

STRATEGIC RISK

MANAGEMENT (ASBESTOS) LTD

ASBESTOS RE-INSPECTION SURVEY

One Fifty
148-150 Victoria Road,
Swindon,
SN1 3BU





Client:	Graham + Sibbald incorporating Keningtons
Report Reference:	190122
Date:	January 2023
Lead Surveyor:	Andrew Alderson BSc (HONS)

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Checked and approved		
	Andy Brown	3-Feb-2023
Signature (Reviewer)	Print Name	Date

Revision:	Final
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This report is not to be used for contractual or engineering purposes unless the front cover sheet is signed where indicated by both the surveyor (originator of the report) and the technical reviewer and the report is designated "Final" on the signatory sheet.

Please note that Strategic Risk Management (Asbestos) Ltd cannot be held responsible for the way in which a client interprets or acts upon results that are included within this report.

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1.0**EXECUTIVE SUMMARY**

The following asbestos containing materials were identified at the site within the scope of this survey:

Very Low Risk			
Inspection Reference	Description	Recommendation	Action Date
IR001	Gaskets to pipework (Ref 1055882-023)- presumed to any remaining pipework	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.	January 2024
IR002	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-037)	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.	January 2024
IR003	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-033)	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.	January 2024
IR004	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-029) - no key available	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.	January 2024
IR005	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-028)	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.	January 2024

Every attempt has been made to gain access to all areas with the scope of this re-inspection survey. The following areas have not been accessed for the various reasons listed below and should be presumed to contain asbestos until proven otherwise.

Location	Area	Reason for "No Access" with justification
Main Building - Communal Areas, Third Floor	A001-Lower Plant Room	Plant room converted into flat - gaskets presumed to any remaining pipework
Main Building - Communal Areas, Ground Floor	A007-BT Frame Room	No keys available therefore unable to inspect asbestos material.

Please refer to section 4 of this report for areas which are outside the scope of this survey and which should be presumed to contain ACMs until proven otherwise.

2.0**INTRODUCTION**

Further to a written instruction from Graham + Sibbald incorporating Keningtons, Strategic Risk Management (Asbestos) Ltd undertook a re-inspection survey of One Fifty, 148-150 Victoria Road, Swindon in accordance with in-house Technical Procedure TP002 and HSG264, in order to monitor the condition of any asbestos containing materials (ACMs) previously identified. Any additional sampling and analysis was undertaken in accordance with HSG248 and TP002.

n/a

The site had previously been subject to a full survey and this report must be read in conjunction with the original report prepared by National Britannia (Reference 1055882, dated April 2004).

Any site plans that accompany this report were drawn by the surveyor and are not to scale. Where included, the plans should be used in conjunction with this report to identify specified sample location points.

Andrew Alderson of Strategic Risk Management (Asbestos) Ltd undertook the survey on the 18th January 2023 and prepared this report for and on behalf of Graham + Sibbald incorporating Keningtons.

This report does not constitute an asbestos management plan for the purpose of the duty to manage asbestos under regulation 4 of the Control of Asbestos Regulations 2012 but is intended for use in updating the current management plan.

3.0**OBJECTIVES**

This re-inspection survey was carried out to establish the current condition of asbestos materials identified during previous survey/s in order to update the asbestos register for the property and to assist in the ongoing asbestos management plan.

The re-inspection was conducted by means of a visual inspection of all previously identified asbestos material locations based on the original survey report/s. At each location the condition of the known or presumed asbestos material was assessed as per section 7.0.

Where possible areas that were not previously accessed during the original survey were inspected and the details recorded in Section 9.0 of this report.

This re-inspection report is not to be used in place of the original asbestos survey report but should act as a supplement to for it for ongoing management of asbestos materials identified on the site.

4.0

SURVEY LIMITATIONS

With the exception of those areas which could not be accessed at the time of the survey for the various reasons specified in section 1.0, all areas containing known or presumed asbestos containing materials were inspected within the scope of this re-inspection survey.

The following areas are deemed to be outside the scope of this survey and therefore no attempt was made to gain access:

1. Areas which were outside the scope of the original survey.
2. Areas which were included within the original survey but where no asbestos containing materials were identified.

5.0

GENERAL CAVEAT

Strategic Risk Management (Asbestos) Ltd has made every effort to identify all asbestos materials within the scope of the original survey, so far as was reasonably practicable.

Any areas not accessed are detailed in section 4.0 above.

Asbestos containing materials existing within areas not specifically covered by this report are outside the scope of the survey, but any suspicious material should be treated with caution and sampled accordingly.

Asbestos containing materials may be hidden by other items or finishes (e.g. over boarding, below new insulation, etc.) or obscured as part of the structure of the building and will therefore not be visible until the building is subject to a more intrusive survey or dismantled at a later date.

Strategic Risk Management (Asbestos) Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable but will be limited to just that necessary for the taking of samples.

The measurements in this report are approximate and should not be used for contractors to price abatement work. Where pricing work is to be undertaken it is the responsibility for the contractor to obtain the measurements ahead of submitting a quotation. It recommended that the report shall be read in conjunction with a Bill of Quantities and Technical Specification to identify methods and full extent of the abatement works.

6.0

SAMPLING AND ANALYSIS

Any sampling of suspect asbestos materials was undertaken utilising methods in in-house Technical Procedure TP002 following principles detailed in HSE document HSG248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

Materials which were sampled during the original survey will be strongly presumed to contain asbestos for the purpose of this re-inspection and the asbestos type will be as per the original analysis. Any materials which were strongly presumed or presumed to contain asbestos during the original survey will be similarly reported as part of this re-inspection survey.

Where the surveyors encountered or suspected additional materials of containing asbestos, a sample was taken for analysis and included in this report. These samples were taken as being representative of the materials.

Where applicable, the results of any bulk sampling of suspect materials can be found in an appendix to this report.

In general, the asbestos containing materials identified within previous survey reports have not been re-sampled.

Where the information is available from the previous third party surveys, the original sample reference is included for cross reference within the description of the material in section 9.0

For re-inspections of surveys originally carried out by Strategic Risk Management (Asbestos) Limited, the sample numbers and certificate of analysis detailed on the inspection records in Section 9.0 refer to those from the original survey unless the prefix to the sample number is identical to the Project Number in the footer of this report, in which case they are additional samples. Where additional samples have been taken, a certificate of analysis is included as part of this report.

7.0

RISK ASSESSMENT

In order to assist in the duty to manage under the Control of Asbestos Regulations 2012, including the production of a written management plan, it is necessary to assess the risk of an ACM. This assessment is a combination of both a material assessment and a priority assessment.

This material assessment was carried out at the time of the survey and is based on the following four factors:

- product type;
- extent of damage;
- surface treatment; and
- asbestos type.

References to ACMs identified have been colour coded based upon this risk assessment (as detailed below) in order to give an immediate over view of risk. Non-asbestos items are colour coded blue.

Also recorded at the time of the survey was the accessibility of each ACM. This does not form part of the material assessment but can aid in the overall assessment process.

In order to determine the order in which action may be required for the ACMs identified, a priority risk assessment should be carried out and should be based on the following factors:

the location of the material;

- its extent;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried out in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

The following scoring matrices have been developed in accordance with HSG264 and HSE guidance note HSG227 and have been used to produce a total risk assessment score for each ACM.

When asked to do so by the client a priority risk assessment has been produced based either upon the information available to the surveyors at the time of the survey which can then be used as guidance for the priority assessment that the duty holder is required to make based on their more detailed knowledge of the building, or in conjunction with the client.

Once determined, the total risk for each ACM should be used by the duty holder to develop an asbestos management plan for the site.

MATERIAL ASSESSMENT MATRIX

Assessment parameter	Score	Examples
Product Type	1	Asbestos composites (asbestos cement (AC), vinyl floor tiles, decorative finishes, roofing felts, semi-rigid paints, mastics, plastic, resins).
	2	AIB boarding, millboard, other low-density insulating boards, braided asbestos, gaskets, asbestos paper, felt.
	3	Thermal insulation, sprayed asbestos coatings, loose asbestos (e.g. debris), asbestos packing
Condition (Extent of Damage or Deterioration)	0	Good condition - No visible damage
	1	Low damage - significant breakage of non-friable materials or small areas of friable material damaged showing exposed fibres.
	2	Medium damage - significant broken friable materials, coatings and thermal insulation. Visible asbestos debris.
	3	High damage or delamination of friable materials, coatings and thermal insulation. Visible asbestos damage.
Surface Treatment	0	Non-friable composite asbestos materials (e.g. AC, vinyl, paints) with exposed faces encapsulated.
	1	Enclosed coatings, encapsulated insulation and AIB, unsealed AC
	2	Unsealed AIB or encapsulated insulation and coatings
	3	Unsealed insulation and coating
Asbestos Type	1	Chrysotile
	2	Amphibole, asbestos excluding Crocidolite
	3	Crocidolite

MATERIAL RISK RATINGS

Score	Risk rating	Colour Coding
≥ 10	High Risk	Red
7 - 9	Medium Risk	Amber
5 - 6	Low Risk	Green
≤ 4	Very Low Risk	Green

ACCESSIBILITY

Rating	Definition
Easy	ACM is not obscured and can be reached without access equipment.
Medium	ACM is obscured by easily removable building materials or can only be reached from standard step ladders.
Difficult	ACM is obscured by fixed / difficult to remove building materials or requires access equipment other than standard step ladders.

PRIORITY ASSESSMENT MATRIX (where agreed with the client)

Assessment parameter	Score	Examples of score variables
Normal occupant activity		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activity (e.g. Office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High level of disturbance (e.g. Fire door with AIB sheet in constant)
Secondary activities for area	As above	As above
Likelihood of Disturbance		
Accessibility	0	Usually inaccessible
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Location	0	Outdoors
	1	Large rooms
	2	Rooms up to 100m ²
	3	Confined spaces
Extent	0	Small amounts or items
	1	≤10m ² or ≤10lm
	2	>10 - ≤50m ² or >10 - ≤50lm
	3	>50m ² or >50lm
Human Exposure Potential		
Number of occupants	0	None
	1	1 -3
	2	4 -10
	3	>10
Frequency of use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time each use	0	<1
	1	>1 - < 3 hours
	2	>3 - < 6 hours
	3	>6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbances (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in AIB ceiling)
	2	Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve)
	3	High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	=1 per year
	2	>1 per year
	3	>1 per month

8.0**GUIDANCE ON RECOMMENDATIONS**

Refer to Section 9 for individual recommendations for the asbestos materials identified.

It is recommended that the outline risk assessments provided within this report are used by the duty holder as the basis for the implementation of an Asbestos Management Plan (AMP). Other factors to consider when developing an effective plan include but are not limited to:

- establishing clear lines of responsibilities for the plan's management and implementation;
- designate competent personnel for all relevant aspects of the process;
- define and use safe systems of work;
- implementation of a 'permit to work' system is recommended for management of all subcontract and maintenance activities;
- ensuring that the asbestos register is maintained and updated as necessary;
- provision of adequate information, instruction and training for relevant staff;
- labelling or colour coding of specific items;
- routine monitoring of the condition of ACMs; and
- remedial action on the specific ACMs identified as detailed in this sections 9.0 and 10.0 of this report, which might include:
 - clean-up of debris
 - repair
 - encapsulation (paint or seal)
 - removal
 - restrict access or isolate areas

The development of an effective management plan relies on a detailed knowledge of the relevant legal obligations, practical considerations, the asbestos present at the site, the findings of the material and priority assessments (outline risk assessments and recommendations provided in this report), along with a thorough understanding of the site activities (including maintenance) and management structures fundamental to the workings of the site. It is therefore the opinion of Strategic Risk Management (Asbestos) Ltd that the management plan is best developed through a partnering arrangement between the duty holder (the Client) and the Consultant.

It must be noted that all the information contained within this report provides an overall assessment, results and conclusions concerning the asbestos based materials, their management and potential hazards posed to third parties i.e. contractors, surveyors etc. and that the complete report is issued to allow these third parties to consider all actions and options appropriate.

The survey has positively identified the presence of asbestos based materials within the site. All recommendations are based on the site remaining fully operational.

9.0 INSPECTION RECORDS

Project Number	190122		Building	Main Building - Communal Areas	
Inspection Reference	IR001		Floor	Third Floor	
Inspection Date	18th January 2023		Area	A001-Lower Plant Room	
Survey Type	Re-inspection Survey		Sample Number	Strongly Presumed	
Asbestos	Yes	Extent	Small amounts	Certificate Number	N/A
Description	Gaskets to pipework (Ref 1055882-023)- presumed to any remaining pipework				



Product type	Gasket	2
Damage extent	Good condition	0
Surface treatment	Reinforced composite material	0
Asbestos type	Chrysotile	1
Material assessment total		3

Accessibility	Difficult
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Normal Occupant Activity	-	
Likelihood of Disturbance	-	
Human Exposure Potential	-	
Maintenance Activity	-	
Priority assessment total		-

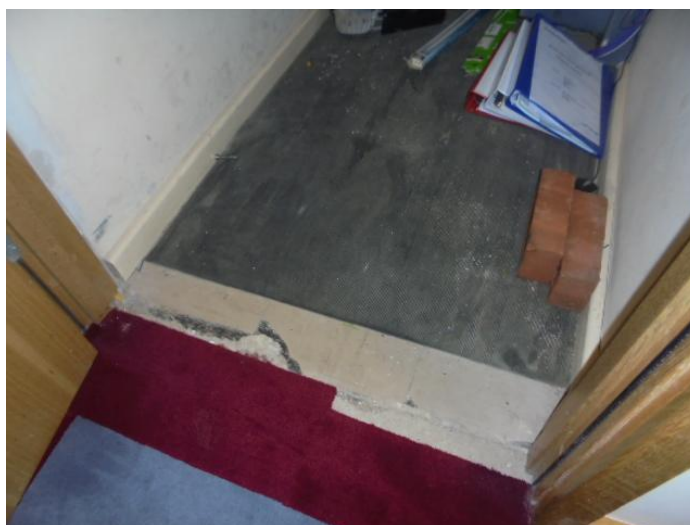
Risk Rating	Very Low	Total Assessment Score:	-
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Recommendations	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.
Complete By:	January 2024

9.0

INSPECTION RECORDS

Project Number	190122	Building	Main Building - Communal Areas
Inspection Reference	IR002	Floor	Third Floor
Inspection Date	18th January 2023	Area	A002-Electrical Intake Room
Survey Type	Re-inspection Survey	Sample Number	Strongly Presumed
Asbestos	Yes	Extent	4m ²
		Certificate Number	N/A
Description	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-037)		



Product type	Floor tiles	1
Damage extent	Low damage	1
Surface treatment	Reinforced composite material	0
Asbestos type	Chrysotile (in tile and bitumen)	1
Material assessment total		3

Accessibility	Easy
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Normal Occupant Activity	-	
Likelihood of Disturbance	-	
Human Exposure Potential	-	
Maintenance Activity	-	
Priority assessment total		-

Risk Rating	Very Low	Total Assessment Score:	-
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Recommendations	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.
Complete By:	January 2024

9.0

INSPECTION RECORDS

Project Number	190122	Building	Main Building - Communal Areas
Inspection Reference	IR003	Floor	Second Floor
Inspection Date	18th January 2023	Area	A003-Electrical Intake Room
Survey Type	Re-inspection Survey	Sample Number	Strongly Presumed
Asbestos	Yes	Extent	4m ²
		Certificate Number	N/A
Description	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-033)		



Product type	Floor tiles	1
Damage extent	Low damage	1
Surface treatment	Reinforced composite material	0
Asbestos type	Chrysotile (in tile and bitumen)	1
Material assessment total		3

Accessibility	Easy
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Normal Occupant Activity	-	
Likelihood of Disturbance	-	
Human Exposure Potential	-	
Maintenance Activity	-	
Priority assessment total		-

Risk Rating	Very Low	Total Assessment Score:	-
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Recommendations	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.
Complete By:	January 2024

9.0

INSPECTION RECORDS

Project Number	190122	Building	Main Building - Communal Areas
Inspection Reference	IR004	Floor	First Floor
Inspection Date	18th January 2023	Area	A004-Electrical Intake Room
Survey Type	Re-inspection Survey	Sample Number	Strongly Presumed
Asbestos	Yes	Extent	4m ²
		Certificate Number	N/A
Description	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-029) - no key available		



Product type	Floor tiles	1
Damage extent	Low damage	1
Surface treatment	Reinforced composite material	0
Asbestos type	Chrysotile (in tile and bitumen)	1
Material assessment total		3

Accessibility	Easy
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Normal Occupant Activity	-	
Likelihood of Disturbance	-	
Human Exposure Potential	-	
Maintenance Activity	-	
Priority assessment total		-

Risk Rating	Very Low	Total Assessment Score:	-
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Recommendations	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.
Complete By:	January 2024

9.0

INSPECTION RECORDS

Project Number	190122	Building	Main Building - Communal Areas
Inspection Reference	IR005	Floor	Ground Floor
Inspection Date	18th January 2023	Area	A005-Electrical Intake Room
Survey Type	Re-inspection Survey	Sample Number	Strongly Presumed
Asbestos	Yes	Extent	6m ²
		Certificate Number	N/A
Description	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-028)		



Product type	Floor tiles	1
Damage extent	Low damage	1
Surface treatment	Reinforced composite material	0
Asbestos type	Chrysotile (in tile and bitumen)	1
Material assessment total		3

Accessibility	Easy
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Normal Occupant Activity	-	
Likelihood of Disturbance	-	
Human Exposure Potential	-	
Maintenance Activity	-	
Priority assessment total		-

Risk Rating	Very Low	Total Assessment Score:	-
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Recommendations	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.
Complete By:	January 2024

9.0

INSPECTION RECORDS

Project Number	190122		Building	Main Building - Communal Areas	
Inspection Reference	IR006		Floor	Ground Floor	
Inspection Date	3rd August 2011		Area	A006-Kitchen	
Survey Type	Re-inspection Survey		Sample Number	Strongly Presumed	
Asbestos	No	Extent	0m ²	Certificate Number	N/A
Description	Kitchen floor tiles presumed removed as part of refurbishment				



Product type		0
Damage extent		0
Surface treatment		0
Asbestos type	Asbestos removed	0
Material assessment total		0

Accessibility	
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Normal Occupant Activity	-	
Likelihood of Disturbance	-	
Human Exposure Potential	-	
Maintenance Activity	-	
Priority assessment total		-

Risk Rating	Removed	Total Assessment Score:	-
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Recommendations	No further action required.
Complete By:	Not applicable

10.0

SURVEY RESULTS SUMMARY

Ref	Sample Number	Location	Asbestos Type	Description	Treatment	Condition	Amount	Access	Assessment Score			Risk Rating	Recommendations	Action Date
									Material	Priority	Total			
IR001	Strongly Presumed	A001-Lower Plant Room	Chrysotile	Gaskets to pipework (Ref 1055882-023)-presumed to any remaining pipework	Reinforced composite material	Good condition	Small amounts	Difficult	3	-	3	Very Low	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.	January 2024
IR002	Strongly Presumed	A002-Electrical Intake Room	Chrysotile (in tile and bitumen)	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-037)	Reinforced composite material	Low damage	4m ²	Easy	3	-	3	Very Low	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.	January 2024
IR003	Strongly Presumed	A003-Electrical Intake Room	Chrysotile (in tile and bitumen)	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-033)	Reinforced composite material	Low damage	4m ²	Easy	3	-	3	Very Low	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.	January 2024
IR004	Strongly Presumed	A004-Electrical Intake Room	Chrysotile (in tile and bitumen)	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-029) - no key available	Reinforced composite material	Low damage	4m ²	Easy	3	-	3	Very Low	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.	January 2024
IR005	Strongly Presumed	A005-Electrical Intake Room	Chrysotile (in tile and bitumen)	Beige thermoplastic floor tile & bitumen adhesive (Ref 1055882-028)	Reinforced composite material	Low damage	6m ²	Easy	3	-	3	Very Low	Manage in accordance with your asbestos management plan and re-inspect on an annual basis or when circumstances change.	January 2024
IR006	Strongly Presumed	A006-Kitchen	Asbestos removed	Kitchen floor tiles presumed removed as part of refurbishment			0m ²		0	-	0	Removed	No further action required.	Not applicable

Ref	Sample Number	Location	Asbestos Type	Description	Treatment	Condition	Amount	Access	Assessment Score			Risk Rating	Recommendations	Action Date
									Material	Priority	Total			
Not applicable	Not applicable	A001-Lower Plant Room	Plant room converted into flat - gaskets presumed to any remaining pipework	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Asbestos containing materials must be presumed to be present until proven otherwise.	Not Applicable
Not applicable	Not applicable	A007-BT Frame Room	No keys available therefore unable to inspect asbestos material.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Asbestos containing materials must be presumed to be present until proven otherwise.	Not Applicable