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MANAGEMENT ASBESTOS SURVEY REPORT



Customer:	Defence Forces Ireland
Site:	Building 28 Curragh Camp, East
Date:	11 Jan 2016
Report No:	J000580

asbestos | air | fire | water | compliance | e-compliance

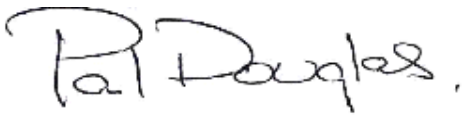
MANAGEMENT ASBESTOS SURVEY REPORT

Building 28
Curragh Camp
East

JANUARY 2016

This report must **not** be used as a pre–demolition survey report.

UKAS INSPECTION
4659

Report prepared for:	Defence Forces Ireland
Report Reference:	J000580
Issue Date:	15 Mar 2016
Survey completed by: **Paul Douglas** **Environmental Consultant**	
Approved by: **Laura Smith** **Senior Consultant**	

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1.0 EXECUTIVE SUMMARY

A management survey to Building 28, Curragh Camp, East has been undertaken by HBE.

The survey was carried out by Paul Douglas and was completed on 11th January 2016.

During the survey the following asbestos containing materials were identified.

- Bitumen to External

No urgent remedial actions are required at this stage, the identified asbestos materials will require safe management as documented in Regulation 4 of the Control of Asbestos Regulations 2012 if refurbishment or demolition is not immediately planned, advised remedial actions are detailed in the recommendations section of this report.

N.B. For further sample details, please refer to Appendix II Building Register & Results and Appendix IV Certificate for Bulk Fibre Analysis.

It should be presumed that the inaccessible areas detailed in Section 3.0 will contain asbestos and be managed accordingly until such time that the areas can be inspected and proven to be asbestos–free.

2.0 INTRODUCTION

At the request of Captain Gerard Singleton representing Defence Forces Ireland, HBE have carried out a management asbestos survey to Building 28, Curragh Camp, East.

HBE have been requested to provide the following services:

- To provide an experienced asbestos survey team to site to carry out a management survey, as outlined in *HSG 264 Asbestos: The Survey Guide and HSA Practical Guidelines on ACM Management and Abatement.*
- To take representative samples of any materials suspected of containing asbestos and to analyse these in accordance with HSE document *HSG 248 – 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.*
- To prepare a detailed written report showing the location, extent and condition of all identified asbestos installations along with any remedial recommendations necessary. All recommendations shall be made considering the building is to be safely managed.
- The data from the reports will also be used to assist in the customer's duty to manage asbestos and to provide suitable & sufficient risk assessments for staff & contractors.

NOTE: Material risk assessment scores have been included in this report to assist the customer in future management plans.

This document was written by Paul Douglas on 11th January 2016 and approved by Laura Smith.

This survey report must be read in conjunction with any other associated asbestos survey reports and also read in conjunction with Section 2.1 (Project scope), 3.0 (Innaccessible Areas & Project Specific Restrictions) and Section 4.0 (Recommendations) as well as Appendix II (Building Register & Results) and Appendix III (Item Location Plans).

2.1 SURVEY PLAN

The exact areas to be surveyed and the survey types requested by the customer, as well as any variations to the scope agreed on site, are as follows:

Area / Building to be surveyed	Survey type	Any Variations to scope or exclusions by customer on site
All accessible internal and external areas of the property	Management Survey	None.

The methodology associated with this report is given in Appendix V of this report

2.2 GUIDE TO THE SURVEY RESULTS

An item number is used throughout this report to relate a sampled, strongly presumed or presumed abestos installation to its location on site. When an asbestos installation is sampled it is given a unique laboratory sample number so that the bulk sample can be traceable to HBE appointed UKAS laboratory. In addition to the laboratory sample number the bulk sample is given an item number, the item number relates the identified asbestos installation to its location on site. Where a material has not been sampled, but is strongly presumed or presumed to contain asbestos, the material is also given an item number, again relating the strongly presumed or presumed asbestos installation to its location on site. the item number is used in the building register and results in Appendix II and sample location plans in Appendix III to help show the customer where the asbestos installations are located on site.

Appendix II and Appendix III must be read in conjunction with the rest of this survey report, especially Section 3.0 Inaccessible areas and project specific restrictions and Section 4.0 Recommendations

3.0 INACCESSIBLE AREAS & PROJECT SPECIFIC RESTRICTIONS

Although care is taken to identify all asbestos containing materials HBE takes no responsibility for the subsequent discovery of such materials if it is considered that it was unreasonable to have detected them within the limitations of the survey. This report shall be read in conjunction with any previous asbestos survey reports.

AGREED INACCESSIBLE AREAS AND RESTRICTIONS

- Within live electrical systems.
- Restrictions on access to roof.

ACCESS LIMITATIONS

- Parts of structure blocked by installed equipment/materials.

UNSAFE CONDITIONS

- Electrical/water/heating isolations.

All other areas of the property within the scope of survey were accessed.

Although the presence of asbestos in these area(s) is not confirmed, it should be presumed that asbestos could be present and caution should be exercised.

If any suspect materials are encountered in these areas it is recommended that works cease until such time that the material can be sampled, analysed and confirmed to be asbestos–free.

4.0 RECOMMENDATIONS

Recommendations are based upon the HSG 264 material assessment, and also the HSA publication Practical Guidelines on ACM Management and Abatement using a subjective priority risk assessment basis, using the surveyor's knowledge of the occupation of the property during the survey and any known future usage or planned works. (Priority risk assessments are not UKAS accredited).

Please note that the implementation of appropriate remedial measures is a requirement under The Safety, Health and Welfare at Work (Exposure to Asbestos) (Amendment) Regulation 2010 and Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 where there is a risk of exposure to asbestos.

In view of the findings of the survey, and it is known that the property is to be safely managed, the following recommendations are made:

4.1.1 It is recommended that the identified asbestos containing item(s) 05 be managed in situ and be subject to periodic condition inspections.

4.2 It is recommended that this report and register be used to form a part of a management plan for this site. While domestic premises are not subject to the requirements of Regulation 4, it is recommended the asbestos installations be managed. The management plan should include regular inspections of any asbestos installations contained within the premises, in order to prevent further damage / exposure to asbestos.

4.3 It is recommended that an independent, UKAS-accredited asbestos laboratory be employed to manage the asbestos removal, and where appropriate carry out all visual inspections and air monitoring as outlined in – HSG 248: Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

4.4 If any major disturbance of the fabric of the building(s) is planned it is recommended that all areas that have been subjected to a management survey be further investigated to a refurbishment & demolition survey standard before the works can proceed (see Appendix V for definitions of survey types and their limitations).

4.5 It is recommended that the site review the data provided within the survey report and undertake a priority assessment to determine the risks of exposure of staff (including maintenance staff) and visitors to the site in order to prioritise any future remedial action. This should be undertaken by a person or persons who understands the activities on the site and the likelihood of these activities disturbing any identified asbestos.

4.6 If any areas detailed in Section 3.0 'Inaccessible Areas' are to be accessed or worked upon it is recommended that the areas be subjected to an appropriate survey prior to works commencing. Until that time asbestos should be presumed to be present in these areas.

4.7 It is recommended that, if this report is being relied upon for tendering purposes for refurbishment or demolition works, a suitable contingency sum be included in any such tender to cater for the unlikely event of further asbestos-containing materials being identified within the fabric of the building, or behind identified asbestos installations.

N.B. It is strongly recommended that a licenced asbestos removal contractor should be employed to remove all ACMs prior to the main refurbishment works and care should also be taken to ensure that the licenced contractors are used to remove any other materials, which though they are not ACMs, have been or will be contaminated by the ACMs present. Any such work should be undertaken in accordance with The Safety, Health and Welfare at Work (Exposure to Asbestos)(Amendment) Regulation 2010 (S.I. No. 589/2010, amend Regulations 2, 10, 11, 15, 17, 25 and 26 of S.I. 386 of 2006 & HSG 247 Asbestos Contactor Licensing Guide. Should a decision be reached to not use an HSA licensed contractor for works on some of the non – licensable asbestos containing materials identified

in this survey, all works undertaken upon these materials must be undertaken in accordance with The Safety, Health and Welfare at Work (Exposure to Asbestos) (Amendment) Regulation 2010 (S.I. No. 589/2010, amend Regulations 2, 10, 11, 15, 17, 25 and 26 of S.I. 386 of 2006 & HSG 247 Asbestos Contactor Licensing Guide. Any works on these materials must be undertaken by parties demonstrating suitable experience of working with asbestos containing materials. As a part of this, such parties must provide suitable method statements, with standards as a minimum meeting HSE best practice (As detailed in “Introduction to asbestos essentials; Comprehensive guidance on working with asbestos in building and allied trades – HSG213” and “Asbestos essentials task manual: Task guidance sheets for the building and allied trades – HSG 210”).

Based on a written risk assessment, where the planned asbestos related work activity will expose or could expose workers to a concentration of asbestos fibres in air in excess of the control limit of 0.1 fibre per ml of air), an employer must submit a written notification to the Health and Safety Authority, 14 days before commencing any work. The site specific plan of work (also known as a method statement) for the proposed work must be submitted along with the notification.

It is a requirement of The Safety, Health and Welfare at Work (Exposure to Asbestos) (Amendment) Regulation 2010 that all remedial actions be carried out. Following this, the implementation of a management plan should be carried out, including periodic re–inspection of all identified ACMs. This should be considered until such a time as all the ACM’s have been removed as part of the refurbishment works, or up until demolition.

APPENDIX I

GENERAL BUILDING INFORMATION

GENERAL BUILDING INFORMATION

HSG 264 recommends that, whenever possible, a preliminary desk study be carried out in order to gather information pertinent to the building(s) under investigation. HBE has requested this information and a review of this has revealed the following:

DESK STUDY

Building name/ address	Building 28, Curragh Camp, East
Age(s) of construction	Circa 1900s
Building description	Two storey accomodation block
Building use	Accommodation
Site occupation	Occupied
Services status	All services live
Drawings / Plans	Drawings provided
Information on any previous survey/abatement information	None

The general materials used in the internal aspects are described below. Where sampled these will be referred to in the building register and results (see Appendix II).

GENERAL BUILDING INFORMATION INTERNAL ASPECTS

Internal roof materials	Timber
Ceilings (solid) and coatings	Plaster/skim
Ceilings suspended	None in scope
Floors and coverings	Concrete and timber suspended timber floors with both carpet and floor tile finishes.
Sub floors	None in scope
Walls internal	Solid brick and timber/plasterboard stud walls
Door frames	Timber
Window frames & sills	uPVC, timber sills
Heating systems	Oil fired central heating.
Insulation to boilers	Foam insulation.
Flue pipes	Metal
Waste pipes	uPVC
Insulation to pipes	Foam insulation.
Boxwork/risers	None in scope
Other materials/installations	None in scope

The general materials used in the external aspects are described below. Where sampled these will be referred to in the building register and results (see Appendix II).

GENERAL BUILDING INFORMATION EXTERNAL ASPECTS

Roof type	Pitched roof
Roof covering	Man made slates (modern)
Soffit	uPVC
Fascia	uPVC
Verge undercloak	None in scope
Guttering/wastewater goods	Metal and uPVC
Walls	Solid brick
Out buildings	None in scope
Other materials/installations	None in scope

APPENDIX II

BUILDING REGISTER & RESULTS

Item No:	1	Laboratory Sample No:	AR000855	
Location:		1st Floor - Boiler room at changing area		
Description:		Pipe lagging		
Accessibility:		N/A		
Installation:		Residual insulation		
Approx extent (m^2 unless stated):			N/A	
Asbestos Type:		No Asbestos Detected		
Condition:		N/A		
Surface Treatment:		N/A		
Risk Assessment (H/M/L/VL)		None	Recommendations:	None
Comments				

Item No:	2	Laboratory Sample No:	AR000856	
Location:		External - External W.C		
Description:		Textile wrap to pipework		
Accessibility:		N/A		
Installation:		Textile		
Approx extent (m^2 unless stated):			N/A	
Asbestos Type:		No Asbestos Detected		
Condition:		N/A		
Surface Treatment:		N/A		
Risk Assessment (H/M/L/VL)		None	Recommendations:	None
Comments				

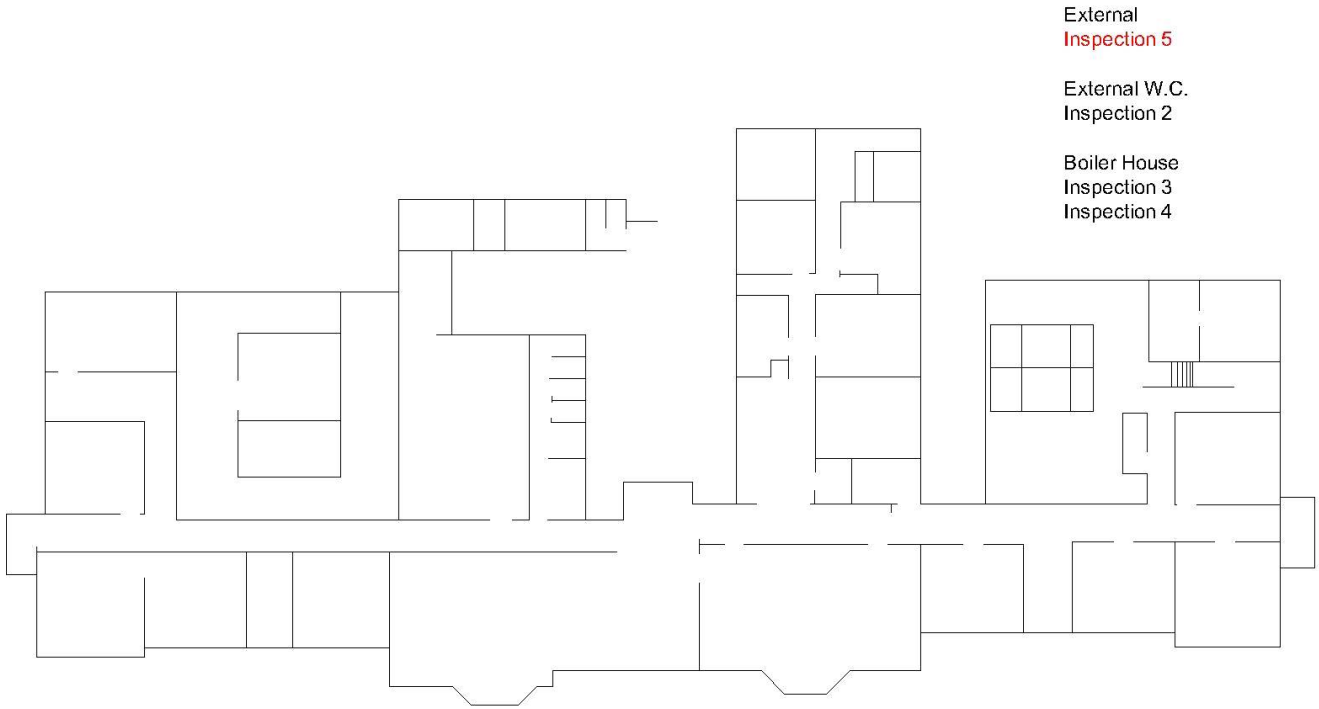
Item No:	3	Laboratory Sample No:	AR000857	
Location:		External - Boiler house		
Description:		Gaskets to flanges		
Accessibility:		N/A		
Installation:		Gasket(s)		
Approx extent (m2 unless stated):			N/A	
Asbestos Type:		No Asbestos Detected		
Condition:		N/A		
Surface Treatment:		N/A		
Risk Assessment (H/M/L/VL)		None	Recommendations:	None
Comments				

Item No:	4	Laboratory Sample No:	AR000858	
Location:		External - Boiler house		
Description:		Gasket to oil burner		
Accessibility:		N/A		
Installation:		Gasket(s)		
Approx extent (m2 unless stated):			N/A	
Asbestos Type:		No Asbestos Detected		
Condition:		N/A		
Surface Treatment:		N/A		
Risk Assessment (H/M/L/VL)		None	Recommendations:	None
Comments				

Item No:	5	Laboratory Sample No:	AR000859	
Location:		External - External		
Description:		Bitumen to oil tank support		
Accessibility:		Easily		
Installation:		Bitumen (1)		
Approx extent (m^2 unless stated):			2m^2	
Asbestos Type:		Chrysotile (1)		
Condition:		Low Damage (1)		
Surface Treatment:		Completely Sealed (0)		
Risk Assessment (H/M/L/VL)		Very Low	Recommendations:	Manage and inspect periodically
Comments				

APPENDIX III

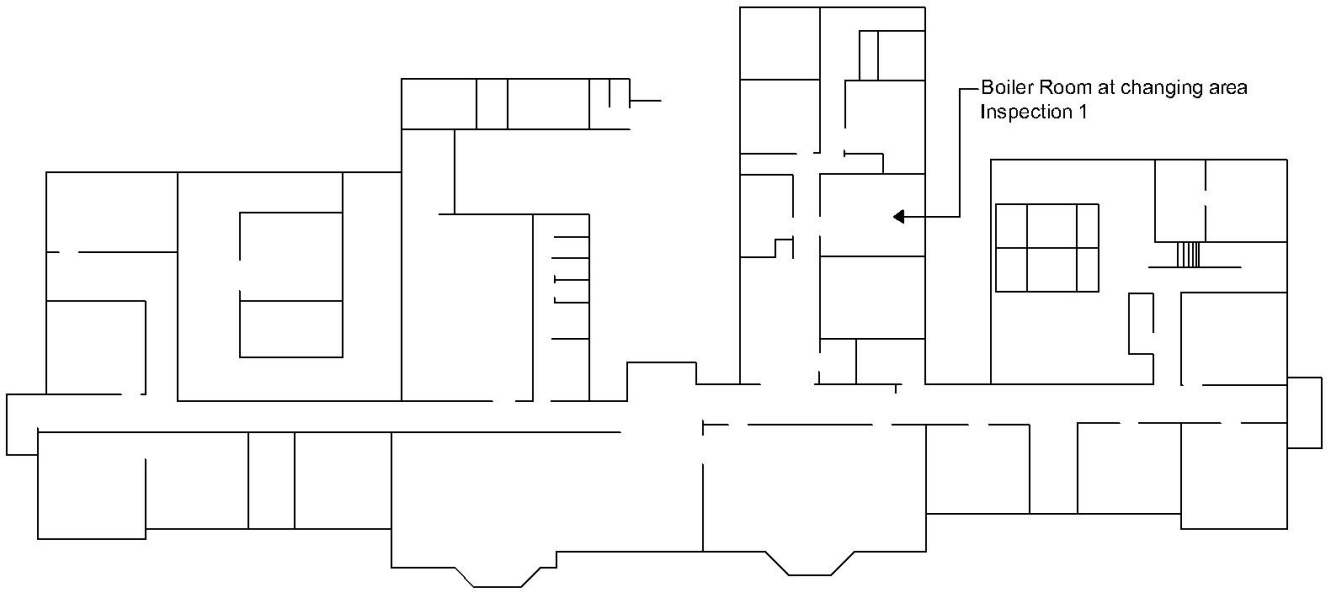
ITEM NUMBER LOCATION PLANS



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JOB REF.	J000580
CLIENT NAME.	Defence Forces Ireland
SITE ADDRESS.	Building 28 Curragh Camp East
FLOOR	External
SURVEYOR(S) NAME.	Paul Douglas
DATE.	11 January 2016

KEY: RED item numbers = ACM BLUE item numbers = No access gained GREEN item numbers = Removed ISSUE NO. 1



healthy built environment

JOB REF.	J000580
CLIENT NAME.	Defence Forces Ireland
SITE ADDRESS.	Building 28 Curragh Camp East
FLOOR	1st Floor
SURVEYOR(S) NAME.	Paul Douglas
DATE.	11 January 2016

KEY: RED item numbers = ACM BLUE item numbers = No access gained GREEN item numbers = Removed ISSUE NO. 1

APPENDIX IV

CERTIFICATE OF BULK FIBRE ANALYSIS

Chemtest
The right chemistry to deliver results

BULK IDENTIFICATION CERTIFICATE

Client	HBE (Newry)	**Analysis Location**	Belfast
Client Address	Craigmore House, 19 Millvale Road, Newry, BT35 7NH	**Date Received**	19 Jan 2016
		Date Analysed	26 Jan 2016
Date Sampled	11 Jan 2016	**Date Reported**	27 Jan 2016
No of Samples	5	**Job Number**	J028472
Your Ref	N/A	**Issue Number**	1
Site Address	Building 28, Curragh Camp, East		

RESULTS

Sample Number	Sample Ref	Description	Material	Result
AR000855	BS161144	- 1st Floor, Boiler room at changing area, Pipe lagging	Insulation	N.A.D
AR000856	BS161145	- External, External W.C, Textile wrap to pipework	Textiles/Paper	N.A.D
AR000857	BS161146	- External, Boiler house, Gaskets to flanges	Textiles/Paper	N.A.D
AR000858	BS161147	- External, Boiler house, Gasket to oil burner	Textiles/Paper	N.A.D
AR000859	BS161148	- External, External, Bitumen to oil tank support	Well Bound Material	Chrysotile

Signed:

Ron Bradshaw
Asbestos Analyst

- The in-house procedure SOP2185 is in accordance with the requirements of Appendix 2 of the Analyst Guide (HSG248)
- The results relate only to items tested as supplied by the client
- Comments and interpretations are beyond the scope of UKAS accreditation
- Samples associated with asbestos in building surveys are retained for six months (HSG 264 refers)
- N.A.D - No Asbestos Detected

Unit 3 Kennedy Enterprise Centre
Blackstaff Road
Belfast
BT11 9DT

UKAS TESTING
2183

APPENDIX V

SURVEY METHODOLOGIES

SURVEY METHODOLOGIES

MANAGEMENT SURVEYS

Management surveys are documented in HSG 264 Asbestos: The Survey Guide. 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 depend 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 that 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).

By presuming the presence of asbestos, the need for sampling and analysis can be deferred until a later time (e.g. before any work is carried out). However this approach has implications for the management arrangements. The dutyholder bears potential additional costs of management for some non–ACMs. Any work carried out on 'presumed' materials would need to involve appropriate contractors and work methods in compliance with CAR 2012 irrespective of whether the material was actually an ACM or not. Alternatively, before any work starts, sampling and analysis can be undertaken to confirm or refute the presence of asbestos. The results will determine the work methods and contractors to be used. The 'presumption' approach has several disadvantages: it is less rigorous, it can lead to constant obstructions and delays before work can start, and it is more difficult to control. 'Default' presumptions may also lead to unnecessary removal of non–ACMs and their disposal as asbestos waste. Default presumptions may be suitable in some instances, e.g. 'small' or simple premises, as part of a client's management arrangements.

Surveyors should always endeavour to positively identify ACMs. A sufficient number of samples should be taken to confirm the location and extent of ACMs. It is legitimate to reduce sample numbers where materials can be strongly presumed to be ACMs. However the default presumption option should be avoided where possible, as it can make managing asbestos more difficult for the dutyholder. Default presumption should only be used in circumstances where it is requested by the client and/or where access genuinely cannot be obtained.

When sampling is carried out as part of a management survey, samples from each type of suspect ACM should be collected and analysed. If the material sampled is found to contain asbestos, other similar materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials (e.g. different surfaces/coating, evidence of repair etc) will require a greater number of samples. The sample number should be sufficient to establish whether asbestos is present or not in the particular material. Sampling may take place simultaneously with the survey, or as in the case of some larger surveys, can be carried out later as a separate exercise.

All areas should be accessed and inspected as far as is reasonably practicable. Areas should include underfloor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the

degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling. Surveyors should come prepared to access such areas (i.e. with the correct equipment etc). Management surveys are only likely to involve the use of simple tools such as screwdrivers and chisels. Any areas not accessed must be presumed to contain asbestos. The areas not accessed and presumed to contain asbestos must be clearly stated in the survey report and will have to be managed on this basis i.e. maintenance or other disturbance work should not be carried out in these areas until further checks are made. All ACMs should be identified as far as is reasonably practicable. The areas inspected should include: underfloor coverings, above false ceilings (ceiling voids), lofts, inside risers, service ducts and lift shafts, basements, cellars, underground rooms, undercrofts (this list is not exhaustive). Insulation to pipes and boilers shall be inspected on its outer surfaces and at points where the underlying pipe is visible i.e. valves, flanges etc. HBE shall not remove pipe insulation as part of a management survey and shall not remove any surface coverings such as metal cladding or panels that pipes may be behind.

HBE shall not normally access high–level roofs other than from safe working platforms or edge protected flat roof areas. HBE cannot therefore accept responsibility for asbestos products located on high roofs, which are not easily visible from safe access points. HBE shall not normally access parts of loft voids that are not immediately visible/accessible from safe walkways and will inspect periodically beneath loft insulation.

HSG 264 allows surveyors to presume or strongly presume that visually similar materials are likely to contain or not contain asbestos. In these instances there is the possibility that visually similar rogue items of asbestos containing material may not be identified.

During the survey, the survey team will use their judgement to determine whether it is possible to sample materials without causing damage to the structural integrity of the building. Examples of this may be that sampling of the roofing felt may result in a leak in the roof, or breaking an external under–window panel may result in weather penetration. In such instances either no sample will be taken, and a presumption made, or a much smaller than normal sample will be taken. For small samples the accuracy of the analysis will be reduced. In occupied buildings where samples are required, the survey team will use discretion as to the location and size of samples taken. HSG 264 advises that a sample size of approximately 3 to 5 cm² be taken throughout the entire depth of the suspect installation.

The survey was carried out by an experienced survey team, who inspect all safely accessible parts of the building, and look for any installation that potentially could contain asbestos. Any suspect materials were sampled and subsequently analysed in accordance with HSG 248 – ‘Asbestos: The analysts’ guide for sampling, analysis and clearance procedures’’. This method identifies the asbestos types.

Samples are taken using low – disturbance techniques, whereby a small amount of material will be taken, after firstly wetting the sample location with a polyvinyl acetate (PVA) solution spray. This minimises the release of asbestos fibres during the process. Air monitoring carried out during sampling work of this type has shown airborne fibre concentrations to stay below the clearance indicator level of 0.01 fibres per millilitre of air.

Sampled materials are immediately placed in sealable, airtight sample bags and appropriately labelled. Sample points will be suitably filled / sealed using PVA spray, ‘Polyfilla’ or adhesive tape.

Where this is likely to cause distress to occupants or major damage to furnishings or fixtures a reduced sample size shall be taken. Textured coatings are non-homogenous materials, i.e. they do not have an even distribution of asbestos throughout and often only have asbestos present in trace levels. HBE shall endeavour to take representative samples of textured coatings but cannot accept responsibility for localised inconsistencies in terms of sampling or analysis for this material.

In buildings where large amounts of items are stored, HBE cannot accept responsibility for any asbestos containing materials hidden/covered by the stored items. The survey shall not include any items contained on the surface of or within the ground beneath or adjacent to the survey area, or items stored inside containers, drawers, cupboards, under false flooring etc within the building/site, unless specifically requested by the customer.

HBE cannot accept responsibility for the identification of any sealed void within structures such as bricked up basement rooms, risers etc. or where there is no evidence to support its presence such as clearly marked drawings. Accurate site plans are extremely important in this regard.

Management surveys should cover routine and simple maintenance work. However it has to be recognised that where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the dutyholder.

SURVEY RESTRICTIONS AND CAVEATS

The value and usefulness of the survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope or on the techniques/method used by the surveyor. Information on the location of all ACMs, as far as reasonably practicable, is crucial to the risk assessment and development of the management plan. Any restrictions placed on the survey scope will reduce the extent to which ACMs are located and identified, incur delays and consequently make managing asbestos more complex, expensive and potentially less effective.

In management surveys, surveyors and customers should be properly prepared for accessing all reasonably practicable areas in all parts of the building. Potentially difficult to enter areas (including locked rooms etc) should be identified in the planning stage with the dutyholder and arrangements made for access (e.g. MEWPs for work at height, rooms unlocked, doors/corridors unblocked etc). In situations where there is no entry on the day of the survey, a revisit should be made when access will be possible. Where there are health and safety risks associated with some activities (e.g. height, confined spaces), these should be adequately assessed and arrangements made to control them. Any area not accessed (and where no other information exists) must be presumed to contain asbestos and be managed on that basis.

If any restrictions have to be imposed on the scope or extent of the survey, these items must be agreed by both parties and clearly documented. They should be agreed before work starts (e.g. at the preliminary site meeting and walk–through inspection or during discussion) and are likely to form part of the contract. If during the survey, the surveyor is unable to access any location or area for any reason, the dutyholder must be informed as soon as possible and arrangements made for later access. If access is not possible, then the survey report should clearly identify these areas not accessed. Limitations should be kept to an absolute minimum by ensuring that staff are adequately trained, insured and have the appropriate equipment and tools.

The surveyors do not disturb any suspected asbestos installation in any other way than to take a representative sample. This measure shall minimise the risk of asbestos fibre release, but shall prevent access above/behind a suspected asbestos installation. It is possible, therefore, that further asbestos materials could be present behind an existing asbestos installation.

All relevant sample point data is recorded and shown in the final report e.g. accessibility, condition, extent of material, etc. The pertinent data required to carry out a material risk assessment is recorded and the risk rating for each asbestos installation is given in Appendix II.

The material risk assessment is an assessment of the ability of the identified asbestos installations to release fibres into the air. It is not an assessment of the likelihood of damage to the materials identified. The likelihood of damage or disturbance would be determined by carrying out a priority assessment. In order to achieve this a thorough understanding of the activities on the site is required and therefore this is a responsibility placed on the duty holder as defined in The Safety, Health and Welfare at Work (Exposure to Asbestos) (Amendment) Regulation 2010 and the Health and Welfare at Work (Exposure to Asbestos) Regulations 2006.

APPENDIX VI

GENERAL RESTRICTIONS

GENERAL RESTRICTIONS

HBE have instructed all survey teams that Health and Safety considerations are paramount during our work. If the survey team find an area where access or sampling will present a risk to themselves or others, they have been given authority to cease works until such time that the risk can be controlled to acceptable levels. This may include accessing confined spaces, work at heights, work near active equipment or processes etc if such a situation arises HBE shall inform the customer and explore the possible solutions to the problem.

Areas above fixed office equipment, furniture, process equipment etc. will not be accessed where there is a risk to the survey team. These areas will be subject to a visual assessment only.

Surveying of fixed items of plant, heaters, services or process equipment shall be restricted to easily accessible external elements only. HBE survey teams are not competent to open/dismantle/reassemble such items and will not compromise any fixed guards etc. In such instances presumptions shall be made on the basis of the surveyor's observations and experience.

No access was gained to the rear of gas fires in properties, where gas mains are connected. Removal of gas fires could cause damage to the fire and decor, and will cause a fire hazard. ACMs are typically found behind gas fires.

Moving plant shall be excluded from the survey unless specifically requested by the customer. In such cases the safety aspects discussed above shall apply.

Lift shafts shall only be accessed when accompanied by a competent lift engineer who shall be provided by the customer. In the absence of such a lift engineer, the survey team shall demark the lift shaft as presumed to contain asbestos.

Flooded basements or other areas where surfaces are covered by water or other liquids shall be identified as inaccessible areas. HBE cannot be held responsible for the presence of asbestos in submerged or flooded areas.

Insulation to pipes and boilers shall be inspected on its outer surfaces and at points where the underlying pipe is visible i.e. valves, flanges etc. HBE shall not remove pipe insulation as part of a management survey and shall not remove any surface coverings such as metal cladding or panels that pipes may be behind.

HBE shall not normally access high-level roofs other than from safe working platforms or edge protected flat roof areas. HBE cannot therefore accept responsibility for asbestos products located on high roofs, which are not easily visible from safe access points.

HBE shall not normally access parts of loft voids that are not immediately visible/accessible from safe walkways and will inspect periodically beneath loft insulation.

HSG 264 allows surveyors to presume or strongly presume that visually similar materials are likely to contain or not contain asbestos. In these instances there is the possibility that visually similar rogue items of asbestos containing material may not be identified.

During the survey, the survey team will use their judgement to determine whether it is possible to sample materials without causing damage to the structural integrity of the building. Examples of this may be that sampling of the roofing felt may result in a leak in the roof, or breaking an external under–window panel may result in weather penetration. In such instances either no sample will be taken, and a presumption made, or a much smaller than normal sample will be taken. For small samples the accuracy of the analysis will be reduced.

In occupied buildings where samples are required, the survey team will use discretion as to the location and size of samples taken. HSG 264 advises that a sample size of approximately 3 to 5 cm² be taken throughout the entire depth of the suspect installation. Where this is likely to cause distress to occupants or major damage to furnishings or fixtures a reduced sample size shall be taken.

Textured coatings are non–homogenous materials, i.e. they do not have an even distribution of asbestos throughout and often only have asbestos present in trace levels. HBE shall endeavour to take representative samples of textured coatings but cannot accept responsibility for localised inconsistencies in terms of sampling or analysis for this material.

In buildings where large amounts of items are stored, HBE cannot accept responsibility for any asbestos containing materials hidden/covered by the stored items.

The survey shall not include any items contained on the surface of or within the ground beneath or adjacent to the survey area, or items stored inside containers, drawers, cupboards, under false flooring etc within the building/site.

HBE cannot accept responsibility for the identification of any sealed void within structures such as bricked up basement rooms, risers etc. or where there is no evidence to support its presence such as clearly marked drawings.**Accurate site plans are extremely important in this regard.**

MANAGEMENT SURVEYS

Management surveys are designed to be carried out in occupied buildings where service connections are live. Access during such surveys is therefore restricted to areas that can be easily reached and do not require destructive access. Consequently sealed voids such as partition wall cavities, voids above plasterboarded ceilings, sealed boxwork/risers etc. will not be accessed.

It should be noted that the findings of the survey are discussed across the report in its entirety. Readers should note the contents in all sections of the report and should not rely purely on the information given in individual sections of the report.