ASBESTOS REFURBISHMENT SURVEY REPORT

Of

Heathlands

Multyfarnham

N91AX97

Westmeath

On behalf of

Rogerson Reddan & Associates

5c Fingal Bay Business Park,
Harry Reynolds Road,
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Project Number
44151

DOCUMENT CONTROL

Client	Rogerson Reddan & Associates
Project Title	44151 Wilson's Hospital School 63300Q
Document Title	Asbestos Refurbishment Report
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D01	Final	Anthony Scullion	Initial Release to Client	Paul Foran	18/11/2025

Contents

1. Executive summary
2. Scope of the project
3. General site and survey information
4. Conclusions and actions
5. Survey results

1 EXECUTIVE SUMMARY

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos containing materials in the premises(s) prior to the refurbishment of the area. It should be noted that this survey only includes areas within the scope of the survey and should not be read as an extensive assessment of all possible asbestos containing materials (ACMs) in the premises.

The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

Summary of materials found

Gaskets

- Gaskets containing asbestos chrysotile were identified in the pipework flanges in the boiler house, these items should be removed and disposed of by a competent asbestos removal contractor prior to refurbishment works carried out.

The survey undertaken complies with the legal duty to identify the presence of asbestos containing materials and carryout a risk assessment in respect of these materials at the premises. The risk assessment will form part of the overall safety management system for the contractor carrying out any asbestos works. The results of the risk assessment must be communicated to the employees and made available to them. This report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos containing materials found in the buildings.

Where following the refurbishment work, asbestos containing materials remain in situ it may be necessary to undertake a management survey of the areas.

While every effort has been taken to ensure the accuracy of this report OHSS do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will clarify any technical issues raised.

Further information on previous surveys should be sought from the client.

1.1.1 ABBREVIATIONS

Throughout the report the following terms and abbreviations may be used:

ACM	Asbestos containing material.
AND	Asbestos not detected.
MMMF	This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic fibres and other such material.
MA	Material Assessment Score as defined in HSG264 relates to the friability of the product. It is used to indicate the level of risk posed by the product
AIB	Asbestos Insulating Board.
AC	Asbestos Cement
Chrysotile	Commonly known as white asbestos.
Amosite	Commonly known as brown asbestos.
Crocidolite	Commonly known as blue asbestos.
Amphibole	Generic name for all asbestos types, excluding Chrysotile.
BOHS	British Occupational Hygiene Society
UKAS	United Kingdom Accreditation Service

2 SCOPE OF WORK

2.1 GENERAL

The scope of the survey included;

OHSS were requested by Rogerson and Reddan Associates to carry out a refurbishment survey of the boiler house and inspect the pipework throughout the school.

The purpose of the survey is to identify and risk assess asbestos containing materials (ACM's) in the premises or area where planned refurbishment works are to take place. The survey aims to provide sufficient information for designers and the project supervisor for design process to take account of identified asbestos risks. The design team must take account of known locations where ACM's are identified and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of "particular risk" in the Safety Health and Welfare at Work (Construction) Regulations 2013 and should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook as far as reasonably practicable to, record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected and the information recorded on the accessibility, condition and surface treatment of any presumed or known ACMs. The asbestos type was identified either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance or previous sampling of similar products.

3 GENERAL SITE AND SURVEY INFORMATION

Client Details:	Rogerson Reddan & Associates
Client Address:	Rogerson Reddan & Associates 78 Haddington Road Dublin 4.
Site Address:	Heathlands Multyfarnham N91AX97 Westmeath
Commissioned By:	Diarmuid Waters
Surveyor:	Anthony Scullion
Staff Consulted during the survey	Diarmuid Waters
Date of Survey:	29/10/2025
Date of Report:	18/11/2025
Description of the Areas Surveyed:	All accessible areas within the scope of the project.
Excluded Areas:	As per the clients requirements the following areas were not accessed; All areas outside the scope of works

Survey Methodology:

On-site inspection, bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions (WI-02 & WI-03). OHSS is certified by NQA and meets the requirements of International Standard BS EN ISO/IEC 9001.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory and meets the requirements of International Standard BS EN ISO/IEC 17025 for the sampling and analysis of asbestos fibres in bulk materials.

The surveyor conducted a systematic inspection of the nominated areas. Where access for sampling purposes was not possible, a visual assessment has been made if possible. For similar/repetitive elements, a representative bulk sampling protocol has been adopted following visual examination and assessment.

Bulk Samples were obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248 and the OHSS documented in-house work instructions.

The results of the survey together with the laboratory bulk sample analysis records are given in further sections to this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of 'presumption':

1. **Strongly presumed**: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the

range of asbestos products. Examples of ‘strong presumption’ are:

- where laboratory analysis has confirmed the presence of asbestos in a similar construction material;
- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (eg corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards);
- materials which have the appearance of asbestos but no sample has been taken, eg thermal insulation on a pipe where fibres are clearly visible
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.

2. **Presumed**: is the ‘default’ situation where a material is **presumed** to contain asbestos because there is insufficient evidence (eg no analysis) to confirm that it is asbestos free, or where a surveyor decides that it is easier under the planned management arrangements to presume certain materials contain asbestos. Many non-asbestos materials will also be presumed to contain asbestos using this system.

   There is a further default situation where materials must be **presumed** to contain asbestos. **The default applies to areas which cannot be accessed or inspected. In this situation any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.**

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be ranked according to a Material Assessment algorithm and the

HSE have related the scores obtained in the Materials Assessment algorithms in HSG 264 to a number of risk categories that may be used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked and so decisions can be taken as to what actions are required to control the risks from asbestos containing materials during refurbishment.

4 Conclusions and Actions

Where asbestos containing materials were identified in the survey recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos containing materials risks are given below.

Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to 2000 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. **Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2013 and should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process.**

Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few percent up to 90% depending on the type of material.

Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments

No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2010

4.1 Refurbishment Options

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2000 with the peak period for installation occurring from the 1970's to the late 1980's. ACM's installed some 20-30 years ago will vary in condition depending on the type of product and the use of that product. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires a managed approach to asbestos containing materials in workplaces. These regulations require employers to identify the presence of asbestos containing materials and to assess the risk posed to workers by these

ACM's based on the likely work activities and the potential for these work activities to disturb ACM's.

The outcome of these risk assessments are as follows;

1. **Manage in place & monitor periodically**

   Where ACM's are in good condition and pose minimal risk to building occupants or maintenance personnel and are not likely to be disturbed during refurbishment work it is recommended that they remain in situ and are monitored on a regular basis as to their condition. The frequency of monitoring is usually every 6 months but this should be determined by the asbestos management plan.

2. **Encapsulate and manage in place**

   ACM's that are damaged but repairable can be repaired by a competent trained contractor and then managed in place. Where the repairs involve containing the ACM's behind a protective material (Encapsulation) it is important that the original ACM and the new surfaces are labelled as to the presence of ACM's. Following encapsulation of the asbestos containing materials a site clearance for re-occupation certificate must be obtained from a competent independent analyst prior to re-occupancy of the area in accordance with **Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.**

3. **Environmental clean**

   Where there is debris from the installed ACM's in the surrounding area it may be recommended that this material is removed by environmentally cleaning the area around the materials. Following removal of the asbestos containing materials a site clearance for re-occupation certificate must be obtained from a competent independent analyst prior to re-occupancy of the area in accordance with **Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.**. The materials can then be managed in place as above.

4. **Remove**

   Where ACM's are found to have reached the end of their serviceable life and the presence of the material in the work area may lead to increased human exposure it may be necessary to remove the ACMs. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos containing materials a site clearance for re-occupation certificate must be obtained from a competent independent analyst prior to re-occupancy of the area in

accordance with **Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.**

5. Restrict access

Where ACM's are found to have reached the end of their serviceable life and the presence of the materials in the work area may lead to increased human exposure it may be necessary to restrict access to areas where the ACMs are located pending removal. Where access is restricted it is advisable to have a permit to work system in place to control all work activities in the area. Removal or encapsulation will be required prior to the area being returned to normal occupancy.

4.2 Materials Assessment Scoring

4.2.1 Asbestos Risk Assessment

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 to identify if asbestos containing materials are present in the workplace and to perform a risk assessment. The risk posed by asbestos is determined by the current and potential level of employee exposure to asbestos fibres. The following parameters are used in developing a risk assessment for asbestos containing materials;

4.2.2 Asbestos Type

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below;

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chysotile the least.

4.2.3 Surface Treatment

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic where the fibres are contained within a material within a strong matrix. At the other end of the scale are materials

that damage easily and have no protective coating such as sprayed asbestos and boiler lagging.

4.2.4 FRIABILITY

Products that damage easily such as sprayed asbestos are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high friability (such as insulation) are higher risk than those with low friability (such as vinyl floor tiles).

4.2.5 CONDITION

Products which are damaged are more likely to release fibres than those in good condition and are ranked according to the extent of damage observed.

4.3 Calculating Risk Assessments

The HSE developed a risk assessment process within HSG264 which takes these four factors into account and attributes values to each of the factors allowing you to calculate a material risk assessment.

4.3.1 Material Assessment Algorithm

The material assessment algorithm is commonly used by most surveying organisations to give an indication of how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) are attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).

When using this algorithm it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating		Description
10-12		High risk
7-9		Medium risk
5-6		Low risk
2-4		Very low risk

These are colour coded within our risk assessment as outlined above.

4.3.2 HSG264 Material Assessment Table

Sample Variable	Score	Example of Score
Product type (or debris from product)	1	Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulation board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (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 or 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
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

4.4 REFERENCES

Safety Health and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

Safety Health and Welfare at Work (Construction) Regulations 2013

HSG264 The Survey Guide, HSE Books

HSG248 The Analysts Guide, HSE Books

HSG247 The Contractors Guide, HSE Books

5 SURVEY RESULTS

Survey Results

Customer	Longford Westmeath Education & Training Board	Type	Refurbishment
Site	Heathlands	Report Number	44151
Survey Date	29/10/2025	**Surveyor**	Anthony Scullion
Valid Until	29/10/2026	**Review Date**	29/10/2026
Commissioned By	Rogerson And Reddan Associate	Method	WI-02 & WI-03

ACM Risk Rigister

The following areas were found to contain ACM's

RA Number	143968	**Location**	Boiler room, Boiler gaskets					
Product	**Quantity**	**Condition**	**Treatment**	**Asbestos**	**Sample No.**	**Confirmation**	**MA**	**Recommendations**
Textiles & Paper		Good Condition	Gasket	Chrysotile	ASB20251029002	Sample Taken	5	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Asbestos Containing Materials Risk Assessment
Refurbishment
in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client and Survey Details : 11498

Client :	Longford Westmeath Education & Training Board	Date of Survey :	29-10-2025
Site :	Heathlands	Review Date :	29-10-2026
Address :	Multyfarnham	Surveyor :	Anthony Scullion
	N91AX97	Method :	WI-02 & WI-03

Location Details : 143968

Building/Area :		Sample No. :	ASB20251029002
Room/Section :	Boiler room	Confirmation :	Sample Taken
Location :	Boiler gaskets	Access :	No Access (See Notes)
Description :	Gaskets	Normal Use :	

Material Risk Assessment : 143968

		Score
Asbestos Type :	Chrysotile	1
Type Of Product :	Textiles & Paper	2
Condition :	Good Condition	0
Surface Treatment :	Gasket	2
Quantity :		
	Material Assessment Score :	5

Risk Rating
High Risk
Medium Risk
Low Risk
Very Low Risk
Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Total		

Photograph

Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

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Risk Register

The following areas could not be accessed and therefore in accordance with HSG264 should be presumed to contain ACM's.

RA Number	143968	**Location**	Boiler room, Boiler gaskets

Asbestos Containing Materials Risk Assessment
Refurbishment
in accordance with HSG264

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Address :	Multyfarnham	Surveyor :	Anthony Scullion
	N91AX97	Method :	WI-02 & WI-03

Location Details : 143968

Building/Area :		Sample No. :	ASB20251029002
Room/Section :	Boiler room	Confirmation :	Sample Taken
Location :	Boiler gaskets	Access :	No Access (See Notes)
Description :	Gaskets	Normal Use :	

Material Risk Assessment : 143968

		Score
Asbestos Type :	Chrysotile	1
Type Of Product :	Textiles & Paper	2
Condition :	Good Condition	0
Surface Treatment :	Gasket	2
Quantity :		
	Material Assessment Score :	5

Risk Rating
High Risk
Medium Risk
Low Risk
Very Low Risk
Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Total		

Photograph

Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

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Risk Register

Area(s) inspected during the survey where no ACM's where identified.

RA Number	143963	**Location**	Throughout, Radiators
RA Number	143964	**Location**	Throughout classrooms, Radiators
RA Number	143965	**Location**	Boiler room, Walls floor ceiling
RA Number	143966	**Location**	Boiler room, Boiler
RA Number	143967	**Location**	Boiler room, Boiler pipework

Materials Risk Assessment
Refurbishment
in accordance with HSG264

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Client and Survey Details : 11498

Client :	Longford Westmeath Education & Training Board	Date of Survey :	29-10-2025
Site :	Heathlands	Review Date :	29-10-2026
Address :	Multyfarnham	Surveyor :	Anthony Scullion
	N91AX97	Method :	WI-02 & WI-03

Location Details : 143963 No Asbestos Found

Building/Area :
Room/Section : Throughout
Location : Radiators
Description : Metal iron pipe work
Sample No. :
Confirmation :
Access : Full Access
Normal Use :
Recommendations :
Notes :

Location Details : 143964 No Asbestos Found

Building/Area :
Room/Section : Throughout classrooms
Location : Radiators
Description : Metal iron pipe work
Sample No. :
Confirmation :
Access : Full Access
Normal Use :
Recommendations :
Notes :

Location Details : 143965 No Asbestos Found

Building/Area :
Room/Section : Boiler room
Location : Walls floor ceiling
Description : Concrete blocks
Sample No. :
Confirmation :
Access : Full Access
Normal Use :
Recommendations :
Notes :

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Materials Risk Assessment
Refurbishment
in accordance with HSG264

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Client and Survey Details : 11498

Client :	Longford Westmeath Education & Training Board	Date of Survey :	29-10-2025
Site :	Heathlands	Review Date :	29-10-2026
Address :	Multyfarnham	Surveyor :	Anthony Scullion
	N91AX97	Method :	WI-02 & WI-03

Location Details : 143966 No Asbestos Found

Building/Area :
Room/Section : Boiler room
Location : Boiler
Description : Modern boiler
Sample No. :
Confirmation :
Access : Full Access
Normal Use :
Recommendations :
Notes :

Location Details : 143967 No Asbestos Found

Building/Area :
Room/Section : Boiler room
Location : Boiler pipework
Description : Mmmf insulation
Sample No. :
Confirmation :
Access : Full Access
Normal Use :
Recommendations :
Notes :

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Test Certificate

Certificate Number: 003506 Printed: 19-Nov-25

Client Details

Longford Westmeath Education & Training Board

Site Details

Heathlands
Multyfarnham
N91AX97

Job No: 44151
Date Received: 30-Oct-25
Date Tested: 31-Oct-25
Date Reported: 19-Nov-25
No. of Samples: 1
Specification: WI 05
Samples taken by: OHSS

Bulk Identification of Asbestos in Materials

Sample	Description	Asbestos Detected	Asbestos Type
ASB20251029002	Gaskets from Boiler room Boiler gaskets	Present	Chrysotile

Comments / Deviations from Standard Methods

Requested via portal survey

1 The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.

2 Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and all other relevant national legislation.

3 In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.

4 Comments, observations and opinions are outside the scope of certification.

Analyst : Frances Shaw

Signed : Frances Shaw

Frances Shaw
For and on authority of OHSS

OHSS 5C, Fingal Bay Business Park, Harry Reynolds Rd, Balbriggan, Co. Dublin, K32 XT04
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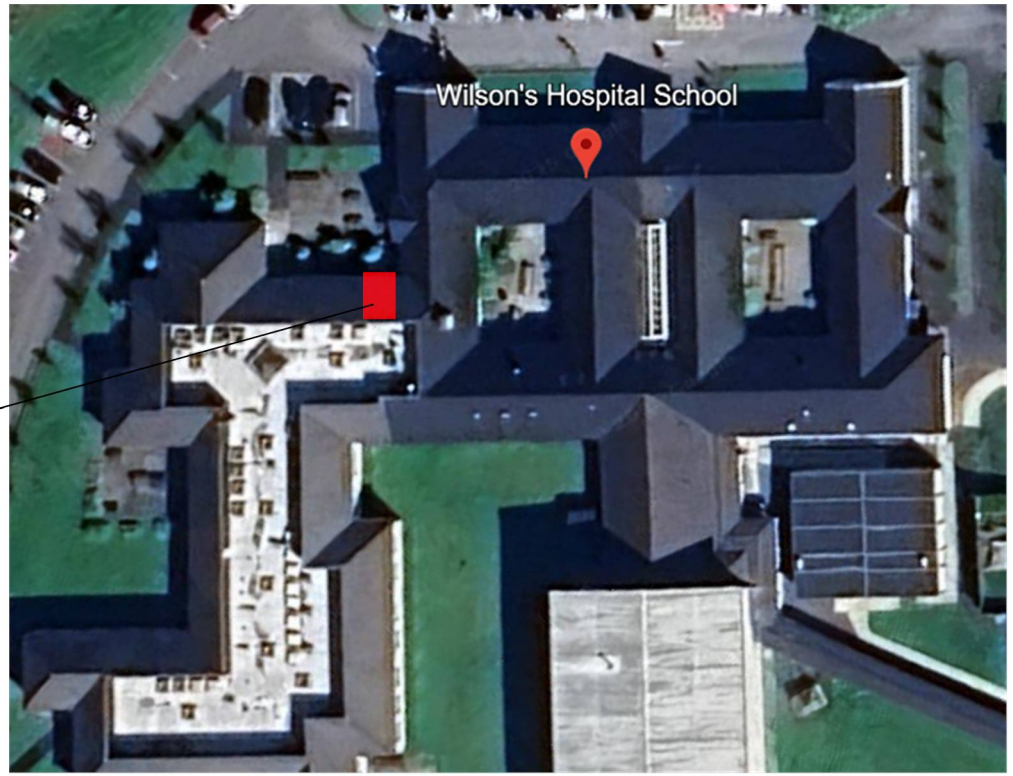
Drawings

Gaskets

ASB20251029002



Drawing Legend				Drawing Revisions			Date	Scale	Project Number		
Contains Asbestos		Not Accessed Presumed To Contain Asbestos		Rev #	Revision Description	Date	29/10/25	This drawing is for illustration purposes only	44151	Heathlands Multyfarnham N91AX97 Westmeath	SAFETY CONSULTANTS OHSS
Sample Point Location	*	No Access Under Fixed Floor Coverings Investigate Prior To Disturbance					Drawing No		Drawn By		
							1 of 1		Anthony Scullion		QMF 139 Rev 1