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Asbestos Management Survey

Job Number

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Report Authorisations

Quality Check		
Report Author		
Report Compiled On:		
Lead Surveyor:		
Date Checked:		
Quality Check:		
Date Authorised:		
Date Issued:		To:

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Survey Details

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The survey was carried in accordance with in-house procedure DEPROC04 and HSG264 – Asbestos: The Survey Guide, unless stated above, and by lead asbestos surveyors who are authorised for this inspection and property type. A Derisk UK approved UKAS accredited laboratory was used to analyse all samples taken as described in HSG248 – Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Copies of the full certificate(s) are included within this report (Section – [Certificate of Analysis](#)).

Management Survey

This survey has been complied to assist our client in complying with Regulation 4 of the Control of Asbestos Regulations 2012 by identifying asbestos containing materials and recommending suitable strategies to safely manage those materials for normal occupancy and maintenance activities. Only areas outlined in the surveying scope above have been inspected and reported.

Asbestos containing materials within this report have either been identified, where a representative sample of the material has been taken and analysed to confirm presence of asbestos fibres; referred, where a material is visually similar to a previously sampled material; or presumed, where a material cannot be safely accessed to obtain a sample or access to the material would involve destructive methods.

All inspections where asbestos is identified, referred or presumed have been scored in line with the material risk assessment outlined in section [Management Information and Assessment Scoring](#) of this report. It remains the responsibility of the client/duty holder for the building(s) to complete the priority risk assessment for each location, as they understand the everyday use and occupancy of each area. An extract of the scoring is included in section [Management Information and Assessment Scoring](#) of this report.

Limitations of a Management Survey

This survey should not be used to undertake any form of intrusive refurbishment or demolition works, a further suitable asbestos inspection survey for the proposed works should be organised at least 6 weeks prior to works commencing. Any areas, in addition to those not included within the scope of the survey that could not be accessed during this survey will be identified within the executive summary section of this report.

Though an asbestos management survey will include some minor intrusive works, this was limited to areas where materials can be re-fixed by use of its original fixings and not leave any superficial damage. For example, unscrewing non asbestos boxing to inspect behind, lifting carpets that have not been permanently fixed to the floor base or lifting ceiling tiles to inspect with ceiling voids. Areas where materials have been permanently fixed **have not** been inspected behind/ within.

This survey does not include inspections below any floor slab unless specifically stated as inspected within this survey report.

Demolition Survey

A demolition survey is used to locate as far as reasonably practicable using destructive and intrusive techniques, the presence and extent of any suspected ACM's within the client defined scope of works. Areas that have not been mentioned within the scope outlined above should be deemed as not inspected within this report. No intrusions have been made through items that were presumed on site to contain asbestos fibres. Good housekeeping has been used during this survey, however no provision has been made to 'make good' inspection points unless outlined in the scope above.

Derisk UK realise that not all works will proceed within a short time period and therefore have included a full material assessment to assist in managing asbestos until works are undertaken.

This survey does not include inspections below any floor slab unless specifically stated as inspected within this survey report.

The purpose of this survey is to assist the client in compiling a detailed asbestos removal prior to demolition of the area/building being carried out.

The survey report alone should not be used as an asbestos removal specification or reason not to undertake a site visit for compiling a quotation or RAMS documentation. All quantities within the report are estimates only.

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Navigating and Understanding the Survey Report

Overview of Sample/ Observation Numbering/ Suffix Lettering and Drawing Annotations

This report uses the following system to identify observations, sample locations, referrals and presumptions.

Each entry within the survey report will be given a unique number following in a sequence. Inspections/ observation are shown on the floor plans within a square. Samples, presumptions and referrals are shown on the floor plans within a circle.

All entries which are presumptions are suffixed with a 'P', referred samples are suffixed with an 'R'.

All positive samples, referrals and presumptions are in 'red' font on the floor plans. Negative samples or referrals on the floor plans are shown in a 'black' font.

All observations are in a 'black' font on the floor plans.

Where possible material extents will be shaded on the floor plans in 'red' for positive, presumed and referenced samples. Limited or restricted areas will be shaded on the floor plans in 'purple'. All areas out of agreed scope of this survey will be shaded 'grey'. Inspections and non-asbestos materials are not shaded on the floor plans.

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Certificate of Analysis

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Air Monitoring Certificates

Management Information and Assessment Scoring

Asbestos Management

This survey should be used to form part of, or provide information for, inclusion into a specific management system. This report alone does not provide the client with a compliant Asbestos Management Plan. Derisk can provide further details on how to ensure compliance in either the building or within the organisation in which the Duty Holder may work (the definition of the Duty Holder for a building or organisation is given in Regulation 4 of Control of Asbestos Regulations 2012.)

The Duty Holder shall also be responsible for preparing appropriate Management Recommendations until such time as the ACMs are removed. Their responsibility extends also to preparing an Action Plan to manage those ACMs and to nominate a competent person who will hold the responsibility for that management.

Derisk UK Ltd can assist in the preparation of these assessments and advise on how to incorporate into a management system.

The recommendations given by the surveyor are based upon the condition and surface treatment recorded as part of the survey. The Duty Holder or client should ensure that the recommendations made adequately cover the future use, repair or maintenance of the ACMs.

Where remedial or removal works are required by the planned works or recommended by the survey, the Duty Holder or client shall ensure that a suitable and sufficient assessment is carried out before a competent contractor is appointed. This may involve the preparation of a project specific specification for these works. The information contained within this survey may be used as part of or in the preparation of such a specification, but this survey alone shall not be used as a specification document. In addition, the survey shall be read as a whole and shall not be reproduced in part or without the permission of the designated client.

Derisk UK Ltd can assist and advise on the specification of work and the selection, appointment and management of a competent contractor during any associated asbestos work.

Material and Priority Assessments

The following tables are extracts from HSG 264 and shows the values upon which the Material and Priority Assessments are based. The latter is used to assess the Human Exposure Potential by allocation risk values based on normal use and occupation.

Refer to the published guidance HSG227 for full description of calculation of all assessments and for the preparation of the necessary action plans and recommendations for management.

The combination of the Material and Priority Assessments provides data for the overall ACM Risk Assessment and it is this value on which the Duty Holder shall base decisions and recommendations for action, remedial work and planned project works.

As part of the management process, the Duty Holder shall ensure that all information is suitably disseminated to those persons who may be affected by the presence of ACMs during their normal work activities.

Any Priority Risk Assessment information reported by Derisk UK Ltd is not covered by the scope of our UKAS accreditation.

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Material Assessment Parameters

Sample Variable	Score	Examples of scores (see notes for more detail)
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid 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 (eg 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, spays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastic, 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.
Total		

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very low

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Priority Assessment Parameters

Assessment factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activities)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance (eg fire door with asbestos insulating board sheet in constant use)
Secondary activities for area	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg strings, gaskets)
	1	10m ² or <10m pipe run
	2	>10m ² to =<50m ² or >10m to =<50m pipe run
	3	>50m ² or >50m pipe run
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use in area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or recabing)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	≤1 per year
	2	>1 per year
	3	>1 per month

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Additional Information Available for Download

HSG 264 – Asbestos: The Survey Guide - [hsg264.pdf](#)

HSG 248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures - [hsg248.pdf](#)

HSG 227 - A comprehensive guide to Managing Asbestos in premises - [hsg227.pdf](#)

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