Asbestos Survey
Angus Council
Property

Lochside Leisure Centre
Forfar

Project Details **7457/1219**

Site – Lochside Leisure Centre, Forfar

Report By – **C Burness**
Senior Asbestos Technician
Angus Council

Report Details

Survey No – 745712219-001

Survey Type – Refurbishment

Survey Date – 21/06/2017

Signature

Colin Burness | Senior Asbestos Technician | Angus Council | Communities Directorate
01241 435057

Contents

Section 1 Survey Objectives

1. To carry out an asbestos (refurbishment) survey at the following site
   Lochside Leisure Centre - 7457

2. The survey was carried out by C Burness on 21/06/2017

3. To determine if there are any Asbestos containing materials within this building/site.

Types of survey

Management Survey

The purpose of this survey is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs within the building and assess their condition.
Representative samples are collected and analysed for the presence of asbestos.

Samples from each type of suspect ACM found are collected and analysed to confirm or refute the surveyor's judgment. Where the materials sampled are found to contain asbestos, other similar type materials used in the same way within the building have been presumed to contain asbestos also. Less homogenous materials will require a greater number of samples, this will allow the surveyor to make an assessment as to whether asbestos is or is not present.
Sampling may take place at the same time as the survey or as in larger surveys carried out as a separate exercise.

All areas shall be reasonably accessed and should reflect the normal use, occupation and routine maintenance that occur in the building or on the site. Access shall not normally involve destructive or intrusive techniques unless these are necessary to allow full assessment/sampling of materials that could be damaged during general maintenance activates.

These areas shall include, but may not be limited to under floor coverings, above false/suspended ceilings, inside risers, lofts, ceiling voids, lift shafts, (specialist contractor may be required) plant room, basement, under crofts, external outbuildings.

Refurbishment and Demolition Surveys

This type of survey is used to locate and describe as far as reasonably practicable all ACMs in the building and may involve destructive inspection techniques to allow access to all areas including those that may be difficult to reach. An asbestos contractor may be required on site if the inspection requires the disturbance or removal of ACMs to allow further investigations to be carried out this may require notification to the HSE depending on the type of ACM.

To allow full access throughout the building for intrusive or aggressive opening up works free and vacant possession will be required. Where this cannot be given there may be restrictions to the scope of the report and its findings. Areas damaged during sampling will be repaired as is necessary depending on the survey carried out.

A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of the ACMs made. The survey is designed to be used as a basis for tendering the removal of ACMs prior to demolition/refurbishment of the building.

Should the survey be required ahead of planned refurbishment work and not full demolition then the scope of the works shall be passed to the surveyor so that the scope of the survey reflects these works.

4. The essence of the survey was to investigate all areas within the scope of the project, inspect pipe work, boarding, gain access above false-suspended ceilings, voids, sub floors and basements, to identify and record all ACMs found during the survey.

5. To produce a report to identify areas of known or suspected ACMs. To include a material assessment for each individual sampled/recorded item as per the Control of Asbestos Regulations 2012.

6. To highlight the requirement for urgent action to reduce the risk of exposure to asbestos fibres.

Section 2 Inaccessible Areas & Survey Limitations

1. The following areas or items could not be adequately inspected or sampled during the survey, reasons are given. Arrangements should be made to access these areas prior to work starting on site.

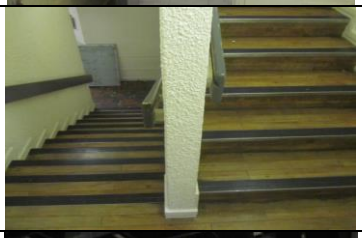
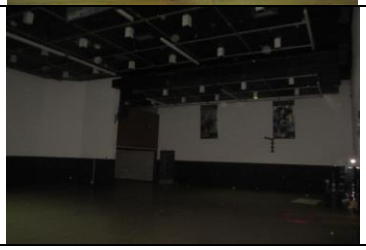
2. Any areas listed below should be deemed to contain ACMs until it can be verified that no ACMs are present.

Floor	Room	Reason for no access
Ground	Ex Weights Room	Steel shuttering in place
Roof	Water Tanks x2	Boarded over

3. All areas accessed Y/N – no (with regard to this project)

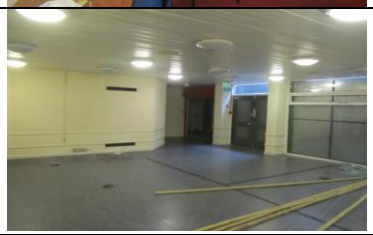
Section 3 Survey Summary

Areas Inspected at time of survey

Floor	Room	Asbestos Materials	
Ground	Reception Area	None found	
Ground	Reception Office	None found	
Ground	Toilets/ Reception	None found	
Ground	Store Under stair at Reception	Floor Tiles and Sink Pad	
Ground/ First	Stairwell	None found	
Ground	Small hall	None found	

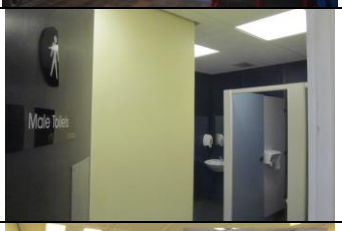
Section 3 Survey Summary

Areas Inspected at time of survey

Floor	Room	Asbestos Materials	
Ground	Store Small hall	Floor tiles/Electrical switch components	
Ground	Corridor	Floor tiles	
Ground	Staff room x2 Kitchen/WC	None found	
Ground	Canteen/ Circulation area	None found	
Ground	Kitchen area And store	Glazing Beads to corridor door	
Ground	Corridor/cupboard Stairwell From kitchen	Floor tiles	

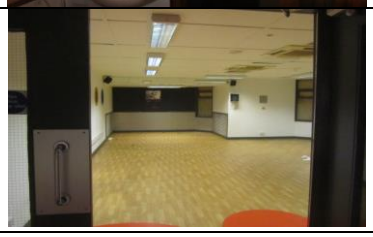
Section 3 Survey Summary

Areas Inspected at time of survey

Floor	Room	Asbestos Materials	
Ground	Squash courts	None found	
Ground	Staff changing	None found	
Ground	Disabled toilet/ Shower	None found	
Ground	Male shower/ Changing	None found	
Ground	Male toilet	None found	
Ground	Female shower/ Changing	None found	
Ground	Main hall and Storage areas	None found	

Section 3 Survey Summary

Areas Inspected at time of survey

Floor	Room	Asbestos Materials	
Ground/ First	Stairwell	None found	
First	Cleaner Store	Sink pad	
First	Office	None found	
First	Store	Floor tiles	
First	Store	None found	
First	Studio	None found	

Section 3 Survey Summary

Areas Inspected at time of survey

Floor	Room	Asbestos Materials	
First	Studio	None found	
First	Power Plat/ Weights	None Found	
First	Male Toilets	None found	
First	Female Toilets	None found	
First	Studio store	Floor Tiles	
First	Studio Office, Store/WC	Floor tiles to Store/WC	

Section 3 Survey Summary

Areas Inspected at time of survey

Floor	Room	Asbestos Materials	
Ground	Boiler	None Found	
Ground	Weights Area	No Access/Steel Shutters Un-Known	
Ground	Weights Area Electric Cupboard	Flash Guards/Insulators	
			
Externals	All Elevations	None Found	
			

Section 3 Survey Summary

Areas Inspected at time of survey

Floor	Room	Asbestos Materials	
External Roof	Water tank Main building	None Found	
External Roof	Water Tank Housing X2	Unknown No access boarded over	
			

Section 4 Survey Techniques, Caveats & Report Interpretation

Survey Techniques

1. Each area shall be inspected thoroughly high to low from inside out, individual items to be inspected. Inspect ceiling, walls, floors, fixtures, fittings, equipment and services. Samples shall be taken to identify suspect ACMs.

2. Materials found to be of the same composition as those sampled will be deemed as generic and marked as ACMs.

3. Photographs were taken at all sample/inspection areas (unless specified)

4. All samples collected are analysed by Tayside Scientific Services UKAS accredited laboratory, a copy of their test report has been attached.

5. The survey has been carried out as laid out within
HSG 264 The Survey Guide, current version as at date of this report.

6. There were no deviations from the standard methods used.

Caveats

1. During the survey all reasonable efforts were made to identify the presence of all ACMs on site, asbestos materials can be sealed behind wall and voids, therefore the results of the survey may not be definitive. This report cannot give an assurance that all asbestos materials have been found and should not be read as such.

2. Installations that are suspected of containing asbestos materials and have not been inspected due to Health & Safety reasons (e.g. live electrics, height restrictions etc) have been documented and an assessment made.

Report Interpretation

1. Where both asbestos and none asbestos materials have been used within the same construction i.e. partition wall then all shall be described as ACMs

2. Any person undertaking work within the building should be told if ACMs are on site, this also applies to any other persons on site including sub-contractors

3. The plans within this report are not to scale and are for location, identification purposes only.

4. Switchgear, equipment, fire doors, machinery, ducting gaskets etc were not moved opened up or examined for the purpose of this investigation except where hatches were available. However a reference will be made in this report (if applicable) to such items if they are suspected of containing asbestos.

5. It is foreseeable that items sampled and showing a trace of asbestos (artex type material) may give different information after analysis due to the asbestos not being uniformly distributed at time of manufacture. Where doubt exists the material shall be noted as containing asbestos.

6. Areas above 3.5m working high shall not be accessed unless safe access has been arranged, scaffold, cherry picker or similar.

7. During the survey any ACMs that are to be left in place shall be identified by an approved asbestos warning label this will prevent accidental damage or unauthorised works at a later date.

8. Should any demolition or refurbishment works require to be carried out then appropriate surveys will require to be carried out (project specific).

9. If any suspect materials are found that are not contained within this report they shall be reported to the contracts administrator who will arrange an inspection by a suitably qualified person who will arrange for sampling and analysis to take place (if required). Work within the vicinity of the suspect material shall be put on hold until the item has been identified and appropriate actions put in place.

10. Under no circumstances should any work with asbestos be carried out without an assessment of the work as Regulation 6, Control of Asbestos Regulations 2012.

All work shall be covered under the Control of Asbestos Regulations 2012.

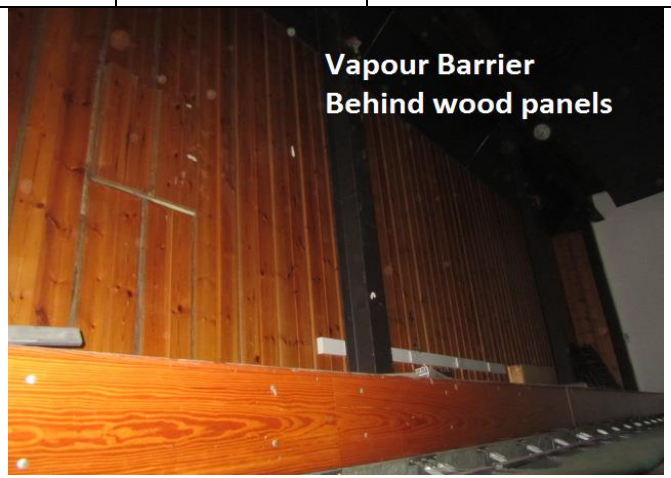
11. A Management survey shall not be relied on with regard to refurbishment /alterations to be carried out a Refurbishment survey will require to be carried out prior to any work starting on site. (Project specific)

12. Prior to any planned refurbishment / demolition works being carried out a project specific Refurbishment-Demolition survey shall be carried out on site.

Note:-
ACMs refers to Asbestos Containing Materials

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground First	External Wall	Vapour Barrier	Bitumen Paper	Non Asbestos	2022653 A

Photo	Material Assessment		Priority Assessment	
	Product Type		Occupancy Activity	
	Extent of Damage		Accessibility	
	Surface Treatment		Exposure Potential	
	Asbestos Type		Maint Disturbance	
	Sub Total		Sub Total	
			Total	
	Recommendations:- None			
	Notes:-			

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Store Under stairs at reception	Floor Tiles/ 6 m2	Thermoplastic	Chrysotile(white)	2022653 B

Photo	Material Assessment		Priority Assessment	
	Product Type	1	Occupancy Activity	0
	Extent of Damage	1	Accessibility	0
	Surface Treatment	0	Exposure Potential	0
	Asbestos Type	1	Maint Disturbance	0
	Sub Total	3	Sub Total	0
			Total	3

Recommendations:- Remove tiles prior to any works commencing

Notes:- Dispose of as contaminated waste

Section 5 **Site Survey Observations**

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Reception Area	Ceiling Coating	Hessian	Non Asbestos	2022653 C
Photo			**Material Assessment**		**Priority Assessment**

Product Type		**Occupancy Activity**	
Extent of Damage		**Accessibility**	
Surface Treatment		**Exposure Potential**	
Asbestos Type		**Maint Disturbance**	
Sub Total		**Sub Total**	
		Total	

Recommendations:- None

Notes:- Same coating found to heater panel on first floor

Section 5 **Site Survey Observations**

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Staff rooms X2	Floor Tiles (Brown)	Thermoplastic	None Asbestos	2022653 D
Photo			**Material Assessment**		**Priority Assessment**

Product Type		**Occupancy Activity**	
Extent of Damage		**Accessibility**	
Surface Treatment		**Exposure Potential**	
Asbestos Type		**Maint Disturbance**	
Sub Total		**Sub Total**	
		Total	

Recommendations:- None

Notes:-

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Staff rooms X2	Sink Pad	Bitumen	Non Asbestos	2022653 E

Photo	Material Assessment		Priority Assessment	
	Product Type		Occupancy Activity	
	Extent of Damage		Accessibility	
	Surface Treatment		Exposure Potential	
	Asbestos Type		Maint Disturbance	
	Sub Total		Sub Total	
			Total	
	Recommendations:- None			
	Notes:-			

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Toilets at reception	Wall Sheeting	Boarding	Non Asbestos	2022653 F

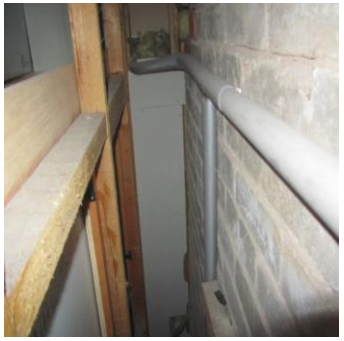
Photo	Material Assessment		Priority Assessment	
	Product Type		Occupancy Activity	
	Extent of Damage		Accessibility	
	Surface Treatment		Exposure Potential	
	Asbestos Type		Maint Disturbance	
	Sub Total		Sub Total	
			Total	

Recommendations:- None

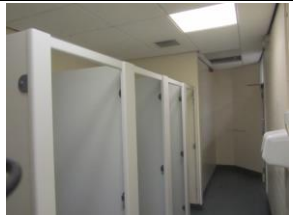
Notes:-

Section 5 **Site Survey Observations**

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Staff toilets/ Disabled toilet At changing rooms	Wall Sheeting	Boarding	Non Asbestos	2022653 G

Photo	Material Assessment		Priority Assessment	
 	Product Type		Occupancy Activity	
	Extent of Damage		Accessibility	
	Surface Treatment		Exposure Potential	
	Asbestos Type		Maint Disturbance	
	Sub Total		Sub Total	
			Total	

Recommendations:- None

Notes:-   

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Canteen Kitchen	Sink Pad	Bitumen	Non Asbestos	2022653 H
Photo			**Material Assessment**		**Priority Assessment**

Product Type		**Occupancy Activity**	
Extent of Damage		**Accessibility**	
Surface Treatment		**Exposure Potential**	
Asbestos Type		**Maint Disturbance**	
Sub Total		**Sub Total**	
		Total	

Recommendations:- None

Notes:-

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Canteen Kitchen	Glazing Beads to Rear corridor door	AIB	Amosite(Brown)	2022653 I

Photo	Material Assessment		Priority Assessment	
	**Product Type**	2	**Occupancy Activity**	0
	Extent of Damage	1	**Accessibility**	0
	Surface Treatment	1	**Exposure Potential**	0
	Asbestos Type	2	**Maint Disturbance**	0
	Sub Total	6	**Sub Total**	0
			Total	6

Recommendations:- Remove and dispose of door as contaminated waste

Notes:- AIB- Asbestos Insulation Board

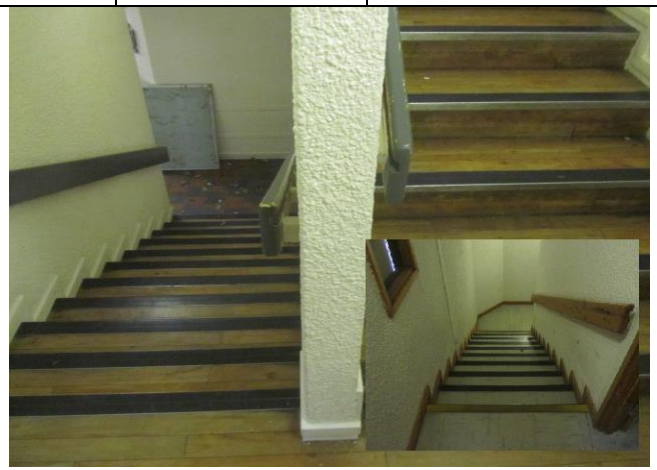
Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Corridor/Stairwell	Ceiling Tiles	Fibre board	Non Asbestos	2022653 J

Photo	Material Assessment		Priority Assessment	
	Product Type		Occupancy Activity	
	Extent of Damage		Accessibility	
	Surface Treatment		Exposure Potential	
	Asbestos Type		Maint Disturbance	
	Sub Total		Sub Total	
			Total	
	Recommendations:- None			
	Notes:-			

Section 5 **Site Survey Observations**

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground/ First	Stairwells	Stair Nosing	Thermoplastic	Non Asbestos	2022653 K
Photo			**Material Assessment**		**Priority Assessment**



Product Type		**Occupancy Activity**	
Extent of Damage		**Accessibility**	
Surface Treatment		**Exposure Potential**	
Asbestos Type		**Maint Disturbance**	
Sub Total		**Sub Total**	
		Total	

Recommendations:- None

Notes:-

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
First	Cleaners Store Top stairs	Sink Pad	Bitumen	Chrysotile(white)	2022653 L

Photo	Material Assessment		Priority Assessment	
	**Product Type**	1	**Occupancy Activity**	0
	Extent of Damage	1	**Accessibility**	0
	Surface Treatment	0	**Exposure Potential**	0
	Asbestos Type	1	**Maint Disturbance**	0
	Sub Total	3	**Sub Total**	0
			Total	3

Recommendations:- Remove sink and dispose of as contaminated waste

Notes:-

Section 5 **Site Survey Observations**

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
External	Front Elevation	Blue Panels	Cement/ Eternit	None Asbestos	2022653 M

Photo	Material Assessment		Priority Assessment	
	Product Type		Occupancy Activity	
	Extent of Damage		Accessibility	
	Surface Treatment		Exposure Potential	
	Asbestos Type		Maint Disturbance	
	Sub Total		Sub Total	
			Total	
	Recommendations:- None			
	Notes:-			

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Store Small Hall	Floor Tiles (Grey)/ 22 m2	Thermoplastic	SP- Chrysotile (white)	As per 2022653 B
Photo			**Material Assessment**		**Priority Assessment**

Product Type	1	**Occupancy Activity**	0
Extent of Damage	1	**Accessibility**	0
Surface Treatment	0	**Exposure Potential**	0
Asbestos Type	1	**Maint Disturbance**	0
Sub Total	3	**Sub Total**	0
		Total	3

Recommendations:- Remove tiles prior to any works commencing

Notes:- Dispose of as contaminated waste
SP- Strongly Presumed

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Store Small Hall	Electrical switch gear, Flash guards	Cloth/cement	SP- Chrysotile (white)	None
Photo			**Material Assessment**		**Priority Assessment**

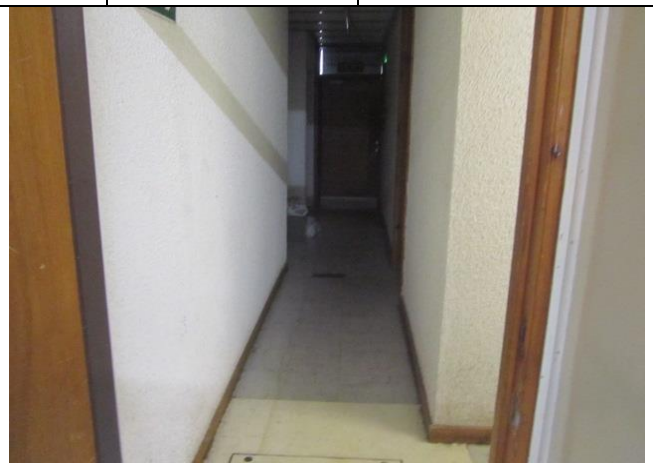
Product Type	2	**Occupancy Activity**	0
Extent of Damage	0	**Accessibility**	0
Surface Treatment	0	**Exposure Potential**	0
Asbestos Type	1	**Maint Disturbance**	0
Sub Total	3	**Sub Total**	0
		Total	3

Recommendations:- Items to be checked once power supply isolated.

Notes:- Identified items to be removed and disposed of as contaminated waste.
Old electrical switches know to contain items containing Asbestos

Section 5 **Site Survey Observations**

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Corridor to Rear small hall	Floor Tiles/13 m2	Thermoplastic	SP- Chrysotile (white)	As per 2022653 B
Photo			**Material Assessment**		**Priority Assessment**



Product Type	1	**Occupancy Activity**	0
Extent of Damage	1	**Accessibility**	0
Surface Treatment	0	**Exposure Potential**	0
Asbestos Type	1	**Maint Disturbance**	0
Sub Total	3	**Sub Total**	0
		Total	3

Recommendations:- Remove tiles prior to any works commencing

Notes:- Dispose of as contaminated waste
SP- Strongly Presumed

Section 5 **Site Survey Observations**

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
Ground	Corridor/store From kitchen	Floor Tiles/ 7 m2	Thermoplastic	SP- Chrysotile (white)	As per 2022653 B
Photo			**Material Assessment**		**Priority Assessment**

Product Type	1	**Occupancy Activity**	0
Extent of Damage	1	**Accessibility**	0
Surface Treatment	0	**Exposure Potential**	0
Asbestos Type	1	**Maint Disturbance**	0
Sub Total	3	**Sub Total**	0
		Total	3

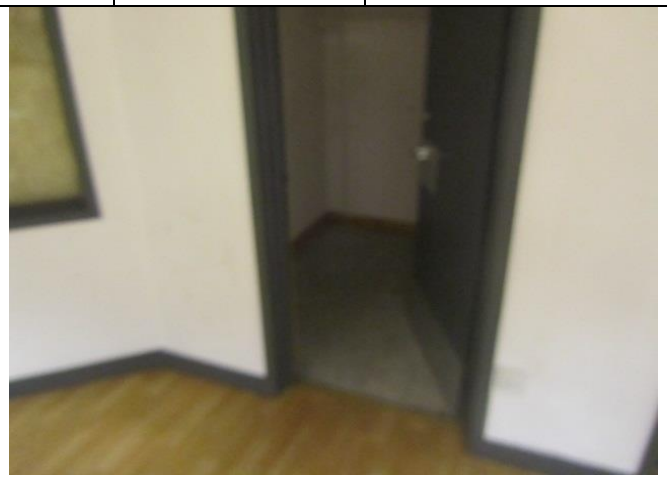
Recommendations:- Remove tiles prior to any works commencing

Notes:- Dispose of as contaminated waste
SP- Strongly Presumed

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
First	Store	Floor Tiles/ 2 m2	Thermoplastic	SP- Chrysotile (white)	As per 2022653 B

Photo



Material Assessment

Product Type	1	**Occupancy Activity**	0
Extent of Damage	1	**Accessibility**	0
Surface Treatment	0	**Exposure Potential**	0
Asbestos Type	1	**Maint Disturbance**	0
Sub Total	3	**Sub Total**	0
		Total	3

Priority Assessment

Recommendations:- Remove tiles prior to any works commencing

Notes:- Dispose of as contaminated waste
SP- Strongly Presumed

Section 5 Site Survey Observations

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
First	Studio Store	Floor Tiles/ 4 m2	Thermoplastic	SP- Chrysotile (white)	As per 2022653 B

Photo	Material Assessment		Priority Assessment	
	**Product Type**	1	**Occupancy Activity**	0
	Extent of Damage	1	**Accessibility**	0
	Surface Treatment	0	**Exposure Potential**	0
	Asbestos Type	1	**Maint Disturbance**	0
	Sub Total	3	**Sub Total**	0
			Total	3
	Recommendations:- Remove tiles prior to any works commencing			
	Notes:- Dispose of as contaminated waste SP- Strongly Presumed			

Section 5 **Site Survey Observations**

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
First	Studio office/ Store, WC	Floor Tiles/4 m2 Store, WC	Thermoplastic	SP- Chrysotile (white)	As per 2022653 B

Photo

Material Assessment		Priority Assessment	
Product Type	1	**Occupancy Activity**	0
Extent of Damage	1	**Accessibility**	0
Surface Treatment	0	**Exposure Potential**	0
Asbestos Type	1	**Maint Disturbance**	0
Sub Total	3	**Sub Total**	0
		Total	3

Recommendations:- Remove tiles prior to any works commencing

Notes:- Dispose of as contaminated waste
SP- Strongly Presumed

Section 5 **Site Survey Observations**

Floor	Room	Item/Area	Material	Asbestos Type	Sample Number
External	Weight room Electrical switch room	Electrical switch gear, Flash guards	Cloth/Cement	SP- Chrysotile (white)	None
Photo			**Material Assessment**		**Priority Assessment**




Product Type	2	**Occupancy Activity**	0
Extent of Damage	0	**Accessibility**	0
Surface Treatment	0	**Exposure Potential**	0
Asbestos Type	1	**Maint Disturbance**	0
Sub Total	3	**Sub Total**	0
		Total	3

Recommendations:- Items to be checked once power supply isolated.

Notes:- Identified items to be removed and disposed of as contaminated waste.

Old electrical switches know to contain items containing Asbestos

Section 6 Analysts Reports

Tayside Scientific Services, James Lindsay Place, Dundee, DD1 5JJ
Tel: 01382 307170 Fax: 01382 202085
Scientific Services Manager/ Public Analyst: Jane Couper

Test Report

1639

Report Date: 3 August 2017

Test Report No: 30191433
Issue No: 1

Angus Council
Property Services Department
Bruce House
Wellgate
ARBROATH
DD11 3TP

Date received: 28/07/2017
^ Submitted by: C BURNESS

Sample Reference Number	Client Reference ^	Client Description ^	Site ^	Fibre Identification
30191433	2022653A	BITUMEN VAPOUR BARRIER WALL	LOCHSIDE LEISURE CENTRE 7457	Asbestos not detected
30191434	2022653B	FLOOR TILE GREY	LOCHSIDE LEISURE CENTRE 7457	Chrysotile detected
30191435	2022653C	CEILING COATING FRONT RECEPTION	LOCHSIDE LEISURE CENTRE 7457	Asbestos not detected
30191436	2022653D	FLOOR TILE BROWN	LOCHSIDE LEISURE CENTRE 7457	Asbestos not detected
30191437	2022653E	SINK PAD OFFICE KITCHEN	LOCHSIDE LEISURE CENTRE 7457	Asbestos not detected
30191438	2022653F	WALL SHEET TOILETS RECEPTION	LOCHSIDE LEISURE CENTRE 7457	Asbestos not detected
30191439	2022653G	WALL SHEET TOILETS RECEPTION	LOCHSIDE LEISURE CENTRE 7457	Asbestos not detected
30191440	2022653H	SINK PAD CANTEEN KITCHEN	LOCHSIDE LEISURE CENTRE 7457	Asbestos not detected
30191441	2022653I	GLAZING BEADS CANTEEN DOOR	LOCHSIDE LEISURE CENTRE 7457	Amosite detected

The above tests were performed using documented standard in-house method PE007 which is based on the Health and Safety Executive Publication HSG248. Details of test methods and procedures will be supplied on request. All tests are included in the UKAS accreditation schedule for this laboratory unless identified by '#'. Client provided details identified by '^'. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Results apply only to the sample supplied. No liability can be accepted for information given by the client or conclusions drawn.

Section 6 Analysts Reports

Tayside Scientific Services, James Lindsay Place, Dundee, DD1 5JJ
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Scientific Services Manager/ Public Analyst: Jane Couper

Test Report

UKAS TESTING 1639

Report Date: 3 August 2017

Test Report No: 30191433
Issue No: 1

Continued:

Sample Reference Number	Client Reference ^	Client Description ^	Site ^	Fibre Identification
30191442	2022653J	CEILING TILE STAIR CORRIDOR	LOCHSIDE LEISURE CENTRE 7457	Asbestos not detected
30191443	2022653K	STAIR NOSINGS STAIR WELL	LOCHSIDE LEISURE CENTRE 7457	Asbestos not detected
30191444	2022653L	SINK PAD CUPBOARD 1ST FLOOR	LOCHSIDE LEISURE CENTRE 7457	Chrysotile detected
30191445	2022653M	FASCIA BOARD FRONT ELEVATION	LOCHSIDE LEISURE CENTRE 7457	Asbestos not detected

Signature: Alison Petrie

Name: Alison Petrie BSc MPhil CChem MRSC
Status: Senior Analyst

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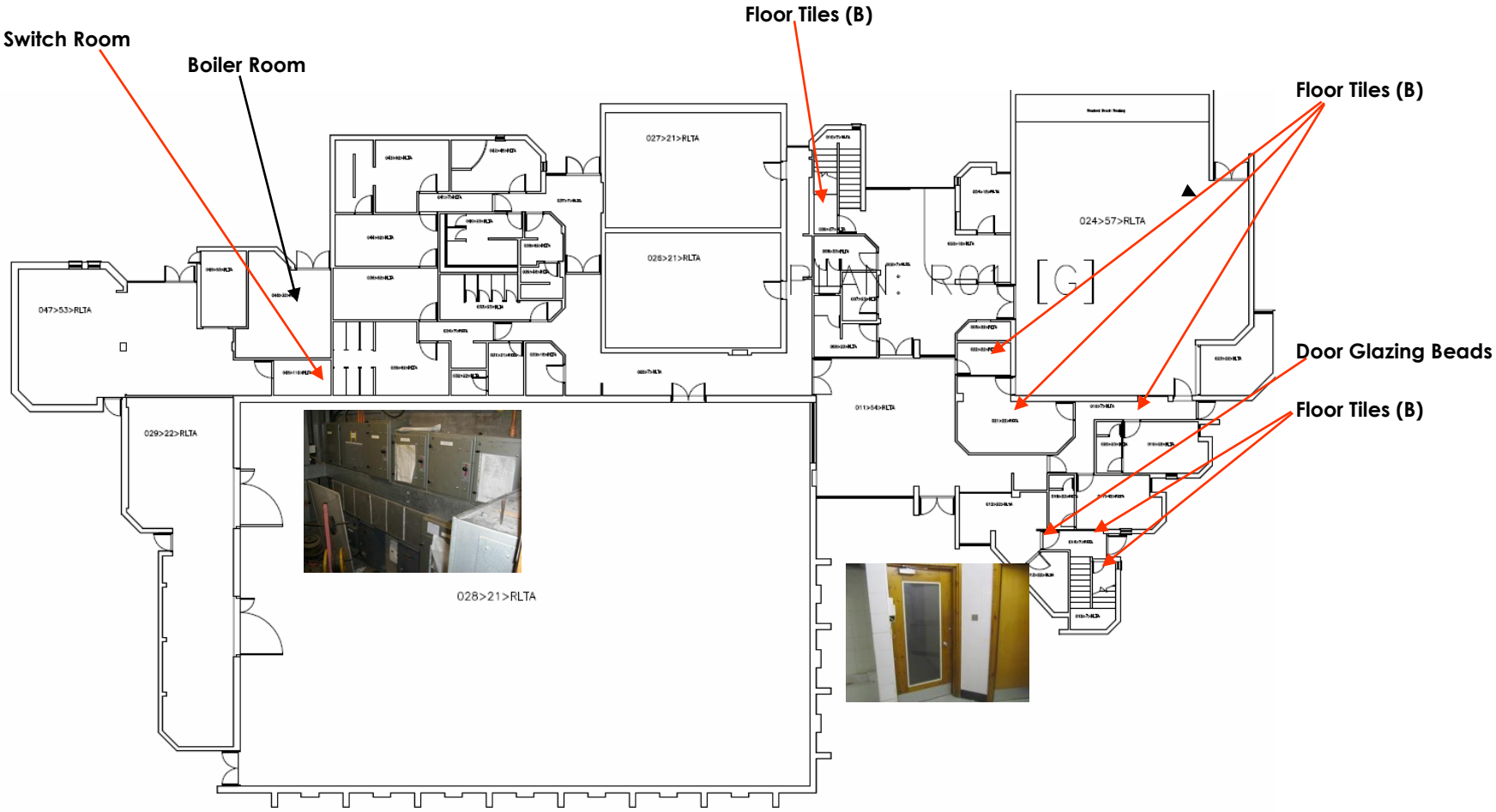
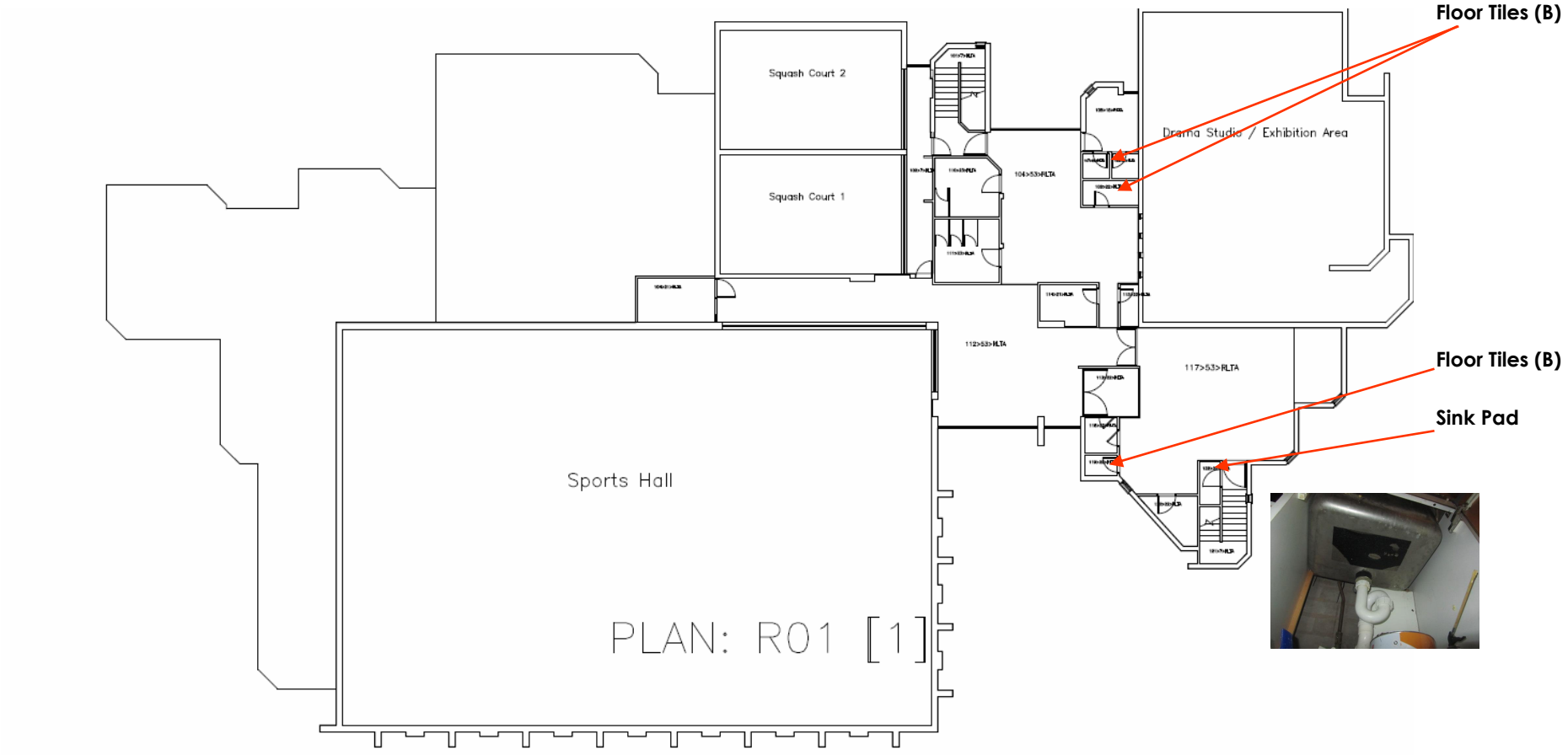
Section 7 Floor – Site Plan/s Ground Floor



Section 7 Floor – Site Plan First Floor



Appendix 1 Material Assessment Algorithm

Where ACMs have been identified or presumed to be present a **Material Assessment Algorithm** has been calculated as detailed in HSG 264 and reproduced in line with the table overleaf.
The Material Assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way.
This Material Assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne fibres if disturbed.
However, there are other factors to take into account when prioritising action.
These are considered in the Priority Assessment which is described later.
For each of the four variables given by the table a score is allocated. The four scores are added together to give a Material Assessment score of between 2 and 12.

HIGH RISK 10-12
Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturb ed;

MEDIUM RISK 7- 9
Those materials with a score between 7 and 9 are regarded as medium risk to release fibres.

LOW RISK 5-6
Materials with a score between 5 and 6 are low risk to release fibres.

VERY LOW RISK 4 or less
S cores of 4 or less are very low risk.

Material Assessment Algorithm

Section	Sample Variable	Score	*Examples of Score*
A	Product type (or debris from product).	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paint or decorative finishes, asbestos cement, etc).
		2	Asbestos insulating board, mill boards, other low -density insulation boards, asbestos textiles, gaskets, ropes and w oven textiles, asbestos paper and felt.
		3	Thermal insulation (e.g.: pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
B	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 w here material has been damaged revealing loose asbestos fibres.
		3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
C	Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
		1	Enclosed sprays and lagging, AIB (w ith exposed face painted or encapsulated), unsealed cement sheets, etc.
		2	Unsealed AIB, or encapsulated lagging and sprays.
		3	Unsealed lagging and sprays.
D	Asbestos type	1	Chrysotile.
		2	Amphibole asbestos excluding Crocidolite.
		3	Crocidolite.
Material Assessment Score = A + B + C + D			

Material & Priority Assessment Algorithms

The Material Assessment identifies the high risk materials, that is, those which 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 should be given priority for remedial action. Management priority must be determined by carrying out a Risk Assessment which will also take into account the likely maintenance activity; occupant activity; likelihood of disturbance; and human exposure potential.

The **Priority Assessment Algorithm** looks at the likelihood of someone disturbing the ACM. Please note Priority Assessments have not been undertaken as part of this survey.

A legal requirement to carry out a Risk Assessment for all work activities exists under the Management of Health and Safety at Work Regulations 1999. The requirement to assess the risk posed by asbestos is further enforced by the Control of Asbestos Regulations 2012. These regulations require that asbestos present in the workplace must not present a hazard to health

The risks from asbestos should be assessed and managed for all identified or presumed ACMs. The Risk Assessment or priority rating will establish the likelihood of people being exposed to the hazard and identify the measures to be taken that will either eliminate the hazard or adequately control it.

The Priority Assessment Score is calculated on the average scores for each of the four human exposure factors given by the table on the following page.

It is the responsibility of the Duty Holder to complete the Priority Risk Assessment, and ensure it remains up to date and accurate.

Risk Assessment

The **Risk Assessment Priority Algorithm** is calculated by adding the **Material Assessment Score** obtained during the survey to the **Priority Assessment Score**.

HIGH RISK - 18 POINTS OR MORE

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed -off and appropriate warning signs posted.

MEDIUM RISK - 14-17 POINTS

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be contained/sealed/encapsulated.

LOW RISK - 9-13 Points

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

VERY LOW RISK 8 or less

Similarly this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage

Material & Priority Assessment Algorithms

Section	Factor	Score	Examples of Score
Normal Occupant Activity Score = E			
E	Main Type of Activity	0	Rare Disturbance activity (e.g. Store Room)
		1	Low Disturbance Activity (e.g. Office)
		2	Periodic Disturbance (May contact ACMs)
		3	High Level of disturbance (e.g. panel on door)
Likelihood of Disturbance Score = Average of F + G + H			
F	Location	0	Outdoors
		1	Large Rooms or well ventilated Areas
		2	Rooms up to 100sqm
		3	Confined Spaces
G	Accessibility	0	Usually Inaccessible or unlikely to be disturbed
		1	Occasional Disturbance
		2	Easily Disturbed
		3	Routinely Disturbed
H	Extent	0	Very Small Amounts
		1	<10sqm or <10lm
		2	>10sqm to <50sqm or >10lm to <50lm
		3	<50sqm or >50lm
Human Exposure Potential Score = Average of I + J + K			
I	No of Occupants	0	None
		1	1-3
		2	4-10
		3	>10
J	Frequency of Use	0	Infrequent
		1	Monthly
		2	Weekly
		3	Daily
K	Average Time in Use	0	<1 Hour
		1	>1 hour and <3 hours
		2	>3 hours to <6 hours
		3	>6 Hours
Maintenance Activity Score = Average of L + M			
L	Type of Activity	0	Minor disturbance e.g. possible contact
		1	Low disturbance e.g. removing light bulb
		2	Medium Disturbance
		3	High levels of disturbance
M	Frequency of Maintenance	0	ACM unlikely to be disturbed
		1	1 per Year
		2	>1 per year
		3	>1 per Month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