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REFURBISHMENT & DEMOLITION ASBESTOS SURVEY

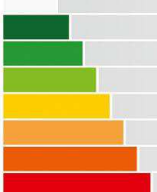
**Cygnets House
Market Square
Staines-upon-Thames
TW18 4RH**

6th August 2015

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Asbestos Refurbishment & Demolition Survey 06 August 2015



**Cygnet House, Market Square
Staines-upon-Thames, TW18 4RH**

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1 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report contains the findings of an HSG264 Refurbishment & Demolition Survey (see Appendix E) during which material samples could be taken for analysis. The intention was to provide information to assist in the safe refurbishment of the property known as Cygnet House, Market Square, Staines-upon-Thames, TW18 4RH as required by The Control of Asbestos Regulations 2012.

The following is a summary of findings and recommended works.

For sample location – see Section 1.3

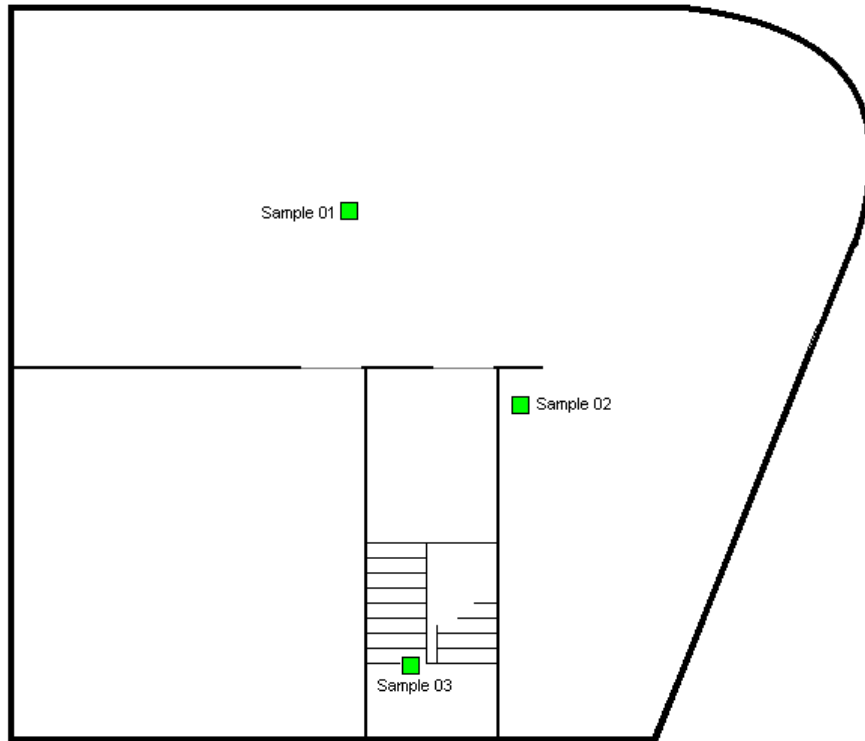
1.2 OVERVIEW

Material location	Extent of material	Asbestos type	Risk score (Potential for fibre release)	Action (see Appendix F.2)	Re-inspection date
Second floor & basement ceilings	Ceiling panels	No asbestos	0	No action required	n/a
Stairwell	Stair nosing	No asbestos	0	No action required	n/a
Basement	'Spare' tiles in basement	No asbestos	0	No action required	n/a
Basement	Boxwork adjacent to plant room	No asbestos	0	No action required	n/a
Basement	Panelling on underside of stairs	No asbestos	0	No action required	n/a
First floor toilets	Floor tiles	No asbestos	0	No action required	n/a
First & second floor offices	Sink bowl pads	No asbestos	0	No action required	n/a
Note:	No samples found to contain asbestos and no presumed asbestos containing materials No actions required and Asbestos Register not required				

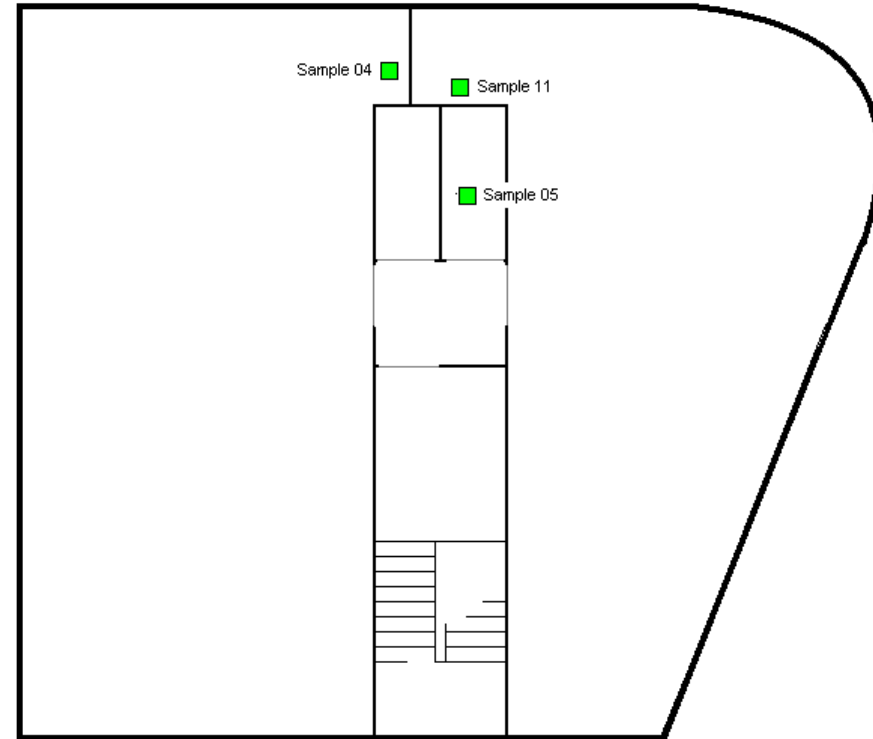
Licensable – removal only by a licensed asbestos contractor (see Appendix F.2)	Non Licensable – can be removed by a competent contractor (see Appendix F.2)			
Material risk key (potential for fibre release) (see Appendix D)				
High potential 10-12	Medium potential 7-9	Low potential 5-6	Very low potential 1-4	No asbestos 0

1.2 FLOOR/SITE PLAN

Cygnet House, Market Square, Staines-upon-Thames, TW18 4RH



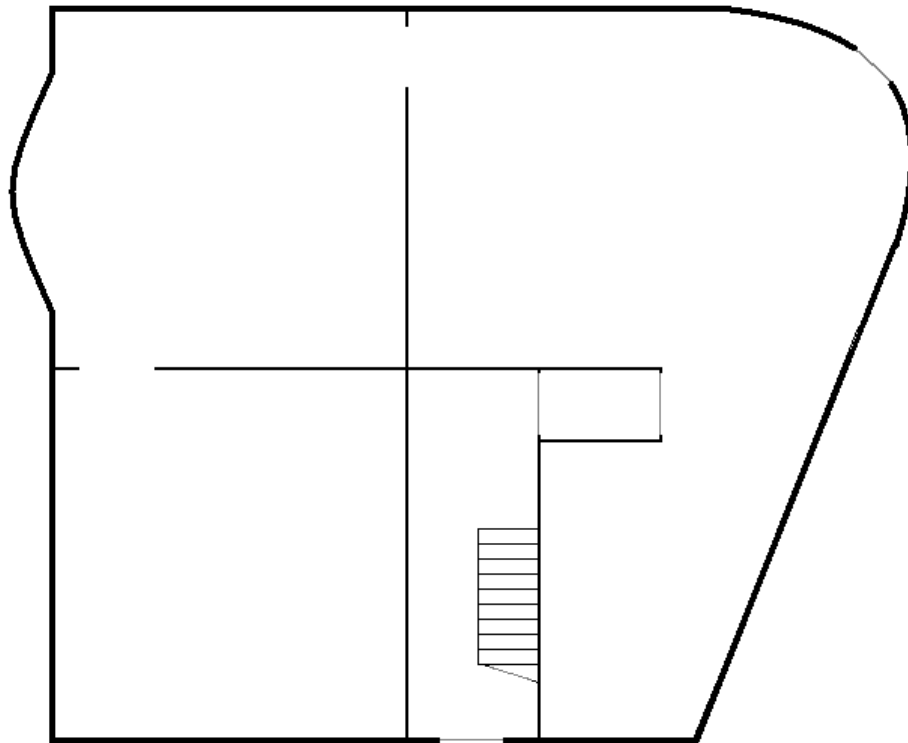
Second Floor



First Floor

Material risk key (potential for fibre release) (see Appendix D)

 High potential 10-12	 Medium potential 7-9	 Low potential 5-6	 Very low potential 1-4	 No asbestos 0
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Ground Floor



Basement

Material risk key (potential for fibre release) (see Appendix D)

 High potential 10-12	 Medium potential 7-9	 Low potential 5-6	 Very low potential 1-4	 No asbestos 0
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2 GENERAL SITE INFORMATION

2.1 Surveying company

Home Inspectors Southern Ltd.
PO Box 128
Brighton
East Sussex BN51 9BU

2.2 Surveyor

P.W. Gardner

2.3 Instructed by

Mr Simon Smith
of:
Vital Property Solutions
Grenville Court
Britwell Road
Burnham
Slough SL1 8DF

2.4 Premises surveyed

Cygnets House
Market Square
Staines-upon-Thames TW18 4RH

2.5 Survey date

04 August 2015

2.6 Report date

06 August 2015

2.7 Areas included in survey

Basement, ground, first and second floors
Loft spaces
External elevations

2.8 Areas excluded from survey

Roof (no access)
Adjacent property


2.9 Survey method used

HSG 264 Refurbishment & Demolition Survey

2.10 Variations and deviations from method

None

Survey carried out and report prepared by:



P.W. Gardner

06 August 2015

3 PURPOSE & SCOPE OF SURVEY

3.1 Survey type (see Appendix E)

This report contains the findings of an HSG264 Refurbishment & Demolition Survey (see Appendix E) during which material samples could be taken for analysis. The intention was to provide information to assist in the safe refurbishment of the property known as Cygnet House, Market Square, Staines-upon-Thames, TW18 4RH as required by The Control of Asbestos Regulations 2012.

3.2 Description of building(s)

Cygnet House, Market Square, Staines-upon-Thames, TW18 4RH is a conventional rendered, brick construction on Market Square. Externally there is a stairway to basement level which has been secured with a mesh screen at street level to prevent access.

This property has a retail unit at ground floor level with two floors of offices above. The basement contains a plant room and storage areas.

The survey included:

- Basement, ground, first and second floors
- Loft spaces
- External elevations

3.3 Scope of survey

To determine the types, extent and condition of any asbestos containing materials (ACMs) and presumed, asbestos containing materials in the areas described in 3.2 above.

Provide recommendations to ensure that all ACMs and presumed ACMs are managed safely and areas of concern are made safe.

Assess any ACMs or presumed ACMs and determine risk ratings for them.

Cygnet House, Market Square, Staines-upon-Thames, TW18 4RH was surveyed in isolation and the survey did not extend into any part of the surrounding properties.

Areas from which samples were taken are marked on the floor/site plan in Section 1.3.

3.4 Specific exclusions

No inspection was carried out of live electrical plant.

The roof(s).

4 CONCLUSIONS & ACTIONS

No asbestos containing materials (ACMs) or presumed asbestos containing materials were found in the property known as Cygnet House, Market Square, Staines-upon-Thames, TW18 4RH.

No actions are necessary and an asbestos register is not required.

**APPENDIX A
SAMPLE & PRESUMED DATA**






A.1 SAMPLE & PRESUMED ASBESTOS LOCATIONS

(For sample location – see Section 1.3)

<p>A.1.1 Sample 01 0</p> <p>A sample of second floor office ceiling panel was taken in the loft for analysis</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>		<p>A.1.2 Sample 02 0</p> <p>A sample of sink bowl pad was taken for analysis from the second floor office</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>	
<p>A.1.3 Sample 03 0</p> <p>A sample of stair nosing was taken for analysis from the second floor stairwell</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>		<p>A.1.4 Sample 04 0</p> <p>A sample of sink bowl pad was taken for analysis from a first floor office</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>	
<p>A.1.5 Sample 05 0</p> <p>A sample of floor tile was taken from the first floor toilet area</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>		<p>A.1.6 Sample 06 0</p> <p>A sample of panel was taken from the underside of the basement stairs</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>	

Material risk key (potential for fibre release) (see Appendix D)

High potential 10-12	Medium potential 7-9	Low potential 5-6	Very low potential 1-4	No asbestos 0

A.1.7 Sample 07	0		A.1.8 Sample 08	0	
<p>A sample of loose ceiling tile was taken from 'spare' tiles in the basement below the electricity distribution boards.</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>			<p>A sample panelling from boxwork in the basement area was taken for analysis.</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>		
A.1.9 Sample 09	0		A.1.10 Sample 10	0	
<p>A sample of ceiling panel in the basement was taken for analysis.</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>			<p>A sample of cement boiler flue was taken for analysis.</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>		
A.1.11 Sample 11	0				
<p>A sample of sink bowl pad was taken for analysis from a first floor office.</p> <p>This sample had no asbestos detected.</p> <p>No action required</p>					

Material risk key (potential for fibre release) (see Appendix D)

 High potential 10-12	 Medium potential 7-9	 Low potential 5-6	 Very low potential 1-4	 No asbestos 0
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A.2 SURVEY RESULTS

A.2.1 Material samples analysed as **containing asbestos** & **presumed asbestos** - None

Sample no.	Location (see Section 1.3)	Extent of material	Access-ability	Product type	Material condition	Surface treatment	Asbestos type	Sampled or presumed	Material score/Action	Priority score Action

Material risk key (potential for fibre release) (see Appendix D)

	High potential 10-12		Medium potential 7-9		Low potential 5-6		Very low potential 1-4		No asbestos 0
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A.2.2 Material samples analysed as – No asbestos detected

Sample no.	Location (see Section 1.3)	Extent of material	Access-ability	Product type	Material condition	Surface treatment	Asbestos type	Sampled or presumed	Material score/Action	Priority score Action
01	Loft	Second floor ceiling panels	Medium					Sampled	0	
				Board	Good	None	None detected		No action	
02	Second floor office	Sink bowl pad	Easy					Sampled	0	
				Bitumen	Good	None	None detected		No action	
03	Mid stair (second/first floors)	Stair nosings	Easy					Sampled	0	
				Plastic	Good	None	None detected		No action	
04	First floor office	Sink bowl pad	Easy					Sampled	0	
				Bitumen	Good	None	None detected		No action	
05	First floor toilets	Floor tiles	Easy					Sampled	0	
				Plastic	Good	None	None Detected		No action	

Material risk key (potential for fibre release) (see Appendix D)

High potential 10-12	Medium potential 7-9	Low potential 5-6	Very low potential 1-4	No asbestos 0

Sample no.	Location (see Section 1.3)	Extent of material	Access-ability	Product type	Material condition	Surface treatment	Asbestos type	Sampled or presumed	Material score/Action	Priority score Action
06	Underside of basement stairs	Panelling	Easy					Sampled	0	
				Board	Good	None	None detected		No action	
07	Basement below electrical distribution boards	Loose ceiling tiles	Easy					Sampled	0	
				Board	Good	None	None detected		No action	
08	Basement	Panelling on boxwork	Easy					Sampled	0	
				Board	Good	None	None detected		No action	
09	Basement	Ceiling panels	Easy					Sampled	0	
				Board	Good	None	None detected		No action	
10	Basement	Cement flue of boiler	Easy					Sampled	0	
				Board	Good	None	None detected		No action	

Material risk key (potential for fibre release) (see Appendix D)

	High potential 10-12		Medium potential 7-9		Low potential 5-6		Very low potential 1-4		No asbestos 0
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Sample no.	Location (see Section 1.3)	Extent of material	Access-ability	Product type	Material condition	Surface treatment	Asbestos type	Sampled or presumed	Material score/Action	Priority score Action
11	First floor office	Sink bowl pad	Easy					Sampled	0	
				Bitumen	Good	None	None detected		No action	

Material risk key (potential for fibre release) (see Appendix D)

	High potential 10-12		Medium potential 7-9		Low potential 5-6		Very low potential 1-4		No asbestos 0
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**APPENDIX B
BULK SAMPLE RESULTS**

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J015779

Final Issue Date: 05/08/2015



Private & Confidential:
Home Inspectors Southern Ltd
PO Box 128
Brighton
BN51 9BU

Premises Of Sample Origin:
Cygnet House
Market Square
Staines
TW18 4RH
AVPC-01-261

Millers Barn
The Warren Estate
Lordship Road
Writtle
Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
Fax: 01245 422501
info@cavendishlaboratories.com

Name of analyst: Philip Mumford
Date of sample receipt: 05/08/2015

Sampled by: Client
Date of analysis: 05/08/2015

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS037864	1 -	No Asbestos Detected	Board product
BS037865	2 -	No Asbestos Detected	Bitumen product
BS037866	3 -	No Asbestos Detected	Plastic product
BS037867	4 -	No Asbestos Detected	Bitumen product
BS037868	5 -	No Asbestos Detected	Plastic product
BS037869	6 -	No Asbestos Detected	Board product

Chrysotile = "White asbestos", Amosite = "Brown asbestos", Crocidolite = "Blue asbestos"
Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

Method Statement and Disclaimers:
The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.
Any interpretations or opinions expressed in this report are outside the scope of U.K.A.S. accreditation.
Cavendish Laboratories Ltd does not hold U.K.A.S. accreditation for on-site sampling of suspected asbestos materials.
The stated "presumptive product type" is a subjective assessment by our analyst, it is not determined by measurement and it is an opinion. Cavendish Laboratories Ltd. cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. U.K.A.S. stands for United Kingdom Accreditation Service.

Authorised Signatory:
Paul Jarvis FA004-11 (5/12/13)



www.cavendishlaboratories.com
Registered number: 3128776



ASBESTOS FIBRE IDENTIFICATION REPORT.

Report/Job No: J015779

Final Issue Date: 05/08/2015

Private & Confidential:
Home Inspectors Southern Ltd
PO Box 128
Brighton
BN51 9BU

Premises Of Sample Origin:
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Millers Barn
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Chelmsford
Essex
CM1 3WT
Tel: 01245 422800
Fax: 01245 422501
info@cavendishlaboratories.com

Name of analyst: Philip Mumford
Date of sample receipt: 05/08/2015

Sampled by: Client
Date of analysis: 05/08/2015

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
BS037870	7 -	No Asbestos Detected	Board product
BS037871	8 -	No Asbestos Detected	Board product
BS037872	9 -	No Asbestos Detected	Board product
BS037873	10 -	No Asbestos Detected	Board product
BS037874	11 -	No Asbestos Detected	Bitumen product

Chrysotile = "White asbestos", Amosite = "Brown asbestos", Crocidolite = "Blue asbestos"
Refer to H.S.E. publication HSG 264, for the approximate percentage asbestos content within the presumptive product type.

Method Statement and Disclaimers:
The analysis of the sample(s) detailed on this report is U.K.A.S. accredited. Analysis was performed in accordance with our quality control manual in-house method and Health & Safety Executive publication HSG 248.
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Authorised Signatory:
Paul Jarvis FA004-11 (5/12/13)



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Registered number: 3128776



**APPENDIX C
ASBESTOS REGISTER**

ASBESTOS REGISTER

Samples analysed as **containing asbestos** & areas of **presumed asbestos**

Cygnets House, Market Square, Staines-upon-Thames, TW18 4RH None

Date:	Survey ref:	Sample no.	Date:	Survey ref:	Sample no.
Building:		Floor:	Building:		Floor:
Area:		Location:	Area:		Location:

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Material score:		Recommended action:	Material score:		Recommended action:
Fibre release:			Fibre release:		
Product type:		Extent of material:	Product type:		Extent of material:
Damage/deterioration:			Damage/deterioration:		
Surface treatment:			Surface treatment:		
Asbestos type:			Asbestos type:		

Material risk key (potential for fibre release) (see Appendix D)

High potential 10-12	Medium potential 7-9	Low potential 5-6	Very low potential 1-4	No asbestos 0
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APPENDIX D
METHOD OF RISK ASSESSMENT

D.1 MATERIAL ASSESSMENT SCORES

The product type, condition, surface treatment and asbestos type of all asbestos containing materials are used to produce a material or risk assessment score. This score is a value between 2 and 12 and indicates the relative level of risk presented by the material. This information should be used to help decide on the most appropriate method of dealing with the material and to help prioritise any remedial measures that need to be taken.

As a guide:

Materials that score 10 or more should be considered HIGH risk with high potential for fibre release. Remedial actions are urgently required. A planned removal or encapsulation program should be implemented.

Materials scoring from 7-9 should be considered MEDIUM risk. Deterioration in any of the contributory factors may result in fibre release. Regular monitoring should be considered as minimum action in conjunction with encapsulation, enclosure or programmed removal.

Materials scoring from 5-6 should be considered LOW risk. Although the current risk of fibre release is low, the material may suffer deterioration through age or accidental damage, leading to fibre release. Regular monitoring should be used to confirm any changes in condition due to material degeneration or delamination. Deterioration in condition may require the consideration of remedial action.

Materials scoring 4 or less should be considered VERY LOW risk. Materials in this category are unlikely to release fibres. Regular monitoring, normally annually, is recommended to confirm any changes in condition should they occur and ensure the implementation of any remedial actions if required.

D.2 PRIORITY ASSESSMENTS

The material assessment identifies high hazard materials, those materials which will most readily release fibres if disturbed. It does not automatically follow that the materials with the highest risk of fibre release will be the priority for remedial action.

Priority must be determined by carrying out a risk assessment, the priority assessment. This should take into account factors such as location, extent, ease of access, occupancy of the area, activities in the area and the likelihood and frequency of maintenance work.

The priority assessment provides a score value between 0 and 12, which indicates the risk presented by the ACM to the occupants of the building. The Duty Holder has the responsibility of carrying out this assessment as they know the building and its use. Vital Property Solutions can, if required, produce a priority assessment based upon the surveyor's opinion, of the likely uses, staff levels and maintenance requirements of ACMs in the various areas identified in the survey. Any priority assessment can only be viewed as a guide and must be reassessed by the Duty Holder in order to comply with the Control of Asbestos Regulations (2012).

D.3 CONTROL AND MANAGEMENT OPTIONS

The control and management options initially suggested in the report are a guidance based on the opinion of the Lead Surveyor using the results of the material assessment and the priority assessment (if applicable). The Duty Holder has the responsibility for assessing the risk and putting into place suitable control and management measures.

APPENDIX D.4 METHOD OF RISK ASSESSMENT

Sample variable	Score	Examples of scores
Product type (or debris)	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 of 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 and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging. AIB (with exposed face painted or encapsulated) asbestos cement sheets, etc..
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile
	2	Amphibole asbestos (excluding crocidolite) / Amosite
	3	Crocidolite

A value for each of the four sample variables is given to each ACM and those four values summed to give a score. That score between 2 and 12 gives a potential to release asbestos fibres.

Where asbestos containing material is presumed and there is no good reason to believe otherwise, worst case must be presumed and for asbestos type this means Crocidolite (3). (see Appendix F.2

Material risk key (potential for fibre release) (see Appendix E)

High potential 10-12	Medium potential 7-9	Low potential 5-6	Very low potential 1-4	No asbestos 0
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APPENDIX E
ASBESTOS SURVEY TYPES

E.1 MANAGEMENT SURVEYS

Management surveys are required during the normal occupation and use of the building to ensure continued management of the ACMs in-situ. This is the standard type of survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc.. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' (see Appendix C: Method of risk assessment) will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of 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 of 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).

E.2 REFURBISHMENT AND DEMOLITION SURVEYS

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement in CAR 2012 for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc.). The Construction (Design & Management) regulations say that the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

APPENDIX F
GLOSSARY OF TERMS & ABBREVIATIONS

F.1 ABBREVIATIONS

AIB	Asbestos Insulating Board
ACM	Asbestos containing material
CAR	Control of Asbestos Regulations (2012)
CAWR	Control of Asbestos at Work Regulations 2002
CDM	Construction (Design & Management) regulations 2007
HSE	Health & Safety Executive
NADIS	No asbestos detected in sample
NNLW	Notifiable non-licensed work

F.2 TERMS

Encapsulation	The provision of a paint type coating to create a continuous seal to the surface of the material and thereby prevent fibre release.
Enclosure	The provision of a physical barrier to provide mechanical protection of the material to prevent damage or disturbance. This enclosure must be fit-for-purpose.
Duty holder	The named person responsible for maintaining accurate records of ACMs and presumed ACMs (e.g. Asbestos register), arranging any training deemed necessary and warning staff and visitors of any known ACMs and presumed ACMs when appropriate.
Labelling	The fixing of red/black 'a' type labels to the material to warn of the hazard, as per CAR 2012.
Licensable work	Work on asbestos containing materials (ACMs) and presumed asbestos containing materials which can only be carried out by a licensed contractor. This restriction is brought about by the risk involved in the works.
Licensed disposal site	A waste disposal site which is licensed to accept asbestos containing materials for disposal.
Manage	A policy of regular (periodic) inspections to ensure that the ACM is maintained in good condition. To include provision for action should deterioration occur and training for staff who may come into contact with an ACM.
Non-licensable work	Work on asbestos containing materials (ACMs) and presumed asbestos containing materials which can be carried out by a competent contractor who has an understanding of the risks inherent in asbestos and the increased risks when working on asbestos containing materials and presumed asbestos containing materials. This contractor should also be able to identify works which are licensable and make suitable recommendations to ensure the safety of anyone working on or near these materials. (see also Notifiable non-licensed work (NNLW))
Notifiable works (NNLW)	Non-licensable works which have additional conditions including the notification of the intended works to the enforcing authority. If a competent contractor is to carry out this work they must understand the full implications of this type of work and inform the enforcing authority of the precise nature of these works, demonstrating a complete understanding of the risks involved and the limitations of not being licensed.

Periodic Inspection	Inspection of the material at defined intervals to check that it's condition has not deteriorated such that it requires encapsulation, an enclosure or removal.
Presumed	An area is presumed to contain asbestos containing materials if access is not possible. A material which is believed may contain asbestos is presumed to contain asbestos if a sample is not available for analysis. The type of asbestos presumed to be present is based upon the surveyor's experience of this material type and any supporting evidence. If this experience and/or supporting evidence are not available then crocidolite must be presumed which may increase the material risk score.
Registering	Entering the details, including type, location and extent in a register which is brought to the attention of all persons who might plan or undertake works in the building.
Removal	Complete removal of the material in compliance with CAR 2012.
Repair	Addition of a seal to the material to prevent the further deterioration of the material. This is normally carried out in conjunction with labelling.
Review	Review by visual inspection to check for deterioration of material condition.

APPENDIX G ACMs IN BUILDINGS

(Extract from: HSG264 – Asbestos: The Survey Guide)

APPENDIX G - ACMs in buildings listed in order of ease of fibre release

Asbestos product	Location/use	Asbestos and type/date last used	Ease of fibre release and product names
<p>Loose insulation Bulk loose fill, bulk fibre filled Mattresses, quilts and blankets. Also 'jiffy bag' type products used for sound insulation.</p>	<p>Bulk loose fill insulation is now rarely found but may be encountered unexpectedly, e.g. DIY loft insulation and fire-stop packing around cables between floors. Mattresses and quilts used for thermal insulation of industrial boilers were filled with loose asbestos. Paper bags/sacks were also loose-filled and used for sound insulation under floors and in walls.</p>	<p>Usually pure asbestos except for lining/bag. Mattresses and quilts usually contain crocidolite or chrysotile. Acoustic insulation may contain crocidolite or chrysotile.</p>	<p>Loose asbestos may readily become airborne if disturbed. If dry, these materials can give rise to high exposures. Covers may deteriorate or be easily damaged by repair work or accidental contact.</p>
<p>Sprayed coatings Dry applied, wet applied and trowelled finish.</p>	<p>Thermal and anti-condensation insulation on underside of roofs and sometimes sides of industrial buildings and warehouses. Acoustic insulation in theatres, halls etc. Fire protection on steel and reinforced concrete beams/columns and on underside of floors. Overspray of target areas is common.</p>	<p>Sprayed coatings usually contain 55%–85% asbestos with a Portland cement binder. Crocidolite was the major type until 1962. Mixture of types including crocidolite until mid–1971. Asbestos spray applications were used up to 1974.</p>	<p>The surface hardness, texture and ease of fibre release will vary significantly depending on a number of factors. Sprays have a high potential for fibre release if unsealed, particularly if knocked or the surface is abraded or delaminates from the underlying surface. Dust released may then accumulate on false ceilings, wiring and ventilation systems. 'Limpet' (also used for non-asbestos sprays).</p>

Thermal insulation

Hand-applied thermal lagging, pipe and boiler sections, slabs, blocks. Also tape, rope, corrugated paper, quilts, felts, and blankets.

Thermal insulation of pipes, boilers, pressure vessels, calorifiers etc.

All types of asbestos have been used. Crocidolite used in lagging until 1970. Amosite was phased out by the manufacturers during the 1970s. Content varies 6-85%. Various ad hoc mixtures were hand applied on joints and bends and pipe runs. Pre-formed sections were widely used, e.g. '85% magnesia' contained 15% amosite, 'Caposil' calcium silicate slabs and blocks contained 8–30% amosite while 'Caposite' sections contained ~ 85% amosite. Blankets, felts, papers, tapes and ropes were usually ~100% chrysotile.

The ease of fibre release often depends on the type of lagging used and the surface treatment. Often it will be encapsulated with calico and painted (e.g. PVA, EVA, latex, bitumen or proprietary polymer emulsions or PVC, neoprene solutions), e.g. 'Decadex' finish is a proprietary polymer emulsion. A harder chemical/weather resistant finish is known as 'Bulldog'.

Asbestos boards

'Millboard'.

'Millboard' was used for general heat insulation and fire protection. Also used for insulation of electrical equipment and plant.

Crocidolite was used in some millboard manufacture between 1896 and 1965; usually chrysotile. Millboards may contain 37–97% asbestos, with a matrix of clay and starch.

Asbestos 'Millboard' has a high asbestos content and low density so is quite easy to break and the surface is subject to abrasion and wear.

Insulating board.

Used for fire protection, thermal and acoustic insulation, resistance to moisture movement and general building board. Found in service ducts, firebreaks, infill panels, partitions and ceilings (including ceiling tiles), roof underlay, wall linings, soffits, external canopies and porch linings.

Crocidolite used for some boards up to 1965, amosite up to 1980, when manufacture ceased. Usually 15–25% amosite or a mixture of amosite and chrysotile in calcium silicate. Older boards and some marine boards contain up to 40% asbestos.

AIB can be readily broken, giving significant fibre release. Also significant surface release is possible by abrasion, but surface is usually painted or plastered. Sawing and drilling will also give significant releases. 'Asbestolux', 'Turnasbestos', 'LDR', 'asbestos wallboard', 'insulation board'. Marine boards known as 'Marinite' or 'Shipboard'.

Insulating board in cores and linings of composite products.

Found in fire doors, cladding infill panels, domestic boiler casings, partition and ceiling panels, oven linings and suspended floor systems. Used as thermal insulation and sometimes as acoustic attenuators.

Crocidolite used for some boards up to 1965, amosite up to 1980, when manufacture ceased. 16–40% amosite or a mixture of amosite and chrysotile.

Can be broken by impact. Significant surface release possible by abrasion, but usually painted or plastered. Sawing and drilling will also give significant releases. 'Asbestolux'. 'Caposil'

Paper, felt and cardboard

Used for electrical/heat insulation of electrical equipment. Also used in some air-conditioning systems as insulation and acoustic lining. Asbestos paper has also been used to reinforce bitumen and other products and as a facing/lining to flooring products, combustible boards, flame-resistant laminate. Corrugated cardboard has been used for duct and pipe insulation

Asbestos paper can contain ~100% chrysotile asbestos but may be incorporated as a lining, facing or reinforcement for other products, e.g. roofing felt and damp-proof courses, steel composite wall cladding and roofing (see asbestos bitumen products below), vinyl flooring. Asbestos paper is also sometimes found under MMMF insulation on steam pipes.

Paper materials, if not encapsulated/combined within vinyl, bitumen, or bonded in some way, can easily be damaged and release fibres when subject to abrasion or wear (e.g. worn flooring surface with paper backing). Asbestos paper, asbestos felt, 'Novilon' flooring, Durasteel laminates, vinyl asbestos tile, roofing felt and damp-proof course etc. Pax felt'. 'Viceroy' (foil coated paper). 'Serval'.

Textiles

Ropes and yarns.

Used as lagging on pipes (see above), jointing and packing materials and as heat/fire-resistant boiler, oven and flue sealing. Caulking in brickwork. Plaited asbestos tubing in electric cable.

Crocidolite and chrysotile were widely used due to length and flexibility of fibres. Other types of asbestos have occasionally been used in the past. Chrysotile alone since at least 1970. Asbestos content approaching 100% unless combined with other fibres.

Weaving reduces fibre release from products, but abrading or cutting the materials will release fibres, likely to degrade if exposed, becoming more friable with age. If used with caulking, fibres will be encapsulated and less likely to be released.

Cloth.

Thermal insulation and lagging (see above), including fire-resisting blankets, mattresses, protective curtains, gloves aprons and overalls. Curtains, gloves etc were sometimes aluminised to reflect heat.

All types of asbestos were used. Since the mid-1960s the vast majority have been chrysotile. Asbestos content approaching 100%.

Fibres may be released if material is abraded.

Gaskets and washers.

Used widely in domestic and industrial plant and pipe systems ranging from hot water boilers to industrial power and chemical plant.

Variable but usually around 90% asbestos, crocidolite used for acid resistance and chrysotile for chlor-alkali. Some gasket materials continued to be used after asbestos prohibition in 1999 (through exemption).

May be dry and damage easily when removed. Mainly a problem for maintenance workers. 'Klingerit', 'Lion jointing', 'Permanite', 'CAF' –compressed asbestos fibre or 'It' in German gaskets.

Strings.

Used for sealing hot water radiators.

Strings have an asbestos content approaching 100%.

Friction products

Resin-based materials.	Transport, machinery and lifts, used for brake and clutch plates.	30–70% chrysotile asbestos bound in phenolic resins. Used up to November 1999.	Normal handling will produce low emissions. Minor emissions when braking. Dust may build up with friction debris. Grinding brake and clutch components to fit and brushing or blowing clean can produce significant peak airborne levels.
Drive belts/conveyor belts.	Engines, conveyors.	Chrysotile textiles encapsulated in rubber.	Low friability, except when worn to expose textile.

Cement products

Profiled sheets.	Roofing, wall cladding. Permanent shuttering, cooling tower elements.	10–15% asbestos (some flexible sheets contain a proportion of cellulose). Crocidolite (1950–1969) and amosite (1945–1980) have been used in the manufacture of asbestos cement, although chrysotile (used until November 1999) is by far the most common type found.	Likely to release increasing levels of fibres if abraded, hand sawn or worked on with power tools. Exposed surfaces and acid conditions will remove cement matrix and concentrate unbound fibres on surface and sheet laps. Cleaning asbestos-containing roofs may also release fibres. Asbestos cement, Trafford tile, 'Bigsix', 'Doublesix', 'Supersix', 'Twin twelve', 'Combined sheet', 'Glen six', '3' and 6' corrugated', 'Fort', 'Monad', 'Troughsec', 'Major tile and Canada tile', 'Panel sheet', 'Cavity decking'.
Semi-compressed flat sheet and partition board.	Partitioning in farm buildings and infill panels for housing, shuttering in industrial buildings, decorative panels for facings, bath panels, soffits, linings to walls and ceilings, portable buildings, propagation beds in horticulture, domestic structural uses, fire surrounds, composite panels for fire protection and weather boarding.	As for profiled sheets. Also 10–25% chrysotile and some amosite for asbestos wood used for fire doors etc. Composite panels contained ~ 4% chrysotile or crocidolite.	Release as for profiled sheets. Flat building sheets, partition board, 'Poilite'.

Fully compressed flat sheet used for tiles, slates, board.	As above, but where stronger materials are required, and as slates, board cladding, decking and roof slates (e.g. roller-skating rinks, laboratory worktops). Higher asbestos content sheets produced for industrial applications as a high grade arc and heat-resistant material.	As for profiled sheets. Up to 50% chrysotile.	Release as for profiled sheets. Asbestos-containing roofing slate (e.g. 'Eternit', 'Turners', 'Speakers'), Everite', 'Turnall', 'Diamond AC', 'JM slate', 'Glasal AC', 'Emalie, Eflex', 'Colourglaze', 'Thrutone', 'Weatherall'. 'Sindanyo'.
Pre-formed moulded products and extruded products.	Cable troughs and conduits. Cisterns and tanks. Drains and sewer pressure pipes. Fencing. Flue pipes. Rainwater goods. Roofing components (fascias, soffits etc). Ventilators and ducts. Weather boarding. Window sills and boxes, bath panels, draining boards, extraction hoods, copings, promenade tiles etc.	As for profiled sheets.	Release as for profiled sheets. 'Everite', 'Turnall', 'Promenade tiles'.

Other encapsulated materials

Textured coatings.	Decorative/flexible coatings on walls and ceilings.	3–5% chrysotile asbestos. Chrysotile added up to 1984 but old stock may have been used for several more years. Non-asbestos versions were available from the mid-1970s.	Generally fibres are well contained in the matrix but may be released when old coating is sanded down or scraped off. 'Artex', 'Wondertex', 'Suretex', 'Newtex', 'Pebblecoat', 'Marblecoat'.
Bitumen products.	Roofing felts and shingles, semi-rigid asbestos bitumen roofing. Gutter linings and flashings. Bitumen damp-proof courses (DPC). Asbestos/bitumen coatings on metals (e.g. car body under-seals). Bitumen mastics and adhesives (used for floor tiles and wall coverings).	Chrysotile fibre or asbestos paper (approx 100% asbestos) in bitumen matrix, usually 8% chrysotile. Used up to 1992. Adhesives may contain up to a few per cent chrysotile asbestos. Used up to 1992.	Fibre release unlikely during normal use. Roofing felts, DPC and bitumen-based sealants must not be burnt after removal. See felts and papers.
Flooring.	Thermoplastic floor tiles. PVC vinyl floor tiles and un-backed PVC flooring. Asbestos paper-backed PVC floors. Magnesium oxychloride flooring used in WCs, staircases and industrial flooring.	Up to 25% asbestos. Normally 7% chrysotile. Paper backing approximately 100% chrysotile asbestos. Used up to 1992. About 2% asbestos.	Fibre release is unlikely to be a hazard under normal services conditions. Fibre may be released when material is cut, and there may be substantial release where flooring residue, particularly paper backing, is power-sanded. 'Novilon', 'Serval asbestos'. Very hard, fibre release unlikely. Fibre release is unlikely.
Reinforced PVC.	Panels and cladding.	1–10% chrysotile asbestos.	
Reinforced plastic and resin composites.	Used for toilet cisterns, seats, banisters, window seals, lab bench tops.	Plastics usually contain 1-10% chrysotile asbestos. Some amphiboles were used to give improved acid resistance, e.g. car batteries. Resins were reinforced with woven chrysotile cloth usually contain 20–50% asbestos.	Fibres unlikely to be released, limited emissions during cutting. 'Siluminite', 'Feroasbestos'.