Site ID: r1-229518
Re-Inspection of Surveys

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Registered in England No. 3579012

Client:

Sanctuary Housing Group
Client ID: **S130**

Property Address:

1-36, Blackman Gardens
Swindon
Wiltshire
SN3 1RN
United Kingdom

Asset Reference

003337/0002

Surveyor:

Andy Watts

Issue Date:

2nd October 2019

Client Details

Sanctuary Housing Group
Chamber Court
Castle Street
Worcester
WR1 3ZQ
United Kingdom

Client ID.: **S130**

Image preview

UKAS 2167 UKAS 0192 atac CHAS Chas Accredited

Site ID: **r1-229518**
1-36, Blackman Gardens, Swindon, Wiltshire, SN3 1RN, United Kingdom

Contents

Report details:

This report is UKAS Accredited under ISO 17020.
The Analytical data section in section 3.0 is UKAS Accredited under ISO 17025.

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1.0 Executive Summary

Information based upon Re-Inspection of Surveys by DMW Environmental Safety Ltd.

Site ID:

r1-229518

Client:

Sanctuary Housing Group

Property Address:

1-36, Blackman Gardens
Swindon
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SN3 1RN
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Asset Reference

003337/0002

Issue Date:

2nd October 2019

Surveyor:

Andy Watts
Lead Surveyor

Ref.	Location	Item	Material	Action Assessment	Action	Status
r1-229518-i39-52	Ground Floor Laundry room	Sink and drainer pad Original sample reference a-55491-i39-52	Bitumen Sink Pad	Low	Manage	Chrysotile (white)

No Access Areas

Note: All 'No Access Areas' are presumed to contain asbestos materials

Location	No Access Area
First Floor Corridor 4	limited access and view above ceiling tiles
First Floor Bin store 1	Within board riser boxing
First Floor Loft 3	Limited access and view as hatch only able to lift a little
First Floor Scooter store	Within low level timber boxing
First Floor Shower room	Beneath plastic shower tray, within ceramic tiled riser and low level boxing, within timber boxing behind toilet
Ground Floor Lift	Within lift shaft
Ground Floor Lounge	Within timber frames
Ground Floor Lounge cupboard	Within board riser boxing
Ground Floor Kitchen	Beneath kitchen units, Modern Lino (sealed no access below)
Ground Floor Laundry room	Within board riser boxing, beneath kitchen units, beneath metal trays to washing machines, Modern Lino sealed no access under
Ground Floor Electrics room	Within room as warden wasn't there at time of room survey
Ground Floor Electrics room	Within room as warden wasn't there at time of room survey

Site ID: **r1-229518**
1-36, Blackman Gardens, Swindon, Wiltshire, SN3 1RN, United Kingdom

2.0 Introduction

Instructions were received from Sanctuary Housing Group to conduct a Reinspection Survey of the property known as 1-36, Blackman Gardens, Swindon, Wiltshire, SN3 1RN, United Kingdom. The survey was conducted on the 30th September 2019.

The brief for these works was to carry out a Reinspection Survey. The survey was carried out using DMW's documented in-house method, using SOP 11 based upon HSE document HSG 264 Asbestos: The Survey Guide. Under the current issue of HSG 264 Asbestos: The Survey Guide there are 2 types of survey (see Section 7).

The purpose of this survey is to locate, as far as reasonably practicable, the presence and extent of asbestos materials and to assess their condition. Representative samples have been taken as appropriate during the survey and analysed for the presence of asbestos.

The inspection and testing was conducted as agreed with the customer minimising any disruption to others working in the vicinity as far as practical. It should be noted that occupied buildings place certain restrictions on the scope of the survey in respect of access and sampling strategy.

Each section of this report focuses on one or two aspects; no section should be taken and read as a standalone document. It is imperative that each section is read in conjunction with each other.

Please note DMW are accredited for the following activities:

- Surveying for asbestos in premises
- Asbestos in bulk materials – sampling of bulk materials for asbestos identification
- Identification of asbestos in bulk materials at base and on-site via the mobile laboratory

The original survey was conducted by DMW Environmental Safety Ltd. Report reference **A-55491.**

Report details:

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3.0 Sample Locations

General and Assessment Details.

Site ID	Sample ID
r1-229518	**r1-229518-i39-52**

Asbestos Type:	Action Assessment:	Action Taken:
Chrysotile (white)	Manage	Removal Date:
		Contractor:
		Analytical Co.:

Survey Details

Project Type: ..... **Re-Inspection of Surveys**
Surveyor: ..... **Andy Watts**
Inspection Date:..... **30/09/2019**

Sample Location

Property Type: .....**Building**
Area: ..... **Laundry room**
Level: ..... **Ground Floor**

Sample Assessment

Sample taken?.....**Yes**
Product Type .....**Bitumen Sink Pad**
Surface Treatment**. Sealed Composite Material**
Condition .....**Low Damage**
Surface .....**Sink**
Material Risk Assessment **3**
Quantity: .....**1 SQ M**
Next Inspection Date: .....**As per client policy/plan.**

Image Preview

Description

Sink and drainer pad Original sample reference a-55491-i39-52

Comments

The material was seen to be in fair condition at the time of the initial inspection.

Recommendations

The condition of the material should be managed by a competent person/company and its presence made aware to those at risk, as part of a Control of Asbestos Regulations (CAR) 2012 compliant management strategy.

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4.0 Site Overview

Any area not specifically listed below or any area described as 'No Access' should be deemed to contain Asbestos Containing Materials (ACMs).

Site ID

r1-229518

Property Type:

Building

No Interiors:

11

No. Exteriors:

1

Samples Taken:

1

Interior #10 / Corridor 4

Area ..... **Corridor 4**
Level ..... **First Floor**
Internal Walls ..... **NA**
Floor ..... **NA**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas .. **limited access and view above ceiling tiles**

Interior #11 / Bin store 1

Area ..... **Bin store 1**
Level ..... **First Floor**
Internal Walls ..... **NA**
Floor ..... **NA**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas ... **Within board riser boxing**

Interior #18 / Loft 3

Area ..... **Loft 3**
Level ..... **First Floor**
Internal Walls ..... **NA**
Floor ..... **NA**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas . **Limited access and view as hatch only able to lift a little**

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Interior #19 / Scooter store

Area ..... **Scooter store**
Level ..... **First Floor**
Internal Walls ..... **NA**
Floor ..... **NA**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas ..... **Within low level timber boxing**

Interior #20 / Shower room

Area ..... **Shower room**
Level ..... **First Floor**
Internal Walls ..... **NA**
Floor ..... **NA**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas ..... **Beneath plastic shower tray, within ceramic tiled riser and low level boxing, within timber boxing behind toilet**

Interior #33 / Lift

Area ..... **Lift**
Level ..... **Ground Floor**
Internal Walls ..... **NA**
Floor ..... **NA**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas ..... **Within lift shaft**

Interior #36 / Lounge

Area ..... **Lounge**
Level ..... **Ground Floor**
Internal Walls ..... **NA**
Floor ..... **Carpet**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas ..... **Within timber frames**

Interior #37 / Lounge cupboard

Area ..... **Lounge cupboard**
Level ..... **Ground Floor**
Internal Walls ..... **NA**
Floor ..... **NA**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas ... **Within board riser boxing**

Interior #38 / Kitchen

Area ..... **Kitchen**
Level ..... **Ground Floor**
Internal Walls ..... **NA**
Floor ..... **NA**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas ..... **Beneath kitchen units, Modern Lino (sealed no access below)**

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Interior #39 / Laundry room

Area ..... **Laundry room**
Level ..... **Ground Floor**
Internal Walls ..... **NA**
Floor ..... **NA**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas ... **Within board riser boxing, beneath kitchen units, beneath metal trays to washing machines, Modern Lino sealed no access under**
Sample **r1-229518-i39-52**

Interior #43 / Electrics room

Area ....., **Electrics room**
Level ..... **Ground Floor**
Internal Walls ..... **NA**
Floor ..... **NA**
Ceiling ..... **NA**
Suspended Ceiling ..... **NA**
Partitions ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Ducts/Floor Space ..... **NA**
Miscellaneous ..... **NA**
No Access Areas ....., **Within room as warden wasn't there at time of room survey**

Exterior #1 / Exterior

Area ..... **Exterior**
External Walls ..... **NA**
Doors ..... **NA**
Window Sills ..... **NA**
Facias ..... **NA**
Soffits ..... **NA**
Guttering ..... **NA**
Roof ..... **NA**
Under-Cloaking ..... **NA**
DPC ..... **NA**
Cowls ..... **NA**
Miscellaneous ..... **NA**
No Access Areas . **Limited access and view to roof line due to height restrictions**

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5.0 Sampling Strategy for Asbestos Materials

The objective of the survey was to identify the nature and extent of any visible asbestos material. All samples were collected in sealed bags and labelled, for laboratory analysis. Measures were taken to prevent cross-contamination between samples.

The survey was conducted in a manner designed to minimise nuisance and health risks to those who may occupy the building. A requirement of the Control of Asbestos Regulations 2012 is to reduce exposure to asbestos as far as is reasonably practicable. This involves surveyors employing a number of control measures to minimise exposure, including controlled wetting, PPE and minimisation of material breakage. The strategy employed comprised a combination of visual inspection and sampling of bulk materials. During the survey where a material was suspected to contain asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, a small number of samples were taken as being representative of the whole area. Therefore, visually similar materials in the same area must be assumed to contain asbestos.

Where, during the survey the material is reported as NON-ASBESTOS by visual inspection and analysis of samples has proved negative (e.g. recently lagged pipe work covered with metal cladding) the customer should exercise caution in interpreting the results. It is IMPORTANT to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging (e.g. from previous asbestos removal carried out in the past).

It is not usually practicable to detect such residues unless major disturbances of the material take place within the scope of a Refurbishment and Demolition Survey. Therefore DMW cannot accept liability for the detection of such residues if later detected in a Refurbishment and Demolition Survey. If the customer undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is necessary that further investigation of the specific area be carried out before the start of work.

Where there are large numbers of identical items detected throughout the site (e.g. isolated fuse boxes with asbestos flash pads) a single sample will be taken for analysis and therefore the customer must assume that identical items will have the same composition as the one specified.

Where “NO ACCESS” is used, it indicates that the area specified was not accessible at the time of the survey. The customer is to be alerted to the possibility of there being asbestos materials in the area. This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

To assist the customers on-going management of asbestos discovered on site, a blank section has been included at the top of each sample location. This will allow the customer to record subsequent actions taken as a result of the overall risk assessment.

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6.0 Methodology for Bulk Sample Analysis

All techniques used were in strict accordance with DMW's documented in-house method, using SOP 10 based upon HSE document (HSG 248) Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Sampling and identification by polarised light microscopy (PLM).

Identification of asbestos fibres was based on the following analytical procedure:

A) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage;

B) Sample treatment was undertaken (if required) to release or isolate fibres;

C) A detailed and thorough search under the microscope was made to classify the fibre types present;

D) Representative fibres were mounted in appropriate RI liquids on microscope slides;

The different fibrous components were identified using PLM.

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7.0 Basis of Recommendations

7.1. Survey Type as defined in HSG 264 Asbestos: **The Survey Guide**

HSG 264 Asbestos: The Survey Guide defines two types of asbestos survey, specifically:

Management Surveys.
All materials that the competent surveyor suspects may contain asbestos are sampled and the asbestos confirmed or disproved by laboratory analysis. Only asbestos materials on the external regions of structures are detected using this method. This is the preferred HSE method for buildings, which are, not to be demolished or substantially refurbished.

Refurbishment or Demolition Survey.
As above except intrusive methods are used in order to assist detection of asbestos situated inside structural components. This method is intrinsically more hazardous, expensive and will involve isolation of all services in the areas. Also the surveying method involves significant structural and cosmetic damage.

The recommendations made within this report are based on the management of asbestos materials. The primary recommendation would therefore be remedial works, labelling or regular inspection. It should be borne in mind that if individual project works are to be carried out in an area where asbestos has been identified and is due to remain, that an assessment should be carried out prior to any works commencing.

'The material assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed (if any). It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action. Management priority must be determined by carrying out a risk assessment which will take into account factors such as' (HSG 264 Asbestos: The Survey guide);

- The location of the material
- Its extent
- The use to which the location is put
- The occupancy of the area
- The activities carried on in the area &
- The likelihood/frequency with which maintenance activities are likely to take place

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7.0 Basis of Recommendations

7.2 Action Assessment:

NON ASBESTOS = 0
No action required

REMOVE = 1
These are asbestos materials in a condition or location, which requires urgent attention. Asbestos materials assigned to be removed, are usually not suited to any form of containment programme and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned for removal. Any disturbance to these materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

REMEDIAL ACTION = 2
These are asbestos materials in a location and/or condition, which require some attention. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works the material may be assigned the ‘manage’ rating. In the long term it is recommended that all materials, which have had remedial works carried out form part of the on-going management plan.

MANAGE = 3
These are asbestos materials in a condition and/or location which do not give rise to a significant health risk, **PROVIDED THE MATERIAL REMAINS UNDISTURBED** either by routine maintenance operations or by personnel carrying out their normal daily work activities which could cause impact or surface damage to the material. The ‘manage’ category is only valid if this provision is maintained. Building managers should be aware of any changes in work activates in areas where this rating applies. Asbestos material in this category would change to the remove section if it were decided to carry out building works, which would require some disturbance of the asbestos material.

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8.0 Category Explanation

Basic Principles
Asbestos that is found to be present does not necessarily create an unacceptable risk. Asbestos is the hazard, the risk can only be defined when the hazard is assessed within the environment in which it is found. This assessment must take into account the activities carried out near or on the asbestos for the assessment to be able to present viable recommendations.

General Guidelines for an Assessment
There are two types of assessment that may be carried out:

The material assessment- this assesses the ability of asbestos materials to release fibres into the air should it be disturbed. This assessment can be undertaken as part of the survey, as it requires no knowledge about the building use etc. The main parameters that determine the ability of the material to release airborne fibres and the relative hazard of the types of fibre released are;

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

The material assessment algorithm (see attached key to assessment) will give a good guide initial guide to the priority for a control action, as it will identify the high-risk materials. However, a high material score may not always require a high priority control action, if no one needs to enter the area, or suitable precautions to reduce the risk can be taken on the few occasions when the area is occupied.

Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of 7-9 are regarded as having a medium potential and 4-6 a low potential. Scores of 3 or less have a very low potential to release fibres.
The priority assessment – this takes into account various human factors in order to modify the priority assigned by the material assessment. This can only be effectively achieved with direct input from the building occupiers / managers. Parameters, which should be considered, would include;

- The location of the material
- Its extent
- The use to which the location is put
- The level of occupancy of the area
- The activities carried on in the area, and
- The likelihood/frequency with which maintenance activities are likely to take place.

A detailed risk assessment can only be carried out with the detailed knowledge of the above parameter. Although the surveying team may be able to contribute some of the information required for the risk assessment, the duty holder under CAR 2012 is required to make the risk assessment, using the information given in the survey and their detailed knowledge of the property and the activities carried out within. This risk assessment will form the basis of the management plan.

Each of the above parameters consists of a number of subheadings, which are all individually assessed. These assessments are then averaged for each main heading (An example of the priority assessment is attached to this document).

Other factors such as planned refurbishment may override the priority for remediation or the type of remediation.

The potential for disturbance must also be assessed and the feasibility of a management system operating. For example:

- If the asbestos is retained could it interrupt the safe maintenance/repairs required and would the services that would be affected by this be critical to the occupiers.
- If the asbestos is within a locked room can access be adequately controlled?

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8.0 Category Explanation (Continued…)

Basic Principles
The two points raised above relate to instances such as; the failure of an electrical supply above a suspended asbestos ceiling. In this case the occupier would usually no longer be able to trade or a department would have to be shut. An electrical contractor would be brought in on an emergency basis. The individual – electrician – would be placed in a situation where the safety guidelines regarding the asbestos may seem of secondary importance to the needs of their customer and this could subsequently lead to the hazard being ignored.

In cases such as these the asbestos should either be removed or if retained, a procedure of dealing with emergencies must be set up to ensure that critical access points were provided and maintained.

The results from the Material assessment and the Priority assessment can then be graphed within the Risk assessment summary table to give a final risk assessment.

High Risk
Using the above principles materials can be categorised. The top priority – High Risk – would be given to those materials that present an unacceptable risk and require immediate attention. It does not mean that this material must be removed; it means that steps must be taken to remove the risk from those affected by it. This could be as simple as locking a room or undertaking minor repair works or setting up a safe management procedure etc.

Further Categories
Whether a material must be removed is a customer decision. We are willing to give our advice based on our experience. In essence if there is no budget to remove asbestos then a more economical answer will be its management. In extreme cases management may mean total segregation of a room, area or building until such time as the budget can be made available. When surveying properties of any number it is important to realise that management must begin as soon as practicable to allow a programme of remedial works to proceed. It would be impossible to remove every item of asbestos overnight and there is little point in trying.

Prioritisation
The risk categories allocated should be used as a means of prioritising work. When the risk has been contained it is then necessary to address the next phase, which is, what should be removed, repaired and/or managed.

Management and control actions
The priority assessment score and the material assessment score are the two outputs from the risk management assessment and can be ranked to determine the priority of the management and control actions.

Management actions may include;

- Maintain and update asbestos register
- Monitor condition
- Restrict access / isolate
- Label
- Inform
- Train
- Define and use safe systems of work
- Operate a permit to work system

Control actions may include;

- Clean up debris
- Repair
- Encapsulate
- Enclose
- Remove

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8.1 Category Codes – Material Assessment

Cumulative score	Action Required
10–12	This is allocated to those items requiring urgent attention as they currently, or in the foreseeable future, present an unacceptable risk. That is to say that fibre concentrations could rise above 0.01 fibres/ml.
7–9	These are items which as single entities have a high risk of being damaged/ disturbed or where there is an accumulation of asbestos materials in a single location that when examined as a whole have a high risk of being damaged/ disturbed.
4–6	These are items that have no, or very little, sign of historical damage.
2–3	This covers asbestos cement, resins, artex, plastics, rubber etc containing asbestos, which do not generally present a significant risk.

	Score	Assessment	Examples
Product Type	1		Etonite, cement, lino, paints, artex etc
	2		AIB boarding, gaskets, ropes, textiles etc
	3		Thermal insulation and coatings

	Score	Assessment	Examples
Condition	0		No visible damage
	1		Low damage – e.g. scratches
	2		Medium damage – e.g. breakage of material revealing fibres
	3		High damage – visible debris

	Score	Assessment	Examples
Surface Treatment	0		Sealed Composite materials
	1		Unsealed Composite Materials
	2		Sealed Non-Composite Materials
	3		Unsealed Non-Composite Materials

	Score	Assessment	Examples
Asbestos Type	1		Chrysotile
	2		Amosite
	3		Crocidolite

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8.2 Category Codes – Priority Assessment

Human Exposure Potential

Assessment parameter	Score	Assessment	Examples
Number of occupants	0		None
	1		1 – 3
	2		4 – 5
	3		>10
Frequency of use	0		Infrequent
	1		Monthly
	2		Weekly
	3		Daily
Average each time use	0		<1
	1		>1 – <3 hours
	2		>3 – <6 hours
	3		>6 hours
Average Score			

Maintenance Activity

Assessment parameter	Score	Assessment	Examples
Type of Maintenance activity	0		Minor disturbance (e.g. possibility of contact when gaining access)
	1		Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2		Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve
	3		High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for recabling).
Frequency of Maintenance activity	0		ACM unlikely to be disturbed for maintenance
	1		<1 per year
	2		>1 per year
	3		>1 per month
Average Score			

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8.2 Category Codes – Priority Assessment (Continued…)

Cumulative score	Action Required
10–12	This is allocated to those items, which are in a position, which presents an unacceptable risk to occupiers etc.
7–9	These are items situated in high use, readily accessible positions, which may also be located in an area accessed on a routine basis for maintenance.
4–6	These are items that will very rarely be disturbed through normal occupation or maintenance, or are in locations or extents that if disturbed would lead to a minimal fibre release.
0–3	This covers items, which are in locations not readily accessible and are unlikely to be disturbed.

Normal occupant activity

Assessment parameter	Score	Assessment	Examples
Main type of activity in area	0		Rare disturbance activity (e.g. little used store room)
	1		Low disturbance activities (e.g. office type activity)
	2		Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3		High levels of disturbance, (e.g. Fire door with AIB sheet in constant)
Average Score			

Likelihood of disturbance

Assessment parameter	Score	Assessment	Examples
Accessibility	0		Usually inaccessible
	1		Occasionally likely to be disturbed
	2		Easily disturbed
	3		Routinely disturbed
Location	0		Outdoors
	1		Large Rooms
	2		Rooms up to 100m^2
	3		Confined spaces
Extent	0		Small amounts or items
	1		<10m^2 or 10m
	2		>10 – 50m^2 or 10 – 50m
	3		>50m^2 or > 50m
Average Score			

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9.0 Restrictions and Limitations

Every effort has been made to ensure that all asbestos materials were identified as far as was reasonably practicable, using the survey methodology as agreed with the customer. Our standard survey, involves experienced and trained surveyors employing a combination of visual examination and bulk material sampling. This method is approved by the HSE and normally results in most if not all asbestos materials being identified. However, it is possible that asbestos materials may remain undetected within the building due to.

Asbestos materials existing in areas, other than those specifically requested to be surveyed by the customer.

Incorporation within or under a structure, preventing detection via visual/sampling survey methods.

Disguising of the materials due to over-cladding. Materials of this type may only be detectable using the methods prescribed under a Refurbishment or Demolition Survey. In areas with large amounts of visually similar materials, a proportional number of samples have been taken, which were deemed to be representative of the whole area. Should the customer, request a more rigorous sampling strategy, this should be arranged for reinspection and in any case before any disturbance of the material.

Trace residues under non-asbestos pipe work lagging. In the past, and especially prior to the Control of asbestos Regulations 2012, asbestos removal operations were not considered comparable to today's standards. The existence of such contamination is not possible to confirm without removal of all or most of the existing insulation, as would be expected under a Refurbishment or Demolition Survey.

Regarding areas described under the 'no access' section, our surveyors did not inspect these locations. This would be due to the access points being locked, occupants prohibiting access, or where access would result in endangering surveyors and the breach of one or more relevant statutory provisions such as the Workplace (Health Safety and Welfare) Regulations 1992 regarding Work at Heights Regulations 2005 or the Confined Space Regulations 1997. If access to such areas is required, the customer should liaise with DMW in order to arrange a repeat visit, during which suitable and sufficient precautions shall be taken (at an additional cost). Access to high areas such as roof areas and roof voids will be limited in most circumstances.

No access will be gained to the internal voids of cavity brick walls or the interior of any other type of solid wall or structure unless specifically agreed with the customer before the survey commences with a suitable method of work agreed to control the risk of structural instability.

Access and sampling to certain areas where access was prohibited.

Certain artex coatings contain so little asbestos that its detection is not always possible in light of current knowledge and technology, using the techniques as prescribed in HSG 264 Asbestos: The Survey Guide and (HSG 248) Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Also, due to the application techniques and heterogeneous nature of some such materials, sample results may be unrepresentative of the whole. It is possible to analyse samples with a greater degree of accuracy using sub-contracting laboratories with Scanning Electron Microscopy (SEM) facilities. This can be arranged (at greater cost and increased turn-around) following a specific request from the customer.

Floor ducts not accessed unless specified in the main body of the report.

No access to live electrical installations will be gained

during the survey. Our duty of care requires us to presume that such installations are live. If access is required to live areas, our surveyors will need to be accompanied and supervised by qualified electrical engineers under a permit/safe working procedure.

Even after a survey carried out by competent person(s) with due skill and care, it is not reasonably practicable to state that a building is free of asbestos materials without completely dismantling the structure down to its component parts. Therefore, it is not reasonably practicable to categorically state whether an building is completely free of asbestos materials until it is finally demolished.

DMW have, via staff training, selection and provision of time and resources fulfilled our duty under civil and statutory law as far as was reasonably practicable. It is important to point out that the customers' duty of care under criminal and civil law still exists, with respect to precautions taken when working on areas in which no asbestos has been previously detected.

In the event of material being exposed which could reasonably be expected to be asbestos material, work should immediately cease and competent assistance should be sought to identify the material in order to comply with HSWA 1974, Regulation 7 of the Management of Health and Safety at Work Regulations 1999 and other relevant statutory provisions. The competent person(s) would ideally be a UKAS accredited consultancy, such as DMW.

DMW cannot accept liability for cosmetic or structural damage incurred during sampling and surveying. By its very nature, an asbestos survey requires a reasonable degree of damage to components for subsequent laboratory identification.

DMW are not accredited for priority assessments.

DMW are not liable for the costs of any asbestos removal whether the materials have been identified or not during the survey process.

Due to the nature of the building's construction, similar types of ACM identified in this report may not be restricted to the amounts and locations identified. In addition, materials encountered which are similar to those presumed/identified, as asbestos should also be presumed to be ACM's until proven otherwise.

Unless specifically stated otherwise, the scope of the survey assessment does not extend to identifying ACM's within fixed Items of plant and portable appliances.

This survey report only partially fulfils the compliance requirements under Regulation 4 of CAR 2012. The customer should be aware of further measures required, such as the performance of priority/overall risk assessments, condition monitoring and provision of information to those at risk.

Unless specifically stated otherwise, the scope of this survey assessment does not extend to conducting swab samples to conduct trace asbestos residues from past stripping works.

The scope of survey does not extend to identifying sub-surface ACM's or asbestos-land contamination. Ducts will only be inspected if formally agreed with the customer as being part of the survey scope. Any ducts without any obvious access points which are not brought to the attention of DMW before the survey will not be inspected.

Access is not gained to plant and machinery unless officially requested and then only under a permit system under the supervision of a mechanical engineer. Equipment installed prior to 1999 should be presumed to contain ACM's such as Chrysotile gaskets.

Square and linear metre amounts of ACM's stated in the report are visually determined estimates only and are not intended to form the sole basis of removal quotations. Any future removal costing should be based on actual measurements conducted by the tendering removal contractor.