FOI Ref	Response sent
9260	**2 Aug 2021**

CCC) WF-XSPCZRZS - 13 - 18 Woburn Close, Cambs

Copies attached by email of all documentation relating to all surveys and/or removal of any type of asbestos containing material from all communal areas of 13-18 Woburn Close, Cambridge from1970 until 2021. This includes ceiling panels above external stairwell on the two levels above ground, and most importantly (because this is the area, I have no information on), the ceiling panels above external communal area between two blue gates which provides a space for the entrance doors to the sheds and including ceiling panels inside the bin store and the electricity and gas meter store, both contained within the shed area. Although I am asking over a long time period, this is not an unreasonable request, because there will only be surveys or removal of asbestos in fairly recent years, and logically it should only happen once per area.

Response:

Please find attached 2 reports for the communal area at 13-18 Woburn Close. Please note, the Council have done a thorough investigation into more historical data but none was found either within our systems or our contractors archives.

Further queries on this matter should be directed to foi@cambridge.gov.uk

Asbestos Survey Report

Client	TSG Building Services Ltd
Site Ref	-
Survey Address	13-18 Woburn Close, Cambridge,CB4 2SS

Survey Date	17 July 2015
Report Issue Date	6 August 2015
Report Reference	N/A
Survey Type	Management

Innovation Centre Medway
Maidstone Road
Chatham Kent
ME5 9FD

0844 344 0510

Contents

Report Details

Site Address	13-18 Woburn Close, Cambridge,CB4 2SS
Client	TSG Building Services Ltd
Client Contact	Jasmin Rizvi
Client Address	TSG House, Cranborne Industrial Estate, Cranborne Road, Potters Bar, Herts, EN6 3JN
Client Ref	N/A
Survey Date	17 July 2015
Report Reference	N/A
Project Surveyor/s	Paul Carroll
Analytical Laboratory	Scopes Asbestos Analysis Service
Report Issue Date	6 August 2015

Quality Assurance

Document Prepared By	Adam Ives
Technical Manager	Kevin Morhen

Introduction & Scope of Works

This report details the findings of an asbestos survey commissioned by TSG Building Services Ltd. The main aim and objectives of the survey were as follows:

- To identify areas where asbestos is present.
- To identify the type and extent of asbestos material where present
- To assess the state of repair and condition of asbestos containing materials in order to provide a material risk assessment

Unless otherwise stated the survey was conducted in order to enable compliance with regulation 4 of the Control of Asbestos Regulations 2012. All work was conducted with strict adherence to documented in-house procedures, the current Asbestos: The Survey Guide (HSG 264) methodology, together with our standard terms and conditions.

The scope of works requested were as follows:

The survey was designed to cover the communal areas only.

A written report, including recommendations and photographic data, has been submitted by Surveying Consultant(s) of One Sixty Six Ltd.

Where the client made site plans available for this survey we have, where possible, incorporated them into this report. Where site plans were not made available by the client for this survey, we have produced outline plans of the areas surveyed for the purposes of this report.

This report only relates to the situation on the day of the site visit and cannot take into account subsequent changes in circumstances.

Site Details

A **Building Type**
Residential

B **Approx. Age of Construction**
1960

C **Number of Floors/Levels**
Three

D **Building Construction Type**
Brick

Please note: The information detailed in items B & D have been supplied by the client or clients representative. we cannot take responsibility for inaccuracies of the supplied information

Executive Summary - Positive Asbestos Items

The aim of this section is to provide a quick overview of all identified ACMs, presumed or strongly presumed. The full details for each item within this summary can be found in the asbestos register in **Section B.**

Prior to the completion of a priority risk assessment, the material risk assessment, shown in the table below, provides guidance on prioritising those materials which may require remedial action. As outlined in the risk assessment algorithm, **Section E**, the following risk assessment categories have been used.

Items greater or equal to **10** should be regarded as **High Risk**, with a significant potential to release fibres if disturbed. Items between **7** and **9** should be regarded as **Medium Risk.** Items below and equal to **6** should be regarded as **Low/Very Low Risk.**

The following table contains a summary of each of the positively identified ACMs. They have been identified by a combination of bulk sampling, identification of visually identical materials, and by presumption or strong presumption.

No Asbestos Materials Detected as Part of This Survey

Executive Summary - Non Accessed Areas

The aim of this section is to provide a quick overview of all areas not accessed areas during the survey date/s. The full details for each item within this summary can be found in the Asbestos register in **Section B.**

The following table contains a summary of each of the non-accessed areas and reasons why access could not be gained.

Areas Where No Access Was Gained During the Survey

Item	Level	Location	Reason For No Access	Recommendation
2	Ground Floor	Store 1	No Access At Time Of Survey	Further Investigation Required
3	Ground Floor	Store 2	No Access At Time Of Survey	Further Investigation Required
4	Ground Floor	Store 3	No Access At Time Of Survey	Further Investigation Required

Certificate of Analysis

2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	ONE SIXTY SIX ASBESTOS SURVEYING		
Address:	INNOVATION CENTRE MAIDSTONE ROAD CHATHAM KENT ME5 9FD	Analysis Report No.	SCO/15/22257
Attention:	TECHNICAL MANAGER	Report Date.	29/07/15
Site Address:	13-18 WOBURN CLOSE	Site Ref No.	N/A
Date sample taken:	17/07/15	Page No:	1 Of 1
Date sample received:	29/07/15	No. of Samples:	2
Date of Analysis:	29/07/15	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.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	13-18WC001	SECOND FLOOR – INSULATION BOARD TO CEILING	NADIS
2	13-18WC002	GROUND FLOOR – INSULATION BOARD TO CEILING	NADIS

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- Q.C.M

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

Client	TSG Building Services Ltd
Site Ref	-
Address	13-18 Woburn Close, Cambridge,CB4 2SS
Survey Date	17 July 2015
Report Reference	N/A

Asbestos Register

Item	Level	Location / Room Number	Survey Type	Sample Reference	Quantity
1	Ground Floor	Hallway	Management	13-18WC002	-

Material Description	Material Risk			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type
Insulating Board	-	-	-	-

Additional Information	Score - Material Risk	
Areas Inspected: All Walls, Floor & Ceiling	-	-

Recommendations	Accessibility
No Asbestos Detected In Sample, No Further Action Required	-
	Review Date
	-

Ceiling		Ceiling Soffit		Wall		Flooring		Other
Concrete	-	-	-	-	Block Work	-	Screed	-

Item	Level	Location / Room Number	Survey Type	Sample Reference	Quantity
2	Ground Floor	Store 1	Management	Visual Inspection	-

-

Material Description	Material Risk			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type
No Access	-	-	-	-

Additional Information	Score - Material Risk	
No Access At Time Of Survey	-	-

Recommendations	Accessibility
Further Investigation Is Required	-
	Review Date
	-

Ceiling		Ceiling Soffit		Wall		Flooring		Other
-	-	-	-	-	-	-	-	-

Item	Level	Location / Room Number	Survey Type	Sample Reference	Quantity
3	Ground Floor	Store 2	Management	Visual Inspection	-

Material Description	Material Risk			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type
No Access				
Additional Information	-	-	-	-
No Access At Time Of Survey	**Score - Material Risk**			
	-		-	
Recommendations	**Accessibility**			
Further Investigation Is Required	-			
	Review Date			
	-			

Ceiling		Ceiling Soffit		Wall		Flooring		Other
-	-	-	-	-	-	-	-	-

Item	Level	Location / Room Number	Survey Type	Sample Reference	Quantity
4	Ground Floor	Store 3	Management	Visual Inspection	-

Material Description	Material Risk			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type
No Access				
Additional Information	-	-	-	-
No Access At Time Of Survey	**Score - Material Risk**			
	-		-	
Recommendations	**Accessibility**			
Further Investigation Is Required	-			
	Review Date			
	-			

Ceiling		Ceiling Soffit		Wall		Flooring		Other
-	-	-	-	-	-	-	-	-

Client TSG Building Services Ltd
Site Ref -
Address 13-18 Woburn Close, Cambridge,CB4 2SS
Survey Date 17 July 2015
Report Reference N/A

Item	Level	Location / Room Number	Survey Type	Sample Reference	Quantity
5	First Floor	Hallway	Management	Visual Inspection	-

-

Material Description	Material Risk			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type
No Suspected Asbestos Containing Materials Observed				
Additional Information	-	-	-	-
Areas Inspected: All Walls, Floor & Ceiling	**Score - Material Risk**			
	-		-	
Recommendations	**Accessibility**			
-	-			
	Review Date			
	-			

Ceiling		Ceiling Soffit		Wall		Flooring		Other
Concrete	-	-	-	-	Block Work	-	Screed	-

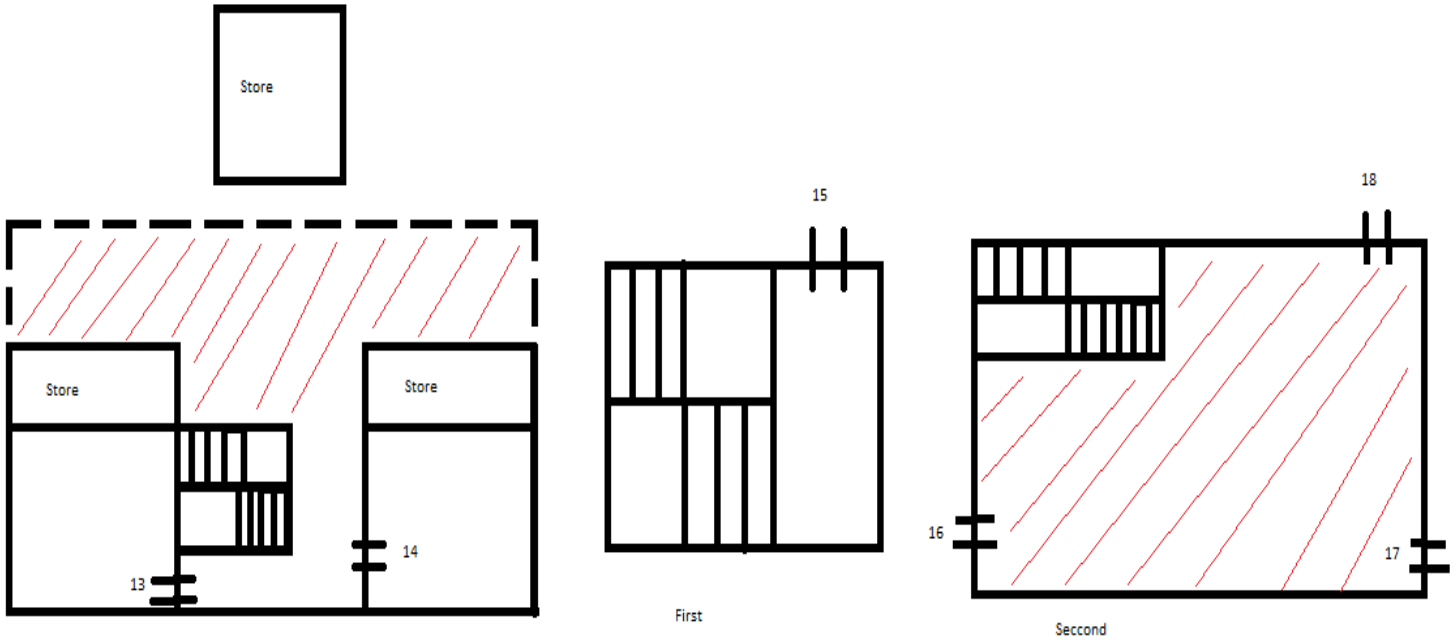
Item	Level	Location / Room Number	Survey Type	Sample Reference	Quantity
6	Second Floor	Hallway	Management	13-18WC001	-

Material Description	Material Risk			
	Product Type	Extent of Damage	Surface Treatment	Asbestos Type
Insulating Board				
Additional Information	-	-	-	-
Areas Inspected: All Walls, Floor & Ceiling	**Score - Material Risk**			
	-		-	
Recommendations	**Accessibility**			
No Asbestos Detected In Sample, No Further Action Required	-			
	Review Date			
	-			

Ceiling		Ceiling Soffit		Wall		Flooring		Other
Concrete	-	-	-	-	Block Work	-	Screed	-

Client	TSG Building Services Ltd
Site Ref	-
Address	13-18 Woburn Close, Cambridge,CB4 2SS
Survey Date	17 July 2015
Report Reference	N/A

Site Plan/s



Site Plan 1 of 1

Client	TSG Building Services Ltd
Site Ref	-
Address	13-18 Woburn Close, Cambridge,CB4 2SS
Report Date	17 July 2015
Report Ref	N/A

THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE FULL ASBESTOS SURVEY REPORT

FLOOR	**Ground, First, Second**
AREA	**-**
KEY	Register Item Numbers
1	Positive or Presumed Asbestos

NOT TO SCALE

All locations are approximate

Limitations of reported information

The information contained within this report of the locations of asbestos containing materials (ACMs) should not be treated as either exhaustive or definitive. It should always be assumed that there may be other ACMs present, hidden or undetected within the fabric of the building. Further investigations may be necessary when carrying out works likely to disturb the fabric of the building.

Survey Type

The nature of this survey was of an inspection at accessible locations, as stated in the guidelines produced by the Health and Safety Executive, "Asbestos: The Survey Guide" (HSG 264). A summary of these is available below.

The survey type conducted, forming this report, is indicated by the tick in the appropriate box in the section below.

	Survey Type	Survey Scope
✓	**Management Survey**	A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depends on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed. The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e. a material assessment).
	Refurbishment And Demolition Survey	A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. The survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed

Survey Methodology

The survey methodology is indicated by the tick in the appropriate box next to the survey type.

	Survey Type	Survey Scope
✓	**Management Survey**	All accessible areas within the site as indicated by the client have been inspected in order to determine the presence of asbestos containing materials. The Surveyor(s) have accomplished all tasks necessary to identify asbestos containing materials as far as is reasonably practicable. The inspection included, but was not necessarily limited to, the following: o A thorough on-site visual inspection. During the inspection, the Surveyor(s) identified and quantified suspected ACMs. o All areas of homogenous material have been identified, based upon previous experience of laboratory bulk analysis results. o Identified all locations where ACMs may be present but cannot be inspected, with the reason it could not be inspected. o Completing a Survey Summary Form of suspect ACMs, whether later proven to contain asbestos or not. o Where the Surveyor(s) suspected a material containing asbestos, a sample was taken for analysis. o The samples were chosen as being representative of the material under investigation. o All sampling was undertaken following the HSE guidance "Asbestos: The Survey Guide" (HSG 264).causing the minimum possible disruption and potential risk to the health of building occupants and visitors. o All bulk sample analysis, swab sample analysis and air reassurance testing (if applicable) was carried out by a UKAS Accredited laboratory.
	Refurbishment Survey	The survey methodology for this type of survey is as above, together with the following: o The Surveyor(s) assessed the risk of fibre release before carrying out the survey. o Investigation was carried out incorporating the shadow vac technique using an H type vacuum in order to minimise potential fibre release. o Where fibre release was assessed to be of sufficiently high risk, a polythene enclosure was erected and suitable PPE utilised.

Limitations of the Survey - Generic & Specific

General

This report contains findings based upon initial visual inspection during the course of the survey. All reasonable efforts were made to identify the presence of materials containing asbestos within the surveyed areas.

Asbestos is sometimes concealed within the fabric of buildings or within sealed building voids, so it is not always possible to regard the findings in any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during any alteration, refurbishment or demolition works.

Areas of reported "**no access"** have attempted to be re-accessed on one further occasion, if the survey duration was of two days or more. No further access attempt has been made for surveys of one day or less. For all types of survey where "**no access"** is reported, outlining the reasons why access was not available indicates that the area specified was not accessible at the time of the survey. The client's attention is drawn to the possibility that further ACMs may be in the area and consequently caution should be applied. Areas not identified in this report should be considered as **not accessed**. Further investigation may be required to these areas.

Where the Surveyor(s) identified **actual** or **presumed** asbestos containing material, no further inspection behind such material was possible. No account has been made for materials located behind unknown voids and spaces. Should the presumed or identified material be subsequently proven not to contain asbestos following bulk sample analysis, then further inspection work should be conducted at the formal request of the client.

The quantification stated in this report, are based on the Surveyor's estimates. They are intended to indicate approximate size and volume of asbestos based material and should not be used for contractual purposes alone. A further site visit may be prudent, for estimation/contractual purposes.

Manufactured products containing asbestos have been extremely diverse; therefore responsibility cannot be accepted for any consequential loss or damage resulting from non-recognition of a material, which is later established as having an asbestos content. Certain decorative coatings and plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired or patched at different times. It is, therefore, possible that any "Textured Coating" samples taken may not be representative of the entire coating. Recent research suggests that, in some cases, the fibres may have diameters below 0.1µm. These may not be visible by the optical microscopy method described in HSE publications HSG248.

Specific

Unless specifically requested by the client and agreed by One Sixty Six Ltd, access to the following has not been achieved.

Fragile or pitched roof structures
Inspection has not been undertaken on pitched roofs. Flat roofs with little or no edge protection have only been inspected as far as deemed safe. No access has been made closer than 2.5 metres from exposed edges.

Open sewers or drains
Areas such as open sewers or drains that have a known biological hazard, together with the potential for fast flowing water, etc., have not been inspected.

Limitations of the Survey – Generic & Specific (continued)

Areas of chemical or biological hazard
Inspection within such areas that have a known chemical or biological hazard have not been inspected, unless at One Sixty Six Ltd's agreement. Full training and protective equipment is supplied by the client.

Confined spaces or areas of potential hazard
Representative access only has been made to risers, ducts above slab level and boxing, where the anticipated hazard and level of risk from the process of inspection is sufficiently low enough to proceed. We have not reported on concealed spaces, flues, ducts, voids or any similarly enclosed areas, which would have necessitated the use of specialist equipment or tools.

Service ducts with no visible means of access
Inspection has not been undertaken to any service ducts or similar voids that exist within the fabric of the building where the extent or presence is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Live machinery, including lift machinery and escalators
Inspection of electrical systems and subsystems etc. has not been attempted if the Surveyor(s) were unsure as to their state of isolation. All electrical systems which require inspection by the client require confirmation that the electrical system has been isolated by a competent person (for example, an electrical engineer).

Enclosed floor voids, ceiling voids and similar spaces
Unless requested by the client, inspection to areas that may have caused damage to decoration, fixtures, fittings or the structure, have been excluded from the survey. One Sixty Six Ltd is unable to report on any asbestos that may be present in these areas. No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.

Joints, seals, lagging within equipment, pipe work etc. that may impact upon the structural integrity of the item
A limited inspection only has been carried out on valves, flanges, ovens, etc. where pipe work is concealed by overlying non-asbestos insulation, Inspection of pipe work has been restricted primarily to the insulation visible.

Areas of insect and animal infestation, including areas with animal excreta
We have not inspected any areas or surfaces that, prior to investigation, require the removal of animal excreta, carcases and other such biological hazards.

Sampling
Samples have not been taken where the act of sampling would endanger the Surveyor(s) or affect the functional integrity of the item concerned. For example, fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant, etc.

Whilst every effort has been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted by One Sixty Six Ltd for the presence of asbestos in materials other than those sampled at the requisite density.

Bulk samples have been taken from all materials which, upon visual inspection, appeared likely to contain asbestos.

Material/Priority Risk Assessment Algorithm

The risk assessment covers two areas:

- **Material Risk Assessment:** Material risk assessment relates directly to the material and its current condition.
- **Priority Risk Assessment:** Priority risk assessment relates to the material (risk assessment) within its environmental surroundings. It takes into account further factors such as occupancy levels and maintenance activity in order to produce a risk figure.

A more detailed explanation of each is available in the following sections.

Material Risk Assessment

The four main parameters which will determine the amount of fibres released from an ACM when subject to a standard disturbance are:

- product type
- extent of damage or deterioration
- surface treatment
- asbestos type

Each parameter is scored as: High = 3, Medium = 2 or Low = 1; two categories also allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Presumed or strongly presumed asbestos containing materials are scored as: Crocidolite (3), unless analysis of similar samples from the building show a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used.

Examples of scoring for each parameter are given in the table below.

Material Assessment Algorithm

Sample Variable	Score	Examples of scores
Product type (or debris)	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, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulating (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/ deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles, etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: Re-enforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite

Material/Priority Risk Assessment Algorithm (continued)

An overview of the risk categories can be seen in the following table

Score	Comments
≥10	High Risk Such items should be regarded as high risk, with a significant potential to release fibres if disturbed
7 - 9	Medium Risk
5 - 6	Low Risk
2 - 4	Very Low Risk

'High' Risk Category
Materials in the 'high' category require **urgent** consideration. Factors to be taken into account include future use of the building, company policy and available finance. The following options may be appropriate: -

- Complete removal.
- Encapsulation, sealing or other protection including marking with appropriate warning labels.
- Decontamination works.
- Close monitoring of condition and potential for persons to be exposed to airborne asbestos fibres. (These may involve air sampling adjacent to the material to determine whether airborne asbestos fibres are being produced)

'**Medium' Risk Category**
The condition of any material in the 'medium' category requires regular monitoring and a programme of management. Encapsulation or removal may well be appropriate in the medium to long term.

'**Very Low - Low' Risk Category**
'Very Low / Low' risk category materials are generally of a cement, resin or plastic based material and are not considered to cause any immediate concern as these are unlikely to present any significant risk under reasonably foreseeable circumstances. Periodic condition monitoring under a management regime is advisable.

Priority Risk Assessment

In addition to that identified by the 'material assessment' score, consideration must also be given to the other users activities in and around the building. This Duty Holders Priority Assessment method and score is detailed in the HSE guidance, A Comprehensive Guide to Managing Asbestos in Premises (HSG 227). This score is added to the Material Assessment Score. The higher the Total Risk Score, the greater the risk of exposure to occupants.

The priority risk assessment looks at the likelihood of someone disturbing the ACM. The factors taken into account are listed below:

Factor	Comments
Maintenance activity	Type of maintenance and frequency of maintenance
Occupant activity	Main activity and Secondary activities
Likelihood of disturbance	Location, accessibility and extent/amount
Human exposure potential	Number of occupants, frequency of use of the area and average time area is in use

This survey does not provide a "Priority" risk assessment. The responsibility for such risk assessments is that of the Duty holder responsible for the property concerned. One Sixty Six Ltd can assist with the implementation and auditing of risk management systems on the client's behalf.

Report Recommendation Definitions

The following risk categories provide the three classifications of risk used within this survey. In general: ***The higher the number the higher the risk***

The recommendation given against each recorded material is derived from the material assessment for each recorded instance of asbestos and the initial risk assessment made by the Surveyors during the survey. Details of the scoring system utilised can be found in the previous section.

The recommended actions have been confined to a limited number of key actions. They can be seen in the following table.

Recommendation	Comments
Remove	Removal of asbestos containing materials is recommended on the basis that its condition and location could result in exposure to persons, spread of asbestos, or release to the environment.
Repair / Encapsulate	Repair or complete encapsulation is recommended as an alternative to removal, where reasonably safe and possible to do so.
Environmental Clean	Recommended where contamination from existing or removed asbestos containing materials could result in exposure, spread, or release of asbestos into the environment.
Air Monitoring	Recommendations where the risk of exposure of persons to airborne asbestos fibre may be or may have been possible and determination of such exposure is warranted.
Restrict Access	Access to be restricted to personnel working under controlled circumstances, with protection where determined.
Prohibit Access	Prohibit access to **all** personnel pending remedial action.
Re-inspect Periodically (Manage)	Re-inspection of ACMs every 6 months to a year.

Where the recommended action for a material is to encapsulate or label and manage in situ, the client should be aware that these materials **must** be removed prior to any works or activity likely to cause disturbance to the material. A risk assessment should be made as part of the management regime in advance of any planned works, maintenance or similar.

Any activity involving the removal, encapsulation or disposal of licensable asbestos containing materials must be done in accordance with the provisions of The Control of Asbestos Regulations 2012.

Records of any non-asbestos materials identified during this survey can be found in the Asbestos Register in section B of this report.

The client should be aware that the findings of this report do not constitute either a full risk assessment or a management plan.

Where any doubt may exist regarding management measures to be implemented, then either the most cautious route should be adopted, or more detailed risk assessment undertaken. One Sixty Six Ltd can assist with the implementation and monitoring of management systems on the client's behalf. For further assistance and technical advice, please contact One Sixty Six Ltd.

Duty To Manage Asbestos (Reg 4) CAR 2012

Regulation 4 of The Control of Asbestos Regulations 2012, prescribes duties that must be complied with when managing the risk from asbestos in non-domestic premises. Under Regulation 4(3) duty holders must ensure that a suitable and sufficient assessment is made to determine whether asbestos is present or liable to be present in a premise. During such an assessment, Regulation 4(5) states that account should be taken of any plans, the age, and other relevant information about the building.

Regulation 4(4) requires reasonable steps to be taken when making the assessment, and the condition of any asbestos present or assumed to be considered.

Regulation 4(10) states that measures must be taken to:

a. Review and revise the management plan.
b. Implement the measures specified in the plan.
c. Record such implementation.

The client or duty holder is wholly responsible for implementing measures or management of asbestos identified or presumed within the premises, and reviewing the plan as under Regulation 4(10) of The Control of Asbestos Regulations 2012

We would recommend that a full risk assessment, including priority assessment, is carried out to the requirements of HSG 227 – A Comprehensive Guide to Managing Asbestos in Premises – as issued by the Health and Safety Executive. On completion of a risk assessment, a plan to manage asbestos can then be prepared.

Monitoring the condition of identified asbestos, containing materials is recommended at least every six months to a year, or at shorter intervals as advised, to enable compliance with regulation 4.(9) of The Control of Asbestos Regulations 2012

Please contact a member of our team to discuss the compilation of an asbestos management plan.