Cross Reference / Visual I.D.	N.A.D.I.S



Notes	Item removed - area refurbished
-------	---------------------------------

Building	Old hospital
Floor Level	Ground Floor
Area / Room	151 Bunker plant room
Feature	Textile fuse lining
Product Type	Textiles/Paper
Extent Amount	

Recommendation	
----------------	--

Product Score	Medium Fibre Release - Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt	0
Extent of Damage	Good Condition	0
Surface Treatment	Unsealed	0
Asbestos Type	No asbestos detected	0

Normal occupant activity	Rare disturbance - (e.g. little used store room)	0
--------------------------	--	---

Likelihood of disturbance	Rooms up to 100m ²	2
Accessibility	Usually inaccessible or unlikely to be disturbed	0
Extent / Amount	Small amounts or items - e.g. strings or gaskets	0
Average		1

Number of occupants	None	0
Frequency of use of area	Infrequent	0
Average time area is in use	<1 hour - toilets	0
Average		0

Type of maintenance activity	Minor disturbance - e.g. possibility of contact when gaining access	0
Frequency of maintenance activity	ACM unlikely to be disturbed for maintenance	0
Average		0

Material Assessment Score	0
----------------------------------	----------

Priority Assessment Score	N/A
----------------------------------	------------

Total Material Score	0
-----------------------------	----------



Appendix C – Risk Assessment Criteria



Material Risk Assessment

Product Type

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
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 (AIB), mill boards, 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 packing.

Extent of Damage

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of material or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or de-lamination: of materials, sprays and thermal insulation. Visible asbestos debris

Surface Treatment

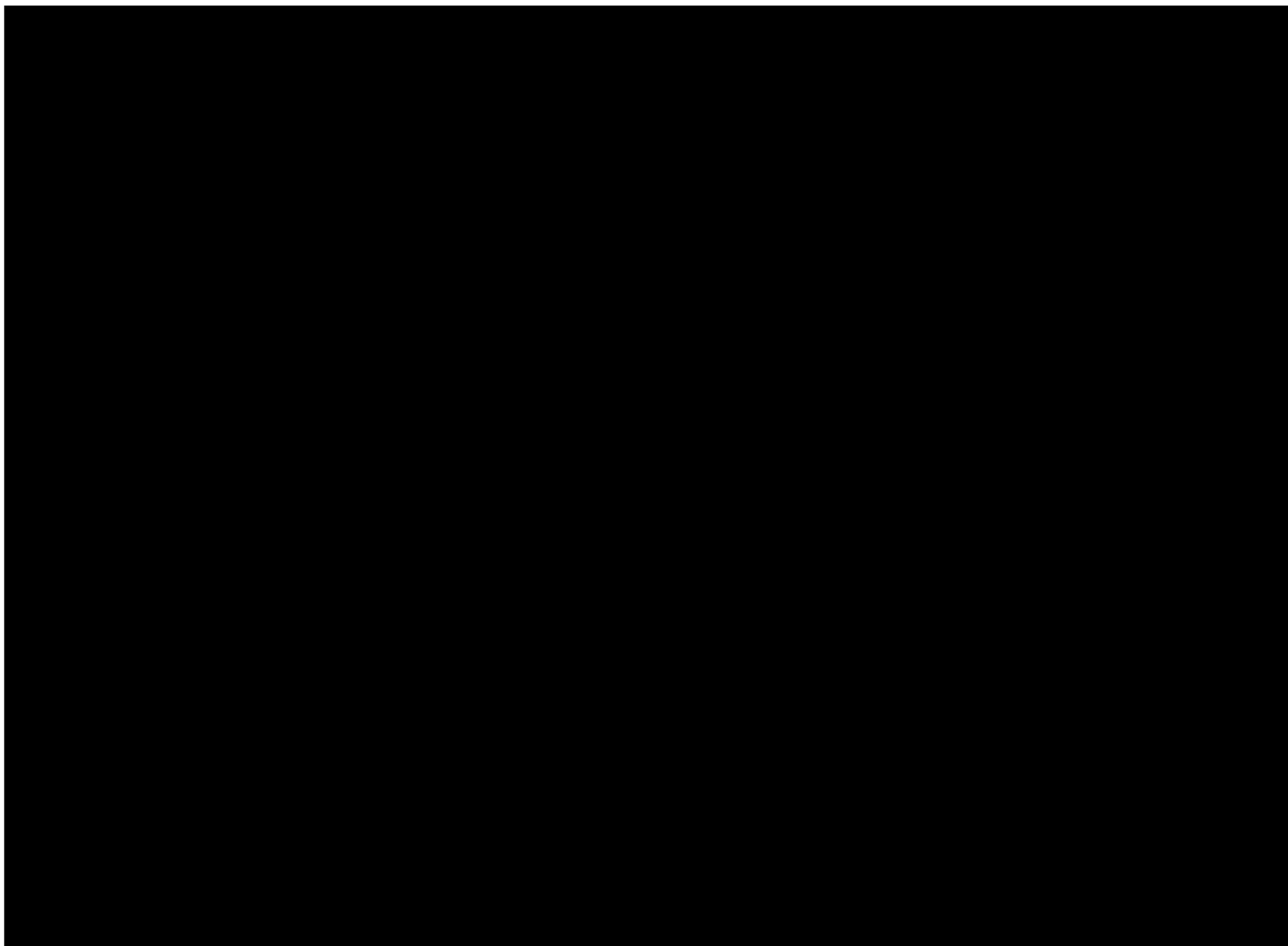
SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, asbestos cement (with exposed face painted or encapsulated)
	1	Enclosed sprays and lagging, AIB with (exposed face painted or encapsulated), unsealed asbestos cement sheets etc.
	2	Unsealed AIB or encapsulated lagging and sprays
	3	Unsealed lagging and sprays

Asbestos Type

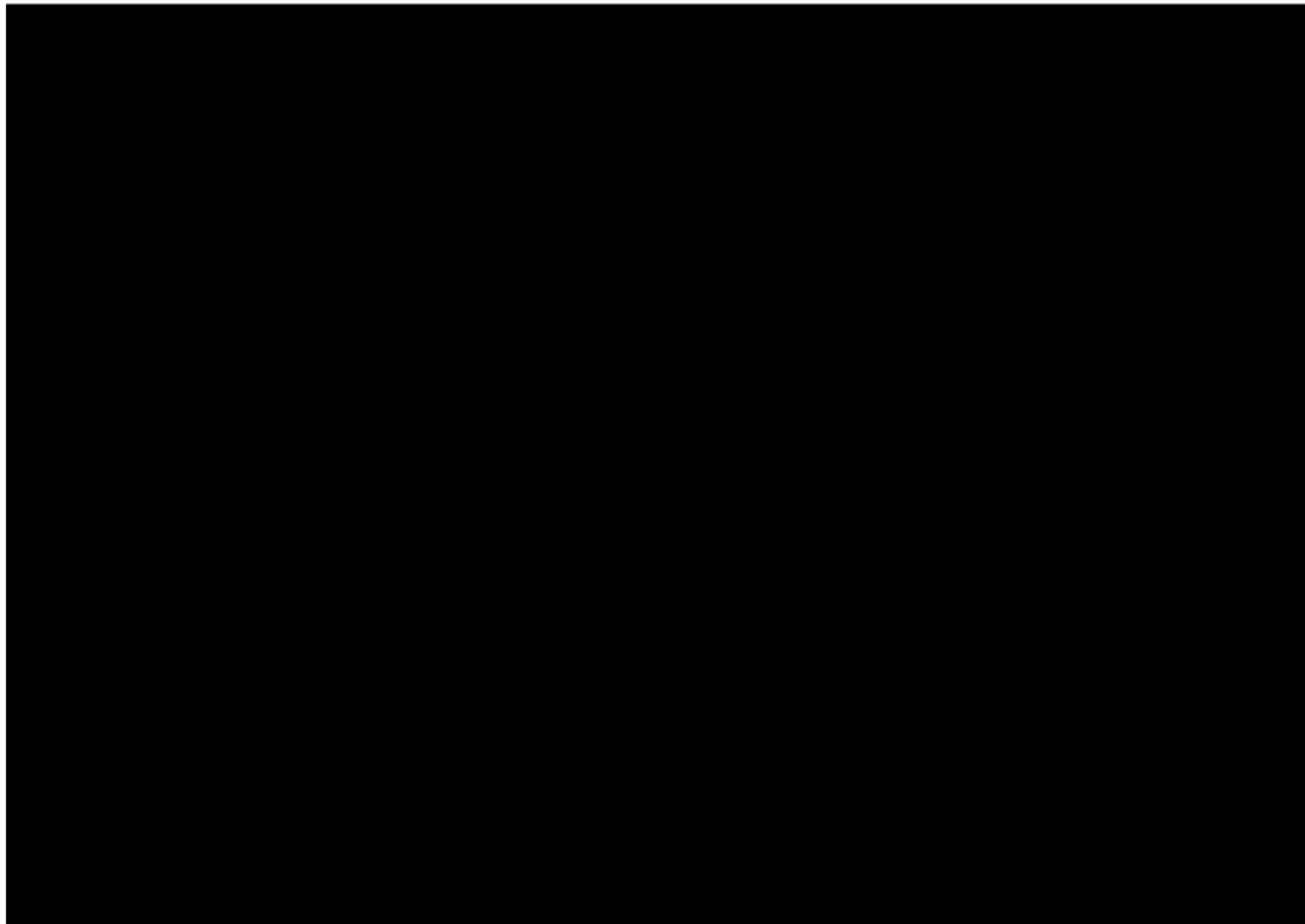
SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORE VARIABLES
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite (ie. Amosite)
	3	Crocidolite



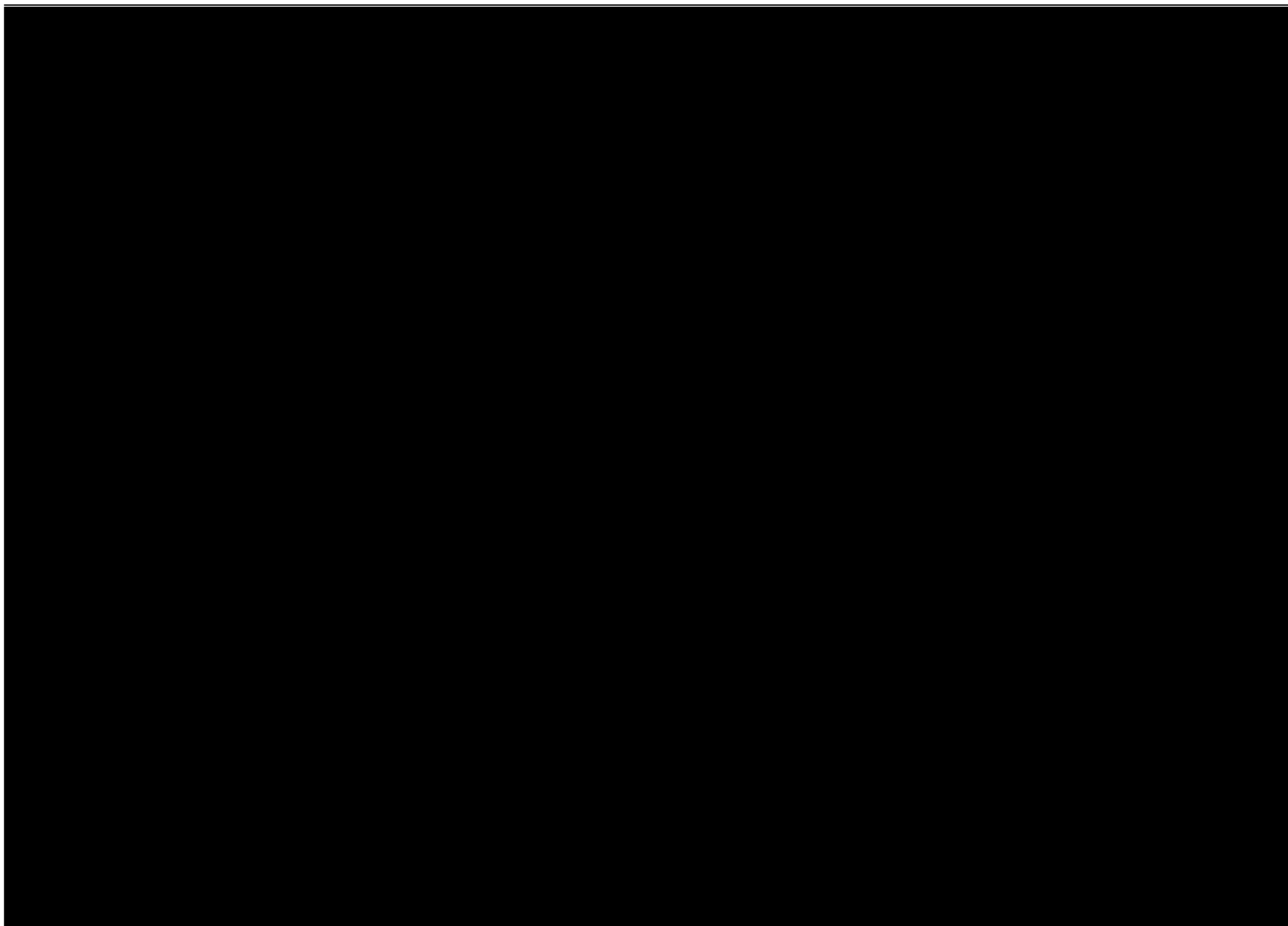
Appendix D – Site Sketches



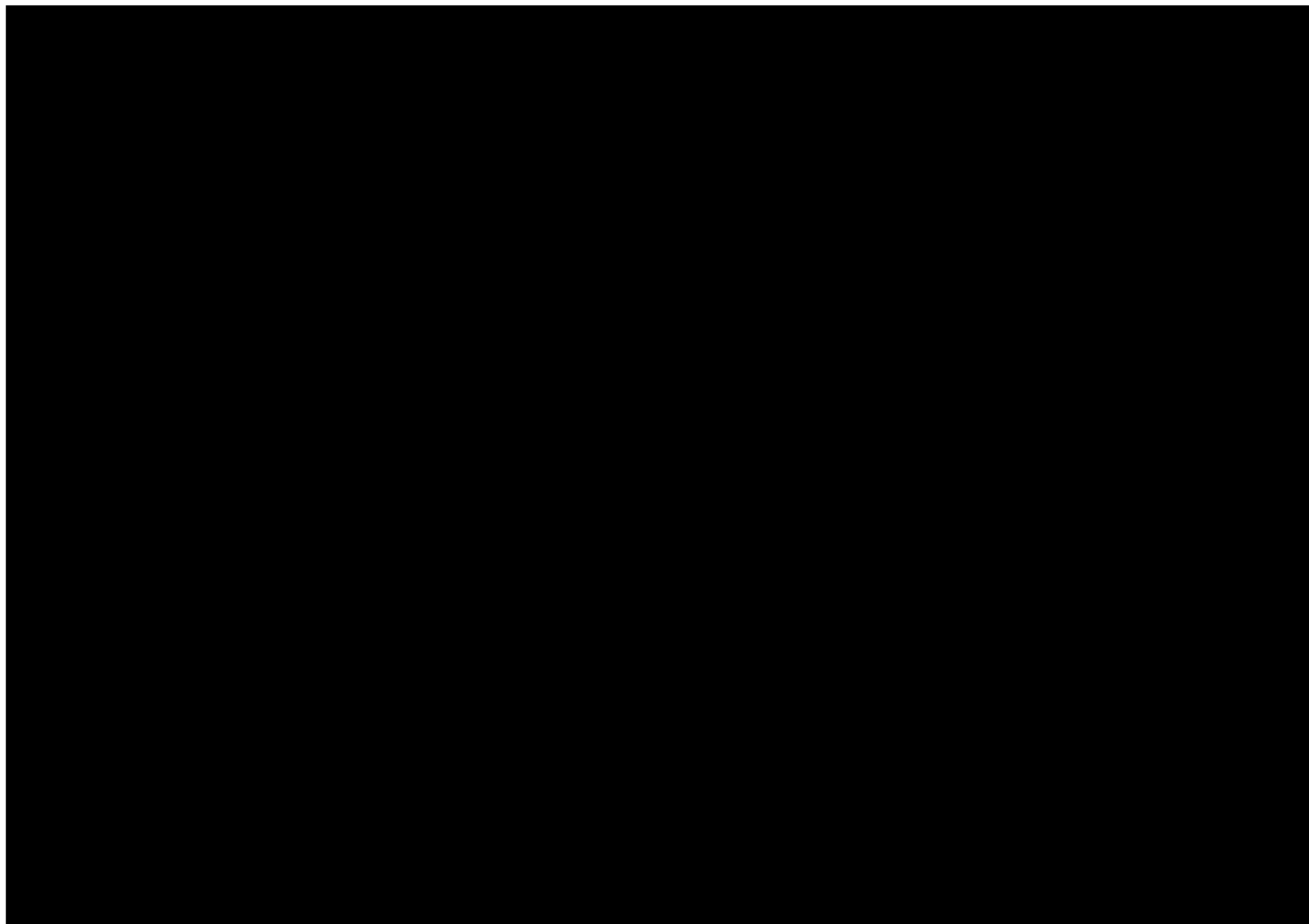
Wembley Centre for Health & Care, 116 Chaplin Road, Wembley, Middlesex HA0 4UZ



Wembley Centre for Health & Care, 116 Chaplin Road, Wembley, Middlesex HA0 4UZ



Wembley Centre for Health & Care, 116 Chaplin Road, Wembley, Middlesex HA0 4UZ



Wembley Centre for Health & Care, 116 Chaplin Road, Wembley, Middlesex HA0 4UZ

APPENDIX B

EXAMPLE FORMS

- RE-INSPECTION/CHANGE IN CONDITION RECORD SHEETS (REIN01)
- SITE VISITORS ASBESTOS ACKNOWLEDGEMENT FORM (AKN01)

REIN 01: ASBESTOS REINSPECTION FORM



	Inspection Reference	Location	Asbestos Component	Condition	Surface Treatment
Existing Assessment					
Review Of Assessment					

Guidance For Completion Of Form

Sample Variable	Assessment	Examples
Condition	Good	No Visible Damage
	Fair	Few Scratches, Surface Marks, Broken Edges Etc
	Poor	Significant Breakage, Areas Where Material Has Been Damaged To Reveal Loose Asbestos Fibres
	Debris	Visible Debris
Surface Treatment	Sealed	Plastics, Resins Etc, Painted/Sealed Surfaces
	Poor	Damage To Sealant
	Bare	No Sealant

If material assessments change, the AAO should forward the completed document to the Compliance Officer, Estates Works Management Team.

Material Re-Inspection Carried Out By: _____ (Print Name)

Date: _____

