



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

Bailieborough Community School

Virginia Road

Bailieborough

Co. Cavan

A82P585

On behalf of

CMETB

Report Date: September 2025



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

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.....	13
	Appendix 3 - Non-Asbestos Containing Materials Data Sheets	16
	Appendix 4 - Material Assessment Algorithms	30
	Appendix 5 - Priority Assessment	31

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

1.0 Introduction

MDK Analytical Ltd were instructed by CMETB 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 buildings 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

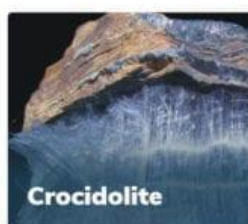
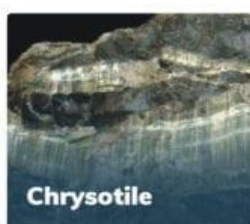
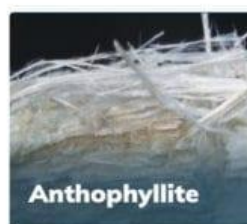
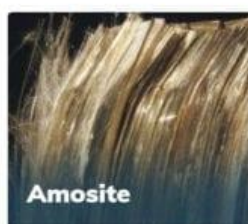
Glossary of Terms and/or abbreviations that may appear in this report	
MDK	MDK Analytical Ltd
HSG264	Asbestos: The Survey Guide
HSG248	Asbestos: The analysts guide for sampling, analysis and clearance procedures.
ACM's/presumed ACM's	Asbestos containing materials/presumed asbestos containing materials. 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.

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

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	



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

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

Bailieborough Community School

- Ground Floor Boiler room near pipe work - Loose slates - Cement Product
- Ground Floor GP Hall stage - Step nosing's - PVC / Reinforced Plastics

Oil tank 2

- External Tank lid - Rope seal - Woven Product

PE hall/ Laundry Building

- Ground Floor Boiler room - Water tank gaskets - Gaskets (compressed)
- External Laundry building - Rear lean too roof slates - Cement Product
- External Laundry Main roof - Slates to side hip and possibly the rear - Cement Product

3.0 Description of site

Site Address:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585
Client:	CMETB
Lead Surveyor:	Niall Keating
Type of Survey:	Refurbishment and Demolition survey

3.1 General Building Description

Single storey masonry structure with a corrugated metal sheeted roof

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

4.0 Extent of Survey and Survey Limitations

4.1 Extent of Survey

- School buildings.

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 school 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 the laundry building attic. No access to wall, floor and ceiling cavities. No subfloor covering investigation took place.

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

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.

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

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.

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

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 cm³ 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.

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision:

Appendix 1 - Asbestos Register

Bailieborough Community School							
Location and Use of Material	Quantity (Approx.)	Asbestos Type	Condition	Material Assessment	Recommended Action	Priority Assessment	Next Assessment
Ground Floor Boiler room near pipe work 001 - Loose slates: Cement Product - S003	2no	Chrysotile	Medium Damage	5	Remove under controlled conditions if works will interfere with the material.	1	September 2026
Ground Floor GP Hall stage 007 - Step nosing's: PVC / Reinforced Plastics - S005	8lin m	Chrysotile	Low Damage	3	Remove under controlled conditions if works will interfere with the material.	1	September 2026

Oil tank 2							
Location and Use of Material	Quantity (Approx.)	Asbestos Type	Condition	Material Assessment	Recommended Action	Priority Assessment	Next Assessment
External Tank lid 027 - Rope seal: Woven Product - Presumed	1lin m	Chrysotile	Low Damage	5	Remove under controlled conditions if works will interfere with the material.	1	September 2026

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision:

PE hall/ Laundry Building

Location and Use of Material	Quantity (Approx.)	Asbestos Type	Condition	Material Assessment	Recommended Action	Priority Assessment	Next Assessment
Ground Floor Boiler room 016 - Water tank gaskets: Gaskets (compressed) - S010	4no	Chrysotile	Medium Damage	5	Remove under controlled conditions if works will interfere with the material.	1	September 2026
External Laundry building 022 - Rear lean too roof slates: Cement Product - S014	25m ²	Chrysotile	Low Damage	4	Remove under controlled conditions if works will interfere with the material.	1	September 2026
External Laundry Building Main roof 026 - Slates to side hip and possibly the rear: Cement Product - Strongly Presumed	Non quantifiable	Chrysotile	Medium Damage	5	Remove under controlled conditions if works will interfere with the material.	1	September 2026

Bailieborough Community School

Reference Samples	Analysis	Sample Reference
Loose slates: Cement Product	Chrysotile	S003
Step nosing's: PVC / Reinforced Plastics	Chrysotile	S005

Oil tank 2

Reference Samples	Analysis	Sample Reference
Rope seal: Woven Product	Chrysotile	Presumed

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision:

PE hall		
Reference Samples	Analysis	Sample Reference
Water tank gaskets: Gaskets (compressed)	Chrysotile	S010
Laundry Building Rear lean too roof slates: Cement Product	Chrysotile	S014
Laundry Building Slates to side hip and possibly the rear: Cement Product	Chrysotile	Strongly Presumed

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.

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Appendix 2 - Asbestos Data Sheets

Type	Chrysotile	
Material	Loose slates Cement Product	
Location	Bailieborough Community School Ground Floor Boiler room near pipe work 001	
Quantity	2 no.	
Sample No.	S003	
Date	23/09/2025	
Condition	Medium Damage	
Recommendation	Remove under controlled conditions if works will interfere with the material.	
Risk	Low	
Lead Surveyor	Niall Keating	

Type	Chrysotile	
Material	Step nosings PVC / Reinforced Plastics	
Location	Bailieborough Community School Ground Floor GP Hall stage 007	
Quantity	8 lin m	
Sample No.	S005	
Date	23/09/2025	
Condition	Low Damage	
Recommendation	Remove under controlled conditions if works will interfere with the material.	
Risk	Very Low	
Lead Surveyor	Niall Keating	

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	Chrysotile
Material	Rope seal Woven Product
Location	Oil tank 2 External Tank lid 027
Quantity	1 lin m
Sample No.	Presumed
Date	23/09/2025
Condition	Low Damage
Recommendation	Remove under controlled conditions if works will interfere with the material.
Risk	Low
Lead Surveyor	Niall Keating



Type	Chrysotile
Material	Water tank gaskets Gaskets (compressed)
Location	PE hall Ground Floor Boiler room 016
Quantity	4 no
Sample No.	S010
Date	23/09/2025
Condition	Medium Damage
Recommendation	Remove under controlled conditions if works will interfere with the material.
Risk	Low
Lead Surveyor	Niall Keating



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	Chrysotile	
Material	Rear lean too roof slates Cement Product	
Location	Laundry Building External Laundry building 022	
Quantity	25 m²	
Sample No.	S014	
Date	23/09/2025	
Condition	Low Damage	
Recommendation	Remove under controlled conditions if works will interfere with the material.	
Risk	Very Low	
Lead Surveyor	Niall Keating	

Type	Chrysotile	
Material	Slates to side hip and possibly the rear Cement Product	
Location	Laundry Building External Main roof 026	
Quantity	Non quantifiable	
Sample No.	Strongly Presumed	
Date	23/09/2025	
Condition	Medium Damage	
Recommendation	Remove under controlled conditions if works will interfere with the material.	
Risk	Low	
Lead Surveyor	Niall Keating	

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Appendix 3 - Non-Asbestos Containing Materials Data Sheets

Type	NAD	
Material	Boiler units	
Location	Bailieborough Community School Ground Floor Boiler room 001	
Quantity		
Sample No.	No Asbestos Suspected	

Type	NAD	
Material	Burner pads	
Location	Bailieborough Community School Ground Floor Boiler room 001	
Quantity		
Sample No.	No Asbestos Suspected	

Type	NAD	
Material	Pipe insulation	
Location	Bailieborough Community School Ground Floor Boiler room 001	
Quantity		
Sample No.	No Asbestos Suspected	

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

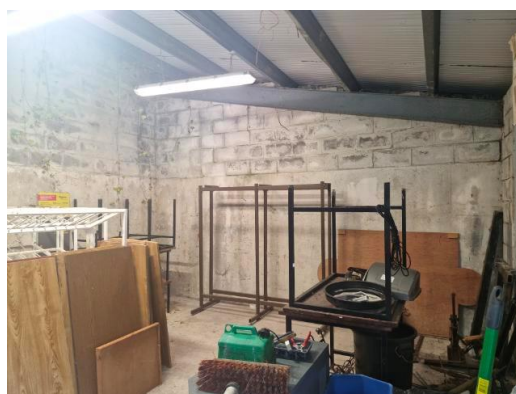
Type	NAD
Material	Pipe flange gaskets Gaskets (compressed)
Location	Bailieborough Community School Ground Floor Boiler room 001
Quantity	
Sample No.	S001



Type	NAD
Material	Old type pipe insulation
Location	Bailieborough Community School Ground Floor Boiler room 001
Quantity	
Sample No.	S002



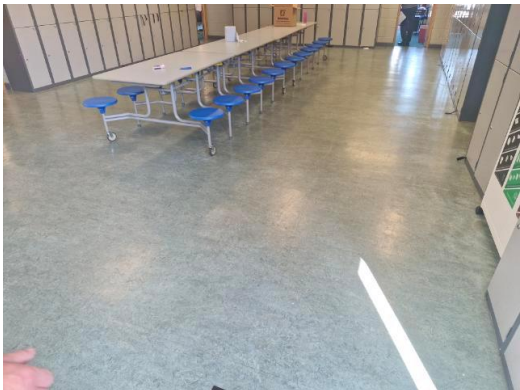
Type	NAD
Material	Mass concrete walls and cement block
Location	Bailieborough Community School Ground Floor Store building 004
Quantity	
Sample No.	No Asbestos Suspected



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	NAD	
Material	Ceiling tiles	
Location	Bailieborough Community School Ground Floor Block A corridors 005	
Quantity		
Sample No.	No Asbestos Suspected	

Type	NAD	
Material	Cement block walls	
Location	Bailieborough Community School Ground Floor Block A corridors 005	
Quantity		
Sample No.	No Asbestos Suspected	

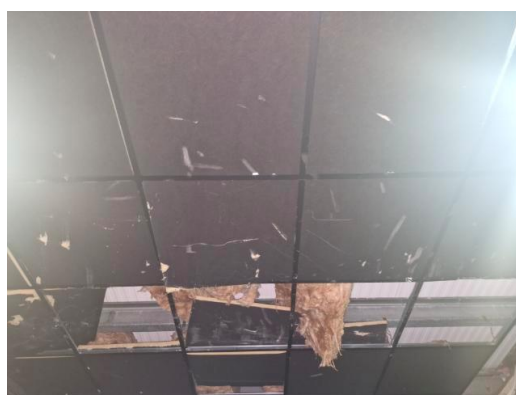
Type	NAD	
Material	Lino	
Location	Bailieborough Community School Ground Floor Block A corridors 005	
Quantity		
Sample No.	No Asbestos Suspected	

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	NAD
Material	Lino
Location	Bailieborough Community School Ground Floor GP Hall 006
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	Bailieborough Community School Ground Floor GP Hall stage 007
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Insulation
Location	Bailieborough Community School Ground Floor GP hall stage 007
Quantity	
Sample No.	No Asbestos Suspected

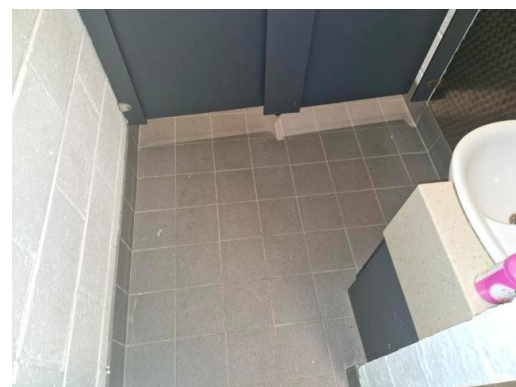


Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

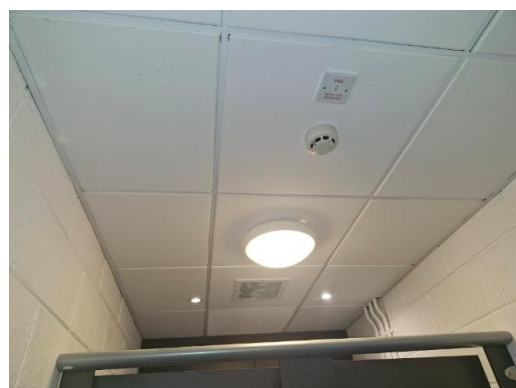
Type	NAD
Material	Lino
Location	Bailieborough Community School Ground Floor GP hall stage 007
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceramic tiles
Location	Bailieborough Community School Ground Floor Toilets 008
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	Bailieborough Community School Ground Floor Toilets 008
Quantity	
Sample No.	No Asbestos Suspected



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	NAD
Material	Sink heat pads Bituminous Product
Location	Bailieborough Community School Ground Floor Stores 009
Quantity	
Sample No.	S006



Type	NAD
Material	Lino
Location	Bailieborough Community School Ground Floor Technology rooms 010
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	Bailieborough Community School Ground Floor Technology rooms 010
Quantity	
Sample No.	No Asbestos Suspected



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

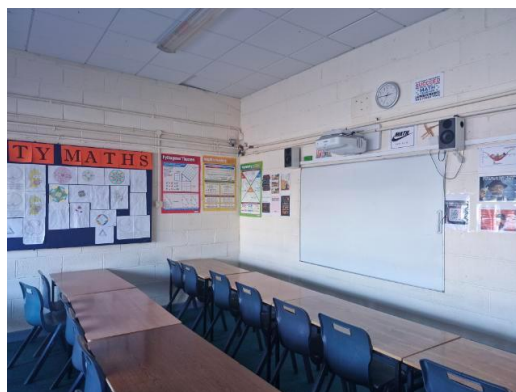
Type	NAD
Material	Sink heat pads Bituminous Product
Location	Bailieborough Community School Ground Floor Technology rooms 010
Quantity	2 no
Sample No.	S007



Type	NAD
Material	Ceiling tiles
Location	Bailieborough Community School Ground Floor Classrooms 011
Quantity	
Sample No.	No Asbestos Suspected

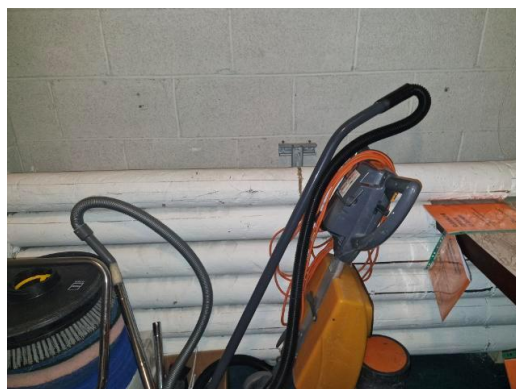


Type	NAD
Material	Cement block walls
Location	Bailieborough Community School Ground Floor Classrooms 011
Quantity	
Sample No.	No Asbestos Suspected



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	NAD
Material	Pipe insulation
Location	Bailieborough Community School Ground Floor Cleaners store 012
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Sink heat pads Bituminous Product
Location	Bailieborough Community School Ground Floor Art room 013
Quantity	4 no
Sample No.	S008



Type	NAD
Material	Sink heat pads Bituminous Product
Location	Bailieborough Community School Ground Floor Technologies room 3 014
Quantity	6 no
Sample No.	S009



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	NAD
Material	All materials
Location	Bailieborough Community School Ground Floor SEN Building 015
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Asphalt floor
Location	Bailieborough Community School 1st Floor Tank room 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Tank lid seal Gaskets (compressed)
Location	Bailieborough Community School External Oil tank 003
Quantity	1 no
Sample No.	S004



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	NAD
Material	Pipe insulation
Location	PE hall Ground Floor Boiler room 016
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Grundfos pump gaskets Gaskets (compressed)
Location	PE hall Ground Floor Boiler room 016
Quantity	
Sample No.	S011



Type	NAD
Material	Lino
Location	PE hall Ground Floor Floors 017
Quantity	
Sample No.	No Asbestos Suspected



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	NAD
Material	Step nosings PVC / Reinforced Plastics
Location	PE hall Ground Floor Staircase 018
Quantity	lin m
Sample No.	S012



Type	NAD
Material	Lino
Location	PE hall Ground Floor Hall 020
Quantity	
Sample No.	No Asbestos Suspected

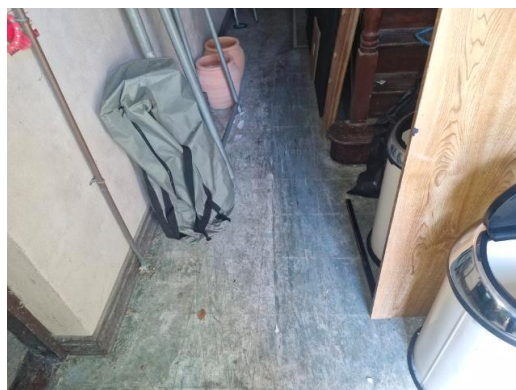


Type	NAD
Material	Step nosing PVC / Reinforced Plastics
Location	PE hall Ground Floor Old shower room 021
Quantity	2 lin m
Sample No.	S013



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	NAD
Material	Mastic and vinyl floor tiles Bituminous Product
Location	Laundry building Ground Floor Hallway floor 023
Quantity	
Sample No.	S015



Type	NAD
Material	Plasterboard
Location	Laundry Building Ground Floor Walls 024
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement plaster
Location	Laundry Building Ground Floor Walls 024
Quantity	
Sample No.	No Asbestos Suspected



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	NAD
Material	Plasterboard
Location	Laundry Building Ground Floor Ceilings 025
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Pipe insulation
Location	PE hall 1st Floor Water tank 019
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plasterboard
Location	PE hall 1st Floor Ceilings 020
Quantity	
Sample No.	No Asbestos Suspected



Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

Type	NAD	
Material	Natural quarry slates Cement Product	
Location	PE hall External Main roof 026	
Quantity		
Sample No.	No Asbestos Suspected	

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

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

Client:	CMETB	Date Surveyed: September 2025
Site:	Bailieborough Community School, Virginia Road, Bailieborough, Co. Cavan A82P585	Report Date: September 2025 Revision: 0

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.