MDK Analytical

Asbestos & Environmental Services

Carrigtwohill Business Centre, Carrigtwohill, Co. Cork

Tel: Pearse: 086 8535035 Niall :085 1228444 Email: MDK1@asbestosconsultancy.ie Web: www.asbestosconsultancy.ie

SURVEY, SAMPLING AND ASSESSMENT FOR ASBESTOS CONTAINING MATERIALS

At

Ughtyneill NS

Ughtyneill

Kells

Co. Meath

A82VW95

On behalf of

LMETB

Report Date: October 2025



TABLE OF CONTENTS

1.0 Introduction 3

2.0 Executive Summary of Findings 5

3.0 Description of site 5

4.0 Extent of Survey and Survey Limitations 6

5.0 Sampling & Analytical Methodology 7

6.0 Conclusions and Recommendations 8

7.0 Asbestos Removal Works 9

Appendix 1 - Asbestos Register 10

Appendix 2 - Asbestos Data Sheets 12

Appendix 3 - Non-Asbestos Containing Materials Data Sheets 15

Appendix 4 - Material Assessment Algorithms 21

Appendix 5 - Priority Assessment 22

1.0 Introduction

MDK Analytical Ltd were instructed by LMETB to undertake a Refurbishment and Demolition survey of the school building.

1.1 Scope of Survey

- To undertake a Refurbishment and Demolition survey.
- To sample any materials suspected of containing asbestos and to analyse these for Asbestos type.
- To provide a written report detailing the locations of any asbestos found during the survey, its condition and any recommendations for further action.
- To include within the report representative photographs of asbestos containing materials.

1.2 Survey Aim

The purpose of the survey is to identify asbestos containing materials in the building where works are planned. The identification of the asbestos materials is to assist the designers and project supervisor design process to take account of the materials. The design team must eliminate the risk or prevent exposure during the construction phase. Asbestos is a "particular risk" as defined in the Safety, Health and welfare at Work (Construction) Regulations and must be accounted for in the design risk assessments accompanying the Preliminary Safety and Health Plan.

1.3 Glossary of Terms

Glossary of Terms and/or abbreviations that may appear in this report	
MDK	MDK Analytical Ltd
HSG264	Asbestos: The Survey Guide
HSG248	Asbestos: The analysts guide for sampling, analysis and clearance procedures.
ACM's/presumed ACM's	Asbestos containing materials/presumed asbestos containing materials. Materials are allowed to be presumed to contain asbestos under the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations.
Manage	Where asbestos materials are in good condition and pose minimal risk to building occupants (or those who may carry out maintenance work) and are to be left in-situ, should be monitored on a regular basis to determine their condition for actioning.

Encapsulation	Asbestos containing materials that are damaged but are to remain in-situ should be repaired by a competent trained asbestos contractor with a suitable protective coating and labelled as to the presence of asbestos.
Labelling	Fixing of 'a' labels to identified asbestos.
Register	A register of details including nature/ location/ extent/ condition of material which should be brought to the attention of all persons who might plan or undertake works in the building/site.

1.4 1.5 The following lists the 6 commercial asbestos types

Serpentines	
Chrysotile	White Asbestos
Amphiboles	
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Fibrous Tremolite	
Fibrous Anthophyllite	
Fibrous Actinolite	



2.0 Executive Summary of Findings

Within the scope of this survey, asbestos containing materials have been identified as follows:

2.1 Asbestos Containing Materials

Ughtyneill NS

- Ground Floor Corridors and classrooms - Mastic and vinyl floor tiles beneath lino and screed - Bituminous Product
- Ground Floor Staff toilet - Mastic beneath lino and screed - Bituminous Product
- Ground Floor Toilets - Mastic and vinyl floor tiles beneath ceramic tiles - Bituminous Product
- Ground Floor Secretary's office - Mastic and vinyl floor tiles beneath lino and screed - Bituminous Product
- External Roof - Slate fillet pieces at the gables - Cement Product

3.0 Description of site

Site Address:	Ughtyneill NS, Ughtyneill, Kells, Co. Meath A82VW95
Client:	LMETB
Lead Surveyor:	Niall Keating
Type of Survey:	Refurbishmentand Demolition survey.

3.1 General Building Description

Single storey masonry structure with a timber pitched tiled roof

4.0 Extent of Survey and Survey Limitations

4.1 Extent of Survey

- School building.

4.2 Physical Scope and Limitation of the Survey

All accessible areas within the scope of works areas were visually examined for asbestos in accordance with the brief for this investigation. There was no intrusive opening up carried out as the building is still functional.Whilst great care has been taken to ensure that all asbestos materials have been identified and located, no survey can guarantee that all asbestos materials within the scope of works areas have been discovered. if any suspect materials are discovered during works, the work should cease until the material has been assessed for asbestos fibres. Electrical/mechanical equipment were not accessed as part of the survey. No access to wall, floor and ceiling cavities. No subfloor covering investigation took place. Occupied rooms were not accessed.

5.0 Sampling & Analytical Methodology

5.1 Sampling

Sampling was carried out in accordance with UK Guidance documents HSG 264 & 248 procedures.

The areas within the scope of the survey were visually assessed for the presence of suspect materials that could potentially contain asbestos fibres.

Representative samples of suspect materials identified were taken and returned to our laboratory for analysis by the Polarised Light and Dispersion Staining Technique method as detailed in Appendix 2 of the Health & Safety Executive's guidance document HSG 248.

5.2 Surveyor(s) equipment

Surveyors were equipped with standard domestic tools, e.g. torches, screwdrivers, chisels, etc.

No provision was made for the supply of specialist access or lifting equipment etc.

5.3 Health and Safety

Surveys were carried out in a safe and unobtrusive manner.

All necessary personal protective equipment (PPE) and respiratory protective equipment (RPE) was supplied and used appropriately by the surveyor(s) in execution of the survey.

5.4 Laboratory analysis

Samples of suspect materials were analysed using laboratory analysis techniques, based on stereo microscopy, polarised light, dispersion staining techniques and Appendix 2 of HSG 248: 'Asbestos: The Analysts' guide for sampling and clearance procedures.

6.0 Conclusions and Recommendations

Recommendations: If the asbestos containing materials will be interfered with as part of any proposed works they should be removed under controlled conditions by a specialist contractor. A management system/plan including routine re-inspections of control measures should be adopted to monitor the materials. Site and task specific risk assessments should be carried out ahead of any work in proximity to the materials.

Following the removal or encapsulation of asbestos containing materials a certificate of re-occupation must be obtained from an independent analytical consultancy company prior to re-occupancy of the area in accordance with section 15 of the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations. If asbestos containing materials are to remain in-situ, then by reference to the HSA "Asbestos-containing Materials in Workplaces" it is essential that an asbestos management plan be prepared to facilitate this.

7.0 Asbestos Removal Works

All work involving materials containing asbestos requires a written risk assessment and a plan of work to be prepared by a competent person as per the Safety, Health and Welfare at Work (exposure to asbestos) Regulations 2006/2010. Under these Regulations a preliminary health and safety plan must be drawn up by the project supervisor for the design stage (PSDP) on all asbestos removal projects. This plan must specify, among other items, any particular risk which exists at the premises, including the presence of asbestos-containing materials. The Project Supervisor Design should make provision for the following as a minimum:

- Preparation of asbestos removal/encapsulation specification/Preliminary S&H Plan
- Liaison with contractors
- Liaison with the Health and Safety Authority
- Ensuring correct notification etc.
- Air monitoring during asbestos works
- Supervision of working, including smoke testing of work enclosures
- Asbestos site clearance certification
- Advise on disposal/storage arrangements

Asbestos removal should only be undertaken by competent persons, following notification of the works to the Health and Safety Authority. A detailed site-specific method statement should be developed by the competent person, and forwarded as part of the notification process to the Health and Safety Authority

Some Key Requirements

These Regulations apply to all types of asbestos (including asbestos cement) and to all work activities that could expose persons to risks arising from the inhalation of asbestos dust or fibres. The regulations impose a duty on employers to ensure that 'no employee' is exposed to an airborne concentration of asbestos in excess of 0.1 fibres per cm^3 as an eight-hour time weighted average. Employers must assess whether asbestos is present prior to any work activity if asbestos containing materials are suspected. This risk assessment should identify the type and condition of asbestos, the associated risk from the materials and steps required to minimize exposure. All such findings must be recorded in a permanent form. If exposure is unavoidable, it must be reduced to a minimum and in any event below the exposure limit. They require that adequate information, instruction and training be provided to workers with respect to the potential risk to their health should they be exposed to asbestos fibres and outline the precautions and procedures to be taken to provide adequate protection. Information regarding the planned removal of materials containing asbestos must be set out in a written document ('Plan of Work') and must include the site-specific measures required to ensure the activity is performed in a safe manner and that adequate control measures are used to protect those performing the activity as well as others who may be affected by the work activity. An employer must submit a notification, in writing, to the Health and Safety Authority where the planned asbestos-related work activity will expose, or could possibly expose, his or her workers to a concentration of asbestos fibres in air in excess of defined fibre concentration limits. This notification applies to all types of asbestos (including asbestos cement) once there is the possibility that the limit could be exceeded.

Appendix 1 - Asbestos Register

Ughtyneill NS

Location and Use of Material	Quantity (Approx.)	Asbestos Type	Condition	Material Assessment	Recommended Action	Priority Assessment	Next Assessment
Ground Floor Corridors and classrooms 004 - Mastic and vinyl floor tiles beneath lino and screed: Bituminous Product - Strongly Presumed	Non quantifiable	Chrysotile	Low Damage	4	Remove under controlled conditions if the works will interfere with the material.	1	October 2026
Ground Floor Staff toilet 008 - Mastic beneath lino and screed: Bituminous Product - Strongly Presumed	Non quantifiable	Chrysotile	Low Damage	4	Remove under controlled conditions if the works will interfere with the material.	1	October 2026
Ground Floor Toilets 009 - Mastic and vinyl floor tiles beneath ceramic tiles: Bituminous Product - Strongly Presumed	Non quantifiable	Chrysotile	Low Damage	4	Remove under controlled conditions if the works will interfere with the material.	1	October 2026
Ground Floor Secretary's office 010 - Mastic and vinyl floor tiles beneath lino and screed: Bituminous Product - Strongly Presumed	Non quantifiable	Chrysotile	Low Damage	4	Remove under controlled conditions if the works will interfere with the material.	1	October 2026
External Roof 002 - Slate fillet pieces at the gables: Cement Product - S002	20lin m	Chrysotile	Low Damage	4	Remove under controlled conditions if the works will interfere with the material.	1	October 2026

Client:	LMETB	Date Surveyed: October 2025
Site:	Ughtyneill NS, Ughtyneill, Kells, Co. Meath A82VW95	Report Date: October 2025 Revision: 0

Ughtyneill NS		
Reference Samples	**Analysis**	**Sample Reference**
Mastic and vinyl floor tiles beneath lino and screed: Bituminous Product	Chrysotile	Strongly Presumed
Mastic beneath lino and screed: Bituminous Product	Chrysotile	Strongly Presumed
Mastic and vinyl floor tiles beneath ceramic tiles: Bituminous Product	Chrysotile	Strongly Presumed
Mastic and vinyl floor tiles beneath lino and screed: Bituminous Product	Chrysotile	Strongly Presumed
Slate fillet pieces at the gables: Cement Product	Chrysotile	S002

Glossary	
NAD	No asbestos detected
MMMF	Man made mineral fibre

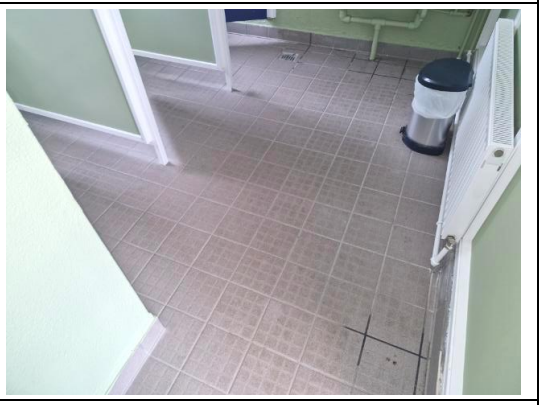
***Asbestos fibre type**	**Commonly known as**
Chrysotile	White asbestos
Amosite	Brown asbestos
Crocidolite	Blue asbestos

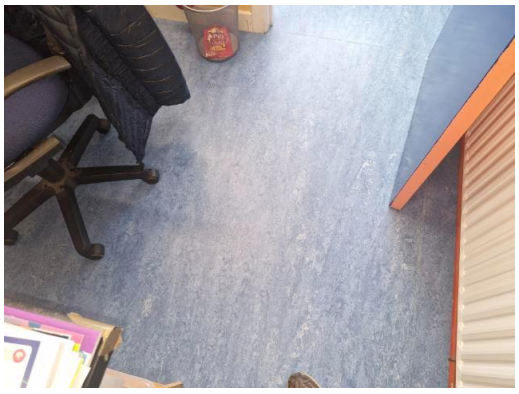
We wish to state that the analysis of the material(s) is limited to the sample(s) tested or examined. This does not guarantee that the balance of the material(s) from which the sample was taken is of equal proportion or contains the same constituents as those in the sample(s) tested. Analytical technique: Stereo and polarised light microscopy together with dispersion staining techniques based on The Analyst Guide HSG 248.

Appendix 2 - Asbestos Data Sheets

Type	Chrysotile	
Material	Mastic and vinyl floor tiles beneath lino and screed Bituminous Product	
Location	Ughtyneill NS Ground Floor Corridors and classrooms 004	
Quantity	Non quantifiable	
Sample No.	Strongly Presumed	
Date	06/10/2025	
Condition	Low Damage	
Recommendation	Remove under controlled conditions if the works will interfere with the material.	
Risk	Very Low	
Lead Surveyor	Niall Keating	

Type	Chrysotile	
Material	Mastic beneath lino and screed Bituminous Product	
Location	Ughtyneill NS Ground Floor Staff toilet 008	
Quantity	Non quantifiable	
Sample No.	Strongly Presumed	
Date	06/10/2025	
Condition	Low Damage	
Recommendation	Remove under controlled conditions if the works will interfere with the material.	
Risk	Very Low	
Lead Surveyor	Niall Keating	

Type	Chrysotile	
Material	Mastic and vinyl floor tiles beneath ceramic tiles Bituminous Product	
Location	Ughtyneill NS Ground Floor Toilets 009	
Quantity	Non quantifiable	
Sample No.	Strongly Presumed	
Date	06/10/2025	
Condition	Low Damage	
Recommendation	Remove under controlled conditions if the works will interfere with the material.	
Risk	Very Low	
Lead Surveyor	Niall Keating	

Type	Chrysotile	
Material	Mastic and vinyl floor tiles beneath lino and screed Bituminous Product	
Location	Ughtyneill NS Ground Floor Secretary's office 010	
Quantity	Non quantifiable	
Sample No.	Strongly Presumed	
Date	06/10/2025	
Condition	Low Damage	
Recommendation	Remove under controlled conditions if the works will interfere with the material.	
Risk	Very Low	
Lead Surveyor	Niall Keating	

Type	Chrysotile	
Material	Slate fillet pieces at the gables Cement Product	
Location	Ughtyneill NS External Roof 002	
Quantity	20 lin m	
Sample No.	S002	
Date	06/10/2025	
Condition	Low Damage	
Recommendation	Remove under controlled conditions if the works will interfere with the material.	
Risk	Very Low	
Lead Surveyor	Niall Keating	

Appendix 3 - Non-Asbestos Containing Materials Data Sheets

Type	NAD
Material	Pipe insulation
Location	Ughtyneill NS Ground Floor Boiler room 001
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Boiler unit
Location	Ughtyneill NS Ground Floor Boiler room 001
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plaster ceiling Insulation
Location	Ughtyneill NS Ground Floor Boiler room 001
Quantity	
Sample No.	S001



Type	NAD
Material	Lino
Location	Ughtyneill NS Ground Floor Corridors 004
Quantity	
Sample No.	No Asbestos Suspected



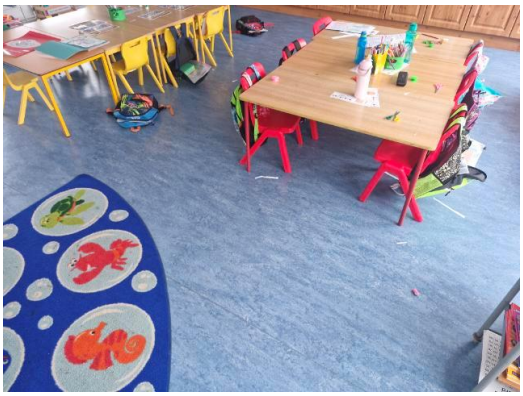
Type	NAD
Material	Plasterboard ceilings
Location	Ughtyneill NS Ground Floor Corridors 004
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement plaster walls
Location	Ughtyneill NS Ground Floor Corridors 004
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	Ughtyneill NS Ground Floor Classrooms 006
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plasterboard ceilings
Location	Ughtyneill NS Ground Floor Classrooms 006
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Sink heat pads
Location	Ughtyneill NS Ground Floor Classrooms 006
Quantity	
Sample No.	S003



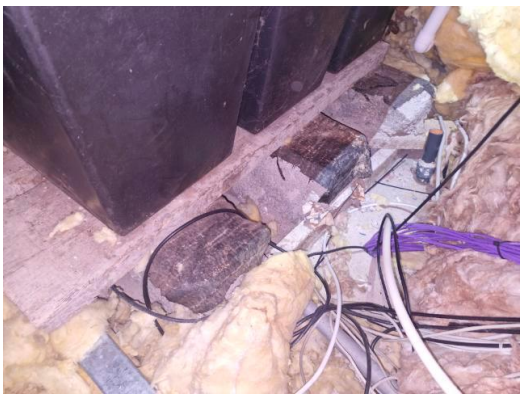
Type	NAD
Material	Glass fibre insulation
Location	Ughtyneill NS Ground Floor Attic 007
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Roof felt Bituminous Product
Location	Ughtyneill NS Ground Floor Attic 007
Quantity	
Sample No.	S004



Type	NAD
Material	Water tank felt Bituminous Product
Location	Ughtyneill NS Ground Floor Attic 007
Quantity	
Sample No.	S005



Type	NAD
Material	Cement tiles
Location	Ughtyneill NS External Roof 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Timber facia and soffit
Location	Ughtyneill NS External Roof 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement plaster
Location	Ughtyneill NS External Walls 003
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Rigid insulation
Location	Ughtyneill NS External Pump house 005
Quantity	
Sample No.	No Asbestos Suspected



Appendix 4 - Material Assessment Algorithms

Sample Variable	Score	Examples of scores (see notes for more detail)
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	AIB, Millboards, 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/ 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 delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, 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 containing Crocidolite
	3	Crocidolite
Total		

Material Assessment Score Table

Score	Potential to release asbestos fibres
10 or more	High
7 – 9	Medium
5 – 6	Low
4 or less	Very Low

Appendix 5 - Priority Assessment

It's worth noting that a high score in the material assessment may not always require a high priority action, for example, if the asbestos material is in an area never entered.

The priority assessment takes into account other issues, these primarily relate to human factors. The additional factors included in the priority assessment include the following:

- Occupant activity (Primary & Secondary activities/uses)
- Likelihood of disturbance (Location, Extent, Accessibility)
- Human exposure potential (frequency of maintenance on asbestos containing material, average time in area & number of occupants)
- Maintenance activities (Frequency and Type of maintenance)

Each sub-category on the priority assessment is then scored from 0 to 3. An average score is then calculated for each sub-category.

For the priority risk assessments, the calculation procedure is that an average score is taken for the sub-headings under the four main categories, which can give a total maximum score for the priority risk assessments of 12. This maximum score is the same as that achievable on the material risk assessment scores and the reason for this is that there is a balance between the priority score and the material assessment score.

Finally, to obtain the actual priority assessment score, the material assessment score must be added to the score from the priority table. In contrast with the material assessment there is no pre-determined score table to compare the results of the priority assessment to.

Careful consideration of the scores for a number of typical asbestos containing products highlights the difficulty in drawing conclusions from their resultant scores, for example, floor tiles containing Chrysotile asbestos located within an occupied area would score higher than Amosite containing insulating board within a boiler room door. This is primarily a function of location and occupation parameters, but conclusions drawn from each score may result in unsuitable or incorrect decisions.

It is the policy of MDK Analytical Ltd not to try and determine the priority of the management action purely on the basis of a score table. Instead, each category on the priority assessment is carefully studied as part of the overall score and the recommended control action is based on this information coupled to experience gained with a wide selection of asbestos containing materials.

Although the priority score does not refer to an exact management action, it is still important to calculate the value and make reference within the discussion text of the report. This demonstrates that full consideration has been given to every aspect of an asbestos containing material and subsequently the correct management actions can be formulated.

Prioritisation of Removal Works.

Prioritisation of removal works are based on the following priority ratings.

Priority 1: Asbestos removal works requiring immediate attention if the works will interfere with the asbestos containing material.

Priority 2: Asbestos removal works requiring attention within a medium time frame.

Priority 3: No immediate attention required due to its present condition. Remove prior to any works - likely to cause disturbance and monitor for signs of deterioration.

Priority 4: No significant risk of fibre release- Remove prior to disturbance works.