

MANAGEMENT ASBESTOS SURVEY REPORT



Site Name: 48 The Grove
Site Address: Ilkley
West Yorkshire
LS29 9EE

Survey carried out by: Garth Fielding, Asbestos Surveyor

Date of Survey: 28th November 2019

For and on behalf of: Redman Partnership LLP

Site ID: S-06594

Project Reference: S-06594

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SURVEY REPORT WITH MATERIAL ASSESSMENT

Site ID: S-06594
Project Reference: S-06594
Client: Redman Partnership LLP

48 The Grove
Ilkley
West Yorkshire
LS29 9EE

Survey Type: Management Survey

This survey was undertaken by:-

Garth Fielding of
ACS - Health Safety & Environment Ltd
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Elland
Nr Halifax
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HX5 0JH

Print Date: 29/11/2019

Report Prepared By:

Name Garth Fielding

Signed



Report Checked By:

Name Ruth Alders

Signed



A C A D
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1. INTRODUCTION

Instructions were received from Mr John Redman on behalf of Redman Partnership LLP to carry out an asbestos survey on the property known as 48 The Grove, Ilkley, West Yorkshire, LS29 9EE. This survey was carried out on the 28th November 2019. The scope of works was to carry out a full asbestos location survey on the premises as outlined by the client. The extent and type of asbestos based materials on site was to be defined.

2. DETAILED SITE DESCRIPTION

The property surveyed four storey stone/brick built building with a pitched slated/tiled roof and basement. At the clients request only the areas occupied by the office areas are to be incorporated into this survey report, namely the ground floor entrance stairs through to the third floor, along with the first to the third floor offices. As the building is occupied and no works are planned, it was necessary to carry out a Management Asbestos Survey. The survey was carried out in accordance with the latest Control of Asbestos Regulations (CAR) 2012.

If the building is to undergo major refurbishment/demolition works in the future, then a Refurbishment/Demolition Survey must be carried out before works can begin.

This report is not designed to be a specification for remedial work, and should not be used alone as a basis for quotations or tendering.

If plans of the building to be inspected are not made available to ACS, and it cannot be confirmed if all areas of the property have been identified or accessed; the surveyed premises will be hand sketched during the course of the Asbestos Survey, in order to avoid any misinterpretation; however ACS – Health Safety & Environment Ltd cannot guarantee that all areas/locations of the surveyed building have been accessed or identified. It is the client's responsibility to check the plans provided by ACS within the survey report, and highlight back any concealed or obstructed areas that have not been included.

Fire Doors: The fire doors could not be intrusively inspected during the course of the survey without significant damage being caused, which would affect the integrity of the fire doors. Damaged fire doors can compromise fire resistance and could be condemned by Fire Safety Officers for not meeting RRO - Regulatory Reform (Fire Safety) Order 2005 (FSO) Regulations.

Concealed Spaces and Voids: The survey did not include lift shafts, cavity wall voids, ceiling voids, risers, ducts or concealed spaces in the fabric of the building, where access would have required the use of specialist equipment or tools, or where gaining access to carry out an inspection would have caused damage to decoration, fixtures, fittings or the structure of the building. The survey did not extend to searching for concealed asbestos where removal of materials suspected of containing asbestos would be required for inspection.

Carpets, Furniture, Fixtures and Fittings: We have not inspected areas or surfaces that would require the removal or relocation of carpets, furniture, fixtures or fittings, as this is beyond the scope of this non-intrusive survey.

Access Equipment: Unless specifically detailed in the report, we have only inspected areas that could be accessed without specialist access equipment, other than step-ladders.

Categorisation of asbestos products: Where reference has been made to a particular category of asbestos material, this is based on the surveyor's subjective assessment, and unless specifically stated, density determinations have not been undertaken.

If the report identifies areas that were not accessible for inspection, the Health and Safety Executive Guidance Note HSG264 Asbestos: The Survey Guide, then these areas should be presumed to contain asbestos until inspection and sampling proves otherwise.

3. SAMPLING STRATEGY FOR ASBESTOS MATERIAL (HEALTH & SAFETY POLICY)

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material.

All samples were collected in self seal bags where appropriate and a label was left on the site adjacent to the sample location. This label indicates the sample number for cross reference to this report. Care was taken to prevent cross-contamination of samples.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building.

As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with PCL cloth tape. All samples were double sealed in polythene bags which would not give rise to any dust release. Sampling did not impair the structural integrity of the building or plant.

4. ASBESTOS SURVEY STRATEGY

All surveys have been carried out in accordance with the requirements of Control of Asbestos Regulations 2012 (CAR 2012).

There are two types of asbestos survey carried out:

4.1 Management Survey – Formerly Type 1 - Presumptive Survey & Type 2 – Sampling Survey

The purpose of this survey is to locate as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials (ACM) in the building and assess their condition. No samples have been taken to verify the presence of asbestos. A material has been presumed to be asbestos unless there is sufficient evidence to suggest that it is not an ACM.

The following reasoned arguments have been used to suggest that a material does not contain asbestos:

- Non-asbestos substitute materials were specified in the original construction or subsequent refurbishments.
- The product was very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.).
- Post 1985 construction for amphibole containing asbestos.
- Post 1999 construction for Chrysotile products.

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). Where materials have the visible appearance of asbestos or are known to have been manufactured using asbestos they have been marked as STRONG PRESUMPTION.

Note - a presumptive survey will inevitably result in non asbestos containing materials being presumed to be asbestos. We accept no liability for the additional costs and duty incurred in managing this presumption. We recommend that sampling is carried out as far as practicable.

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis and therefore minimise the cost of the survey. The strategy employed is a combination of a 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 the survey reports a material as NON-ASBESTOS by visual inspection and with no Analysis of samples (e.g. recently lagged pipe work covered with metal cladding) then the client 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 until major disturbances of the material takes place within the scope of a destructive survey. Therefore the surveying company responsible cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is recommended that further investigation of the specific area be carried out before the start of work.

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

4.2 Refurbishment/Demolition Survey – Formerly Type 3 - Intrusive Survey

This type of survey is to establish and describe as far as practicable, all ACMs in the building and may have involved destructive inspection techniques. The volume of asbestos materials has been established but no assessment of condition has been made other than to highlight areas of significant damage or debris.

On all types of survey, where NO ACCESS is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area.

Access to these areas MUST be achieved prior to any demolition/refurbishment works being carried out. Please note – this may involve the employment of a licensed asbestos contractor.

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.

5. METHODS OF BULK SAMPLE ANALYSIS

All techniques used were in strict accordance with the HSE document HSG248, titled "Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures".

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;
- E. The different fibrous components were identified using PLM.

6. REPORT STRATEGY DEFINITIONS

In accordance with the requirements of the HSG264 Asbestos: The Survey Guide, all asbestos containing materials (ACM) identified on the site have been assessed to consider their potential for fibre release. This assessment has been established using the Material Assessment Algorithm that is defined in the HSG264 document. The assessment is based upon:

1. Product Type
2. Extent of Damage or Deterioration
3. Surface Treatment
4. Asbestos Type

The material assessment identifies the high-risk materials, that is, those that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that are given priority for remedial action. Action priorities have been determined by considering the following:

5. Material Assessment Score
6. The Location of the Material
7. Its Extent
8. Its Accessibility
9. The Perceived Use and Occupation of the Building

A mathematical algorithm has not been used to establish the action priority assessment recommendation.

An Action Priority Rating will be assigned to each asbestos element identified on the sites surveyed.

Non-asbestos elements will not be assigned a priority rating.

Implementation of the system will assist the client to ensure a safe working environment is maintained on site with respect to all asbestos materials identified.

6.1 Assessment of Condition of Asbestos Elements

GOOD

No visible damage.

LOW DAMAGE

A few scratches or surface marks; broken edges on boards, tiles, etc.

MEDIUM DAMAGE

Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.

HIGH DAMAGE

Damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

6.2 Surface Treatment

The surface treatment of an ACM has been defined in one of the following categories:

Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.

Enclosed sprays and lagging, AIB (with enforced face painted or encapsulated), asbestos cement sheets, etc.

Unsealed AIB or encapsulated lagging and sprays.

Unsealed lagging and sprays.

6.3 Assessment of Likelihood of Disturbance

The surveyor has made an assessment of the perceived likelihood of disturbance based upon the information available. This is based on the location of the material and its accessibility.

The following definitions have been used to identify location:

OUTDOORS
LARGE ROOM(S)
WELL VENTILATED AREA
ROOM(S) UP TO 100 SQUARE METRES
CONFINED SPACE

The following definitions have been used to describe accessibility:

USUALLY INACCESSIBLE
UNLIKELY TO BE DISTURBED
OCCASIONALLY LIKELY TO BE DISTURBED
EASILY DISTURBED
ROUTINELY DISTURBED

Note - the surveyor can only make an assessment based upon information available at the time of the survey. It is the client's duty to reconsider this factor as part of their management assessment plan.

6.4 Extent of Asbestos Containing Material

The approximate quantity of the asbestos containing material has been provided. This is an estimate only and should not be used for tender or other purposes.

6.5 Material Risk Assessment of Each Asbestos Element

0 TO 4 (VERY LOW)

Materials with assessment scores between 0 to 4 have a very low potential to release fibres if disturbed.

5 TO 6 (LOW)

Materials with assessment scores between 5 to 6 have a low potential to release fibres if disturbed.

7 TO 9 (MEDIUM)

Materials with assessment scores between 7 to 9 have a medium potential to release fibres if disturbed.

10 AND ABOVE (HIGH)

Materials with assessment scores of 10 and above have a high potential to release fibres if disturbed.

6.6 Material Assessment Algorithm

Sample variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays or thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

Source: HSG264 "Asbestos: The Survey Guide"

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

6.7 Assessment of Priority of Each Asbestos Element

PRIORITY 1

Priority 1 asbestos materials are in a condition or location which requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment program and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned a priority rating of 1. Any disturbance to priority 1 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.

PRIORITY 2

All priority 2 asbestos materials are in a location and/or condition which require some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, the priority 2 materials should be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3

Priority 3 asbestos materials are in a condition and/or location which does 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. Priority 3 is only valid if this provision is maintained. Building managers should be aware of any changes in work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 materials if it is decided to carry out building works which would require some disturbance of the asbestos material.

6.8 Management Priority Risk Assessment and Plan

In accordance with the Control of Asbestos Regulations 2012 it is the client's duty to consider the information provided in conjunction with other information that is only available to him which will then enable him to form a complete risk assessment and subsequent management plan.

In assessing the risk the client must consider the following factors:

1. Material Assessment Score
2. Surveyor's Recommendation
3. Surveyor's Action Priority
4. Occupant Activity

The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example, a little used storeroom, or an attic, will rarely be accessed and so any asbestos present is unlikely to be disturbed.

At the other end of the scale, in a warehouse lined with AIB panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment.

As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account. Maintenance is dealt with separately.

5. Likelihood of Disturbance

The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility. For example, asbestos soffits are outdoors and generally inaccessible without the use of ladders or scaffolding, so they are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However, if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley / bed movements.

6. Human Exposure Potential

The human exposure potential depends on three factors; the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a factory boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in an assembly shop lined with AIB panelling, with 30 workers, which is occupied daily for six hours.

7. Maintenance Activity

The final area that must be taken into consideration is the level of maintenance activity likely to be taking place in an area. As we have said, maintenance trades such as plumbers and electricians are the group most at risk from accidental exposure to asbestos, so the work they carry out in an area should not be ignored. These activities may be as simple as changing a light bulb in an AIB ceiling or may be substantial such as replacing cabling, or installing new central heating systems. The frequency of maintenance activities also needs to be taken into account when carrying out a risk assessment. If light bulbs need to be changed as frequently as monthly, the risk will be greater than if they are only changed annually and this will have a bearing on the risk assessment conclusions and therefore on the management plan developed.

Guidance is available in the L127 Approved Code Of Practice "Management of Asbestos in Non-Domestic Premises" ISBN 0 7176 2382 3 and HSG 227 "A Comprehensive Guide to Managing Asbestos in Premises" and HSG264 Asbestos: The Survey Guide.

All priority rating assessments of all asbestos materials found on the site are to be found in the asbestos survey report sheets.

7. AREAS OF NO ACCESS

Please Note: Access to these areas MUST be achieved prior to any demolition/ refurbishment works being carried out on site. This may involve the employment of a licensed asbestos contractor.

No inaccessible areas were identified during the course of the survey.

8. COMMENTS AND RECOMMENDATIONS SUMMARY

During the course of the Management Asbestos Survey six samples have been taken and analysed by a UKAS accredited laboratory. Asbestos was positively identified or presumed to be present in the following forms and locations:-

Building / Unit	Floor	Location	Item Description	Recommendations
48 The Grove	1 (1st Floor)	002 - Kitchen	Board to Door - Insulating Board	REMOVE /ENCAPSULATE /MANAGE /LABEL (AIB BOARD - SINGULAR) - The board to door is in a damaged condition. The board to door needs to be repaired and encapsulated by a licensed removal company. A management plan should then be put in place to monitor the board on a regular basis for any signs of further deterioration or damage. Should any further damage occur then the board will need to be repaired or removed by a licensed removal company as a priority. Labelling of the board is also recommended. Alternatively the board along with the door needs to be removed by suitably trained persons under controlled conditions and disposed of at a licensed facility as a priority.

It is always recommended that a licensed contractor be used for any asbestos works that are required; however it is not always a legal requirement. In circumstances where it is not necessary, a non-licensed contractor can be employed by the client to carry out works, then the following procedures must be adhered to:

- In accordance with the Control of Asbestos Regulations (2012), an assessment of risk specific to the works to be undertaken must be compiled. The risk assessment must encompass the expected exposure of persons undertaking the works, the environmental fibre levels generated and the control measures to be employed.
- In accordance with Control of Asbestos Regulations (2012), a plan of work must be compiled encompassing the methods and procedures to be adopted to undertake the works.

Any works carried out on asbestos materials must be done in accordance with the Control of Asbestos Regulations 2012 and the Approved Code of Practice Work with materials containing asbestos L143.

All asbestos waste is classed as hazardous waste and as such must be disposed of as per the “The Hazardous Waste (England & Wales) (Amendment) Regulations 2011”. The carrier of the waste must hold a “Carriers License” issued by the Environment Agency.

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

Where asbestos has been found throughout the site, it should be inspected on a regular basis. This should be carried out according to a management programme, with higher risk items being inspected more regularly. The site should be fully inspected on an annual basis by a suitably qualified person to comply with the CAR (2012).

APPENDIX A: Material Assessment Sheets

NB: Please note that this survey cannot be assigned from the original recipient without prior reference to the issuing company

APPENDIX A: Material Assessment Sheets

Site ID S-06594
 Location ID 002
 Building/Unit 48 The Grove
 Floor 1 (1st Floor)
 Room / Area Kitchen
 Description Board to Door
 Surveyed Yes
 Source of Information Garth Fielding
 Last Inspection Date 28/11/2019
 Lab Reference J042301/BS036514
 Survey Type Management
 Sample Number S-06594/S01



MATERIAL ASSESSMENT = 7

Material	Insulating Board (2)	Surface Treatment	Unsealed board or cloth / Encapsulated lagging or spray (2)
Condition	Low Damage (1)	Sample Result	Amosite/Chrysotile
Location	Room(s) up to 100m ²	Amount	1 Door
Accessibility	Usually inaccessible		

MANAGEMENT SUMMARY

Action	REMOVE/ ENCAPSULATE /MANAGE /LABEL (AIB BOARD - SINGULAR)	Priority	1	Notifiable	Yes	Licensed	Yes
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Additional Comments

Recommendations The board to door is in a damaged condition. The board to door needs to be repaired and encapsulated by a licensed removal company. A management plan should then be put in place to monitor the board on a regular basis for any signs of further deterioration or damage. Should any further damage occur then the board will need to be repaired or removed by a licensed removal company as a priority. Labelling of the board is also recommended. Alternatively the board along with the door needs to be removed by suitably trained persons under controlled conditions and disposed of at a licensed facility as a priority.

APPENDIX A: Material Assessment Sheets

Site ID S-06594
Location ID 003
Building/Unit 48 The Grove
Floor 1 (1st Floor)
Room / Area Ladies W/C
Description Textured Coating to Walls
Surveyed Yes
Source of Information Garth Fielding
Last Inspection Date 28/11/2019
Lab Reference J042301/BS036515
Survey Type Management
Sample Number S-06594/S02



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

APPENDIX A: Material Assessment Sheets

Site ID S-06594
Location ID 005
Building/Unit 48 The Grove
Floor 1 (1st Floor)
Room / Area Circulation
Description Board to Door of Electrical Cupboard (Supalux)
Surveyed Yes
Source of Information Garth Fielding
Last Inspection Date 28/11/2019
Lab Reference J042301/BS036516
Survey Type Management
Sample Number S-06594/S03



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

APPENDIX A: Material Assessment Sheets

Site ID S-06594
Location ID 011
Building/Unit 48 The Grove
Floor 2 (2nd Floor)
Room / Area Stairs / Landing
Description Board to Store Door (Supalux)
Surveyed Yes
Source of Information Garth Fielding
Last Inspection Date 28/11/2019
Lab Reference J042301/BS036517
Survey Type Management
Sample Number S-06594/S04



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

APPENDIX A: Material Assessment Sheets

Site ID S-06594
Location ID 012
Building/Unit 48 The Grove
Floor 2 (2nd Floor)
Room / Area Office
Description Textured Coating to Walls
Surveyed Yes
Source of Information Garth Fielding
Last Inspection Date 28/11/2019
Lab Reference J042301/BS036518
Survey Type Management
Sample Number S-06594/S05



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

APPENDIX A: Material Assessment Sheets

Site ID S-06594
Location ID 019
Building/Unit 48 The Grove
Floor 0 (Ground)
Room / Area External Areas
Description Putty around
 Entrance Lobby
 Door
Surveyed Yes
Source of Information Garth Fielding
Last Inspection Date 28/11/2019
Lab Reference J042301/BS036519
Survey Type Management
Sample Number S-06594/S06



MATERIAL ASSESSMENT =

Material	Surface Treatment	
Condition	Sample Result	No Asbestos Detected
Location	Amount	
Accessibility		

MANAGEMENT SUMMARY

Action	Priority	Notifiable	Licensed
Additional Comments	No asbestos was identified within the sample analysed.		
Recommendations			

APPENDIX B: Drawings

INFORMATION RELATING TO DETECTED ASBESTOS CONTAINING MATERIALS IN THE BUILDING



Tel: 01422 370588
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Drawing Key

	Asbestos Cement Sheets (Horizontal)		Insulation To Pipes
	Asbestos Cement Fall Pipes		Cement Debris
	Asbestos Insulation Board (AIB) Vertical		Insulation Debris
	Asbestos Insulation Board (AIB) Horizontal		Residue to Pipes
	Asbestos Cement Sheets (Vertical)		Loft Hatch
	Not Part Of Survey		Fuse Box
	Negative Asbestos Sample		Positive Asbestos Sample
	Presumed Asbestos		No Access

Type of Survey **Refurbishment & Demolition**

Building

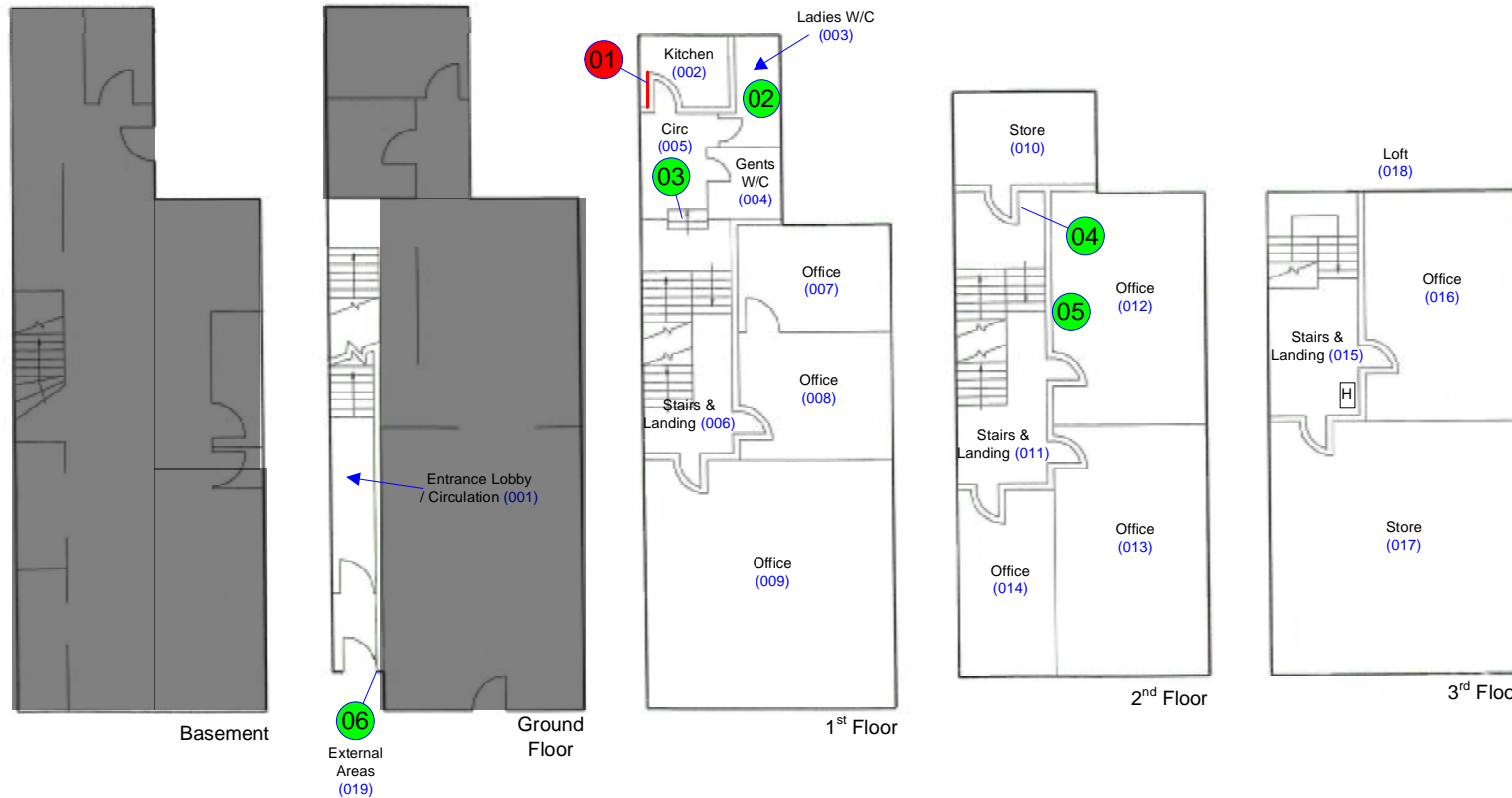
48 The Grove

Floor **Basement to 3rd**

The information indicated on the drawing relating to Asbestos containing materials (ACMs) detected within the building should not be conceded as exhaustive and it must always be assumed there may be other ACMs present, hidden and/or undetected within the structure. In view of this it may be necessary to undertake further investigations prior to carrying out any works likely to disturb the building fabric.

THE REPORT SHOULD BE READ IN ITS ENTIRETY

THIS IS A COLOUR DRAWING AND SHOULD NOT BE RELIED ON IF VIEWED IN BLACK AND WHITE ONLY




APPENDIX C: Bulk Sample Results

Certificate Number	J042301
Client	ACS Health and Safety & Environment Ltd. 41 Elizabeth Street, Elland, West Yorkshire, HX5 0JH
Samples Collected By	ACS Health and Safety & Environment Ltd.
Date Samples Received	29/11/2019
Laboratory	Atherton
Total Number of Samples	6

Report Date	29/11/2019
Site Location	48 The Grove, Ilkley, West Yorkshire, LS29 9EE
Client Order Number	S-06594
Date Sampled	29/11/2019
Analysed By	Steve Warburton
Date Analysed	29/11/2019

Scope-iT Ref Number	Client Sample Identification	Sample Location and details	Sample/Material Type	Analysis Result	Content
BS036514	S-06594/01	Kitchen - Board to door	Board Product	Chrysotile + Amosite	Positive
BS036515	S-06594/02	Ladies WC - Textured coating to walls	Textured Coating	No Asbestos Detected	Negative
BS036516	S-06594/03	Circulation - Board to door of electrical cupboard (Supalux)	Board Product	No Asbestos Detected	Negative
BS036517	S-06594/04	Stairs / landing - Board to store door (Supalux)	Board Product	No Asbestos Detected	Negative
BS036518	S-06594/05	Office - Textured coating to walls	Textured Coating	No Asbestos Detected	Negative
BS036519	S-06594/06	External areas - Putty around entrance lobby door	Sealant Product	No Asbestos Detected	Negative

End

Approved Signature:		Date:	29.11.19
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Scope iT Limited Unit 14 The Quad, Atherleigh Business Park, Gibfield Park Avenue, Atherton, Manchester, M46 0SY Tel: 01942 879067
Web: www.scope-it-group.com

Trace = Trace asbestos identified (1-2 fibres present) and Positive = Asbestos identified (more than 2 fibres present). The analysis has been performed using the polarised light and dispersion staining as described in the Scope iT Limited Bulk Analysis Manual which is based on HSG 248 and is covered by our UKAS accreditation. The following are outside of our UKAS accreditation; quantitative fibre content, sample locations/details as supplied by the client, material type/description and any interpretations or opinions expressed in this certificate.

APPENDIX D: Asbestos Register

Location ID	Sample Ref	Building	Floor	Room / Area	Description	Sample Result	Quantity	Comments / Recommendations
002	S001	48 The Grove	1 (1st Floor)	Kitchen	Board to Door Insulating Board	Amosite/Chrysotile	1 Door	REMOVE/ ENCAPSULATE /MANAGE /LABEL (AIB BOARD - SINGULAR)

ITEMS IN RED – LICENSED CONTRACTOR REQUIRED.

ITEMS IN BLACK – WORK CAN BE CARRIED OUT BY SUITABLY TRAINED PERSON / CONTRACTOR.

All asbestos removal works must be carried out by a suitably trained contractor or a licensed asbestos removal contractor where applicable. Any works must be carried out in accordance with the Control of Asbestos Regulations 2012.
 All asbestos waste must be disposed of as per the Hazardous Waste (England & Wales) (Amendment) Regulations 2011.

APPENDIX E: Non Asbestos Register

Building Unit /	Floor	Location	Location Description	Description
48 The Grove	0 (Ground)	001	Entrance Lobby / Circulation	Floor - Timber
48 The Grove	0 (Ground)	001	Entrance Lobby / Circulation	Wall - Plaster Board
48 The Grove	0 (Ground)	001	Entrance Lobby / Circulation	Wall - Plastered Brick / Block / Concrete
48 The Grove	0 (Ground)	001	Entrance Lobby / Circulation	Ceiling - Machine Made Mineral Fibre Product
48 The Grove	1 (1st Floor)	002	Kitchen	Ceiling - Lath and Plaster
48 The Grove	1 (1st Floor)	002	Kitchen	Ceiling - Plaster Board
48 The Grove	1 (1st Floor)	002	Kitchen	Floor - Modern Floor Covering
48 The Grove	1 (1st Floor)	002	Kitchen	Floor - Timber
48 The Grove	1 (1st Floor)	002	Kitchen	Rope to Windows - Non Asbestos Rope
48 The Grove	1 (1st Floor)	002	Kitchen	Wall - Plaster Board
48 The Grove	1 (1st Floor)	002	Kitchen	Wall - Plastered Brick / Block / Concrete
48 The Grove	1 (1st Floor)	003	Ladies W/C	Ceiling - Plaster Board
48 The Grove	1 (1st Floor)	003	Ladies W/C	Wall - Plastered Brick / Block / Concrete
48 The Grove	1 (1st Floor)	003	Ladies W/C	Wall - Plaster Board
48 The Grove	1 (1st Floor)	003	Ladies W/C	Textured Coating to Walls - Textured Coating
48 The Grove	1 (1st Floor)	003	Ladies W/C	Floor - Modern Floor Covering
48 The Grove	1 (1st Floor)	003	Ladies W/C	Ceiling - Lath and Plaster
48 The Grove	1 (1st Floor)	003	Ladies W/C	Boiler - Modern Boiler
48 The Grove	1 (1st Floor)	003	Ladies W/C	Floor - Timber
48 The Grove	1 (1st Floor)	004	Gents W/C	Wall - Plastered Brick / Block / Concrete
48 The Grove	1 (1st Floor)	004	Gents W/C	Ceiling - Lath and Plaster
48 The Grove	1 (1st Floor)	004	Gents W/C	Ceiling - Plaster Board
48 The Grove	1 (1st Floor)	004	Gents W/C	Floor - Modern Floor Covering
48 The Grove	1 (1st Floor)	004	Gents W/C	Floor - Timber
48 The Grove	1 (1st Floor)	004	Gents W/C	Wall - Plaster Board
48 The Grove	1 (1st Floor)	005	Circulation	Floor - Timber
48 The Grove	1 (1st Floor)	005	Circulation	Wall Panel - Timber
48 The Grove	1 (1st Floor)	005	Circulation	Wall - Plastered Brick / Block / Concrete
48 The Grove	1 (1st Floor)	005	Circulation	Wall - Plaster Board
48 The Grove	1 (1st Floor)	005	Circulation	Elec Switch / Fuse Box - Fuse Box (Modern)
48 The Grove	1 (1st Floor)	005	Circulation	Ceiling - Plaster Board
48 The Grove	1 (1st Floor)	005	Circulation	Ceiling - Lath and Plaster
48 The Grove	1 (1st Floor)	005	Circulation	Board to Door of Electrical Cupboard (Supalux) - Insulating Board
48 The Grove	1 (1st Floor)	005	Circulation	Floor - Modern Floor Covering
48 The Grove	1 (1st Floor)	006	Stairs / Landing	Wall - Plastered Brick / Block / Concrete
48 The Grove	1 (1st Floor)	006	Stairs / Landing	Wall Panel - Timber
48 The Grove	1 (1st Floor)	006	Stairs / Landing	Floor - Timber

Building Unit /	Floor	Location	Location Description	Description
48 The Grove	1 (1st Floor)	006	Stairs / Landing	Floor - Modern Floor Covering
48 The Grove	1 (1st Floor)	006	Stairs / Landing	Elec Switch / Fuse Box - Fuse Box (Modern)
48 The Grove	1 (1st Floor)	006	Stairs / Landing	Ceiling - Plaster Board
48 The Grove	1 (1st Floor)	006	Stairs / Landing	Ceiling - Lath and Plaster
48 The Grove	1 (1st Floor)	007	Office	Ceiling - Lath and Plaster
48 The Grove	1 (1st Floor)	007	Office	Floor - Timber
48 The Grove	1 (1st Floor)	007	Office	Wall - Plaster Board
48 The Grove	1 (1st Floor)	007	Office	Wall - Plastered Brick / Block / Concrete
48 The Grove	1 (1st Floor)	007	Office	Boxing - Timber
48 The Grove	1 (1st Floor)	008	Office	Ceiling - Lath and Plaster
48 The Grove	1 (1st Floor)	008	Office	Floor - Timber
48 The Grove	1 (1st Floor)	008	Office	Wall - Plaster Board
48 The Grove	1 (1st Floor)	008	Office	Wall - Plastered Brick / Block / Concrete
48 The Grove	1 (1st Floor)	009	Office	Floor - Timber
48 The Grove	1 (1st Floor)	009	Office	Wall - Plaster Board
48 The Grove	1 (1st Floor)	009	Office	Wall - Plastered Brick / Block / Concrete
48 The Grove	1 (1st Floor)	009	Office	Ceiling - Lath and Plaster
48 The Grove	2 (2nd Floor)	010	Store	Ceiling - Lath and Plaster
48 The Grove	2 (2nd Floor)	010	Store	Floor - Timber
48 The Grove	2 (2nd Floor)	010	Store	Slab - Concrete
48 The Grove	2 (2nd Floor)	010	Store	Wall - Plastered Brick / Block / Concrete
48 The Grove	2 (2nd Floor)	011	Stairs / Landing	Wall - Plastered Brick / Block / Concrete
48 The Grove	2 (2nd Floor)	011	Stairs / Landing	Board to Store Door (Supalux) - Insulating Board
48 The Grove	2 (2nd Floor)	011	Stairs / Landing	Ceiling - Lath and Plaster
48 The Grove	2 (2nd Floor)	011	Stairs / Landing	Floor - Timber
48 The Grove	2 (2nd Floor)	011	Stairs / Landing	Slab - Concrete
48 The Grove	2 (2nd Floor)	012	Office	Wall - Plastered Brick / Block / Concrete
48 The Grove	2 (2nd Floor)	012	Office	Wall - Plaster Board
48 The Grove	2 (2nd Floor)	012	Office	Textured Coating to Walls - Textured Coating
48 The Grove	2 (2nd Floor)	012	Office	Floor - Timber
48 The Grove	2 (2nd Floor)	012	Office	Boxing - Timber
48 The Grove	2 (2nd Floor)	012	Office	Ceiling - Lath and Plaster
48 The Grove	2 (2nd Floor)	013	Office	Ceiling - Lath and Plaster
48 The Grove	2 (2nd Floor)	013	Office	Floor - Timber
48 The Grove	2 (2nd Floor)	013	Office	Wall - Lath and Plaster
48 The Grove	2 (2nd Floor)	013	Office	Wall - Plaster Board
48 The Grove	2 (2nd Floor)	013	Office	Wall - Plastered Brick / Block / Concrete
48 The Grove	2 (2nd Floor)	014	Office	Floor - Timber
48 The Grove	2 (2nd Floor)	014	Office	Wall - Plastered Brick / Block / Concrete
48 The Grove	2 (2nd Floor)	014	Office	Ceiling - Lath and Plaster
48 The Grove	2 (2nd Floor)	014	Office	Wall - Plaster Board
48 The Grove	2 (2nd Floor)	014	Office	Wall - Lath and Plaster
48 The Grove	3 (3rd Floor)	015	Stairs / Landing	Ceiling - Lath and Plaster
48 The Grove	3 (3rd Floor)	015	Stairs / Landing	Floor - Timber
48 The Grove	3 (3rd Floor)	015	Stairs / Landing	Wall - Lath and Plaster

Building / Unit	Floor	Location	Location Description	Description
48 The Grove	3 (3rd Floor)	015	Stairs / Landing	Wall - Plastered Brick / Block / Concrete
48 The Grove	3 (3rd Floor)	016	Office	Ceiling - Lath and Plaster
48 The Grove	3 (3rd Floor)	016	Office	Floor - Timber
48 The Grove	3 (3rd Floor)	016	Office	Wall - Lath and Plaster
48 The Grove	3 (3rd Floor)	016	Office	Wall - Plastered Brick / Block / Concrete
48 The Grove	3 (3rd Floor)	017	Store	Ceiling - Plaster Board
48 The Grove	3 (3rd Floor)	017	Store	Wall - Plastered Brick / Block / Concrete
48 The Grove	3 (3rd Floor)	017	Store	Floor - Timber
48 The Grove	3 (3rd Floor)	017	Store	Ceiling - Lath and Plaster
48 The Grove	3 (3rd Floor)	017	Store	Wall - Lath and Plaster
48 The Grove	3 (3rd Floor)	018	Loft	Floor - Lath and Plaster
48 The Grove	3 (3rd Floor)	018	Loft	Roof - Pitched Felt Lined
48 The Grove	3 (3rd Floor)	018	Loft	Wall - Brick / Block
48 The Grove	0 (Ground)	019	External Areas	Wall - Brick / Block
48 The Grove	0 (Ground)	019	External Areas	Fascia Boards - Timber
48 The Grove	0 (Ground)	019	External Areas	Putty around Entrance Lobby Door - Putty
48 The Grove	0 (Ground)	019	External Areas	Rainwater Goods - Metal
48 The Grove	0 (Ground)	019	External Areas	Rainwater Goods - Plastic
48 The Grove	0 (Ground)	019	External Areas	Roof - Pitched Timber and Tile
48 The Grove	0 (Ground)	019	External Areas	Soffit - Timber

APPENDIX F: Supplementary Information

The Health & Safety have produced a number of useful guidance booklets aimed at people with a legal responsibility to manage asbestos. Information can be found on the H & S Website www.hsebooks.co.uk or visit the website: www.hse.co.uk

For general information telephone the H & S Info line 08701 545500
Booklets can be obtained by Mail Order on 01787 881165

The following relevant booklets are recommended.

Introduction to Asbestos Essentials Series No: HSG213
Asbestos Essentials: Task Manual Series No: HSG210
A Comprehensive Guide to Managing Asbestos in Premises Series No: HSG227
Asbestos: The Survey Guide: HSG264
The Management of Asbestos in Non-Domestic Premises Ref: L127
A Short Guide to Managing Asbestos in Premises Ref: INDG223REV3
Asbestos: Effects on Health of Exposure to Asbestos. Ref: 0717610756
Work with Materials containing Asbestos: L143
Health & Safety in Roof Work: HSG33