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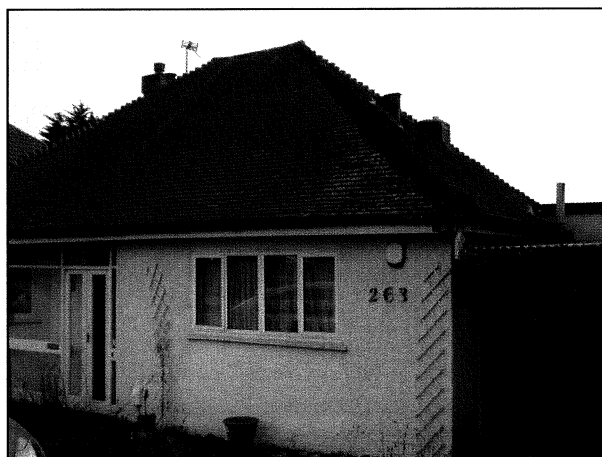


Client: Mr Kamal J Ruprah
110 Ashford Avenue
Hayes
Middlesex
UB4 0NB

Lead Surveyor: Patrick Clarke
Assistant N/A
Surveyor(s):
Date of Survey: 31 January 2011
Report Reference: LDN/11/02/03/DP
Date of Report: 10 February 2011
Purpose of Survey:

Management	
Refurbishment	
Demolition	X
Reinspection	

**Report on Survey of Asbestos Materials
at
263 Swakeleys Road, Uxbridge, UB10 8DR**



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1.0 COMPLIANCE and EXECUTIVE SUMMARY

1.1 Statement of Conformity

1.1.1 Compliance

This survey was carried out by the undersigned lead surveyor, and is considered to be an accurate representation of the condition of accessible ACMs encountered at the time the survey was carried out.

Signed:



Name (print): P. Clarke

Position: Surveyor

Date: 10 February 2011

The content of this report and the recommendations made herein have been checked by the undersigned authorised person, and are considered to be in line with current APEC Environmental company policy and guidance issued by the Health and Safety Executive.

All results and observations made are considered to be correct at the time of survey. APEC Environmental Ltd cannot accept any responsibility for subsequent deterioration of asbestos-containing materials, or failure on behalf of the client to act on recommendations made in this report.

Signed:



Name (print): M. Curtis

Position: Operations Manager

Date: 10 February 2011

1.1.2 Confidentiality

The content of this report is deemed to be in confidence between APEC Environmental Ltd and the instructing client. APEC will not release additional copies of this report to other parties without written permission from the client or his representative.

1.2 Executive Summary

No ACMs were identified during survey of these premises.

Notes

1. This executive summary is intended to give an 'at a glance' indication of the ACMs identified and the basic remedial actions recommended
2. Refer to Section 5.0 for more detailed information regarding the materials identified and full recommendations
3. Areas not accessed are listed in section 5.2
4. The recommendations made above are intended as a guide, and the client should carry out a priority assessment to allow effective programming of remedial works.
5. Recommendations:
 - Management – continue to monitor this material by way of an Asbestos Management Plan
 - Encapsulate / Repair – programme for encapsulation or repair
 - Restrict Access – prevent any uncontrolled access to the area pending remedial works
 - Remove – programme for removal (repair is not deemed possible)
 - Decontaminate – programme for decontamination of the area

2.0 INTRODUCTION

- 2.1 APEC Environmental Limited were instructed by Mr K J Ruprah, to undertake a representative survey of asbestos materials present at;

263 Swakeleys Road, Uxbridge, UB10 8DR

- 2.2 Survey requested as defined in HSG 264 'Asbestos: The Survey Guide' issued by the Health and Safety Executive was as follows:

Survey Type	Survey Extent / Locations
Management	Not Requested
Refurbishment	Not Requested
Demolition	Bungalow
Reinspection	Not Requested

- 2.3 The objectives of the survey and report are to:

- a) Identify those areas of the above site where asbestos is present;
- b) Identify the type and extent of asbestos material present;
- c) Comment on the condition of asbestos materials identified;
- d) Advise on suitable recommendations for remedial and management measures in line with the requirements of the Control of Asbestos Regulations 2006.

- 2.4 APEC Environmental holds UKAS inspection body accreditation to ISO 17020 in relation to surveying for asbestos in premises and also testing accreditation to ISO 17025 for sampling and analysis of suspect asbestos-containing materials. Copies of in-house methods employed during surveying, bulk sampling and analysis are available upon request, along with our UKAS accreditation schedules.

- 2.5 All survey, inspection, testing and analysis is undertaken with reference to our standard Terms and Conditions, additional copies of which are available upon request.

- 2.6 Where a client has been unable to provide suitable site plans for use during the survey, indicating overall building layout and area identification, no liability can be accepted for any omissions, exclusions or inaccuracies in the content of this report.

3.0 SITE SURVEY AND RESULTS

3.1 Survey Protocols

Survey was undertaken with reference to guidance contained in HSG 264, 'Asbestos: The Survey Guide', published by the Health and Safety Executive in January 2010, and to the DETR publication 'Asbestos and Man-Made Mineral Fibres in Buildings'. Survey protocols and methods adopted by our surveyors are detailed in APEC Environmental's in house method QCRF2 Methods Manual, Section OH5, an uncontrolled copy of which is available on request.

- **Management Survey** - this type of survey involves visual inspection of all accessible areas of the area to be surveyed, with all suspect asbestos-containing materials being recorded and presumed as containing asbestos. This type of survey is intended to provide sufficient information to allow the client or dutyholder to comply with their requirements under regulation 4 of CAR 2006, as part of an overall Asbestos Management Plan.
- **Refurbishment Survey** – if any refurbishment works are planned in a premises (whether localised or overall), then a refurbishment survey should be carried out prior to these works. In addition to the level of inspection for a Management Survey, intrusive or destructive access will be carried out in areas where refurbishment is to be undertaken. It may be necessary to have assistance from other trades during this type of survey to ensure all necessary areas are adequately inspected.
- **Demolition Survey** – this survey is similar to a Refurbishment Survey, although it would work on the assumption that all of the premises or defined areas of the premises are to be completely demolished. For this type of survey, all voids, cavities and concealed areas will be accessed as far as reasonably practicable. This type of survey will almost certainly require assistance from other trades for mechanical opening up, electrical inspection, and disconnection of gas and water systems.
- **Reinspection Survey** – although not listed specifically in HSG 264, this type of survey may be carried out to update an existing management plan or to provide confirmation of previous survey information. This may be limited to reassessment of known ACMs, or may include elements of any of the other three survey types indicated above.

In reality, any combination of the survey types may be needed for any particular premises, and this should have been identified and discussed with APEC at the survey planning stage.

Refurbishment and Demolition Surveys can only reasonably be undertaken in areas that have been fully vacated prior to inspection. It should be pointed out that whilst every endeavour has been made during survey to identify all ACMs within the remit of the survey type requested, some materials may remain hidden that can not reasonably be accessed until such time as demolition takes place.

Where Refurbishment Survey has been carried out, or where a Demolition Survey has been undertaken in an area which may remain in use for a period of time after the survey, we have carried out reassurance air monitoring and all bulk debris has been removed. Unless otherwise agreed at the survey planning stage, 'making good' is limited to that considered necessary on Health and Safety grounds and no cosmetic repairs have been made.

3.2 Restriction on Use of Survey Results

- If a **Management Survey** has been requested, the information contained within this report must not be used to plan refurbishment or demolition works. Additional specific survey should be carried out prior to any such works
- A **Refurbishment** or **Demolition** survey should always be undertaken prior to carrying out any maintenance, refurbishment or demolition works to a premises or area.
- The quantities of asbestos containing materials indicated in this report are approximations based on our surveyors' observations at the time of survey. If the results of the survey contained in this report are to be used to price or specify asbestos remedial or removal works, it is the responsibility of the asbestos removal or demolition contractor pricing any such works to ensure that they have adequately quantified the works prior to submitting prices to the client. This can only be done by means of a site visit and APEC Environmental can accept no responsibility for pricing or other inaccuracies resulting from incorrect use of the information within this report.
- Where major asbestos removal works are planned, we strongly recommend that a separate specification of works should be used for this purpose.

3.3 Representative Bulk Sampling

All bulk samples were taken in accordance with documented in-house method QCRF2, OH3, which is based on procedures and protocols outlined in HSG 248 and HSG 264.

Where a homogenous asbestos-containing material appears widespread throughout a property, samples may only have been taken in a few representative locations, with the remaining materials indicated as '**strongly presumed**' to contain asbestos as indicated in HSG 264. For Management Surveys in particular, this strategy is adopted to minimise the disturbance to asbestos-containing materials.

All samples taken on site by the surveyor are 'double bagged' in self-seal sample bags, labelled with the sample number, for transfer to the laboratory.

3.4 Analytical Techniques

Bulk samples are analysed for asbestos content by polarised light microscopy, using the dispersion staining technique as recommended in HSG 248. APEC Environmental takes part in the 'AIMS', externally administered quality control scheme for identification of asbestos in bulk samples, and maintains a 'Satisfactory' classification.

Wherever a sample result is reported within the register or on the Confirmation of Analysis Report as 'No Asbestos Detected' this result relates only to the sample analysed, and should be taken to mean 'No Asbestos Detected in Sample'.

3.5 Results

Observations made during survey are presented in Sections 3 and 4 of this report, along with an Asbestos Register and more detailed recommendations.

A Confirmation of Analysis Report for the bulk samples taken is presented in the Appendix Section to this report, along with site plans indicating sample locations and any photographs taken.

3.6 References

The following Health and Safety Executive and other relevant publications have been referenced in carrying out this survey and compiling the recommendations within the report.

- The Health and Safety at Work etc. Act 1974;
- The Control of Asbestos Regulations 2006;
- The Hazardous Waste Regulations 2005 (amendment 2009);
- ACoP and Guidance L143, Work with materials containing asbestos;
- ACoP and Guidance L127, The management of asbestos in non-domestic premises;
- HSG 264, 'Asbestos: The Survey Guide';
- HSG 227, A comprehensive guide to managing asbestos in premises;
- HSG 248, Asbestos: The analysts' guide for sampling, analysis and clearance procedures;
- DETR Guidance Document - Asbestos and man-made mineral fibres in buildings.

3.7 Definitions and Glossary of Terms

In compiling this report a number of abbreviations and technical terms may have been used. The following is a glossary of the most commonly used of these terms:

AIB – Asbestos insulating board;

ACM(s) – asbestos-containing material(s);

Encapsulation – sealing the surface of the ACM;

Encapsulant – proprietary, paintable sealant;

Protection – physical protection to exposed materials (metal cladding or similar);

Safe working procedure – written method specifying the controls to be applied during works on or near ACM's;

Licensed asbestos removal contractor – contractor approved by the HSE to remove ACM's;

Homogenous – materials of an even and consistent composition;

Suitable controlled conditions – works carried out under a safe working procedure or within an appropriate working enclosure;

Method statement – written method submitted to the HSE by a contractor prior to start of works;

Supalux – trade name for insulation board containing vermiculite and organic fibre;

Artex – trade name for textured decorative coating;

Mineralite – trade name for ceiling tiles containing man made mineral fibre;

Diatomaceous earth – older form of insulation containing asbestos organic fibre, straw and fine soil;

Galbestos – galvanised profiled metal construction sheets with a bitumen coating containing asbestos;

Verge edging/under cloak – edge support strip for roof tiles at a gable end;

Thermoset plastic – hard set, high-density composite plastic;

Fibreboard – low-density board, usually comprised of organic fibre;

MMMF – machine-made mineral fibre.

4.0 GENERAL SITE OVERVIEW

4.1 Property Description

The site comprises of a residential single storey property.

4.2 Building or Premises Structure

i) Externally

Walls – Brick
Roof – Tile
Soffits – Plastic
Fascias – Plastic
Canopies – Car Port
Doors – Wood, some Metal Clad
Windows – Wood & PVC
Flues & chimneys – Metal & Brick
Rainwater goods – Plastic
Verge edging – N/A
DCP – N/A
Outbuildings – N/A
Other – N/A

ii) Internally

Walls & partitions – Solid
Service riser panels – N/A
Ceilings – Plaster
Textured Coatings – N/A
Ceiling voids – N/A
Loft spaces – Yes
Firebreaks & cladding – N/A
Floors & coverings – Carpet on Wood
Floor ducts – N/A
Doors & panels – Wood
Windows – PVC
Windowsills – Tile

4.3 **Mechanical Services**

Boiler/Heating systems – Floor Standing

Calorifiers – No

Pipework – Copper

Residue & Debris – N/A

Gaskets – N/A

Fuel & water tanks – Plastic

Flues – N/A

Floor ducts – N/A

WC facilities – Ceramic

Sink units – Stainless Steel

Bath panel – Wood

Ventilation ducts – N/A

Fridges – N/A

Friction linings – N/A

Other – N/A

4.4 **Electrical services (refer to Section 5.2.2)**

Fuse and switch boxes – Push Fuse RCD

Light units – Bulbs

Electrical equipment – N/A

5.0 SURVEY RESULTS

Site: 263 Swakeleys Road, Uxbridge, UB10 8DR

Date of survey: 31 January 2011

Surveyors: P. Clarke

Notes (Refer to table headings):-

- 1) Survey Type: **MS** – Management Survey, **RS** – Refurbishment Survey, **DS** – Demolition Survey, **RI** – Reinspection only.
- 2) Refer to bulk sample analysis record.
- 3) Analysis Level: **C** – Confirmed by analysis, **P** – Presumed, **SP** – Strongly Presumed
- 4) Quantity is expressed as **area (m²)**, **volume (m³)**, **length (m)** or **number of items** as appropriate. All quantities given are approximate.
- 5) Access - **Low** – difficult to reach, **Medium** – some effort required to reach (ladder etc), **High** – within easy reach.
- 6) Risk category is as defined in Section 5 of this report, and is based on the risk material risk assessment algorithm detailed in HSG 264: Abbreviations – **M** = Product Type, **D** = Damage, **S** = Surface Treatment, **A** = Asbestos Type.
- 7) Suggested reinspection frequency as part of a Management Plan.
- 8) Priority Assessment scores and Overall risk ratings are based on those detailed in HSG 227 and are outside the scope of our UKAS Accreditation

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶						Priority Assessment Scores ⁸				Overall Total ^{6,8}	Risk Rating ^{6,8}	Re-inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
G.01 Porch	DS	No visible suspect materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other information – No other suspect ACMs identified during survey of this area																			
G.02 Lobby	DS	No visible suspect materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other information – No other suspect ACMs identified during survey of this area																			
G.03 Lounge	DS	No visible suspect materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other information – Floor Intrusion. Wall Intrusion																			
G.04 Bedroom	DS	Damp Proof Course under Sleeper Wall	11/1B/31/PC4	No Asbestos Detected	C	4Lm	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other information – Floor Intrusion. Wall Intrusion																			

5.0 SURVEY RESULTS

Site: 263 Swakeleys Road, Uxbridge, UB10 8DR

Date of survey: 31 January 2011

Surveyors: P. Clarke

Location (refer to plan)	Survey Type ¹	Material description	Sample Numbers	Asbestos Type ²	Analysis level ³	Qty ⁴	Risk Assessment Scores ⁶					Priority Assessment Scores ⁸					Overall Total ^{6,8}	Risk Rating ^{6,8}	Re- inspection Period ⁷
							M	D	S	A	Total	OA	LD	HE	MA	Total			
G.05 Bedroom	DS	No visible suspect materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A		
		Other information – Floor intrusion.																	
G.06 Loft	DS	No visible suspect materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A		
		Other information – Plastic water tank																	
G.07 Kitchen	DS	Sink Pad	11/1B/31/PC5	No Asbestos Detected	C	1 No	-	-	-	-	-	-	-	-	-	-	N/A		
		Other information – No other suspect ACMs identified during survey of this area																	
G.08 Larder	DS	No visible suspect materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A		
		Other information – No other suspect ACMs identified during survey of this area																	
G.09 Bathroom	DS	No visible suspect materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A		
		Other information – Ceramic wc cistern. Wooden bath panel																	
G.10 Bedroom	DS	No visible suspect materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A		
		Other information – Floor intrusion. Wall intrusion. Chimney intrusion																	
G.11 Car Port	DS	No visible suspect materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A		
		Other information – No other suspect ACMs identified during survey of this area																	
G.12 Rear Balcony	DS	No visible suspect materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A		
		Other information – No other suspect ACMs identified during survey of this area																	

5.2 Areas Not Accessed

5.2.1 With the exception of those areas not covered by the survey, or where 'no access' was agreed with the client, it is considered that all areas were adequately accessed.

5.2.2 Electrical Services

Where wall mounted fuse boxes and various other electrical items of equipment were present, no internal access was made to these items, unless a Refurbishment or Demolition survey was instructed and the services of a qualified electrical contractor were provided by APEC or the client.

For the purposes of a Management Survey it was assumed that all such equipment was live at the time of survey and therefore only visual inspection was made of these items, unless it could be verified that the equipment was disconnected.

It should be noted that it is not uncommon to find asbestos-containing materials within electrical equipment. Such items include arc shield panels and gasket seals to electrical equipment doors etc., as well as woven asbestos arc shields below individual fuses in fuse boxes.

5.3 RECOMMENDATIONS

No visible suspect asbestos-containing materials were located during survey on this occasion.

Additional Recommendations

- As noted, other asbestos materials may be present that could not be accessed within the remit of this survey. Care should be taken during any works in areas identified as not accessible, with any additional suspect materials identified for subsequent analysis.
- Where the survey has been carried out for demolition purposes, it is strongly recommended that additional inspection is carried out at the time of demolition, in conjunction with the demolition contractor to identify any ACMs that could not conceivably have been accessed during the survey process.
- In accordance with the requirements of **The Control of Asbestos Regulations 2006**, all asbestos removal or remedial works and disposal of asbestos materials indicated, should be undertaken only by suitably trained personnel, working under the guidance of a safe working procedure and in accordance with the requirements of **CAR 2006** and **The Hazardous Waste Regulations 2005**. As specified within CAR 2006, use of a **Licensed Asbestos Removal Contractor** is required to undertake remedial and removal works to some ACMs.
- Where reinspection periods have been indicated in the asbestos register, these are the maximum suggested interval at which the ACM is inspected to ensure its continued maintenance as part of the Management Plan. Reinspection should be carried out by a suitably competent person or organisation and the findings of the inspection included in the review of the Management Plan.
- CAR 2006 also indicates that **all** persons '*whose work could foreseeably expose them to asbestos*' must have asbestos awareness training, provided by a certified training body or suitably competent person. APEC can provide this training
- The Asbestos Essentials Task Manual gives guidance on a number of procedures involving non licensed materials or where the works are of sporadic nature and short duration. These procedures can be found at- www.hse.gov.uk/asbestos/essentials

6.0 RISK ASSESSMENTS AND PRIORITISATION SYSTEM

6.1 Material Risk Assessment

The risk assessments for asbestos materials identified in this survey in this survey are included in the asbestos register.

The material risk assessment used by our surveyors is that indicated in HSG 264. This is based on an allocation of points, relating to the **condition, surface treatment, material type, and asbestos content** of the material, using an algorithm pro-forma. This risk assessment relates to the **material** only, and an additional **priority assessment** (see below), should be allocated to accommodate the likely use of the area and the potential for disturbance to the material. The material risk assessment point scores are based on the following examples;

Sample variable	Score	Examples
Product Type	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, decorative finishes, asbestos cement etc).
	2	Asbestos insulating board, millboards, paper cardboard and felts, asbestos textiles, gaskets and ropes.
	3	Thermal insulation, sprayed asbestos, loose fill asbestos, packing and mattresses
Extent of Damage/Deterioration	0	Good condition, no visible damage.
	1	Low damage, surface scratches or marks, broken edges on boards.
	2	Medium damage, significant breakage of materials, or several small damaged areas revealing visible fibre.
	3	High damage or delamination of materials with visible fibre and debris
Surface Treatment	0	Asbestos reinforced composites, plastics, vinyls etc.
	1	Enclosed sprays and laggings, painted or encapsulated AIB and asbestos cement
	2	Unsealed AIB or encapsulated lagging or sprays
	3	Unsealed lagging or spray asbestos
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos types excluding Crocidolite
	3	Crocidolite

More complete guidance on the application of material risk assessment may be found in HSG 264.

6.2 Priority Assessment

In addition to the above material assessment, as part of the management plan, a priority risk assessment should be carried out by the dutyholder, which should take into account the location of the material, its extent, the use of the location, occupancy, work activities and likelihood/frequency of maintenance activities.

Where we have been asked to provide Priority Assessment as part of the Survey and Report, any assessment made is outside of the scope of our UKAS accreditation, and the client should note that it is the responsibility of the Dutyholder to ensure that any priority assessment is accurate and up to date.

6.3 Management Priority Assessment

In addition to the above material assessment, as part of the management plan, a priority assessment has been carried out which takes into account the location of the material, its extent, the use of the location, occupancy, work activities and likelihood/frequency of maintenance activities.

The 4 general categories are sub divided so that one or more factors may be taken into account. The score for each main category is the averaged score for that category rounding up where necessary (see below).

The Duty Holder has the ultimate responsibility to check and make sure that the estimate of the Duty Holder's Risk Priority Score is correct, as he has a detailed knowledge of the site rather than the surveyor (i.e. he should check each calculation, and review the scores if corrections are necessary, or when changes occur). **The management priority scores contained in this report are outside the scope of our UKAS accreditation.**

Occupant Activity

<u>Normal Occupant Activity - Non-Maintenance</u>		Highest
Rare Disturbance – Little used store	0	
Low Disturbance – Office type	1	
Periodic Disturbance – Industrial or vehicular activity	2	
High Disturbance – e.g. Fire door in constant use	3	
<u>Other Occupant Activity - Non-Maintenance</u>		
Rare Disturbance – Little used store	0	
Low Disturbance – Office type	1	
Periodic Disturbance – Industrial or vehicular activity	2	
High Disturbance – e.g. Fire door in constant use	3	

Likelihood of Disturbance

<u>Location</u>		Average
Outdoors	0	
Large Rooms > 100m ²	1	
Rooms up to 100m ²	2	
Confined spaces - e.g. Plant rooms, ducts and lofts	3	
<u>Accessibility</u>		
Usually Inaccessible	0	
Occasionally Visited	1	
Easily Visited	2	
Routinely Visited	3	
<u>Extent/Amount</u>		
Small Amounts (fuse boxes, single items etc)	0	
< 10m ² or < 10Lm	1	
> 10m ² but < 50m ² or > 10Lm but < 50Lm	2	
> 50m ² or > 50Lm	3	

Human Exposure Potential

<u>No of Occupants</u>		<i>Average</i>
None	0	
1 to 4	1	
4 to 10	2	
> 10	3	
<u>Frequency of Use</u>		
Infrequently	0	
Monthly	1	
Weekly	2	
Daily	3	
<u>Average Time of Use</u>		
< 1 hour per day	0	
> 1 hour and < 3 hours per day	1	
> 3 hours and < 6 hours per day	2	
> 6 hours per day	3	

Maintenance Activity

<u>Maintenance Activity</u>		<i>Average</i>
Minor Disturbance Possible	0	
Low Disturbance Possible	1	
Medium Disturbance Possible	2	
High Disturbance Possible	3	
<u>Maintenance Frequency</u>		
Material Unlikely to be Disturbed	0	
< 1 Activity per year	1	
> 1 Activity per year	2	
> 1 Activity per month	3	

Adding the individual scores from the above factors results in a score for the “Duty Holder’s Priority Assessment

The APEC Environmental surveyor has made an initial assessment of the Material Assessment Score, and then added this to an estimate of The Duty Holder’s Risk Priority Score, to give a “Total Score”. This “Total Score” was then used to calculate the Risk Priority Code (1, 2 or 3) and the appropriate recommended management action. If the priority code is N/A or zero then no asbestos is currently known in that area or room (within the scope of the survey carried out).

Risk Priority Code 1, risk scores 18 or higher = HIGH RISK

Recommended Action: Manage ACM’s and carry out planned remedial action to reduce the risk score, typically within 1 month or less, to below risk score 18 in accordance with your Asbestos Policy and Management Plan.

Risk Priority Code 2, risk scores 12 to 17 = MEDIUM RISK

Recommended Action: Manage as Priority 1's, but remedial action may be deferred until maintenance regimes change, or demolition or major refurbishment is planned.

Risk Priority Code 3, risk scores 11 or less = LOW RISK

Recommended Action: Manage and consider removal if the item falls within a demolition or major refurbishment area and works is likely to disturb the material.

The Risk Priority Codes have been calculated for each asbestos element per area or room, and are shown within the "Asbestos Register" in Section 5 of this report.

Any change in property usage, including maintenance activities should prompt a formal re-assessment and update of the "Asbestos Register" (including "Risk Priority Scores" and recommended actions). It is recommended that a review/audit should be carried out at least every 12 months to update the system. A written record must be made of each review and any information about ACM's given to anyone who may be at risk from disturbing them (e.g. maintenance workers).

Recommendations made within this report and in the register are based on the material assessment and estimated priority assessment.

6.4 Materials Risk Assessment for Demolition Surveys

Where a Demolition survey has been carried out prior to demolition of an unoccupied property, all asbestos materials identified should be removed prior to or as part of the demolition process. In such instance, recommendations and Material Risk Assessments may be made for the purposes of operatives entering the property and are indicated in the Survey Results section of this report.

7.0 Appendix

- 7.1 Site plans (With asbestos sample and material locations)
- 7.2 Photographs
- 7.3 Confirmation of Analysis Reports for Bulk Sample analysis

7.1 Site Plans

