

Asbestos Management and Refurbishment Survey

Undertaken at
1A Ainsworth Way
Camden
London
NW8 0SR



On behalf of
Keepmoat Regeneration (Apollo) Limited
(Kiln Place Site Office)
Lamble Street
Camden
London
NW5 4AJ

Survey completion date: 8 Jan 2016
Report revision number: 1
Areas included in this survey report: Areas Specified by Customer
Survey Job Number: J000266
Report Date: 21 Jan 2016

Document Authorisation

Report print check carried out by:	Gareth Heard 
Qualified Surveyor Accepting Technical Responsibility:	Lee Barnett 

Surveying Company.

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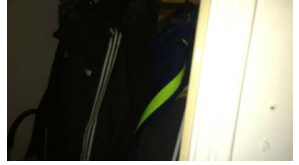
SECTION 1 – EXECUTIVE SUMMARY

GBNS Partnership Limited were instructed by Keepmoat Regeneration (Apollo) Limited (Kiln Place Site Office) to undertake a Management survey with part Refurbishment to areas described in the scope of works supplied by the customer. Below is a summary of the Asbestos Containing Materials (ACMs) identified or presumed to be within these areas.

Asbestos identified as part of Survey, including non-accessed items and presumed asbestos items.

Sample	Description	Room	Comments	Asbestos Type
AD000181	Well Bound Material	Main Building Ground Floor 001 Bathroom	Bitumen adhesive below 1 layer of non-ACM floor covering	Chrysotile
As AD000176	Well Bound Material	Main Building Ground Floor 004 Bedroom 2	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176	Presumed Chrysotile
AD000176	Well Bound Material	Main Building 1st Floor 002 Dining Room	Grey floor tiles and bitumen adhesive to floor	Chrysotile
AD000179	Well Bound Material	Main Building 1st Floor 005 Toilet	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering	Chrysotile
As AD000176	Well Bound Material	Main Building Ground Floor 002 Hallway	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176	Presumed Chrysotile
As AD000176	Well Bound Material	Main Building Ground Floor 005 Bedroom 3	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering – strongly presume the same as sample AD000176	Presumed Chrysotile
AD000175	Well Bound Material	Main Building 1st Floor 001 Kitchen	Grey patterned floor tiles and bitumen adhesive to floor	Chrysotile
As AD000176	Well Bound Material	Main Building 1st Floor 006 Bedroom 1	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering – strongly presume the same as sample AD000176	Presumed Chrysotile
As AD000176	Well Bound Material	Main Building 2nd Floor 001 Living Room	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176	Presumed Chrysotile
N/A 14	Non-accessed item.	Main Building Ground Floor 003 Hallway Cupboard	No access due to stored items	Not Known
As AD000176	Well Bound Material	Main Building 1st Floor 003 Store	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176	Presumed Chrysotile
As AD000176	Well Bound Material	Main Building 1st Floor 007 Bedroom Cupboard	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering – strongly presume the same as sample AD000176	Presumed Chrysotile

Areas/Rooms not accessed at time of survey.

Location	Comments	Photo
Main Building Ground Floor 003 Hallway Cupboard	No access due to stored items Subsequently asbestos containing materials must be presumed to be present until access can be gained and further investigations carried out.	

Surveyor Notes:

3 bed house

SECTION 2 – INTRODUCTION

Objectives:

This Management survey with part Refurbishment (MA + PA) to the areas specified by customer was completed by Lee Barnett on 8 Jan 2016. The purpose of the survey was to identify & establish as far as reasonably practicable, the presence and extent of ACMs within the areas described in the scope of works supplied by the customer. This is intended to assist the customer to manage any ACMs located within these surveyed areas only. Any areas outside of the scope of works have not been assessed and may contain ACMs.

Scope of Works:

R/D Kitchen, Bathroom & Seperate toilet with a management survey to the rest of the internal areas including balcony if present. The property is also having a re-wire so please carry out an R/D survey at skirting level and ceiling level to the walls & ceilings in each room & also around the consumer board. The sockets will also be replaced in original positions with additional sockets where required so please inspect also as Keepmoat will be pulling through existing conduits where possible. Property is a listed building with solid concrete units which can't be touched. A Surveyor from Levitt Bernstein will be in attendance to identify any additional areas not be touched.

Exclusions:

Historic Elements - Levitt Bernstein in attendance.

SECTION 2 – INTRODUCTION

Site Address

1A Ainsworth Way
Camden
London
NW8 0SR

Customer Name & Address.

Keepmoat Regeneration (Apollo) Limited (Kiln Place Site Office)
Lamble Street
Camden
London
NW5 4AJ

Contact: *Steve Barker*
Phone: *07827 842845*
Email: Stephen.Barker@keepmoat.com

Instructing Party Name & Address.

Keepmoat Regeneration (Apollo) Limited
Lamble Street
Camden
London
NW5 4AJ

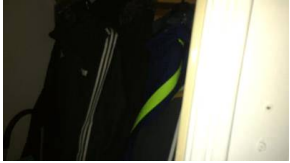
Contact: *Darren Denham*
Phone: *07773 157 517*
Email: Darren.Denham@keepmoat.com

SECTION 3 – GENERAL SITE AND SURVEY INFORMATION

Room Survey Details.

Area Surveyed	Comments	Asbestos Status
Main Building Ground Floor 001 Bathroom	Concrete ceiling, brick/block and ceramic tiled walls. Concrete floor, wooden door, wooden boxing contains metal and plastic pipework. Sealed block and suspect ACM riser. Plastic toilet cistern, wooden bath panel with no visible ACMs behind.	Asbestos Identified/Presumed
Main Building Ground Floor 002 Hallway	Concrete ceiling, brick/block and wooden walls. Concrete floor, wooden doors and staircase.	Asbestos Identified/Presumed
Main Building Ground Floor 004 Bedroom 2	Concrete ceiling, brick/block and wooden walls. Concrete floor, wooden doors and windows. Limited access due to stored items.	Asbestos Identified/Presumed
Main Building Ground Floor 005 Bedroom 3	Concrete ceiling, brick/block and wooden walls. Concrete floor, wooden doors and windows. Limited access due to stored items. Wooden infill panel to wall.	Asbestos Identified/Presumed
Main Building 1st Floor 001 Kitchen	Concrete ceiling, brick/block and tiled walls. Concrete floor, wooden windows, wooden boxing contains plastic and metal pipework. No ACMs to sink unit.	Asbestos Identified/Presumed
Main Building 1st Floor 002 Dining Room	Concrete ceiling, brick/block, wooden and tiled walls. Concrete floor, wooden doors, wooden windows, sealed wooden boxing and wooden staircase.	Asbestos Identified/Presumed
Main Building 1st Floor 003 Store	Concrete ceiling and brick/block walls. Concrete floor, wooden doors. Limited access due to stored items.	Asbestos Identified/Presumed
Main Building 1st Floor 004 Store Cupboard	Concrete ceiling, brick/block and wooden walls. Wooden floor, wooden doors. Sealed wooden, block and suspect ACM riser/boxing. Foam insulated cylinder and Un-insulated metal pipework.	No Asbestos Detected
Main Building 1st Floor 005 Toilet	Concrete ceiling, brick/block and ceramic tiled walls. Concrete floor, wooden doors. Sealed block and suspect ACM riser, wooden boxing contains metal pipework. Plastic toilet cistern and soil pipe.	Asbestos Identified/Presumed
Main Building 1st Floor 006 Bedroom 1	Concrete ceiling and brick/block walls. Concrete floor, wooden doors and windows.	Asbestos Identified/Presumed
Main Building 1st Floor 007 Bedroom Cupboard	Concrete ceiling and brick/block walls. Concrete floor, wooden doors, sealed wooden boxing and limited access due to stored items.	Asbestos Identified/Presumed
Main Building 2nd Floor 001 Living Room	Concrete ceiling, brick/block and wooden walls. Concrete floor, wooden and glass doors, wooden windows. Sealed block and wooden riser/boxing.	Asbestos Identified/Presumed
Main Building 2nd Floor 002 Balcony	Concrete ceiling, concrete, wooden and metal walls. Concrete floor, wooden and glass doors, wooden windows.	No Asbestos Detected

Areas not accessed at time of survey.

Location	Comments	Photo
Main Building Ground Floor 003 Hallway Cupboard	No access due to stored items Subsequently asbestos containing materials must be presumed to be present until access can be gained and further investigations carried out.	

SECTION 3 – GENERAL SITE AND SURVEY INFORMATION

Unless otherwise identified, no air monitoring was carried out whilst the Survey was undertaken and therefore care was taken to minimise disturbance of asbestos fibres or contamination of clean surfaces.

This report has been written with reference to the various legislation/Guidance Notes etc. current at the date of issue of this report and describes circumstances at the site on the date the investigation took place.

Samples from each type of suspect asbestos containing materials found, are collected and analysed to confirm asbestos type and content. Where the materials sampled are found to contain asbestos, other similar homogeneous materials used in the same way in the building, have been strongly presumed to contain asbestos.

Fire doors were not inspected internally to ascertain if they are manufactured using asbestos materials. This would entail destructive testing procedures and damage the integrity of the door.

Any person undertaking work within the buildings should be told of the presence/possible presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.

All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others could require amendments based on local knowledge, change in legislation, and change in use or indeed, other conditions of criteria.

Equipment, machinery, ducting etc. was not moved, opened up or examined for the purpose of this investigation except in the odd occasion where hatches were available.

Where materials existed in the building that were deemed to be visually consistent with one another, or an Homogenous product, only one or two samples may be taken to ascertain the material content and where stated, it was assumed that similar products were of the same material composition.

Any observations regarding occupancy are made at the time of survey with reference to the information supplied by the client/duty holder prior to the survey.

Any areas that were not accessed during the survey should be presumed to contain asbestos materials until proven otherwise. If any suspected ACMs are identified in those areas during routine or emergency maintenance, work should be stopped immediately and advice sought from a competent person.

Any areas outside of the scope of works have not been surveyed should be presumed to contain ACMs unless there is strong evidence to prove otherwise.


Live equipment, machinery, ducting etc. was not moved, opened or examined for the purpose of this survey.


Live electrical and gas appliances and supplies were not examined.


Definitions of survey types;

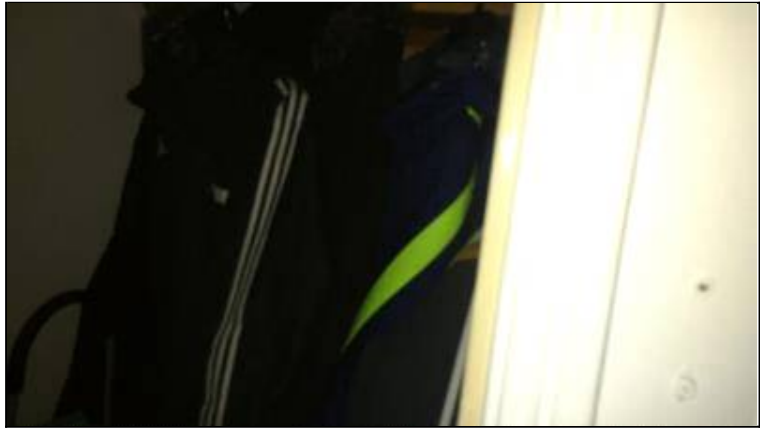
- I Management Survey
A standard sampling, identification and assessment survey to locate, as far as reasonably practicable the presence and extent of any ACMs in the building/area which could be disturbed during normal occupancy, including foreseeable maintenance and installation and to assess the condition

- I Refurbishment and/or Demolition Survey
This type of survey is used to locate and describe as far as reasonably practicable, all ACMs in the building/area where refurbishments are to be carried out, or demolition works are to be undertaken in the future. It involves thoroughly destructive inspection as deemed necessary, to gain access to all areas.


Sample Inspection Records					
Building:	Main Building	Surveyor:	Lee Barnett		
Floor:	Ground Floor	Sample/Inspection Date:	08 Jan 2016		
Room:	001 Bathroom	Survey or Inspection:	Refurbishment		
Item:	Boardwork	Asbestos Type:	No Asbestos Detected		
		Sample Number:	AD000180	Sample Taken:	YES
		Comment:	Boardwork access panel to riser		
		Extent of Material	N/A		
		Recommendations	No action required		
		Hazard Warning Level	No Asbestos Hazard		
Material Assessment					
Product Type:	Unknown	Score:	N/A	Material Assessment Score:	0
Condition:	N/A	Score:	N/A		
Surface Treatment:	N/A	Score:	N/A	Hazard Band:	E
Asbestos Type:	No Asbestos Detected	Score:	N/A		
Priority Assessment					
Occupant Activity					
Primary Occupant Activity:	N/A	Occupancy Score:		0	
Secondary Occupant Activity:	N/A				
Likelihood of Disturbance					
Location:	N/A	Disturbance Score:		0	
Accessibility:	N/A				
Extent of Material:	N/A				
Human Exposure Potential					
Number of Occupants:	N/A	Human Exposure Score:		0	
Frequency of Use:	N/A				
Average Time Area in Use:	N/A				
Maintenance Activity					
Type of Maintenance:	N/A	Maintenance Score:		0	
Frequency of Maintenance:	N/A				
Total Assessment:	Not applicable			Total Risk Band	E


Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	Ground Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	001 Bathroom	Survey or Inspection:	Refurbishment			
Item:	Bitumen adhesive	Asbestos Type:	Chrysotile			
		Sample Number:	AD000181	Sample Taken: YES		
		Comment:	Bitumen adhesive below 1 layer of non-ACM floor covering			
		Extent of Material	4m ²			
		Recommendations	Remove Prior To Demolition or Refurbishment			
		Hazard Warning Level	Minor Hazard Material			
Material Assessment						
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	2	
Condition:	Good Condition	Score:	0			
Surface Treatment:	Completely Sealed	Score:	0	Hazard Band:	D	
Asbestos Type:	Chrysotile	Score:	1			
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	Periodic disturbance	Occupancy Score:		2		
Secondary Occupant Activity:	Periodic disturbance					
Likelihood of Disturbance						
Location:	Confined spaces (including rooms less than 10 square metres)		Disturbance Score:		2	
Accessibility:	Occasionally disturbed					
Extent of Material:	Up to 10 square metres or 10 linear metres					
Human Exposure Potential						
Number of Occupants:	4 to 10		Human Exposure Score:		3	
Frequency of Use:	Daily					
Average Time Area in Use:	3 to 6 hours					
Maintenance Activity						
Type of Maintenance:	Low disturbance		Maintenance Score:		1	
Frequency of Maintenance:	Less than once a year					
Total Assessment:	Low risk material requiring regular inspection			Total Risk Band	10 C	


Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	Ground Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	002 Hallway	Survey or Inspection:	Management			
Item:	Grey floor tiles and bitumen adhesive	Asbestos Type:	Presumed Chrysotile			
		Sample Number:	As AD000176	Sample Taken:	NO	
		Comment:	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176			
		Extent of Material	10m ²			
		Recommendations	Label & Manage			
		Hazard Warning Level	Minor Hazard Material			
Material Assessment						
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	3	
Condition:	Low Damage	Score:	1			
Surface Treatment:	Completely Sealed	Score:	0	Hazard Band:	D	
Asbestos Type:	Presumed Chrysotile	Score:	1			
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	Periodic disturbance	Occupancy Score:		2		
Secondary Occupant Activity:	Periodic disturbance					
Likelihood of Disturbance						
Location:	Rooms up to 100 square metres	Disturbance Score:		2		
Accessibility:	Easily disturbed					
Extent of Material:	10 — 50 square metres or linear metres					
Human Exposure Potential						
Number of Occupants:	4 to 10	Human Exposure Score:		3		
Frequency of Use:	Daily					
Average Time Area in Use:	3 to 6 hours					
Maintenance Activity						
Type of Maintenance:	Low disturbance	Maintenance Score:		1		
Frequency of Maintenance:	Less than once a year					
Total Assessment:	Low risk material requiring regular inspection			Total Risk Band	11 C	


Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	Ground Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	003 Hallway Cupboard	Survey or Inspection:	Management			
Item:	Non-accessed item.	Asbestos Type:	Not Known			
		Sample Number:	N/A 14	Sample Taken: NO		
		Comment:	No access due to stored items			
		Extent of Material	N/A			
		Recommendations	This requires inspection before any works are undertaken.			
		Hazard Warning Level	High Hazard Material			
Material Assessment						
Product Type:	N/A	Score:	N/A	Material Assessment Score:	N/A	
Condition:	N/A	Score:	N/A			
Surface Treatment:	N/A	Score:	N/A	Hazard Band:	A	
Asbestos Type:	Not Known	Score:	N/A			
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	N/A	Occupancy Score:		N/A		
Secondary Occupant Activity:	N/A					
Likelihood of Disturbance						
Location:	N/A	Disturbance Score:		N/A		
Accessibility:	N/A					
Extent of Material:	N/A					
Human Exposure Potential						
Number of Occupants:	N/A	Human Exposure Score:		N/A		
Frequency of Use:	N/A					
Average Time Area in Use:	N/A					
Maintenance Activity						
Type of Maintenance:	N/A	Maintenance Score:		N/A		
Frequency of Maintenance:	N/A					
Total Assessment:	This requires inspection before any works are undertaken				Total Risk Band	N/A


Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	Ground Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	004 Bedroom 2	Survey or Inspection:	Management			
Item:	Grey floor tiles and bitumen adhesive	Asbestos Type:	Presumed Chrysotile			
		Sample Number:	As AD000176	Sample Taken:	NO	
		Comment:	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176			
		Extent of Material	12m ²			
		Recommendations	Label & Manage			
		Hazard Warning Level	Minor Hazard Material			
Material Assessment						
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	2	
Condition:	Good Condition	Score:	0			
Surface Treatment:	Completely Sealed	Score:	0	Hazard Band:	D	
Asbestos Type:	Presumed Chrysotile	Score:	1			
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	Periodic disturbance	Occupancy Score:		2		
Secondary Occupant Activity:	Periodic disturbance					
Likelihood of Disturbance						
Location:	Rooms up to 100 square metres	Disturbance Score:		2		
Accessibility:	Easily disturbed					
Extent of Material:	10 — 50 square metres or linear metres					
Human Exposure Potential						
Number of Occupants:	4 to 10	Human Exposure Score:		3		
Frequency of Use:	Daily					
Average Time Area in Use:	>6 hours					
Maintenance Activity						
Type of Maintenance:	Low disturbance	Maintenance Score:		1		
Frequency of Maintenance:	Less than once a year					
Total Assessment:	Low risk material requiring regular inspection			Total Risk Band	10 C	


Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	Ground Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	005 Bedroom 3	Survey or Inspection:	Management			
Item:	Grey floor tiles and bitumen adhesive	Asbestos Type:	Presumed Chrysotile			
		Sample Number:	As AD000176	Sample Taken:	NO	
		Comment:	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering – strongly presume the same as sample AD000176			
		Extent of Material	20m ²			
		Recommendations	Label & Manage			
		Hazard Warning Level	Minor Hazard Material			
Material Assessment						
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	3	
Condition:	Low Damage	Score:	1			
Surface Treatment:	Completely Sealed	Score:	0	Hazard Band:	D	
Asbestos Type:	Presumed Chrysotile	Score:	1			
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	Periodic disturbance	Occupancy Score:		2		
Secondary Occupant Activity:	Periodic disturbance					
Likelihood of Disturbance						
Location:	Rooms up to 100 square metres	Disturbance Score:		2		
Accessibility:	Occasionally disturbed					
Extent of Material:	10 — 50 square metres or linear metres					
Human Exposure Potential						
Number of Occupants:	4 to 10	Human Exposure Score:		3		
Frequency of Use:	Daily					
Average Time Area in Use:	>6 hours					
Maintenance Activity						
Type of Maintenance:	Low disturbance	Maintenance Score:		1		
Frequency of Maintenance:	Less than once a year					
Total Assessment:	Low risk material requiring regular inspection				Total Risk Band	11 C

Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	1st Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	001 Kitchen	Survey or Inspection:	Refurbishment			
Item:	Grey patterned floor tiles and bitumen adhesive	Asbestos Type:	Chrysotile			
		Sample Number:	AD000175	Sample Taken:	YES	
		Comment:	Grey patterned floor tiles and bitumen adhesive to floor - asbestos identified in bitumen backing only			
		Extent of Material	8m ²			
		Recommendations	Remove Prior To Demolition or Refurbishment			
		Hazard Warning Level	Minor Hazard Material			
Material Assessment						
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	3	
Condition:	Low Damage	Score:	1			
Surface Treatment:	Completely Sealed	Score:	0			
Asbestos Type:	Chrysotile	Score:	1	Hazard Band:	D	
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	Periodic disturbance	Occupancy Score:		2		
Secondary Occupant Activity:	Periodic disturbance					
Likelihood of Disturbance						
Location:	Rooms up to 100 square metres	Disturbance Score:		2		
Accessibility:	Easily disturbed					
Extent of Material:	Up to 10 square metres or 10 linear metres					
Human Exposure Potential						
Number of Occupants:	4 to 10	Human Exposure Score:		3		
Frequency of Use:	Daily					
Average Time Area in Use:	>6 hours					
Maintenance Activity						
Type of Maintenance:	Low disturbance	Maintenance Score:		1		
Frequency of Maintenance:	Less than once a year					
Total Assessment:	Low risk material requiring regular inspection			Total Risk Band	11 C	


Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	1st Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	002 Dining Room	Survey or Inspection:	Management			
Item:	Grey floor tiles and bitumen adhesive	Asbestos Type:	Chrysotile			
		Sample Number:	AD000176	Sample Taken: YES		
		Comment:	Grey floor tiles and bitumen adhesive to floor			
		Extent of Material	18m ²			
		Recommendations	Label & Manage			
		Hazard Warning Level	Minor Hazard Material			
Material Assessment						
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	2	
Condition:	Good Condition	Score:	0		Hazard Band:	D
Surface Treatment:	Completely Sealed	Score:	0			
Asbestos Type:	Chrysotile	Score:	1			
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	Periodic disturbance	Occupancy Score:		2		
Secondary Occupant Activity:	Periodic disturbance					
Likelihood of Disturbance						
Location:	Rooms up to 100 square metres	Disturbance Score:		2		
Accessibility:	Easily disturbed					
Extent of Material:	10 — 50 square metres or linear metres					
Human Exposure Potential						
Number of Occupants:	4 to 10	Human Exposure Score:		3		
Frequency of Use:	Daily					
Average Time Area in Use:	>6 hours					
Maintenance Activity						
Type of Maintenance:	Low disturbance	Maintenance Score:		1		
Frequency of Maintenance:	Less than once a year					
Total Assessment:	Low risk material requiring regular inspection			Total Risk Band	10 C	


Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	1st Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	003 Store	Survey or Inspection:	Management			
Item:	Grey floor tiles and bitumen adhesive	Asbestos Type:	Presumed Chrysotile			
		Sample Number:	As AD000176	Sample Taken:	NO	
		Comment:	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176			
		Extent of Material	3			
		Recommendations	Label & Manage			
		Hazard Warning Level	Minor Hazard Material			
Material Assessment						
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	3	
Condition:	Low Damage	Score:	1			
Surface Treatment:	Completely Sealed	Score:	0	Hazard Band:	D	
Asbestos Type:	Presumed Chrysotile	Score:	1			
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	Low disturbance	Occupancy Score:		1		
Secondary Occupant Activity:	Low disturbance					
Likelihood of Disturbance						
Location:	Confined spaces (including rooms less than 10 square metres)	Disturbance Score:		2		
Accessibility:	Easily disturbed					
Extent of Material:	Up to 10 square metres or 10 linear metres					
Human Exposure Potential						
Number of Occupants:	1 to 3	Human Exposure Score:		2		
Frequency of Use:	Daily					
Average Time Area in Use:	1 to 3 hours					
Maintenance Activity						
Type of Maintenance:	Low disturbance	Maintenance Score:		1		
Frequency of Maintenance:	Less than once a year					
Total Assessment:	Low risk material requiring regular inspection			Total Risk Band	9 C	

Sample Inspection Records					
Building:	Main Building	Surveyor:	Lee Barnett		
Floor:	1st Floor	Sample/Inspection Date:	08 Jan 2016		
Room:	004 Store Cupboard	Survey or Inspection:	Management		
Item:	Boardwork	Asbestos Type:	No Asbestos Detected		
		Sample Number:	AD000177	Sample Taken:	YES
		Comment:	Boardwork Infill panel to wall behind stored items		
		Extent of Material	N/A		
		Recommendations	No action required		
		Hazard Warning Level	No Asbestos Hazard		
Material Assessment					
Product Type:	Unknown	Score:	N/A	Material Assessment Score:	0
Condition:	N/A	Score:	N/A		
Surface Treatment:	N/A	Score:	N/A	Hazard Band:	E
Asbestos Type:	No Asbestos Detected	Score:	N/A		
Priority Assessment					
Occupant Activity					
Primary Occupant Activity:	N/A	Occupancy Score:		0	
Secondary Occupant Activity:	N/A				
Likelihood of Disturbance					
Location:	N/A	Disturbance Score:		0	
Accessibility:	N/A				
Extent of Material:	N/A				
Human Exposure Potential					
Number of Occupants:	N/A	Human Exposure Score:		0	
Frequency of Use:	N/A				
Average Time Area in Use:	N/A				
Maintenance Activity					
Type of Maintenance:	N/A	Maintenance Score:		0	
Frequency of Maintenance:	N/A				
Total Assessment:	Not applicable		Total Risk Band E		

Sample Inspection Records					
Building:	Main Building	Surveyor:	Lee Barnett		
Floor:	1st Floor	Sample/Inspection Date:	08 Jan 2016		
Room:	005 Toilet	Survey or Inspection:	Refurbishment		
Item:	Boardwork	Asbestos Type:	No Asbestos Detected		
		Sample Number:	AD000178	Sample Taken:	YES
		Comment:	Boardwork access panel to riser		
		Extent of Material	N/A		
		Recommendations	No action required		
		Hazard Warning Level	No Asbestos Hazard		
Material Assessment					
Product Type:	Unknown	Score:	N/A	Material Assessment Score:	0
Condition:	N/A	Score:	N/A		
Surface Treatment:	N/A	Score:	N/A	Hazard Band:	E
Asbestos Type:	No Asbestos Detected	Score:	N/A		
Priority Assessment					
Occupant Activity					
Primary Occupant Activity:	N/A	Occupancy Score:		0	
Secondary Occupant Activity:	N/A				
Likelihood of Disturbance					
Location:	N/A	Disturbance Score:		0	
Accessibility:	N/A				
Extent of Material:	N/A				
Human Exposure Potential					
Number of Occupants:	N/A	Human Exposure Score:		0	
Frequency of Use:	N/A				
Average Time Area in Use:	N/A				
Maintenance Activity					
Type of Maintenance:	N/A	Maintenance Score:		0	
Frequency of Maintenance:	N/A				
Total Assessment:	Not applicable		Total Risk Band E		

Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	1st Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	005 Toilet	Survey or Inspection:	Refurbishment			
Item:	Grey floor tiles and bitumen adhesive	Asbestos Type:	Chrysotile			
		Sample Number:	AD000179	Sample Taken:	YES	
		Comment:	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering - asbestos identified in bitumen backing only			
		Extent of Material	2m ²			
		Recommendations	Remove Prior To Demolition or Refurbishment			
		Hazard Warning Level	Minor Hazard Material			
Material Assessment						
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	2	
Condition:	Good Condition	Score:	0			
Surface Treatment:	Completely Sealed	Score:	0	Hazard Band:	D	
Asbestos Type:	Chrysotile	Score:	1			
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	Periodic disturbance	Occupancy Score:		2		
Secondary Occupant Activity:	Periodic disturbance					
Likelihood of Disturbance						
Location:	Confined spaces (including rooms less than 10 square metres)	Disturbance Score:		2		
Accessibility:	Occasionally disturbed					
Extent of Material:	Up to 10 square metres or 10 linear metres					
Human Exposure Potential						
Number of Occupants:	4 to 10	Human Exposure Score:		3		
Frequency of Use:	Daily					
Average Time Area in Use:	3 to 6 hours					
Maintenance Activity						
Type of Maintenance:	Low disturbance	Maintenance Score:		1		
Frequency of Maintenance:	Less than once a year					
Total Assessment:	Low risk material requiring regular inspection				Total Risk Band	10 C

Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	1st Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	006 Bedroom 1	Survey or Inspection:	Management			
Item:	Grey floor tiles and bitumen adhesive	Asbestos Type:	Presumed Chrysotile			
		Sample Number:	As AD000176	Sample Taken:	NO	
		Comment:	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering – strongly presume the same as sample AD000176			
		Extent of Material	12m ²			
		Recommendations	Label & Manage			
		Hazard Warning Level	Minor Hazard Material			
Material Assessment						
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	3	
Condition:	Low Damage	Score:	1			
Surface Treatment:	Completely Sealed	Score:	0	Hazard Band:	D	
Asbestos Type:	Presumed Chrysotile	Score:	1			
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	Periodic disturbance	Occupancy Score:		2		
Secondary Occupant Activity:	Periodic disturbance					
Likelihood of Disturbance						
Location:	Rooms up to 100 square metres	Disturbance Score:		2		
Accessibility:	Occasionally disturbed					
Extent of Material:	10 — 50 square metres or linear metres					
Human Exposure Potential						
Number of Occupants:	4 to 10	Human Exposure Score:		3		
Frequency of Use:	Daily					
Average Time Area in Use:	>6 hours					
Maintenance Activity						
Type of Maintenance:	Low disturbance	Maintenance Score:		1		
Frequency of Maintenance:	Less than once a year					
Total Assessment:	Low risk material requiring regular inspection				Total Risk Band	11 C

Sample Inspection Records						
Building:	Main Building	Surveyor:	Lee Barnett			
Floor:	1st Floor	Sample/Inspection Date:	08 Jan 2016			
Room:	007 Bedroom Cupboard	Survey or Inspection:	Management			
Item:	Grey floor tiles and bitumen adhesive	Asbestos Type:	Presumed Chrysotile			
		Sample Number:	As AD000176	Sample Taken:	NO	
		Comment:	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering – strongly presume the same as sample AD000176			
		Extent of Material	5m ²			
		Recommendations	Label & Manage			
		Hazard Warning Level	Minor Hazard Material			
Material Assessment						
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	3	
Condition:	Low Damage	Score:	1			
Surface Treatment:	Completely Sealed	Score:	0	Hazard Band:	D	
Asbestos Type:	Presumed Chrysotile	Score:	1			
Priority Assessment						
Occupant Activity						
Primary Occupant Activity:	Low disturbance	Occupancy Score:		1		
Secondary Occupant Activity:	Low disturbance					
Likelihood of Disturbance						
Location:	Confined spaces (including rooms less than 10 square metres)	Disturbance Score:		2		
Accessibility:	Easily disturbed					
Extent of Material:	Up to 10 square metres or 10 linear metres					
Human Exposure Potential						
Number of Occupants:	1 to 3	Human Exposure Score:		2		
Frequency of Use:	Daily					
Average Time Area in Use:	1 to 3 hours					
Maintenance Activity						
Type of Maintenance:	Low disturbance	Maintenance Score:		1		
Frequency of Maintenance:	Less than once a year					
Total Assessment:	Low risk material requiring regular inspection				Total Risk Band	9 C

Sample Inspection Records					
Building:	Main Building	Surveyor:	Lee Barnett		
Floor:	2nd Floor	Sample/Inspection Date:	08 Jan 2016		
Room:	001 Living Room	Survey or Inspection:	Management		
Item:	Grey floor tiles and bitumen adhesive	Asbestos Type:	Presumed Chrysotile		
		Sample Number:	As AD000176	Sample Taken:	NO
		Comment:	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176		
		Extent of Material	30m ²		
		Recommendations	Label & Manage		
		Hazard Warning Level	Minor Hazard Material		
Material Assessment					
Product Type:	Well Bound Material	Score:	1	Material Assessment Score:	3
Condition:	Low Damage	Score:	1		
Surface Treatment:	Completely Sealed	Score:	0	Hazard Band:	D
Asbestos Type:	Presumed Chrysotile	Score:	1		
Priority Assessment					
Occupant Activity					
Primary Occupant Activity:	Periodic disturbance	Occupancy Score:		2	
Secondary Occupant Activity:	Periodic disturbance				
Likelihood of Disturbance					
Location:	Confined spaces (including rooms less than 10 square metres)	Disturbance Score:		3	
Accessibility:	Easily disturbed				
Extent of Material:	10 — 50 square metres or linear metres				
Human Exposure Potential					
Number of Occupants:	4 to 10	Human Exposure Score:		3	
Frequency of Use:	Daily				
Average Time Area in Use:	>6 hours				
Maintenance Activity					
Type of Maintenance:	Low disturbance	Maintenance Score:		1	
Frequency of Maintenance:	Less than once a year				
Total Assessment:	Low risk material requiring regular inspection			Total Risk Band	12 C

SECTION 5 – ITEM REGISTER

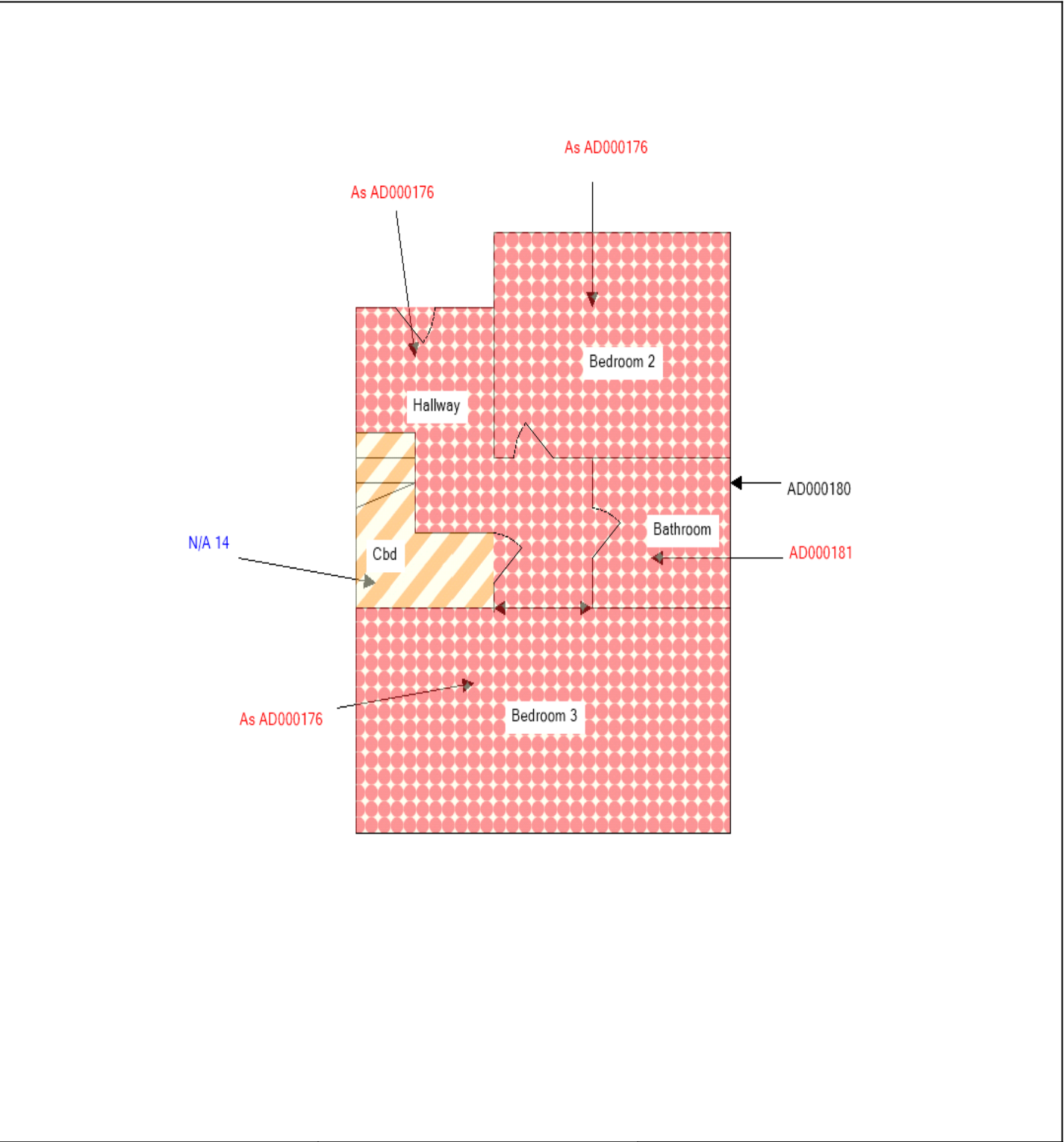
Sample Number	Location	Description	Comments	Asbestos Type	Recommendations	Material Risk	Next Inspection Date
AD000181	Main Building Ground Floor 001 Bathroom	Well Bound Material	Bitumen adhesive below 1 layer of non-ACM floor covering	Chrysotile	Remove Prior To Demolition or Refurbishment	2	08 Jan 2017
As AD000176	Main Building Ground Floor 004 Bedroom 2	Well Bound Material	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176	Presumed Chrysotile	Label & Manage	2	08 Jan 2017
AD000176	Main Building 1st Floor 002 Dining Room	Well Bound Material	Grey floor tiles and bitumen adhesive to floor	Chrysotile	Label & Manage	2	08 Jan 2017
AD000179	Main Building 1st Floor 005 Toilet	Well Bound Material	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering	Chrysotile	Remove Prior To Demolition or Refurbishment	2	08 Jan 2017
As AD000176	Main Building Ground Floor 002 Hallway	Well Bound Material	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176	Presumed Chrysotile	Label & Manage	3	08 Jan 2017
As AD000176	Main Building Ground Floor 005 Bedroom 3	Well Bound Material	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering – strongly presume the same as sample AD000176	Presumed Chrysotile	Label & Manage	3	08 Jan 2017
AD000175	Main Building 1st Floor 001 Kitchen	Well Bound Material	Grey patterned floor tiles and bitumen adhesive to floor	Chrysotile	Remove Prior To Demolition or Refurbishment	3	08 Jan 2017
As AD000176	Main Building 1st Floor 006 Bedroom 1	Well Bound Material	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering – strongly presume the same as sample AD000176	Presumed Chrysotile	Label & Manage	3	08 Jan 2017
As AD000176	Main Building 2nd Floor 001 Living Room	Well Bound Material	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176	Presumed Chrysotile	Label & Manage	3	08 Jan 2017
N/A 14	Main Building Ground Floor 003 Hallway Cupboard	Non-accessed item.	No access due to stored items	Not Known	This requires inspection before any works are undertaken.	N/A	N/A
As AD000176	Main Building 1st Floor 003 Store	Well Bound Material	Grey floor tiles and bitumen adhesive to floor – strongly presume the same as sample AD000176	Presumed Chrysotile	Label & Manage	3	08 Jan 2017
As AD000176	Main Building 1st Floor 007 Bedroom Cupboard	Well Bound Material	Grey floor tiles and bitumen adhesive below 1 layer of non-ACM floor covering – strongly presume the same as sample AD000176	Presumed Chrysotile	Label & Manage	3	08 Jan 2017



SECTION 6 – PRIORITY RISK ASSESSMENT CHART

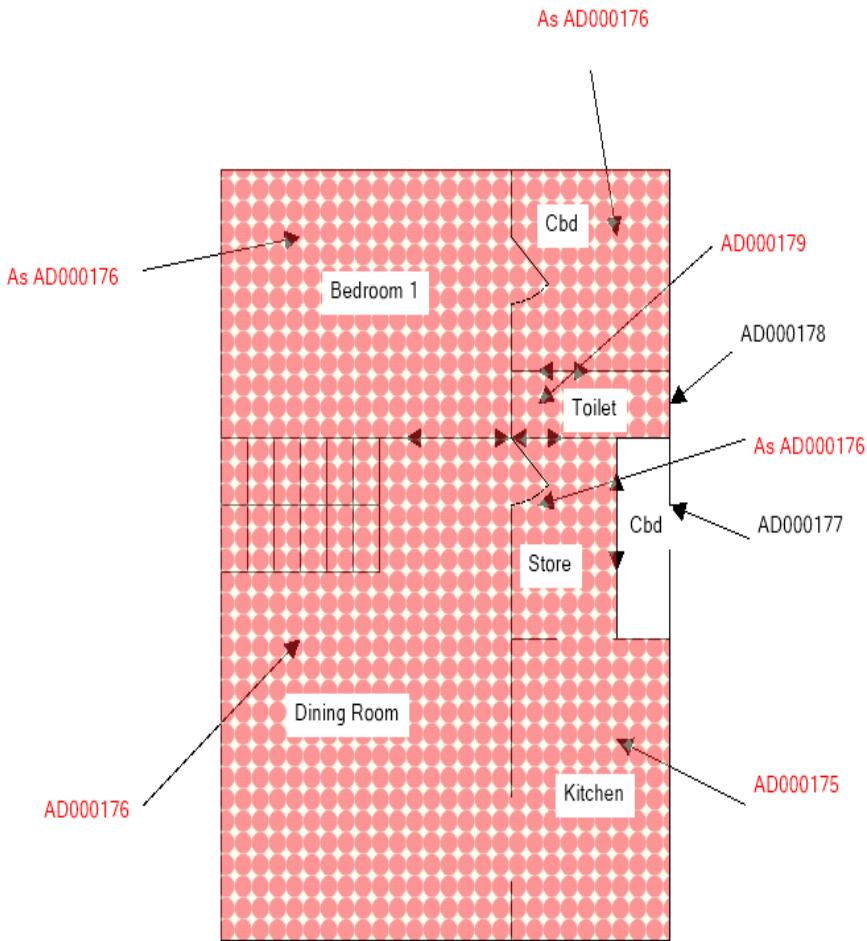
The priority risk assessment (PRA) relating to any asbestos containing material (ACM), has been completed at the time of the survey by a GBNS surveyor, using the information supplied by London Borough of Camden Council.



Sample Number	Material Risk Assessment Total	Priority Risk Assessment Total	Occupant Activity	Likelihood of Disturbance	Human Exposure Potential	Maintenance Activity	Total Assessment	Total Risk Score	Total Risk Band
AD000181	2	8	2	2	3	1	Low risk material requiring regular inspection	10	C
As AD000176	2	8	2	2	3	1	Low risk material requiring regular inspection	10	C
AD000176	2	8	2	2	3	1	Low risk material requiring regular inspection	10	C
AD000179	2	8	2	2	3	1	Low risk material requiring regular inspection	10	C
As AD000176	3	8	2	2	3	1	Low risk material requiring regular inspection	11	C
As AD000176	3	8	2	2	3	1	Low risk material requiring regular inspection	11	C
AD000175	3	8	2	2	3	1	Low risk material requiring regular inspection	11	C
As AD000176	3	8	2	2	3	1	Low risk material requiring regular inspection	11	C
As AD000176	3	9	2	3	3	1	Low risk material requiring regular inspection	12	C
As AD000176	3	6	1	2	2	1	Low risk material requiring regular inspection	9	C
As AD000176	3	6	1	2	2	1	Low risk material requiring regular inspection	9	C

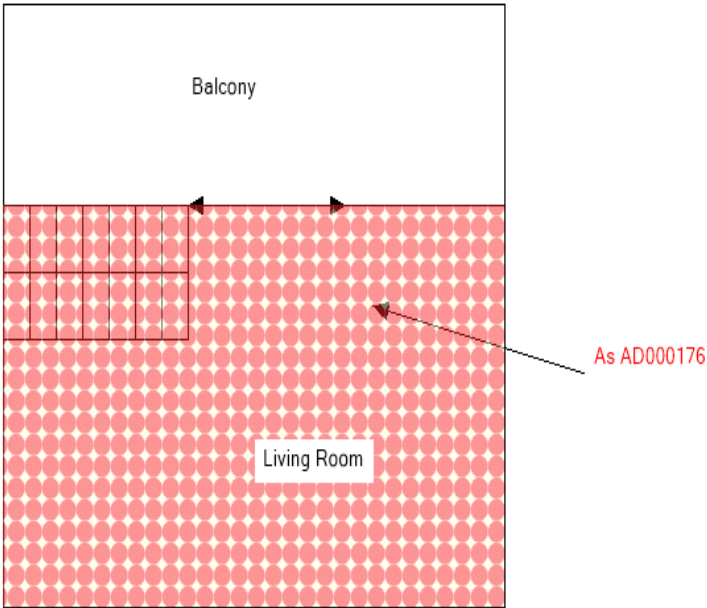
SECTION 7 – ANNOTATED DRAWINGS AND BULK ANALYSIS RESULTS





Site: 1A Ainsworth Way	Building: Main Building	Plan Key: <div> Positive or Strongly Presumed Asbestos in area / room</div> <div> No Access within or to area / room</div>
Job Number: J000266	Floor: Ground Floor	



Site: 1A Ainsworth Way	Building: Main Building	Plan Key:  Positive or Strongly Presumed Asbestos in area / room  No Access within or to area / room
Job Number: J000266	Floor: 1st Floor	



Site: 1A Ainsworth Way	Building: Main Building	Plan Key:  Positive or Strongly Presumed Asbestos in area / room  No Access within or to area / room
Job Number: J000266	Floor: 2nd Floor	

**CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES**
 STANDARD
 PREMIUM
 EMERGENCY

Client:	GBNS PARTNERSHIP LTD
Address:	2 GREAT WINCEY FARM BRENT HALL ROAD FINCHINGFIELD ESSEX CM7 4JZ
Attention:	TECHNICAL MANAGER
Site Address:	1A AINSWORTH WAY CAMDEN LONDON NW8 0SR
Date sample taken:	08/01/16
Date sample received:	11/01/16
Date of Analysis:	11/01/16

Analysis Report No.	SCO/16/0224
Report Date.	11/01/16
Site Ref No.	J000266
Page No:	1 Of 1
No. of Samples:	7
Obtained:	DELIVERED


Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248. If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPE SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	AD000175	KITCHEN- GREY PATTERNED FLOOR TILES AND ADHESIVE	CHRYSTILE TO BITUMEN BACKING ONLY
2	AD000176	DINING ROOM- GREY FLOOR TILES AND ADHESIVE	CHRYSTILE TO BOTH
3	AD000177	STORE CUPBOARD- BOARDWORK	NADIS
4	AD000178	TOILET- BOARDWORK	NADIS
5	AD000179	TOILET- GREY FLOOR TILES AND ADHESIVE	CHRYSTILE TO BITUMEN BACKING ONLY
6	AD000180	BATHROOM- BOARDWORK	NADIS
7	AD000181	BATHROOM- BITUMEN	CHRYSTILE

KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.

Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	M ZHOU	Authorised signatory:	
		Print name:	S. BOLTON- QUALITY CONTROL MANAGER
BULK 001-VER 5 12-AUGUST-09-QCM			

2 Nobel Square, Courtauld Road, Burnt Mills Industrial Estate, Basildon, Essex SS13 1LS
Tel: 01268 724785 **Fax:** 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk
 Company Reg No: 5191390 Reg Address: As above

SECTION 8 – GENERAL COMMENTS

This survey has been completed to current legislative standards, as outlined in the HSE books, HSG227 “A comprehensive guide to managing asbestos in premises”, and HSG264 “Asbestos: The survey guide”. The guidance describes a multi stage approach, firstly identifying any asbestos hazards followed by prioritising the actions required to manage them. The various stages and the part this document plays in them are outlined below.

STAGE 1 – MATERIAL ASSESSMENT

For each sample / inspection, a Material Assessment is compiled. A point's score is allocated on the basis of the examination of a number of parameters. The scoring algorithm is described in the HSE document referenced HSE264. This scoring and the associated banding help rank the hazards in order of their seriousness. The parameters which go to make up the score are as follows:

- **HAZARD BAND A** – 10 points or more –HIGH HAZARD MATERIAL
ACM's in this band should be regarded as having a significant potential to release fibres if disturbed. A decision should be made urgently on how to ensure that people are not exposed to the hazard.
- **HAZARD BAND B** – 7 to 9 points –MEDIUM HAZARD MATERIAL
ACM's in this band can also be regarded as having a significant potential to release fibres if disturbed but not as much as those in risk band A. The decision regarding how these ACM's are to be managed should be made promptly but will be part of the overall management plan.
- **HAZARD BAND C** – 5 and 6 points –LOW HAZARD MATERIAL
ACM's in this band should be regarded as providing a low risk to people exposed to them but precautions should be followed and regular inspection of the sites will be required to check on any deterioration in condition.
- **HAZARD BAND D** – 1 to 4 points –MINOR HAZARD MATERIAL
ACM's in this band should be regarded as providing a minor risk to people exposed to them but precautions should be followed and regular inspection of the sites will be required to check on any deterioration in condition.
- **HAZARD BAND E** – 0 points – NO ASBESTOS HAZARD

For each sample / inspection, a Material Assessment is compiled. A point's score is allocated on the basis of the examination of a number of parameters. The scoring algorithm is described in the HSE document referenced HSE264. This scoring and the associated banding help rank the hazards in order of their seriousness. The parameters which go to make up the score are as follows:

PRODUCT TYPE:

Different ACM's have different propensities for releasing asbestos fibres. This parameter provides different scores related to how likely they are to release fibres.

- Score 1 points – Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
- Score 2 points – Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
- Score 3 points – Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.

EXTENT OF DAMAGE:

Score 0 points – GOOD CONDITION No visible damage.

- Score 1 point – LOW DAMAGE. A few scratches or surface marks, broken edges on boards, tiles etc.
- Score 2 points – MEDIUM DAMAGE. Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
- Score 3 points – HIGH DAMAGE. High damage or delaminating of materials, sprays and thermal insulation. Visible asbestos debris.

SURFACE TREATMENT:

If an ACM is sealed inside a non-asbestos layer its ability to release fibres is considerably, if not totally, inhibited. This parameter makes a judgement on the effectiveness of the seal which is often in the form of a thick paint like layer.

- Score 0 points – COMPOSITE MATERIALS CONTAINING ASBESTOS. E.g. Re-enforced plastics, resins and vinyl tiles.
- Score 1 point – ENCLOSED SPRAYS AND LAGGING, ASBESTOS INSULATING BOARD (with exposed face painted or encapsulated), asbestos cement sheets etc.
- Score 2 points – UNSEALED ASBESTOS INSULATING BOARD, OR ENCAPSULATED LAGGINGS AND SPRAYS.
- Score 3 points – UNSEALED LAGGINGS AND SPRAYS.

ASBESTOS TYPE:

- Score 1 point – CHRYSOTILE ASBESTOS.
- Score 2 points – AMPHIBOLE ASBESTOS (excluding Crocidolite).
- Score 3 points – CROCIDOLITE ASBESTOS

SECTION 8 – GENERAL COMMENTS

STAGE 2 – PRIORITY ASSESSMENT

Once the hazards have been identified, HSE guidance indicates how to apply a numbering system which will help prioritise the ACMs for any treatment they require. The information the prioritising algorithm requires falls into 2 groups, both of which are aimed at calculating the level of risk that people near the hazard are exposed to. It is the responsibility of the duty holder to complete this with detailed knowledge of the site.

GROUP 1 – DISTURBANCE AND MAINTENANCE ASSESSMENT

The first group records more information regarding the ACM itself and is divided into sub groups as follows:

A. LIKELIHOOD OF DISTURBANCE

This section estimates how likely the ACM is to be disturbed and influences the overall score accordingly. It has three areas of interest:

LOCATION

- Score 0 points – OUTDOORS.
- Score 1 points – LARGE ROOMS or WELL VENTILATED AREAS.
- Score 2 points – ROOMS UP TO 100 Square Metres.
- Score 3 points – CONFINED SPACES. (Including rooms less than 10 Square Metres).

ACCESS

- Score 0 points – USUALLY INACCESSIBLE OR UNLIKELY TO BE DISTURBED.
- Score 1 points – OCCASIONALLY DISTURBED.
- Score 2 points – EASILY DISTURBED.
- Score 3 points – ROUTINELY DISTURBED.

AMOUNT

- Score 0 points – SMALL AMOUNTS or ITEMS (e.g. strings, gaskets etc.).
- Score 1 points – UP TO 10 square metres or 10 linear metres.
- Score 2 points – 10 – 50 Square Metres or Linear Metres.
- Score 3 points – MORE THAN 50 Square Metres or Linear Metres.

B. MAINTENANCE ACTIVITY TYPE

This parameter takes into account how disturbing any maintenance activity is and falls into the following groups:

TYPE OF MAINTENANCE ACTIVITY

- Score 0 points – MINOR DISTURBANCE (e.g. possibility of contact when gaining access)
- Score 1 points – LOW DISTURBANCE (e.g. Changing light bulbs in AIB ceiling)
- Score 2 points – MEDIUM DISTURBANCE (e.g. Lifting 1 or 2 of AIB ceiling tiles for Access).
- Score 3 points – HIGH DISTURBANCE LEVELS (e.g. Removing a number of AIB ceiling tiles for Access)

FREQUENCY OF MAINTENANCE

- Score 0 points – ACM UNLIKELY TO BE DISTURBED FOR MAINTENANCE
- Score 1 points – LESS THAN ONCE A YEAR
- Score 2 points – MORE THAN ONCE A YEAR
- Score 3 points – MORE THAN ONCE A MONTH

GROUP 2 – LOCATION ASSESSMENT

This group of parameters provides information associated with the surroundings in which the ACM is situated and what use those surroundings are put to. It is divided up into sub-groups as follows:

A. NORMAL OCCUPANT ACTIVITY

This parameter takes into account the main and secondary activities for the area, both fall into the following groups.

- SCORE 0 POINTS - Rare disturbance
- SCORE 1 POINT - Low disturbance
- SCORE 2 POINTS - Periodic disturbance
- SCORE 3 POINTS - High disturbance

B. HUMAN EXPOSURE POTENTIAL

NUMBER OF OCCUPANTS

- SCORE 0 POINTS – No occupants
- SCORE 1 POINT – 1 – 3 occupants
- SCORE 2 POINTS – 4 – 10 occupants
- SCORE 3 POINTS – More than 10 occupants

FREQUENCY OF USE

- SCORE 0 POINTS – No occupants
- SCORE 1 POINT – 1 – 3 occupants
- SCORE 2 POINTS – 4 – 10 occupants
- SCORE 3 POINTS – More than 10 occupants

AVERAGE TIME IN USE

- SCORE 0 POINTS – No occupants
- SCORE 1 POINT – 1 – 3 occupants
- SCORE 2 POINTS – 4 – 10 occupants
- SCORE 3 POINTS – More than 10 occupants

SECTION 8 – GENERAL COMMENTS

TOTAL ASSESSMENT

Adding the Material and Priority Assessment scores together produces the Total Assessment Score. This score helps decide the priority to apply when dealing with each ACM ranked by Hazard Band, which identifies any urgent actions and by Total Assessment Band (also known as risk bands). These bands are grouped as follows:

- RISK BAND A: 18 Points or more

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION:

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal of the asbestos containing material. If delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels (A Labels) positioned to prevent accidental damage to the material.

- RISK BAND B: 14–17 Points

MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION:

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale –normally 12 months. The condition of the asbestos material should be regularly monitored and, where necessary, sealed / re-encapsulated until removal takes place. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

- RISK BAND C: 9–13 Points

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION:

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age / accidental damage. It is recommended that asbestos in this category is visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

- RISK BAND D: 1–8 Points

MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION:

This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs, re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

- RISK BAND E: 0 Points

NO ACTION REQUIRED

Notes:

The recommendations shown in this report are based solely on the Material Assessment for each individual ACM. GBNS Partnership Limited has carried out Priority Risk Assessments based on the information supplied and from observations made on site. These Priority Assessments should be audited by the Duty Holder for validity. Under Control of Asbestos Regulations, the duty holder is responsible for making the Risk Assessment using the survey report and detailed knowledge of the activities carried out within the premises. The Risk Assessment will form the basis of the Management Plan. Should the Duty Holder require further consultation or assistance with the validation process or production of Management Plans, this can be arranged at an additional cost/visit. Although recommendations which are issued will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow Property and Engineering Managers to identify areas that require immediate attention, and to instigate planned preventive maintenance and management of asbestos containing materials.