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tersus
THE ASBESTOS SPECIALISTS

TYPE 2 ASBESTOS SURVEY

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Client	North Kesteven District Council
Site	North Scarle Post Office, LN6 9LT.
Date started	19/2/2010
Date completed	19/2/2010
Date report issued	17/3/2010
Survey reference	S905/NO4/64
Lead surveyor	C Moore

IB.T2.v3

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EXECUTIVE SUMMARY

All asbestos containing materials identified during this survey should be labelled where appropriate, noted on all plans and incorporated into a system of management.

Type, purpose and scope of this survey are detailed within section 1, Introduction of this report. Limitations, survey type and method are detailed in section 2 and 3 of this report. Full records of the room by room inspection are detailed in section 4 of this report. This summary must be read in conjunction with the entire report, which details fully the site conditions, limitations, observations, comments and recommendations.

MANAGEMENT ACTION PLAN REGISTER

Below is a summary of all asbestos or presumed asbestos materials found during the Type 2 inspection. These asbestos materials have been listed by risk.

Sample	Building	Floor	Room	Position	Item desc	Conclusion	Assessment scores			Risk code	Date action completed
							Material	Priority	Total		
S905 / NO4 / 64 / 003	North Scarle Post Office	External	External	Front and rear gables	Cement fillets	Chrysotile	4	N/A	N/A	Risk code E	
Recommendations							Very Low Risk				
Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2006. Reg 3(2).							Details of action			Action Timescale	Date action completed
							Next reinspection			Extent	
							19/02/11			10m	

NON ACCESSIBLE AREAS REGISTER

All non accessed or limited access areas have been listed. These areas or items must be presumed to contain asbestos until such a time as full access and inspection can be undertaken.

Sample ref no	Building	Floor level	Room	Position	Item	Access level
No sample ref 1 - Presumed	North Scarle Post Office	External	External	To eaves	Above plastic soffits	No Access

1.0 INTRODUCTION

We, Tersus
Dinnington Business Centre
Outgang Lane
Dinnington, Sheffield
S25 3QX

Received instructions from Mervyn Baldry of:

North Kesteven District Council

P.O Box 3
District Council Offices
Kesteven Street
Sleaford
Lincs
NG34 7EF

To undertake an asbestos survey, Type 2 (MDHS 100) and to compile a report on the location and condition of asbestos bearing materials at:

North Scarle Post Office,
LN6 9LT.

- 1.1 The purpose of this survey is to enable North Kesteven District Council to comply with CAR2006 Regulation 4; The duty to manage asbestos in non-domestic premises. The aim of the survey is to locate, identify and assess asbestos containing materials.
- 1.2 The extent of the survey was all accessible parts of the premises shown on plans or detailed in this report. Non accessible areas are noted on the no access register in the executive summary of this report.
- 1.3 Information on the results of these inspections is detailed in this report, Appendices and on annotated drawings. The report and asbestos register must be maintained as one document, as both sections record information on the surveyors opinions, findings and limitations.
- 1.4 Plans of the premises were sketched and annotated accordingly in the Appendix. The room descriptions referred to in this report correspond with those on the attached drawings.
- 1.5 Whilst every effort has been made to detect all sources of asbestos, without extensive demolition work, Tersus cannot be held liable for any omissions to this report.

2.0 SURVEY TYPE AND METHOD

- 2.1 The purpose of the inspection was to produce a report on asbestos bearing materials using methods stated within MDHS 100 'Surveying, Sampling and assessment of asbestos containing materials', for a Type 2 asbestos survey.
- 2.2 Every effort has been made to identify all asbestos materials so far as reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being carried out.
- 2.3 All reasonable attempts were made to access all areas within the scope of the survey. Areas not accessed are reported in the executive summary, non accessible areas register
- 2.4 Possible asbestos containing materials or areas of the buildings that were inaccessible must be presumed to contain asbestos until proven otherwise.
- 2.5 This Type 2, sampling and identification survey, is based on a visual inspection of materials on site, confirmed by sample analysis. The purpose of this survey type was to locate, as far as reasonably practical, any asbestos containing materials in the building and assess them for risk. This report is based on the results of the visual inspections, sampling and analysis of suspected asbestos materials. The surveyor has taken all reasonable steps in order to conclude that asbestos containing materials are not present.
- 2.6 All sampling was undertaken so as to cause the minimum possible nuisance, disruption or risk to health. These factors may have limited the sampling strategy
- 2.7 The extent and assessment of asbestos materials was determined by visible evidence on site with bulk sampling and analysis to confirm the surveyors judgement. The investigation includes an evaluation of its deterioration and homogeneity. Due to the non intrusive nature of a type 2 survey, it is always possible that after a survey, asbestos containing materials may remain unidentified in the property or area covered by the scope of the survey.
- 2.8 Samples were collected with due diligence and in line with our survey and sampling in house procedures, accredited by UKAS to ISO 17020 and ISO 17025:2005. Unless requested otherwise a label bearing the sample reference number is then adhered to the area sampled
- 2.9 The surveyor shall take all reasonable steps in order to conclude that ACM are not present. Opinions on asbestos content, or presumed lack of, will be noted in the report. Brickwork, concrete floor slabs, MMMF suspended ceiling tiles, plasterboard, plaster (other than decorative coatings or intricate mouldings), timber, chipboard and blockwork etc are not known to contain asbestos. Where only these materials are encountered the surveyor will record basic inspection notes and record no asbestos identified as a conclusion to that room or area. 'Look alike' materials are generally sampled and listed in the report
- 2.10 In general terms it is the policy of this company to take samples wherever possible in order to prove the existence or otherwise of asbestos containing materials. On occasions where samples are recorded as 'presumed', 'strongly presumed' or 'no asbestos presumed', the surveyor will already have made his or her judgement, on the basis of 'reasoned argument' (MDHS 100) and with regard to their experience of similar materials.
- 2.11 Materials are reported as 'strongly presumed' where the material appears to contain asbestos but analysis has not been undertaken or based on a sample of homogenous material, and 'presumed' where there is insufficient evidence to suggest a material does not contain asbestos or where asbestos materials may be present but inaccessible to inspect or sample. Materials will be described as 'no asbestos presumed' where identical materials have been sampled and proven not to contain asbestos or where in the surveyors knowledge and experience the materials is known not to contain asbestos.

2.12 Materials are described as strongly suspected/strongly presumed where the material appears to contain asbestos but analysis has not been undertaken, and suspected/presumed where there is insufficient evidence to suggest it does not contain asbestos.

2.13 Inspection procedure;

- Each room or designated area is inspected individually noting any building materials, which may contain asbestos. All heating, ventilation, services, riser, voids etc, will be accessed where possible and safe to do so.
- Occupied areas during surveys can impose restrictions on sampling and investigation.
- All reasonable efforts are made to access and find any concealed asbestos, e.g. below floor ducts, in ceiling voids and inside convector heaters. However, because of the way that asbestos is used in composite structures and inaccessible places it cannot be guaranteed that all asbestos materials have been located during the surveys.

2.14 **MATERIAL ASSESSMENT ALGORITHM SCORES (MAS) - MDHS 100;**

- Number scores are allocated to ACM depending on product type, extent of damage/ deterioration, surface treatment and asbestos type (which shall be scored as Crocidolite (blue) asbestos unless similar samples show otherwise or it is likely that another type of asbestos is almost always used).
- ACM with scores of 10 or more are regarded as a high potential to release fibres if disturbed, 7- 9 medium potential, 5-6 low potential and 4 or less very low potential.
- These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocated a risk code, which provides some basic advice on how the ACM should be treated in our opinion.

MATERIAL ALGORITHM ASSESSMENT SCORE (MAS)		
SAMPLE VARIABLE	SCORE	EXAMPLE
Product type	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2	Asbestos insulating board, mill board, 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 insulation, 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 to 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
	3	Crocidolite

2.15 PRIORITY ASSESSMENT ALGORITHM SCORES (PAS) - HSG227

Priority Assessment scores (PAS) are outside the scope of our UKAS accreditation. Number scores are allocated to ACM depending on position, use, occupation and maintenance of the area in which the ACM is located.

Priority Assessment scores are allocated during the survey process based on available evidence on site (i.e. a desk with 2 chairs would indicate an occupation of 2 persons etc.) or from information supplied by the client. Priority assessment scores should be verified by the client and if conditions unknown to Tersus are prevalent it is the responsibility of the client to make this information known to Tersus, otherwise Tersus cannot accept any liability for information beyond our knowledge.

PRIORITY ALGORITHM ASSESSMENT SCORE (PAS)			
ASSESSMENT FACTOR	EXAMPLES OF SCORE VARIABLES	SCORE	OVERALL SCORE
1. Normal occupant activity			
1A. Main type of activity in area	Rare disturbance (e.g. little used store room)	0	
	Low disturbance (e.g. office type activity)	1	
	Periodic disturbance (e.g. industrial use/vehicular contact)	2	
	High disturbance (e.g. fire door with ACM in constant use)	3	= Average
2. Likelihood of disturbance			
2A. Location	Outdoors	0	
	Large rooms or well ventilated	1	
	Rooms up to 100 m ²	2	
	Confined spaces	3	
2B. Accessibility	Usually inaccessible, unlikely to be disturbed	0	
	Occasionally likely to be disturbed	1	
	Easily disturbed	2	
	Routinely disturbed	3	
2C. Extent/amount	Small amounts or items (strings, gaskets etc)	0	
	< 10 m ² or 10 linear m/pipe run	1	
	> 10 m ² or 10 linear m/pipe run	2	
	> 50 m ² or > 50 linear m/pipe run	3	= Average
3. Human exposure potential			
3A. Number of occupants	None	0	
	1 to 3	1	
	4 to 10	2	
	> 10	3	
3B. Frequency of use of area	Infrequent	0	
	Monthly	1	
	Weekly	2	
	Daily	3	
3C. Average time area is in daily use	1 hour	0	
	> 1 to < 3 hours	1	
	> 3 to < 6 hours	2	
	> 6 hours	3	= Average
4. Maintenance activity			
4A. Type of maintenance activity	Minor disturbance (possibility gaining access)	0	
	Low disturbance (changing fittings in AIB)	1	
	Medium disturbance (lifting 1/2 AIB tiles)	2	
	High disturbance (removal of AIB for fittings access)	3	
4B. Frequency of maintenance activity	ACM unlikely to be disturbed	0	
	< 1 Per year	1	
	> 1 Per year	2	
	> 1 Per month	3	= Average
Total priority assessment score		Sum of averages	

2.16 TOTAL ASSESSMENT SCORES (MAS + PAS)

The Total assessment score is derived from the combination of Material assessment + priority assessment. These scores range from 2-24.

ACM with scores of 20 or more are regarded as a high potential to release fibres if disturbed, 15- 19 medium potential, 9-14 low potential and 8 or less very low potential. These scores and other recorded observations, which are perceived as being likely to affect the release of asbestos fibres, are then used to allocated a risk code, which provides management recommendations and in our opinion advice on how the ACMs should be treated

RISK CODE TABLE	
RISK CODE	ACTION REQUIRED
A	Restrict access to area immediately. Remove by licence asbestos contractors under controlled conditions in accordance with CAR2006.
B	Remove or repair by licensed contractors in accordance with CAR2006.
C	Encapsulate by licensed contractor in accordance with CAR 2006. Where appropriate label with warning signs on completion. Undertake routine re-inspections.
D	High Risk ACM in good condition, encapsulation intact. Where appropriate label with warning signs. Undertake routine re-inspections for damage or deterioration in accordance with asbestos management plan and CAR 2006.
E	Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2006. Reg 3(2).

Tersus always recommends the use of licensed asbestos removal contractors undertaking all works in accordance with the Control of Asbestos Regulations (CAR2006).

Type 2 (MDHS 100) investigations only were undertaken; limitations of the survey should be noted and areas not fully accessed must be presumed to contain asbestos products unless further investigation proves otherwise. It would be prudent for a Type 3 survey to be undertaken prior to any major refurbishment work.

Should you require any further assistance please do not hesitate to contact Tersus.


Surveyors signature

C Moore



QC Signature

Gareth Naylor



3.0 LIMITATIONS, NON-ACCESSIBLE AREAS

3.1 LIMITATIONS

Access restrictions	<p>Access to the following items is normally restricted due to live, confined or sealed environments and will require specialist access equipment or trained personnel. These areas may conceal some form of asbestos. Full access may require extensive demolition.</p> <ul style="list-style-type: none"> · Under floor service ducts · Live electrical plant (presumptions to typical asbestos content may be made) · Live plant machinery (presumptions to typical asbestos content may be made) · Lift shafts · Unboarded roof areas / lofts · Materials at height (Soffits, roofs etc.) · Internal fire proofing materials i.e. fire doors etc.
Flooring	Carpets and other floor types were not removed unless stated otherwise.
Furniture, Fixtures and Fittings	No furniture, fixtures or fittings were removed during the survey. Access to areas obstructed by these items were restricted.
Fire Doors	Some fire doors have been known to contain internal asbestos insulation boards (sandwiched), this not possible to sample without considerable damage to the fire door.
Coverings	No existing insulation materials fixed casing or coverings were removed. Full access will require complete removal of these items. ACMs may be hidden or obscured by other items or finishes. (Over boarding etc.) Where this is the case inspections may be impaired.
Reasonable access	Access to voids, risers, ducts etc. was made through existing removable access hatches, panels or ceiling tiles which can be replaced in the same condition. These were not removed where damage was likely in occupied areas or main thoroughfares. No access was made beyond presumed or known asbestos containing materials.
Materials at height	Where materials exist at height, where these are impractical to access the materials will be visually determined and presumed.
Plans	If plans of the premises to be inspected are not made available it cannot be ascertained if all areas have been identified or accessed. Premises will be hand sketched in order to avoid misinterpretation. This may affect the inspection process.

4.0 ASBESTOS SURVEY OF NORTH SCARLE POST OFFICE

Date of survey	19/2/2010	Survey ref	S905/NO4/64	Survey type	2
Location	North Scarle Post Office,		Material key	THIS REGISTER SHOULD BE READ IN CONJUNCTION WITH THE ENTIRE REPORT THAT DETAILS THE SCOPE AND LIMITATIONS OF THE SURVEY	
	Material assessment				
	10+ High potential to release fibres	Asbestos thermal insulations		Asbestos paper	
	7-9 Medium potential to release fibres	Asbestos insulation board		Asbestos gaskets, ropes, textiles	
	5-6 Low potential to release fibres	Asbestos cement materials		Asbestos lagging	
	2-4 Very low potential to release fibres	Asbestos textured coatings		Asbestos bitumen products	
		Asbestos flooring materials		Asbestos reinforced composites	

BUILDING	NORTH SCARLE POST OFFICE					4.1
FLOOR LEVEL	EXTERNAL					4.1.1

ROOM		ROOM DESCRIPTION				ASSESSMENT SCORES			Risk code	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	MATERIAL	PRIORITY	TOTAL
S905 / NO4 / 64 / 002	Lower walls	Bitumen damp proofing	N/A	N/A	N/A	0N/A	No Asbestos Detected	0	N/A	N/A
Sample analysed no asbestos detected. No further action required.										
S905 / NO4 / 64 / 003	Front and rear gables	Cement filllets	Asbestos cement materials	Low Damage	Asbestos cement materials	10m	Chrysotile	4	N/A	N/A
Low risk ACM Bound in matrix. Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2006. Reg 32.										
No sample ref 1 - Presumed	To eaves	Above plastic soffits	N/A	N/A	N/A	0N/A	No Access	0	N/A	N/A
No access above plastic soffits to eaves. Presume asbestos until proven otherwise.										

ROOM		ROOM DESCRIPTION				ASSESSMENT SCORES			Risk code	
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	MATERIAL	PRIORITY	TOTAL
S905 / NO4 / 64 / 001	Ceiling	Textured coatings	N/A	N/A	N/A	0N/A	No Asbestos Detected	0	N/A	N/A
Sample analysed no asbestos detected. No further action required.										

FLOOR LEVEL	GROUND					4.1.2
ROOM	POST OFFICE					4.1.2.1

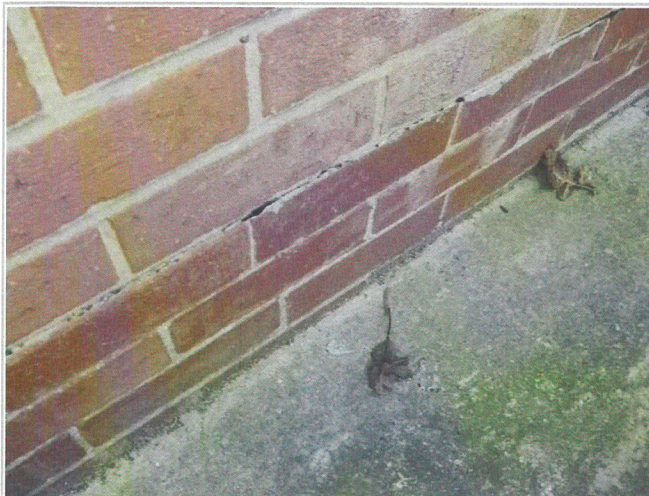
ROOM	ROOM SPACE	ROOM DESCRIPTION	Risk code
		'Block walls, timber & sarking felt, timber, plasterboard & fibreglass insulation. Plastic water tank.'	4.1.2.2

Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code
								MATERIAL	PRIORITY	TOTAL	
No sample ref 3 - No Asbestos Presumed							No Asbestos Identified				

ROOM		WC	ROOM DESCRIPTION									Risk code
			'Plaster render walls, plasterboard ceiling, lino on concrete floor. Timber boxing, ceramic cistern.'									4.1.2.3
Sample	Position	Item desc	Product type	Condition / damage	Surface treatment	Extent	Conclusion	ASSESSMENT SCORES			Risk code	
								MATERIAL	PRIORITY	TOTAL		
No sample ref 2 - No Asbestos Presumed							No Asbestos Identified					

APPENDIX 1

PHOTO ANALYSIS SHEETS



Comments / recommendation: Sample analysed no asbestos detected. No further action required.

Sample reference number	S905/NO4/64/002
Client name	North Kesteven District Council
Site address	North Scarle Post Office, LN6 9LT.
Date surveyed	19/2/2010
Date analysed	22/2/2010
Building	North Scarle Post Office
Floor level	External
Room	External
Position	Lower walls
Item description	Bitumen damp proofing
Condition / damage	N/A
Surface treatment	N/A
Product type	N/A
Asbestos type	No Asbestos Detected
Extent	N/A
Accessibility	N/A
Material assessment score	N/A
Risk code	N/A



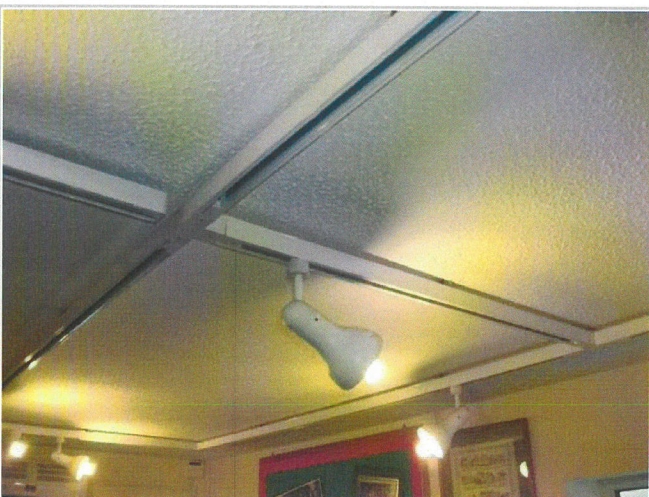
Comments / recommendation: Low risk ACM (Bound in matrix). Where appropriate label with warning signs. Undertake routine inspections for damage and deterioration. Where damaged, remove or repair in accordance with CAR2006, Reg 3(2).

Sample reference number	S905/NO4/64/003
Client name	North Kesteven District Council
Site address	North Scarle Post Office, LN6 9LT.
Date surveyed	19/2/2010
Date analysed	22/2/2010
Building	North Scarle Post Office
Floor level	External
Room	External
Position	Front and rear gables
Item description	Cement fillets
Condition / damage	Low Damage
Surface treatment	Asbestos cement materials
Product type	Asbestos cement materials
Asbestos type	Chrysotile
Extent	10 m
Accessibility	Occasionally likely to be disturbed
Material assessment score	Very Low Risk (4)
Risk code	Risk code E



Comments / recommendation: No access above plastic soffits to eaves. Presume asbestos until proven otherwise.

Sample reference number	No sample ref 1 - Presumed
Client name	North Kesteven District Council
Site address	North Scarle Post Office, LN6 9LT.
Date surveyed	19/2/2010
Date analysed	
Building	North Scarle Post Office
Floor level	External
Room	External
Position	To eaves
Item description	Above plastic soffits
Condition / damage	N/A
Surface treatment	N/A
Product type	N/A
Asbestos type	No Access
Extent	N/A
Accessibility	N/A
Material assessment score	N/A
Risk code	N/A



Comments / recommendation: Sample analysed no asbestos detected. No further action required.

Sample reference number	S905/NO4/64/001
Client name	North Kesteven District Council
Site address	North Scarle Post Office, LN6 9LT.
Date surveyed	19/2/2010
Date analysed	22/2/2010
Building	North Scarle Post Office
Floor level	Ground
Room	Post office
Position	Ceiling
Item description	Textured coatings
Condition / damage	N/A
Surface treatment	N/A
Product type	N/A
Asbestos type	No Asbestos Detected
Extent	N/A
Accessibility	N/A
Material assessment score	N/A
Risk code	N/A

APPENDIX 2

BULK ANALYSIS CERTIFICATE



1752



North Kesteven District Council

P.O Box 3
District Council Offices
Kesteven Street
Sleaford
Lincs
NG34 7EF

For the attention of Mervyn Baldry

Dinnington Business Centre
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REPORT OF ANALYTICAL EXAMINATION FOR ASBESTOS IN BULK SAMPLE(S)

Job number S905/NO4/64
Number of samples 3
Date sampled / received 19/2/2010
Date analysed 22/2/2010
Analyst Gemma Russell
Site address North Scarle Post Office, LN6 9L

METHOD OF ANALYSIS

The sample(s) were analysed using Polarised Light Microscopy and McCrone Dispersion Staining by the method given in HSG248, Appendix 2. This is an accredited test method under ISO 17025. We disclaim responsibility for the accuracy of information provided and sampling undertaken the client. "Trace" is reported as defined in HSG248 where applicable. All opinions and descriptions ie. non asbestos fibre types and material types in this report fall outside the scope of our accreditation.

Sample ref no	Building	Floor level	Room	Position	Item	Material	Conclusion
S905/NO4/64/ 001	North Scarle Post Office	Ground	Post office	Ceiling	Textured coatings	Not Applicable	No Asbestos Detected
S905/NO4/64/ 002	North Scarle Post Office	External	External	Lower walls	Bitumen damp proofing	Not Applicable	No Asbestos Detected
S905/NO4/64/ 003	North Scarle Post Office	External	External	Front and rear gables	Cement fillets	Asbestos cement	Chrysotile

Authorised signatures

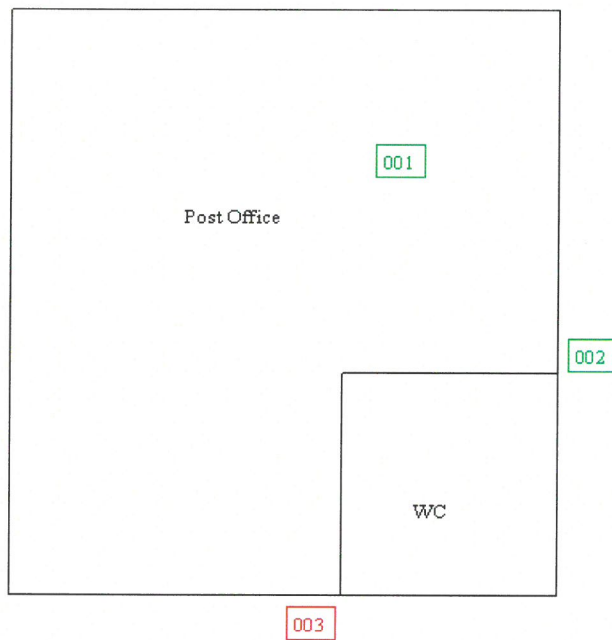
Gemma Russell

APPENDIX 3

ANNOTATED PLANS

Key: ■ =Asbestos item
■ =Non Asbestos

GROUND FLOOR



NOT TO SCALE

Report No: N04 64	Client: North Kesteven D.C	
Site: North Scarle Post Office		
Date: 19/02/10	Floor: Ground	Drawing No: 1 of 1

