# Report and Register

# for a

# Management Asbestos Survey

## Great Cliff
## Marine Parade
## Dawlish
## EX7 9EX

**No asbestos containing materials were identified**


Dscn0378

Phil Collins
Asbestos Management

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# Executive Summary

No asbestos containing materials have been identified.

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The survey was undertaken on
**10 May 2021**

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Current report compiled on the
**06 June 2021**

On the instructions of
**Great Cliff**
**C/o Crown Property Management**
**135 Reddenhill Road**
**Torquay**
**TQ1 3NT**

Signed

**PGT Collins BSc Hons DipSurv MRICS**

Dated: 06 June 2021

# Contents

# Introduction

**Section 1**

This report contains the findings of a
Management Asbestos Survey and Management Plan for Compliance with Reg 4 of The Control of Asbestos Regulations 2012

Undertaken by

**Phil Collins BSc Hons DipSurv MRICS**

Phil Collins is a Professional member of The Royal Institution of Chartered Surveyors **MRICS**
and holds:-

**British Occupational Hygiene Society**

**P402** Proficiency Certificate in Building Surveys and Bulk Sampling for Asbestos,
**S301** Occupational Hygiene Module Asbestos and other fibres, (This covers all elements of the following proficiency certificates)

- P401 Identification of Asbestos in Bulk Samples (PLM)
- P402 Buildings Surveys and Bulk Sampling for Asbestos (including Risk Assessment and Risk Management Strategies)
- P403 Asbestos Fibre Counting (PCM)
- P404 Air Sampling and Clearance Testing of Asbestos
- P405 Management of Asbestos in Buildings

**The Royal Society for the Promotion of Health**

**Certificate in Asbestos Inspection Procedures** (with distinction)

The **CITB Construction Skills Certificate of Competence** giving UKAS Personal Certification under the NIACS scheme has been passed (Unfortunately this scheme has now been withdrawn).

The original survey of asbestos containing materials was undertaken by

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## The scope of the works

**Section 2**

To undertake a Management survey to the standards described in Asbestos: The survey guide (HSG264) .
The definition of a Management Survey in Asbestos: The Survey Guide (HSG264) is:-
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The survey is the standard survey. Its purpose is to locate as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials 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 asbestos containing materials 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 asbestos containing materials as it will identify the materials which 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 asbestos containing materials. However a management survey can also involve presuming the presence of asbestos. A management survey can be completed using a combination of sampling asbestos containing materials and presuming asbestos containing materials, or indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed. (i.e. a material assessment).
.
Areas such as voids between floors and ceilings or ducts/ boxed in areas that cannot be opened without intrustive means should be considered outside the scope of the survey.

**Limitations / restrictions of survey**
None. Refer to survey specification.

**Purpose of works:**
To assist with compliance with The Control of Asbestos Regulations 2012 Regulation 4

# How to use the report.

Section 2a

**Please ensure that the correct type of survey is be commissioned for the purpose. A Management Survey should not be relied on when undertaking demolition, major works or repairs. A Refurbishment or Demolition Survey should be commissioned for works of this nature.**

Each asbestos, or, potentially asbestos containing material, will be assigned a numerical value. The following suffixes will denote the degree to which the materials have been identified.

**In identifying the extent of a material regard should be given to both description in text and the areas marked on the plan.**

| | |
|---|---|
| Where it has not been able to gain access to a room or area, or where objects are identified that are known to have had asbestos used in their construction e.g. fire doors or boilers. | **no** |
| Materials where it is not possible to positively state that no asbestos is present. | **p** |
| Materials that are known to contain asbestos via the experience of the surveyor. | **sp** |
| Materials where asbestos content has been proven by analysis of a sample at this site. | **pos** |
| Materials that have been proven to be asbestos free by analysis of a sample | **neg** |
| Materials that look like asbestos containing materials which in the opinion of the surveyor will be asbestos free. This is based on experience or information given on site by the client or occupiers. | **la** |
| Asbestos Containing Materials that have been removed | **Rem** |

All materials will be identified by their number while the suffix may change depending on its asbestos content, degree of identification, or whether it has been removed.

Asbestos containing materials are shown as a register or summary in section 5 with full details given in section 6 of the report. All asbestos or potentially asbestos containing materials are shown coloured in a red based colour (eg orange, red, or pink) on the plans in section 4.

Detail regarding **Non Asbestos containing, look alike materials, and those areas that have asbestos removed** will be located in section 7. Look alike and negative materials will be found marked on the plans at section 4 coloured green, and those areas where asbestos has been removed in Blue.

The following page shows an example of a typical asbestos data sheet with the meaning or use of the detail.

# An example of Full detail of asbestos data sheet and what it means.

| Asbestos Containing Materials ( Full Detail) | | | | | | | | Section 6 |
|---|---|---|---|---|---|---|---|---|
| | | | | | | Asbestos Reference: | | 3 SP |
| **Description:** | | | **Decorative Textured Coatings** | | | *Photo* | *7458* | |
| Asbestos in textured finishes ceased in the early 1990's. As asbestos was generally added and mixed by hand the distribution of asbestos is frequently uneven, resulting in negative analysis of single samples even when asbestos is contained in the coating. To eliminate this spread sampling, of similar age and style of material will normally determine whether or not asbestos is contained within the coating. The product | | | | | | | | |
| **Location:** | | | Ceilings of office number 5 | | | Photograph | | |
| **Means of Attachment:** | | | Glued | | | | | |
| **Area / Volume:** | | | 120 sq m | | | | | |
| **Licensed Material:** | | | No | | | | | |
| **Sample Number:** | | | n/a | | | | | |
| **Level of Identification:** | | | This material has been strongly presumed to contain asbestos by visual appearance only | | | | | |

| **Risk assessment of the Asbestos Containing Material only** | | | | | | Score |
|---|---|---|---|---|---|---|
| Product Type: | | Decorative textured coating | | | | 1 |
| Damage /Deterioration: | | No Damage | | | | 0 |
| Surface treatment: | | Enclosed Sprays & Lagging, Sealed AIB, A/C | | | | 1 |
| Asbestos type: | | Chrysotile (White asbestos) | | | | 1 |
| | | | | | Total | 3 |

The material risk assessment indicates an asbestos containing material that is very low risk

| **Priority Risk Assessment (combined Risk of the material in its location)** | |
|---|---|
| Risk from the asbestos containing material (from above): | Very Low Risk |
| Surveyors opinion of the accessibility of the material: | Low Accessibility |
| Surveyors opinion of Number and frequency of occupants: | Low Occupation |

**There is a low risk of fibre release from this material in its location.**

| **Recommendations:** | |
|---|---|
| If any area becomes damaged and replacement or repair of the material is required the work may now be undertaken by an unlicensed contractor. However a risk assessment should be carried out and safe system of work introduced. | |
| **Next Re-inspection Due:** | 30 December 1900 |
| **Additional Comments:** | None |

***The identifying reference for this particular material used throughout the report. Suffix relates to identification of material see section 2a***

***Description of the asbestos containing material. This may include a guide to the actual asbestos content***

***Where the material is located in the building. Marked on plan by a coloured area or line and asbestos reference such as* 1(suffix)**

***How the material is attached (useful when it is to be removed).***
***An estimate of the amount of the material.***
***Do you need permission from HSE to work on the material .***

***How has the material been identified. Has a sample been taken?***

***The risk assessment of the material only.***

***The risk assessment of the material in this particular location.***

***Standard recommendations relating to this material.***

***For Compliance with CAR 2012 Reg 4.***
***Additional comments or observations from the surveyor.***

## Identification of asbestos containing materials

The level of identification will be categorised into: -

**Identified**. This means that the sample has been analysed at an accredited laboratory and the results found to be positive.

**Strongly Presumed.** This description may be used if other similar homogenous materials have been sampled and proved positive, or, if the surveyor has experience of similar materials that have been proven to contain asbestos.

**Presumed.** This description is used for any materials that have not been sampled and analysed, cannot be identified and there is no evidence to prove that the material is not asbestos. No access areas where an inspection was not possible also come into this category.

## Risk Assessments

### The Material Risk Assessment.

The material score uses a numerical algorithm to calculate a value to quantify the Potential Risk of fibre release based on guidance given in Asbestos: The Survey Guide. The full material assessment criteria follow overleaf. The material is scored from a variety of different categories including asbestos type and any damage. The scores are totalled to give a final risk assessment of the material.

This gives values within the following range:

| | | | |
|---|---|---|---|
| **High = 10 or more than** | **Medium = 9 – 7** | **Low = 6 - 5** | **Very Low = 4 or less** |

### The Priority Risk Assessment.

In order to assess the full risk of the material releasing fibre the materials location and the use of this location should also be assessed.

Combining the elements of the Material Risk Assessment

Location / Accessibility

Use of the area (human occupation)

indicates the risk of the material releasing asbestos fibre in its location (The Priority Risk Assessment).

The perceived accessibility or vulnerability of the material is based on the opinion of the surveyor from observations while undertaking the survey. (Only the occupier of the building can be fully aware of the uses both proposed and current taking place in the building, Phil Collins Asbestos Management should be advised if assumptions are incorrect)

# Example of how the Material Assessment Algorithm is calculated



| Sample Variable | Score | Examples of scores | Example | |
|---|---|---|---|---|
| **Product type (or debris from product)** | 1 | Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc). | | |
| | 2 | Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt. | Asbestos Insulating Board | **2** |
| | 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. | Medium Damage | **2** |
| | 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. | Exposed surface painted | **1** |
| | 2 | Unsealed AIB, or encapsulated lagging and sprays. | | |
| | 3 | Unsealed lagging and sprays. | | |
| **Asbestos type** | 1 | Chrysotile | | |
| | 2 | Amosite | Amosite | **2** |
| | 3 | Crocidolite | | |

**High = 10 or more than** **Medium = 9 – 7** **Low = 6 - 5** **Very Low = 4 or less**

**Total Fibre score 7**

**equates to medium risk.**

# Building Description

**Section 3**

A relatively modern purpose built block of apartments.

Elevations are rendered beneath a slate roof (through binoculars at ground level) covering and uPVC rainwater goods.

There are several open balconies with a modern palisade tile.

It is understood that the property was constructed circa 2006.

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**Additional comments/ Urgent works**

None

**Areas that have been included in the survey**

All areas indicated in the plans (see section 4) have been surveyed unless specifically excluded.

**Areas that have been specifically excluded from the survey**

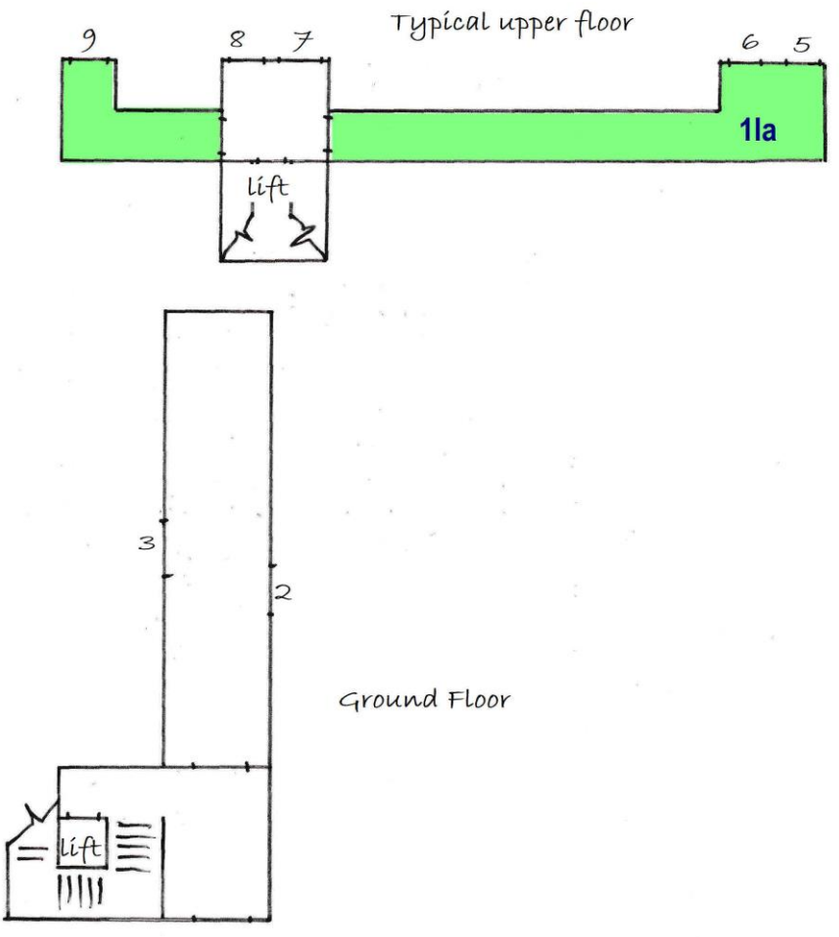
Ducts, voids or other enclosed areas that have been sealed shut or that require the use of specialist equipment for access.

**Work at height.**

Although every attempt has been made to access all areas, no additional equipment has been used to gain additional height except a standard step ladder.

# Building Plans showing asbestos containing material locations






**For identification only not to scale**

**Key**

| | |
|---|---|
| **no** | Materials where it is not possible to fully investigate. |
| **p** | Materials where it is not possible to definitively state asbestos free |
| **sp** | Materials strongly presumed to contain asbestos by experience of the surveyor |
| **pos** | Materials positively identified as containing asbestos by analysis of a sample |
| **neg** | Materials shown to be asbestos free by analysis of a sample. |
| **la** | Materials that are asbestos free but may resemble an asbestos containing material |

## Materials that have been analysed and proved to have asbestos content or those that have been presumed or strongly presumed to contain asbestos.

**No asbestos containing materials have been identified.**

**Materials that have been analysed and proved to have no asbestos content or those that resemble asbestos containing materials but are asbestos free.**

| Materials that have been proved to be asbestos free by analysis or those that look like asbestos containing materials | Section 7 |
|---|---|
| **Asbestos Containing Materials that have been removed from site** | **Section 7a** |

| | |
|---|---|
| **Location** Dscn0379<br>External balconies | **Material Reference** 1 La<br>  |
| **Material description**<br>External palisade tiles | |
| **Sample number, if sampled**<br>N/a | |
| A look alike material that does not contain asbestos | |

# Documentation for Asbestos Containing Materials that have now been removed from the site.

**None**

# Analysis Report from Independent UKAS Accredited Laboratory

**Section 8**

No samples have been analysed.
Samples are normally taken while on site but are not analysed until authorised by the client.
If they have been taken and not analysed they can be analysed at a later date to definitively show whether asbestos is present.

# Limitations and Exclusions

**Section 10**

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involve trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey; this could be due to various reasons:-

Asbestos materials existing within areas not specifically covered by this report are outside the scope of the survey.

Sealed ducts and voids are outside the scope of the survey. No responsibility is accepted for the presence of asbestos in voids (floor, under floor, wall or ceiling) other than those opened up during the survey.

Materials may be hidden or obscured by other items or cover finishes (eg paint, over boarding etc). Where this is the case then its detection will be impaired.

Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.

Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of this survey however all good intentions are made for its discovery.

Where an area has been previously stripped of asbestos (eg plant rooms, ducts etc) and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (1987) laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

Where an area has not been inspected it will be due to No Access for one reason or another (eg working operatives, sensitive location or just simply no access).

Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work Act (1974) for both themselves and others.

In a building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of this survey should be treated with caution and sampled accordingly or presumed to be asbestos containing.

Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.

Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per their instructions and guidance at that time.

Phil Collins Asbestos Management cannot accept any liability for loss, injury, and damage or penalty issues due to errors or omissions within this report.

Phil Collins Asbestos Management cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos, some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

A limited inspection will be carried out of any pipe work concealed by overlying non-asbestos insulation. Inspection of pipe work will be restricted to the insulation visible. The presence of debris to pipe work, which is not readily visible or which would require the removal of all the non-asbestos insulation, is considered outside the scope of this survey.
During the analysis of samples, materials will be referred to as Asbestos Insulation Board or Asbestos Cement based upon their asbestos content and visual appearance alone.

We have not been notified of the presence of ducts, voids or other enclosed areas that require the use of specialist equipment for access. Access equipment to reach 3.0m safely is used; we have not been advised of the need for any additional access equipment. Any requirement for specialised access equipment has been specifically excluded unless otherwise stated.

We have not reported on concealed spaces, which may exist within the fabric of the building, where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Where samples have been taken no examination has been made beyond the sampled item.

It is not generally possible to inspect beneath plaster coated materials.

Samples have not been collected from locations where the material integrity of the application will be affected (such as gaskets, skylights etc).

Applied floorings (eg carpets) have not been fully lifted during this survey. Representative areas will have been investigated

Electrical or other live installations or plant, where live during the survey, have not been inspected.

Any traditionally constructed building built after 1900 should be presumed to have a damp proof course even if it is not visible; some felts have been found to contain asbestos. It should be considered that all damp proof membranes are asbestos containing.



Survey reports are specific to the client and the purpose for which they were intended. No responsibility is accepted for reliance placed on reports commissioned for another purpose. Management surveys should not be relied on for demolition or major refurbishment works.

Every reasonable practical effort has been made to find all asbestos elements on site. However, due to the complex usage of asbestos in building materials, it may be possible that some asbestos containing materials may go undetected. An asbestos survey should only be deemed as an indicator to asbestos on site, never as an absolute record. Therefore responsibility cannot be accepted for any