



# Understanding Asbestos Survey Reports

# Scope of Works



## 2.0 Introduction

### 2.3 Project Particulars

Life Environmental Services Ltd received an order of confirmation to undertake a Refurbishment Survey from WEST Lothian Council. This order has been accepted on the basis of the original Quotation and Survey Plan and our terms and conditions of business.

All subsequent information provided by the client or ascertained otherwise was assessed during planning stage of the project and a suitable Plan of Work produced. Where information was provided regarding the presence of known or presumed asbestos materials then this has been validated during the course of the survey, and recorded within this report.

This survey was carried out in accordance with documented in house procedures and HSE Guidance document HSG 264.

#### Scope of Works:

Scope of works is as per the drawings attached drawing & as below

- Survey of relevant areas for proposed internal alterations to existing ASN primary school to refurbish existing toilets, classrooms and internal areas as well as providing two new extensions.
- Associated M&E works to include routing services from existing plantroom and electrical distribution boards at high level above existing corridors to serve new extensions and refurbished areas.
- Re-sample all mastic externally that are on the asbestos register.
- Any instance of strongly presumed ACMs on the register are to be sampled if you the room is within the scope of the survey
- In all other locations re-inspect the known ACMs from the asbestos register.
- The areas marked in green shall also include the roof spaces (services connections) above and in some cases the roof where sun pipes need to go through.

There shall need to be further assessment / survey for the windows at a later date e.g. taking out a representative no. of the windows to determine if any ACMs however the initial survey of the windows shall need to be as intrusive as possible at this stage.

Please re-attend site and sample the flooring below carpet / vinyl / modern screed down to hard standing in the following locations – 00/001, 00/002, 00/003, 00/004, 00/005, 00/006, 00/007, 00/010, 00/011, 00/012, 00/013, 00/014, 00/015, 00/017, 00/024, 00/026, 00/027, 00/028, 00/029, 00/035, 00/036, 00/054, 00/055, 00/059, 00/060, 00/062, 00/063, 00/068, 00/077, 00/078, 00/079, 00/080, 00/082 & 00/085

The survey report will clearly state the scope of works for which the survey is for. These are the areas that have been inspected – targeted inspections.

# Executive Summary



## 1.0 Executive Summary

### Remove

Asbestos that is redundant, in a poor condition or has the potential to be easily damaged, has been identified. It is recommended that these items are removed by an Approved or Licensed Asbestos Removal Contractor.

Building	Floor	Location No and Name	Item	Material	Level of Identification	Risk Assessment
	1	Rv/001 - Roof Void	Insulating Board Debris To Joists	Insulating Board	S0085	9


### Manage / Remove if Affected by Scope of Works

ACMs have been identified which are in a good condition. A management policy and plan needs to be implemented to manage these materials safely. However, should these materials be disturbed as part of the planned works, they should be removed prior to these works commencing.

Building	Floor	Location No and Name	Item	Material	Level of Identification	Risk Assessment
	0	00/008 - Classroom Cupboard 1	Adhesive To Floor Below Modern Vinyl	Adhesive	S0105	3
	0	00/009 - Classroom Cupboard 1	Adhesive To Floor Below Modern Vinyl	Adhesive	S0106	3
	0	00/016 - Male Toilets	Mastic To Ducting With Timber Boxing	Mastics	S0006	3
	0	00/020 Breakout	Light Green Floor Tiles Below Carpet	Floor Tiles	SP	3
	0	00/020 Breakout	Bitumen Adhesive To Concrete Floor	Bitumen Products	SP	3
	0	00/023 Electrical Cupboard	Bitumen Adhesive To Light Green Floor Tiles	Floor Tiles	S0010	3
	0	00/023 Electrical Cupboard	Light Green Floor Tiles	Floor Tiles	S0009	3
	0	00/024 - Head Teacher	Putty To Frame And Glazing	Putty	S0012	3
			Light Green Floor			

Do not read the executive summary in isolation – the full report needs to be read & understood

# Limitations, areas of limited / no access

1.0 Executive Summary					
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Areas of No Access and Limited Access					
ACMs have been presumed as being present to the following areas where access could not be gained or access was limited. Asbestos is presumed to be present within these areas until further inspection and sampling to confirm or refute the presence of asbestos.					
Building	Floor	Location No and Name	Item	Further Information	Material Assessment (default)
	0	00/007 - Staff Room	Within Windows Frames	This location was only partially accessible and as such should be presumed to contain asbestos until proven otherwise. These will get inspected at a later date.	12
	0	00/010 - Classroom	Within Window Frames	This location was only partially accessible and as such should be presumed to contain asbestos until proven otherwise. Limited Access because these will be inspected at a later date.	12
	0	00/011 - Classroom	Within Window Frames	This location was only partially accessible and as such should be presumed to contain asbestos until proven otherwise. Limited Access because these will be inspected at a later date.	12
	0	00/012 - Classroom	Within Window Frames	This location was only partially accessible and as such should be presumed to contain asbestos until proven otherwise. Limited Access because these will be inspected at a later date.	12
	0	00/013 - Classroom	Within Window Frames	This location was only partially accessible and as such should be presumed to contain asbestos until proven otherwise. Limited Access because these will be inspected at a later date.	12
				This location was only	

These areas could not be inspected during the survey: presumed to contain asbestos as per **Reg 5 CAR 2012**.

These **must be** to be surveyed prior to any works taking place or additional controls in place to manage the risk.

# What Asbestos Surveys Contain

## 5.0 Survey Findings – Location Register



Surveyor		Room/Area	00/017 - Ladies Toilets		
Survey Date	01 July 2019	Level of Identification	Inspected Area (IA)		
Building		Sample No	IA		
Floor		Item	Within Timber Boxing		
Item Accessibility		Amount			
A - Product Type:	B - Extent of Damage:	C - Surface Treatment	D - Asbestos Type	Material Ass (M.A) (A+B+C+D):	
No Suspect Materials Seen			No Asbestos Detected	0	
1 = Normal Occupant Activity = (E)	E - Main type of activity	Total Priority Score (P.A.) = (1+2+3+4):	Total Risk Ass' Score (P.A. + M.A)	0	Risk Coding
2 = Disturbance = (F+G+H)/3	F - Location	G - Accessibility	H - Extent		
3 = Exposure potential = (I+J+K)/3	I - Number of occupants	J - Frequency of use	K - Average time in use		
4 = Maintenance activity = (L+M)/2	L - Type of maintenance	M - Frequency of maintenance	Recommendation:	No Recommendation Required	
Further Information: Area visually inspected. No suspect materials seen.					

Photographic record of items inspected & tested. This also includes details, of the asbestos material risk assessment covering - asbestos product, condition, surface treatment and asbestos fibres type present.

## 5.0 Survey Findings – Location Register



Surveyor		Room/Area	00/016 - Male Toilets		
Survey Date	01 July 2019	Level of Identification	Sampled (S)		
Building		Sample No	S0006		
Floor		Item	Mastic To Ducting With Timber Boxing		
Item Accessibility	Difficult	Amount	1m²		
A - Product Type:	B - Extent of Damage:	C - Surface Treatment	D - Asbestos Type	Material Ass (M.A) (A+B+C+D):	
Mastics	1 Low Damage	1 Composite materials; reinforced plastics, resins, vinyl tiles, sealed decorative finishes, etc.	0 Chrysotile	1	3
1 = Normal Occupant Activity = (E)	1 E - Main type of activity	1 Total Priority Score (P.A.) = (1+2+3+4):	8 Total Risk Ass' Score (P.A. + M.A)	8	Risk Coding
2 = Disturbance = (F+G+H)/3	1 F - Location	2 G - Accessibility	0 H - Extent	0	
3 = Exposure potential = (I+J+K)/3	2 I - Number of occupants	1 J - Frequency of use	3 K - Average time in use	1	
4 = Maintenance activity = (L+M)/2	2 L - Type of maintenance	1 M - Frequency of maintenance	2 Recommendation:	Manage / Remove if affected by scope of works	
Further Information:					

Building	Floor	Location	Asbestos, Non-Asbestos and Presumed Items				
			Limited or No Access Areas	Item	Material	Level of Identification	Asbestos Type
	0	00/014 - Classroom		Within Door Frames	No Suspect Materials Seen	IA	NAD
	0	00/014 - Classroom	Yes	Within Window Frames/sill	Unspecified Material	P	Presumed Asbestos
	0	00/014 - Classroom		Noticeboards To Walls 2 And 4	No Suspect Materials Seen	IA	NAD
	0	00/014 - Classroom		Putty To Frame And Glazing	Putty	S0030	NAD
	0	00/014 - Classroom		Hard Standing Flooring Below Screed	Reinforced Composites	S0117	NAD
	0	00/015 - Rear Entrance		Below Modern Vinyl	No Suspect Materials Seen	IA	NAD
	0	00/015 - Corridor		Walls	Brick		
	0	00/015 - Corridor		Fixed Modern Vinyl/modern Screed With Floor Below	Concrete		
	0	00/015 - Corridor		Door, Frames And Modern Vinyl Skirting	Timber Products		
	0	00/015 - Corridor		Radiator With Pipework	Metal Products		
	0	00/015 - Corridor		Timber Doors And Handles	Metal Products		
	0	00/015 - Corridor		Coving	Timber Products		
	0	00/015 - Corridor		Door And Surrounds	Timber Products		
	0	00/015 - Rear Entrance		Modern Vinyl Debris Below Kickplates	No Suspect Materials Seen	IA	NAD
	0	00/015 - Corridor		Ceiling	Plasterboard		

# Certificates of Analysis



## 6.0 Survey Findings - Certificate & Schedule of Bulk Samples

Client Contact:

Life Environmental Services Ltd

WEST LOTHIAN COUNCIL  
West Lothian Civic Centre  
Construction Services, Asbestos Compliance Service  
Howden South Road  
Livingston  
EH54 6FF

4 Duckett's Wharf  
South Street  
Bishop's Stortford  
Hertfordshire  
CM23 3AR

Tel: 01506 281811

Tel: 01279 503117

Site:

Date Sampled/Received: 01 July 2019. Sample(s) taken by Darren Anderson  
Ian Calder

Sample No.	Location/ Comments	Item Description	Material	Asbestos Result	Analyst (Analysis Date)	Comments (where applicable)
S0001	00/020 - Breakout	Damp Proof Course To Walls Below Timber Sills	Bitumen Products	NAD	Michael Scott (10/07/2019)	Not Applicable
S0002	00/020 - Breakout	Putty To Frame And Glazing Of Windows	Bitumen Products	NAD	Michael Scott (10/07/2019)	Not Applicable
S0003	00/015 - Corridor	Ceramic Tile Adhesive To Walls 1	Reinforced Composites	NAD	Michael Scott (10/07/2019)	Not Applicable
S0004	00/015 - Corridor	Sink Pad	Reinforced Composites	NAD	Michael Scott (10/07/2019)	Not Applicable
S0005	00/016 - Male Toilets	Ceramic Tile Adhesive To Walls 1	Reinforced Composites	NAD	Michael Scott (10/07/2019)	Not Applicable
S0006	00/016 - Male Toilets	Mastic To Ducting With Timber Boxing	Mastics	Chrysotile	Michael Scott (10/07/2019)	Not Applicable
S0007	00/016 - Male Toilets	Bitumen Adhesive To Floor Below Modern Vinyl	Bitumen Products	NAD	Michael Scott (10/07/2019)	Not Applicable
S0008	00/017 - Ladies Toilets	Ceramic Tile Adhesive To Walls 2	Reinforced Composites	NAD	Michael Scott (10/07/2019)	Not Applicable
S0009	00/023 - Electrical Cupboard	Light Green Floor Tiles	Floor Tiles	Chrysotile	Michael Scott (10/07/2019)	Both floor tile and adhesive contain asbestos.

**Report from accredited laboratory of samples analysed.**

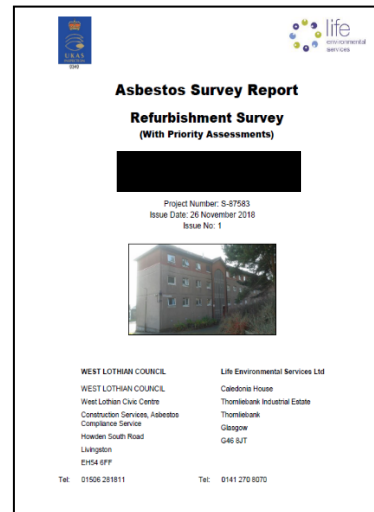
**NAD = No Asbestos Detected**







# Asbestos Survey Reports – Where to find them



Survey reports are stored in Objective and can be found in the following locations:

- Post 2015 Housing Folder.
- Non-Housing Surveys Folder.

The quickest way to find the survey report is to search for it by name.

