ST JOHN'S CHURCH

CHURCH LANE, GRIMSTON, LEICESTERSHIRE LE14 3BZ

Asbestos Management/Refurbishment Survey

Report Date: 5th April 2018

Surecare Surveys Ltd

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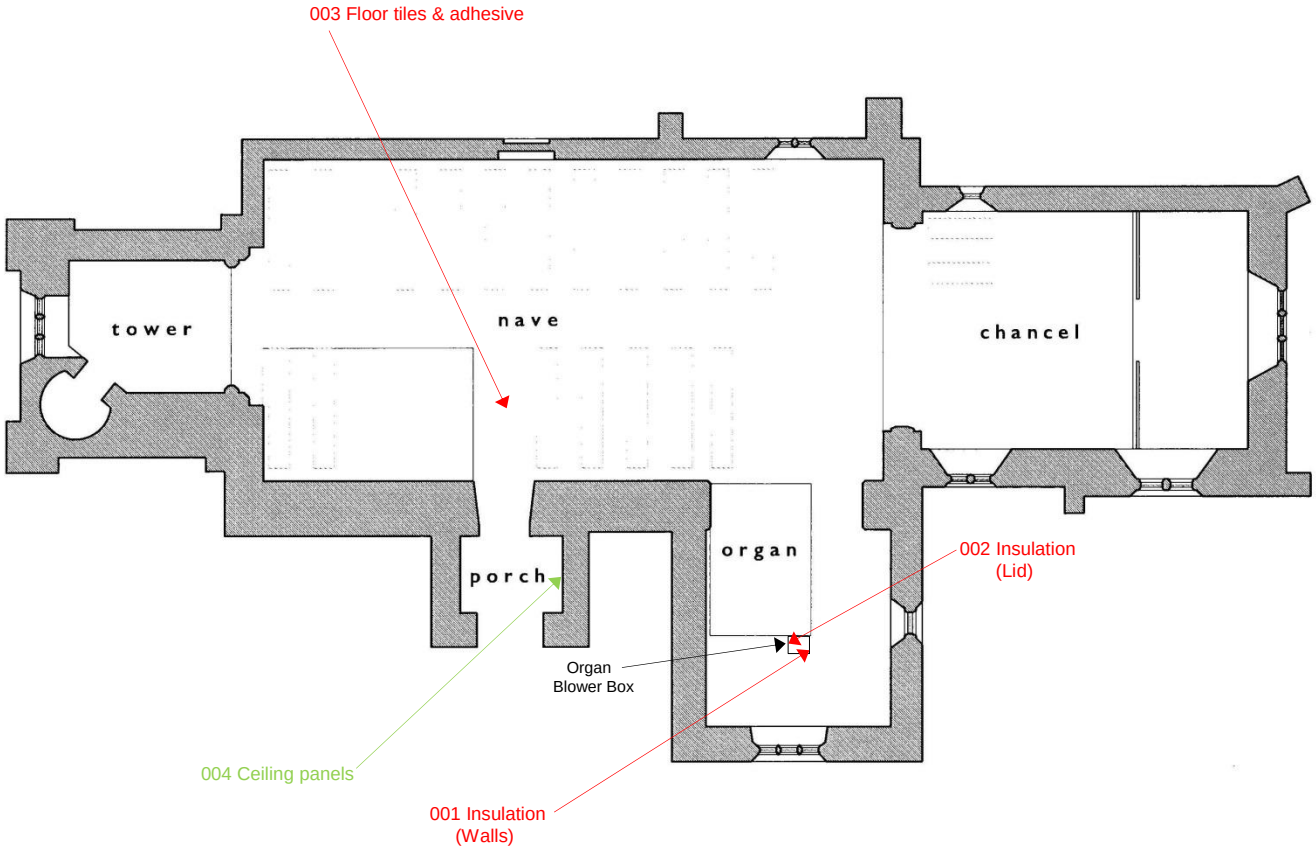
1.0 Figure 1 Site Drawings – Floor Plan – Not to scale

KEY

- Asbestos Confirmed
- Asbestos Presumed (NST)
- No Asbestos Detected



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2.0 Summary Table

The following table detail he key findings and associated recommendations for each of the samples taken. Further details are contained in the various Data Sheets in Appendix A.

Site I.D:	**swdsjg**	**Name of Client:**	**Peter Rogan & Associates Limited**
Lead Surveyor:	**Steve Whitbread**	**Name of Property:**	**St John's Church** **Church Lane, Grimston Leicestershire LE14 3BZ**
Material Assessment Score Risk Ratings: >9 = **A High Risk** (Immediate Action), **7 – 9 = B Medium Risk** (Near Term Action), **5 – 6 = C Low Risk** (Regular Monitoring), <5 = **D Very Low Risk** (Annual Inspection)			**Date of Survey: 3rd April 2018**

Unique Sample No.	Building Reference (Floor Level)	Room Area	Description of Location	Product Description	Asbestos Type	Approx. Quantity (m^2)	Material Condition	Surface Treatment	Total Risk Assessment Score	Management Action	Risk Band	Review Date
001	Main Building (Ground)	Organ	Blower Box interior walls	Insulation	Amosite /Chrysotile	0.3 (m^2)	Low damage	None	12	Remove & replace	A	May-2019
002	Main Building (Ground)	Organ	Blower Box lid panel	Insulation	Amosite /Chrysotile	Small amount	Low damage	None	12	Remove & replace	A	May-2019

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Unique Sample No.	Building Reference (Floor Level)	Room Area	Description of Location	Product Description	Asbestos Type	Approx. Quantity (m^2)	Material Condition	Surface Treatment	Total Risk Assessment Score	Management Action	Risk Band	Review Date
003	Main Building (Ground)	Entrance to Nave	Floor	Tiles & adhesive	Chrysotile	0.7 (m^2)	Good	Thermoplastic	4	Monitor condition and re-inspect	D	May-2019
004	Main Building (Ground)	Porch	Ceiling	Panels	No asbestos detected	N/A	N/A	N/A	N/A	N/A	N/A	N/A

All old electrical switches & fuse boxes have been checked and any asbestos has been previously removed

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Executive Summary

This **Management / Refurbishment Survey** has been carried out to **St John's Church, Grimston LE14 3BZ** in accordance with the requirements of Regulation 4 'The Duty to Manage Asbestos' in non-domestic buildings of the Control of Asbestos Regulations 2012. The extent of the survey included the examination of each room, cupboard, duct case, beam boxing, wall/ceiling/floor construction and all roof voids where accessible. All rooms within the building(s) have been entered and checked for asbestos containing materials unless otherwise stated. All rooms are of either brick, block work, stone, flint, plasterboard to studwork, plaster on laths, ply, wood or fibreboard construction or a combination of any of the said items unless otherwise identified as asbestos.

Building Reference	Asbestos Found	Total number of ACM's Found	Asbestos Assumed	Prohibit/Restrict Access or Remove	Labels Required	Permit to Work Required
Main Building	Yes	3	0	2	0	Yes

Management by Material Risk Assessment Summary			
High Risk Materials score > 9 (Immediate Action)	**Medium Risk Materials score 7 - 9** (Near Term Action)	**Low Risk Materials score 5 - 6** (Regular Monitoring)	**Very Low Risk Materials score < 5** (Annual Inspection)
2	0	0	1

Management by Removal Summary	
Number of Licensable Materials Removal only by a licensed asbestos removal contractor	**Number of Non Licensable Materials** Removal by a Licensed asbestos removal contractor or a suitably trained general contractor
2	1

Should any refurbishment or demolition be proposed to the structure of these building(s) in the future an intrusive refurbishment/demolition asbestos survey must be commissioned.

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3.0 Introduction

Background

3.1 Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance to name a few. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded.

3.2 The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties caused by inhalation of the fibres which can get lodged in the lining of the lungs causing disease and death.

3.3 For this reason the use of asbestos has receded and its use in buildings was eventually banned in 1999. Despite its ban, millions of tonnes of ACM's are still present in properties and building throughout the UK. Section 4 details some of the more common types and forms of ACM's that may be present in client's properties.

Scope and Purpose

3.4 **Peter Rogan & Associates** has commissioned **Surecare Surveys Ltd** to undertake an Asbestos Survey of **St John's Church. Grimston.** The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's. This report provides a record and assessment of the extent and characteristics of ACM's and is based on information made available on **3rd April 2018.**

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3.5 **Asbestos surveys can be one of two types, as described below:**

Management Survey

This type of survey is the most common form of asbestos survey undertaken. Its purpose is to locate, as far as is 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.

This also requires the surveyor to identify any installations on a site that he/she suspects may contain asbestos. However, these installations are then sampled (this may require several samples depending on size and complexity of the suspect installation) and analysis of the samples are carried out at a UKAS accredited laboratory, which allows confirmation of whether the sampled materials definitely contain asbestos or are asbestos free. Visually similar homogenous materials are then referenced to sampled materials, and are `strongly presumed' to be the same material i.e. contain asbestos or not, as the sampled material.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary according to the premises. Management surveys 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.

The survey will generally require suspected ACMs to be sampled and analysed to confirm the presence or absence of asbestos. However a management survey can also involve presuming the presence or absence of asbestos.

All areas should be accessed and inspected as far as is reasonably practicable when carrying out Management Surveys. Areas should include underfloor coverings, above false ceilings, and inside risers, service ducts, lift shafts etc. Surveying may also involve some minor intrusive work, such as accessing behind fascia and panels and other surfaces or superficial materials. The extent of intrusion will depend on the degree of disturbance that is or will be necessary for foreseeable maintenance and related activities, including the installation of new equipment/cabling.

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Refurbishment/Demolition Survey

A Refurbishment/Demolition Survey extends the 'Management Survey', to include investigations into all reasonably accessible sealed voids and the fabric of the building.

This survey includes breaking through partition walls, ceilings etc. to confirm the presence or absence of asbestos and, normally, this is carried out prior to demolition or refurbishment works where significant damage to the building will not be a problem. This will result in damage to stud partition walls, plasterboard ceilings, wood riser covers, doors, computer floors, carpets, kitchens, bathrooms etc. The damage caused by this type of survey is kept to a minimum, but in some cases requires reinstatement, which is not included in the survey unless pre-arranged. A Refurbishment/Demolition Survey shall only be carried out if safe to do so – for example if there are live services inside a building, access may not be possible to certain areas and may require a further visit in the future.

This survey type shall result in a more accurate survey, but will again take more time and hence entail a greater cost. In addition, an asbestos register is not included in this type of survey, as it is presumed that all asbestos materials identified are to be removed to facilitate the refurbishment or demolition works.

3.6 This particular survey comprised a **Management/Refurbishment Survey**, carried out in accordance with the Health and Safety Executive's guidance document HSG 264. This means that:

- As far as reasonably practicable, locate and describe all ACM's in all reasonably accessible areas of the building.
- A sampling programme is undertaken to identify possible ACM's and estimates of the volumes and the surface areas of ACM made.
- A record of the condition of the ACM's or where additional asbestos debris may be expected to be present is produced.

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3.7 The purpose of the report is to:

- Enable the client to take appropriate precautions so that people who work at **St John's Church** are not exposed to asbestos-related health risks.
- Provide information to assist the client in developing and implementing an action plan for the further investigation, treatment, removal and/or monitoring of ACMs.

3.8 The findings of this report will need to be revised and updated periodically to reflect the progress made in the action plan.

Control of Asbestos Regulations 2012

3.9 The Control of Asbestos Regulations 2012 (CAR) apply to most work situations involving risk of exposure to asbestos. From May 2004 the Duty to Manage asbestos in non-domestic premises requires that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up to date written record (an **Asbestos Register**) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- Make a written assessment of the risk of exposure from asbestos.
- Prepare and implement a **management plan** to control asbestos-related health risks, including measures to ensure that:
  - material known or presumed to create a risk of exposure to asbestos is repaired or, if necessary, removed.
  - material known or presumed to contain asbestos, but which does not pose a risk of exposure, is maintained in a good state of repair.
  - information about the location and condition of material known or presumed to contain asbestos is given to anyone who is likely to disturb it.

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Other Health & Safety Regulations

3.10 Under Section 2 of the Health and Safety at Work etc. Act 1974 (HSWA), employers have a duty of care for the health, safety and welfare of their employees whilst at work. In addition, employers that are in control of premises have a duty of care, under Section 4 of the HSWA, towards all other people (non-employees) who use or work at their premises.

3.11 Other regulations embodied in the HSWA require employers to ensure that:

- Immediate steps are taken to reduce exposure to asbestos, in situations where the control level or action level is exceeded.
- Risk assessments are carried out and are used to prepare method statements for any work that is likely to involve exposure to asbestos.
- The number of workers exposed to asbestos is kept to a minimum.
- Information on the location of asbestos is made available to any person likely to be exposed to ACMs.
- Training is given to anyone liable to be exposed to asbestos.

3.12 This report can be used as a reference to assist the client in fulfilling its duties and obligations under present regulatory framework.

Background Information

3.13 No information was available from the client concerning the location of asbestos-containing materials within the buildings on the site.

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Inspection, sampling and testing

3.14 **Surecare Surveys Ltd** carried out a visual inspection of the buildings on **3rd April 2018.** The purpose of the inspection was to identify locations where the presence of asbestos is suspected, and to make arrangements for the recovery and testing of representative samples, where practicable. The inspection also enabled informed judgements to be made about the likelihood of asbestos being present in situations where samples could not be recovered.

3.15 Based on the findings of the visual inspection, **4** representative bulk samples of material suspected of containing asbestos were recovered from the site on **3rd April 2018**. During the sampling process, care was taken to verify that the recovered samples were representative of the situation and the medium in which asbestos contamination was suspected. The sampling protocol that was used is as specified in HSG264, published by the Health & Safety Executive.

3.16 The recovered samples were subsequently examined in a UKAS Accredited laboratory to establish their asbestos content, in accordance with HSG248 Asbestos: The Analysts Guide, published by the Health & Safety Executive.

3.17 The results of the laboratory testing for all recovered samples are presented at Appendix B.

3.18 Unfortunately, access could not be obtained to all areas of the property/structure at the time of the full sampling survey. As a result, there are a number of areas where further inspection and sampling may need to be carried out. Areas that could not be sampled should be presumed to contain ACM's until proved otherwise. These areas are identified in Sections 5 and 8.

Presentation of Findings

Data Sheets

3.19 A series of data sheets have been prepared to provide assessments and recommendations for each of the locations where samples were taken. These data sheets are presented in Appendix A.

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Figures

3.20 Figure 1 presented at the beginning of this document shows the locations of all of the samples that were recovered for testing purposes. Where the laboratory analysis for a particular sample (as shown in Appendix B) identifies the presence of asbestos, the corresponding sample location is shown on the relevant Figure in red. Conversely, where a laboratory analysis indicates that asbestos is not present in the sample, the sample location is shown on the relevant Figure in green. Material considered to contain asbestos where no laboratory analysis has been carried out is identified in yellow. The locations of all materials that were sampled/identified during the survey are shown in Figure 1.

Representative Sampling

3.21 Every attempt has been made to ensure that representative samples of materials suspected of containing asbestos have been recovered for testing purposes. Nevertheless, where the laboratory results of analysis (shown in Appendix B) indicate that no asbestos has been detected, caution should be exercised in extrapolating the same conclusion to the parent material. Where doubt remains, further sampling and testing should be carried out.

Risk Classification

3.22 The data sheets at Appendix A incorporate assessments of risk and provide recommendations concerning access restrictions that should be imposed and priorities for treatment or removal of suspected asbestos-containing materials. A material assessment score for each location represents the assessments of risk. The basis of the assessment scoring is described in Section 7.

3.23 The material assessment scores are based on the assumption that no future actions are planned that will disturb the asbestos-containing materials. Any future work that could involve disturbing the identified materials would require a risk assessment to assist in developing a suitable method statement.

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Report Format

3.24 Remaining sections of text are structured as follows:

Section 5 Describes the current buildings and their uses.

Section 6 Describes the survey work carried out.

Section 7 Describes the procedure used to assess suspected asbestos-containing materials and provides an overview of the nature and extent of suspected asbestos-containing materials.

Section 8 Provides recommendations for action plans to address the issues identified in the report.

Appendices

3.25 The following Appendices provide details of the factual data obtained during the inspection and survey work and the results of the assessments that have been made.

Appendix A contains Data Sheets that summarise the information obtained from the visual inspection, sampling and testing work carried out. The information provided on the Data Sheets includes:

- A photograph of the material and identifying sample reference number
- Access restrictions that should be applied, where necessary.
- Priorities for treatment or removal of asbestos material.
- Risk assessment of the identified ACM
- Review date for the management of the identified ACM

Appendix B contains copies of the results of laboratory analyses (bulk sample identification certificates) for samples recovered.

3.26 Figure 1 shows the locations and references of samples taken during the survey, and should be read in conjunction with the data sheet provided at Appendix A

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4.0 ASBESTOS MATERIALS IN BUILDINGS

Sprayed coatings applied in the UK were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly amosite but crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control and fire protection to structural steelwork. It is a friable material but if in a good condition and unlikely to be disturbed presents no immediate danger; however it is likely to release fibres, if disturbed especially during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.

Thermal insulation to boilers, vessels, pipe work, valves, pumps etc also known as hand applied lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary between 15 and 85% asbestos with the protective papers being up to 100% chrysotile. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

Asbestos insulating boards usually contain between 16 to 40% amosite, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards were developed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibres as a result of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fibre.

Asbestos cement products as in roofing sheets, wall cladding, permanent shuttering, flue, rain water and vent pipes generally contain 10 to 15% of asbestos fibre bounded in Portland cement, some flexible boards contain a small proportion of cellulose. All three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.

Ropes and yarns are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as in the pipe lagging process and in pipe jointing and also for packing materials as in heat/fire resistant boiler, oven and flue

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sealing or anywhere thermal of fire protection was required. The risk of fibre release depends upon the structure of the material; bonded gasket material is unlikely to release asbestos but an unbonded woven material may give rise to high fibre release especially if when damaged or frayed.

Cloth thermal insulation and lagging, including fire resistant blankets, mattresses and protective curtains, gloves, aprons, overalls etc. All types of asbestos have been used in the manufacture but since the mid 60's the majority has been chrysotile, the content of which can be up to 100 %.

Millboard, paper and paper products usually have an asbestos content approaching 100% with all three types of asbestos being used in their manufacture. They were used for insulation of electrical equipment and for thermal insulation, Asbestos paper has been used as a laminate for fireproofing to various fibre panels. These materials are on some occasions not well bonded and will release asbestos fibres if subject to abrasion and wear.

Bitumen felts and coatings may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of in compliance with any regulation applicable.

Thermoplastic floor tiles can contain up to 25% asbestos usually chrysotile, PVC vinyl floor tiles and unbacked PVC flooring normally 7-10% chrysotile and asbestos paper backed PVC flooring the paper backing may contain up to 100% chrysotile. Fibre release is not normally an issue but may occur when the material is cut or subjected to abrasion.

Textured coatings. Decorative coatings on walls and ceilings usually contain 3-5% chrysotile. Fibre release may occur when subjected to abrasion.

Mastics, sealants, putties and adhesives may contain small amounts of asbestos. The only possible risk is from sanding of hardened material when appropriate precautions should be taken.

Reinforced plastic and resin composites, used for toilet cisterns, seats, banisters, window seals, lab bench tops, brakes and clutches in machines. The plastics usually contain 1-10% chrysotile and were used in for example car batteries to improve the acid resistance. Resins may contain between 20 and 50% amosite, but because of its composition fibre release is likely to be low, even during cutting.

The above is not intended to be an exhaustive or definitive list.

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5.0 Site Description – Present Layout and Use

Building Reference	Age of Building	Number of Floors Including Basement	Primary Construction	Present Layout	Current Use
Main Building	Unknown	1	Stone	Refer to Site Drawings	Church

Site History

5.1 We have no previous history of the site before the client occupied the area.

Areas Not Accessible at the Time of Survey:

5.2 None

6.0 Investigations

Baseline Information

6.1 There is no baseline information concerning the presence of asbestos at **St John's Church**. It appears that no previous work has been carried out to identify, remove or repair any asbestos-containing materials at the site.

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Inspection, Sampling and Analysis

Typical sources considered

6.2 The inspection work undertaken by **Surecare Surveys Ltd** has taken account of the typical sources of asbestos found in other similar buildings, of a similar age.

6.3 Asbestos has been added to many different building materials over the past century to improve their thermal, insulation and strength properties. The commercial use of asbestos began in the late nineteenth century and increased steadily until the 1940s. After World War II, asbestos was used extensively in buildings, particularly during the 1950s, 1960s and 1970s.

6.4 In 1999 the Government banned the import, supplies and use of all forms of materials containing asbestos.

6.5 The site drawing and data sheets may show that some rooms contain no entry of samples taken. This means that from past history of ACM's and the experience of the surveyor it is deemed that no visual ACM's were found in that room. It will be accepted that all rooms will have been examined for ACM's during this survey unless they are identified as excluded from the survey in sections 5 and 8.

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6.6 **The most common asbestos-containing materials and products are:**

- Roofing materials, including sheet materials and components of composite sheeting, tiles and felts,
- Guttering and drainpipes,
- Wall cladding and soffit boards,
- Spray coatings to ceilings, walls and beams/columns,
- Loose asbestos in ceiling/floor cavities or ductwork,
- Firebreaks above ceilings or between trusses,
- Textured coatings (e.g. Artex) and paints,
- Loose asbestos inside partition walls,
- Partition walls and wall/ceiling panels,
- Floor tiles, linoleum and floor backing paper,
- Lagging, gaskets and gaiters to Air Handling Units,
- Lagging on boilers, pipework, calorifiers, etc.,
- Paper linings under pipe lagging,
- Gaskets at pipe and vessel joints,
- Rope seals on boiler access hatches and between boiler sections,
- Boiler flues,
- String seals on radiators,
- Fire blankets.

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Visual Inspection

6.7 A visual inspection survey was carried out by **Surecare Surveys Ltd** on **3rd April 2018**, and involved examination of all of the buildings within the site.

a. Sampling and Analysis

6.8 Sampling was carried out on **3rd April 2018** in accordance with the method specified in HSG264, published by the Health & Safety Executive.

6.9 Access to the buildings was arranged by **Surecare Surveys Ltd**, and photographs were taken to provide a record of all of the locations and materials examined. A photographic record of the inspection is incorporated in the data sheets in Appendix A.

6.10 Analysis of the recovered samples was carried out by **Scopes Analysis Services** in accordance with the procedure specified in HSG248, Asbestos: The Analysts Guide, published by the Health & Safety Executive. **Scopes Analysis Services** are accredited by the United Kingdom Accreditation Service (UKAS) for the identification of asbestos in bulk samples.

b. Results of Laboratory Testing

6.11 Results obtained from the analysis of the recovered samples are provided in Appendix B.

c. Significance of Laboratory Test Results

6.12 The following are the three main types of asbestos identified by the laboratory testing procedure, and recorded on the laboratory result sheets in Appendix B

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Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos

6.13 The analysis of the samples can also identify the presence of non-asbestos material fibres, and the presence of these is indicated in Appendix B where appropriate, using the sub-divisions:

NAD	No Asbestos Detected
Organic	Organic fibres, such as animal hair
MMMF	Man Made Mineral Fibre, such as fibre glass

6.14 It is emphasised that all types of asbestos, irrespective of their mineralogical compositions and concentration levels, fall within the scope of the Control of Asbestos Regulations (see Section 1). Therefore, details of the type and quantity of asbestos materials identified by the laboratory analyses do not significantly affect the Duty Holders legal duties and obligations. However, they do influence the assessment of risk, and therefore assist in determining the priorities for remedial action.

7.0 Assessment and Overview

Risk Assessment Methodology

7.1 Risk assessments for fibre release have been carried out for all suspected asbestos materials, based on their *product type, condition (extent of damage/deterioration)*, *surface treatment* and *asbestos type*. The method adopted is as described in HSG264. The results of the risk assessments for each sample are shown in the data sheets in Appendix A and are classified as High, Medium or Low. A Total Assessment Score is also provided together with a risk banding to assist in establishing the urgency of any remedial actions required. The data sheets include recommendations concerning access restrictions and priorities for treatment or removal of asbestos materials, based on the Material Assessment Score.

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7.2 The meaning of the specialist terms employed and the key stages of the risk assessment process are described below.

Product Type

7.3 The **Product Type** or product debris is classified into one of the following:

1	Asbestos – reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.).	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
2	Asbestos insulating board, mill board, other low density insulation board, asbestos textiles, gaskets, rope and woven textiles, asbestos paper and felt.		

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Condition

7.4 The **Condition** of materials containing asbestos is classified into one of the following:

0	Material that is intact, without damage or disturbance – good condition is generally achieved in moulded, encased or preformed products, where the moulding has not been damaged, cracked or broken. A good condition would normally be assigned to pipe lagging or asbestos insulating board that is fully sealed, and may also be assigned where an asbestos material has been over-clad or encapsulated with a resistant covering of non-asbestos material.
1	Only minor damage, scratches or surface marks; no damaged material has fallen off or broken away.
2	Medium damage, disturbed or broken material, giving rise to visible loose asbestos fibres.
3	High degree of damage, disturbed or broken material giving rise to visible asbestos debris. Some material has become detached from the parent material.

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7.5 It should be noted that the surface treatment of the material would also affect its condition. For example, asbestos insulation board that has received a layer of paint will be less likely to release fibres than unpainted asbestos insulation board.

Surface Treatment

7.6 The **Surface Treatment** of asbestos-containing material is an important indicator of risk, since it determines the amount of asbestos fibre that would be released into the atmosphere if the material were to be disturbed. The **Surface Treatment** of asbestos material is classified as follows:

0	Asbestos fibres are well bonded and difficult to remove. Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles, etc.
1	Asbestos fibres are enclosed by sprays or lagging. Asbestos insulation board with painted or encapsulated surfaces. Asbestos cement sheeting.
2	The asbestos-containing material is unsealed asbestos insulation board or consists of encapsulated lagging or sprays.
3	The asbestos-containing material is unsealed lagging or sprays.

Asbestos Type

7.7 For the purpose of the risk assessments described here, the **Asbestos Type** is classified as follows:

1	Chrysotile
2	Amphibole excluding Crocidolite
3	Crocidolite

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Material and Total Assessment Score – Applicable to Positive Asbestos Samples only

7.8 The Total Assessment Score is derived by adding together the above classification numbers together with attributed scoring for priority, occupant activity, disturbance, exposure and frequency of maintenance and then assigning the material assessment scores High, Medium and Low as follows:

High **Material with an Assessment Score of 10 or more: Risk Band Rating A**

The asbestos-containing material is in a condition or in a location that requires urgent attention. It should either be removed or treated as soon as possible. All fallen asbestos debris and loose surface material is assigned a high risk rating, because any disturbance of materials is likely to release airborne respirable asbestos fibres and may spread contamination throughout the building.

Medium **Material with an Assessment Score of between 7 and 9: Risk Band Rating B**

The asbestos-containing material is in a location or in a condition that requires remedial action. The action may entail minor repairs to damaged surfaces or encapsulation of exposed asbestos surfaces. Following the remedial measures, the Assessment Score may be reduced to Low. However, in the long term it is recommended that all materials in this risk category should be removed as soon as possible.

Low **Material with an Assessment Score of between 5 and 6: Risk Band Rating C**

The asbestos-containing material is in a condition or in a location that does not create a significant health risk, provided that it remains undisturbed. A Low Material Assessment Score applies only if there is little or no risk of disturbance. However, changes in work methods, or building use could change this assessment. The Assessment Score could increase to High if it were decided to carry out building works that would disturb the material.

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Very Low **Material with an Assessment Score of 4 or less: Risk Band Rating D**

The asbestos-containing material is in a condition or form that represents a very low risk to health, provided that it remains undisturbed. Examples include composite resin products where the asbestos fibres are securely bound into the product.

Data Sheets

7.9 The above risk assessment methodology has been incorporated in the data sheets at Appendix A. The data sheets provide recommendations concerning access restrictions and remedial measures that should be adopted at each sample location. Where appropriate, they also provide an opinion concerning the likely source of any surface deposits of asbestos dust or debris that are present.

7.10 The reader is reminded of the significance of the colour coding that is adopted on the Data Sheets, as follows:

Red	Laboratory analysis shows that **asbestos is present** in the recovered sample.
Yellow	No laboratory analysis has been carried out because it was not possible to recover a sample at this location and it is **considered likely that asbestos is present.**
Green	Laboratory analysis shows that **asbestos is not present** in the recovered sample.

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8.0 Conclusions & Recommendations

Introduction

8.1 The recommendations provided in this Section identify the main elements of the Action Plans that need to be developed and implemented by **the property owner or the contractual 'Duty Holder'** in order to address the asbestos management issues that affect this property.

Additional Inspection, Sampling and Testing

8.2 We recommend that further inspection, sampling and testing is carried out in areas that are not covered by the inspection work described in Sections 3 and 5 above. These fall into two categories:

(a) Buildings and areas for which access could not be obtained during the course of the survey work.

(b) Materials that are presumed to contain asbestos. Sampling and testing is recommended, where practical, in these to establish the nature and extent of the material.

Inspection of areas where further access needs to be arranged

8.3 Access needs to be provided to the following buildings and areas to allow inspection work to be carried out:

Building	Area
N/A	N/A

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Areas Excluded from the Survey

8.4 During the survey the following areas were excluded from the survey because they were found to be either inaccessible due to the physical nature of the premises; the extraction of samples would have affected the functional integrity of the article or where access could have endangered the surveyor:

- All concealed voids, spaces and pipes.
- Any gaskets which are integral to a pipeline or other article.
- The grounds surrounding the building(s).
- Any fire doors or fire safes.

8.5 Although the presence of asbestos in these areas has not been confirmed, caution should be exercised if any works are carried out there in the future. If any suspect materials are encountered in these areas, it is recommended that all works are stopped and the area evacuated until such time that the material can be sampled, analysed and confirmed to be free of any asbestos.

8.6 We have not inspected areas of the property/structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property/structure is free from asbestos.

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Labels and Warning Signs

8.7 It is recommended that labels and warning signs should be provided to identify materials that contain asbestos; this is particularly applicable in areas subject to regular maintenance activities such as workshops, storerooms, boiler rooms and roofs.

8.8 The programme for providing labels and warning signs should be systematic, beginning with the areas that are most readily accessible and where risk from asbestos exposure is greatest.

8.9 The appropriate statutory warning labels are identified in HSG264. However, although labels and warning signs should adopt standard symbols wherever appropriate, it is very important that the wording on them is made as simple and effective as possible. The wording should be devised to reflect the specific hazards and circumstances at each location. Careful attention also needs to be given to the sizes, positions and method of fixing for the labels and warning signs. Signs and labels alone should never be relied upon to provide an adequate warning, where ACM's are present a permit to work system should also be considered.

Programme for Removal or Treatment of Asbestos Materials

8.10 A programme for the removal, encapsulation or monitoring of asbestos materials should be identified in the Asbestos Management Plan. This work is beyond the scope of our current commission, though technical assistance can be provided to assist clients if required.

8.11 The management plan for the removal, encapsulation and/or monitoring of ACM's, requires a priority assessment to be completed, this looks at the likelihood of someone disturbing the ACM, and takes account of:

- The Material and Total Assessment Scores for the materials in question.
- The Disturbance Potential for the materials in question.

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- Areas where planned future works or maintenance activities entail contact with materials that are known to contain asbestos.
- The occupant activities undertaken in the area concerned.
- The human exposure potential.

Materials with a Assessment Score – Applicable to Positive Asbestos Samples only.

8.12 Suspected *high-risk* asbestos-containing materials are identified in Appendix A. It may be more economic to remove *high-risk* asbestos materials than to attempt to carry out insitu remediation (e.g. by encapsulation and periodic monitoring). Licensed contractors should always be used to remove these materials.

8.13 Loose materials and debris, which can have a medium or low Material Assessment Score should also be removed as they may have a high potential for disturbance and therefore a risk of contamination spread.

Materials with a medium or Low Assessment Score – Applicable to Positive Asbestos Samples only.

8.14 The recommended approach for dealing with the *medium-risk and low-risk* asbestos containing materials identified in Appendix A is different. For these materials, the decision to remove the materials should be based on the priority assessment of whether the risk associated with removal would be less than the risk associated with insitu management. In some circumstances, the 'do nothing' option may be more appropriate in the short to medium term, particularly where the material is in good condition, the location is 'remote' and it is considered feasible to provide adequate safeguards against inadvertent contact or exposure.

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Areas affected by Planned Future Works

8.15 Where asbestos is present in areas where future work is planned or contemplated, special consideration must be given to the health and safety risks associated with the work, irrespective of the Material Assessment Score assigned to the material.

8.16 Employers have a duty of care under the Control of Asbestos at Work Regulations to any person or organisation that may work at their premises. Information must therefore be provided to any contractor or employee that may come into contact with ACM's. The information provided should include but need not be limited to the details provided in this report. Information concerning the presence of asbestos should not only be given to contractors, but also to Designers, CDM Co-ordinators, Planning Supervisors, and Principal Contractors (within the meaning of the CDM Regulations) so that suitable risk assessments can be carried out and used to develop the Health & Safety Plan and safe systems of work.

8.17 Planning for individual projects that involve dealing with specific asbestos management issues should also consider the wider context, including opportunities for the cost-effective treatment or removal of asbestos materials.

Training and Communications

8.18 Part 2 of The Control of Asbestos Regulations 2012 requires that all employees who are directly or indirectly liable to be exposed to asbestos should receive adequate information, instruction and asbestos awareness training and should have access to the Asbestos Register, or the information contained within it.

Management Responsibility

8.19 Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:

- Communicating information about asbestos,

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- Controlling the Asbestos Register,
- Liaising with specialist asbestos consultants and contractors,
- Monitoring the action plan.

Asbestos Register

8.20 It is recommended that this report should form the basis of an Asbestos Register and the strategic element of your Asbestos Management Plan and Policy. An Asbestos Register is a 'living document' used to identify where asbestos-containing materials are and to assist in managing them safely.

8.21 The Asbestos Register should record the location, extent, product type, condition, surface treatment and accessibility of asbestos-containing materials,

8.22 The Asbestos Register needs to be updated regularly to reflect changes brought about by implementation of action plans for the removal and treatment of asbestos materials and to incorporate the results of further inspection, sampling and testing.

8.23 All areas identified should be re-inspected at intervals of six- twelve months, and revisions should be made to the data provided in Appendix A (and Figure 1) to reflect the findings of the inspections and any laboratory testing that is carried out.

9.0 Caveats

9.1 All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though as stated below, further undetected ACM's may still be present within the premises. The client should therefore be aware of his responsibilities for identifying, locating, removing and/or managing all ACM's within the premises, and for notifying the appropriate authorities where necessary. All dimensions and areas given are approximate and should be used for guidance purposes only.

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Management Surveys

9.2 This report is based on a non-destructive survey of an unfamiliar site. Every effort was made to locate the presence of all asbestos containing materials within the areas included in the survey. It is recognised that construction techniques often create inaccessible void spaces, which without destructive sampling techniques being employed, would not be accessed during these types of survey. It must therefore be presumed, that asbestos containing materials, other than those located during the survey may exist within the building.

9.3 It was not possible both in terms of costs and time, to sample each and every panel, tile or materials of similar type. Where these exist, only a percentage of similar type materials were sampled, on the assumption that other like materials were of an identical composition. It is therefore possible that some other materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken.

9.4 For the reasons set out above we cannot give assurances that all asbestos containing materials have been located and as such we recommend that further sampling be undertaken, should these areas become accessible during the course of any future refurbishment or demolition works.

Refurbishment and Demolition Surveys

9.5 This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the possibility that undiscovered asbestos materials may be present. If the building is to undergo major refurbishment or demolition, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of their own employees and any other parties who may be affected by the works.

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10.0 References

(1) **HSG264: The Survey Guide.** *HSE Books.*

(2) **HSG248: Asbestos: The analysts guide for sampling, analysis and clearance procedures.**
HSE Books

(3) **The Asbestos (Licensing) Regulations 1983**
A Guide to the Asbestos (Licensing) Regulations 1983 as amended (second edition) HSE Books

(4) **A Comprehensive Guide to Managing Asbestos in Premises**
HSG 227, HSE Books

(5) **The Control of Asbestos Regulations 2012**
The Stationary Office

(6) **Asbestos Essentials – A task manual for building, maintenance and allied trades on non-licensed asbestos work**
HSG210, HSE Books

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11.0 AUTHORISATION

- This report has been prepared within the quality management system of **Surecare Surveys Ltd.**
- It complies with all current HSG264 requirements.

Status: FINAL

Date: 5th April 2018

Survey Details:

Surveyor	Signature	Date
Steve Whitbread	*S. Whitbread*	**5th April 2018**

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Appendix A

Data Sheets

ASBESTOS DATA SHEET

Created By	Steve Whitbread	**Date**	03-Apr-18

Unique Sample ID	swdsjg001	**Company Name**	Peter Rogan & Associates Limited	**Site Photograph/Plan**	
Site Reference	swdsjg	**Address**	St John's Church Church Lane Grimston Leicestershire LE14 3BZ		
Building Ref	Main Building				
Level/Floor	Ground Floor				
Room/Area	Organ Blower Box				
Description of Location	Walls	**Lead Surveyor's Name**	S.Whitbread		
Survey Date	03-Apr-18	**Name of Testing Laboratory**	Scopes Analysis Services Ltd		
Product Description	Insulation	**Survey Company Name**	Surecare Surveys Ltd		
Comments	Insulation to interior walls of Organ Blower Box Asbestos confirmed in sample taken Recommendation to replace insulation before more deterioration takes place This insulation is a licensed product and any removal of this product should be carried out by a licensed contractor under controlled asbestos conditions and the material disposed of under Hazardous Waste Consignment note.	**Survey Type**	Refurbishment / Management Survey		
		☑	**Asbestos Confirmed**		
		☐	**Asbestos Presumed**		
		☐	**No Asbestos Detected**		
		Occupant Activity	Rare disturbance		
		Disturbance (Accessibility)	Normally inaccessible	**TOTAL ASSESSMENT SCORE:**	12
		Disturbance (Extent)	Small amounts or items	Click here for notes on risk assessment and scores	
		Disturbance (Location)	Confined spaces	**Control Options**	Remove
		Exposure (Usage Time)	1 to 3 hours	**Control Timescale**	3 months
Product Type	Insulation, Sprayed Coatings,	**Exposure (Freq of Use)**	Weekly	**Management Options**	Re-Inspect
Extent of Damage	Low Damage	**Exposure (No of Occupants)**	4 to 10	**Management Timescale**	12 months
Surface Treatment	Unsealed lagging/sprays	**Maintenance (Frequency of)**	Unlikely to be disturbed	**Estimated Cost**	£0.00
Asbestos Type	Amosite (Brown)	**Maintenance (Type of)**	Minor disturbance	**Action Completed**	
Material Assessment Score:	9	**Priority Assessment Score:**	3	**Review Date**	01-May-19

ASBESTOS DATA SHEET

Created By	Steve Whitbread	**Date**	03-Apr-18

Unique Sample ID	swdsjg002	**Company Name**	Peter Rogan & Associates Limited	**Site Photograph/Plan**
Site Reference	swdsjg	**Address**	St John's Church Church Lane Grimston Leicestershire LE14 3BZ	
Building Ref	Main Building			
Level/Floor	Ground Floor			
Room/Area	Organ Blower Box			
Description of Location	Lid	**Lead Surveyor's Name**	S.Whitbread	
Survey Date	03-Apr-18	**Name of Testing Laboratory**	Scopes Analysis Services Ltd	
Product Description	Insulation	**Survey Company Name**	Surecare Surveys Ltd	
Comments	Insulation to panel in Organ Blower Box lid Asbestos confirmed in sample taken Recommendation to replace insulation before more deterioration takes place This insulation is a licensed product and any removal of this product should be carried out by a licensed contractor under controlled asbestos conditions and the material disposed of under Hazardous Waste Consignment note.	**Survey Type**	Refurbishment / Management Survey	
		☑	**Asbestos Confirmed**	
		☐	**Asbestos Presumed**	
		☐	**No Asbestos Detected**	
		Occupant Activity	Rare disturbance	
		Disturbance (Accessibility)	Normally inaccessible	**TOTAL ASSESSMENT SCORE:** 12
		Disturbance (Extent)	Small amounts or items	Click here for notes on risk assessment and scores
		Disturbance (Location)	Confined spaces	**Control Options** Remove
		Exposure (Usage Time)	1 to 3 hours	**Control Timescale** 3 months
Product Type	Insulation, Sprayed Coatings,	**Exposure (Freq of Use)**	Weekly	**Management Options** Re-Inspect
Extent of Damage	Low Damage	**Exposure (No of Occupants)**	4 to 10	**Management Timescale** 12 months
Surface Treatment	Unsealed lagging/sprays	**Maintenance (Frequency of)**	Unlikely to be disturbed	**Estimated Cost** £0.00
Asbestos Type	Amosite (Brown)	**Maintenance (Type of)**	Minor disturbance	**Action Completed**
Material Assessment Score:	9	**Priority Assessment Score:**	3	**Review Date** 01-May-19

ASBESTOS DATA SHEET

Created By	Steve Whitbread	**Date**	03-Apr-18

Unique Sample ID	swdsjg003	**Company Name**	Peter Rogan & Associates Limited	**Site Photograph/Plan**	
Site Reference	swdsjg	**Address**	St John's Church Church Lane Grimston Leicestershire LE14 3BZ		
Building Ref	Main Building				
Level/Floor	Ground Floor				
Room/Area	Entrance to Nave				
Description of Location	Floor	**Lead Surveyor's Name**	S.Whitbread		
Survey Date	03-Apr-18	**Name of Testing Laboratory**	Scopes Analysis Services Ltd		
Product Description	Thermoplastic	**Survey Company Name**	Surecare Surveys Ltd		
Comments	Floor tiles and adhesive at entrance to Nave under carpet Asbestos confirmed within tiles and adhesive Monitor condition and re-inspect.	**Survey Type**	Refurbishment / Management Survey		
		☑	**Asbestos Confirmed**		
		☐	**Asbestos Presumed**		
		☐	**No Asbestos Detected**		
		Occupant Activity	Rare disturbance		
		Disturbance (Accessibility)	Normally inaccessible	**TOTAL ASSESSMENT SCORE:**	4
		Disturbance (Extent)	<10m2 or <10m pipe run	Click here for notes on risk assessment and scores	
		Disturbance (Location)	Large/well vented rooms	**Control Options**	Monitor
		Exposure (Usage Time)	1 to 3 hours	**Control Timescale**	3 months
Product Type	Asbestos Composites	**Exposure (Freq of Use)**	Weekly	**Management Options**	Re-Inspect
Extent of Damage	Good condition	**Exposure (No of Occupants)**	4 to 10	**Management Timescale**	12 months
Surface Treatment	Composites	**Maintenance (Frequency of)**	Unlikely to be disturbed	**Estimated Cost**	£0.00
Asbestos Type	Chrysotile (White)	**Maintenance (Type of)**	Minor disturbance	**Action Completed**	
Material Assessment Score:	2	**Priority Assessment Score:**	2	**Review Date**	01-May-19

ASBESTOS DATA SHEET

Created By	Steve Whitbread	**Date**	03-Apr-18

Unique Sample ID	swdsjg004	**Company Name**	Peter Rogan & Associates Limited	**Site Photograph/Plan**
Site Reference	swdsjg	**Address**	St John's Church Church Lane Grimston Leicestershire LE14 3BZ	
Building Ref	Main Building			
Level/Floor	Ground Floor			
Room/Area	Porch			
Description of Location	Ceiling	**Lead Surveyor's Name**	S.Whitbread	
Survey Date	03-Apr-18	**Name of Testing Laboratory**	Scopes Analysis Services Ltd	
Product Description	Fixed Panels	**Survey Company Name**	Surecare Surveys Ltd	
Comments	Boarding to ceiling within entrance porch The same boarding is also present within the Chancel ceiling No asbestos detected in sample taken No action required.	**Survey Type**	Refurbishment / Management Survey	
		☐	**Asbestos Confirmed**	
		☐	**Asbestos Presumed**	
		☑	**No Asbestos Detected**	
		Occupant Activity		
		Disturbance (Accessibility)		**TOTAL ASSESSMENT SCORE:**
		Disturbance (Extent)		Click here for notes on risk assessment and scores
		Disturbance (Location)		**Control Options**
		Exposure (Usage Time)		**Control Timescale**
Product Type	Boarding, Textiles, Gaskets, P	**Exposure (Freq of Use)**		**Management Options**
Extent of Damage	Medium Damage	**Exposure (No of Occupants)**		**Management Timescale**
Surface Treatment		**Maintenance (Frequency of)**		**Estimated Cost**
Asbestos Type	NAD	**Maintenance (Type of)**		**Action Completed**
Material Assessment Score:		**Priority Assessment Score:**		**Review Date**

	£0.00

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Appendix B

Results of Laboratory Testing
(Bulk Sample Identification Certificates)

UKAS TESTING
2707

SCOPES
Asbestos Analysis Services Ltd.

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

STANDARD ☐
PREMIUM ☐
EMERGENCY ☐

Client:	SURECARE SURVEYS LTD		
Address:	37 KEW DRIVE OADBY LEICESTER LE2 5TS	Analysis Report No.	SCO/18/7840
Attention:	STEVE WHITBREAD	Report Date.	04/04/18
Site Address:	ST JOHN THE BAPTIST CHURCH CHURCH LANE GRIMSTON MELTON MOWBRAY LE14 3BZ	Site Ref No.	N/A
Date sample taken:	03/04/18	Page No:	1 Of 1
Date sample received:	04/04/18	No. of Samples:	4
Date of Analysis:	04/04/18	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Scopes Asbestos Analysis "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSE's HSG248.
If samples have been DELIVERED the site address and actual sample location is as given by the client at the time of delivery. Scopes Asbestos Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Scopes Asbestos Analysis Services Limited cannot be held responsible for the interpretation of the results shown.

SCOPES SAMPLE No.	CLIENT SAMPLE No.	Sample Location	Fibre Type Detected
1	SWDSJG001	INSULATION	AMOSITE/ CHRYSOTILE
2	SWDSJG002	INSULATION	AMOSITE/ CHRYSOTILE
3	SWDSJG003	FLOOR TILES AND ADHESIVE	CHRYSOTILE TO BOTH
4	SWDSJG004	INSULATING BOARD	NADIS

KEY: NADIS - No Asbestos Detected in Sample

Note: All samples will be retained for a minimum of six months.
Note: This Certificate for Identification of Asbestos Fibres shall not be reproduced except in full without the written approval of the Laboratory.

Analysed by:	P ROWLAND	Authorised signatory:	
		Print name:	**S BOLTON- Q.C.M**

BULK 001-VER 5 12-AUGUST-09-QCM

Unit 14 Britannia Court, Burnt Mills Industrial Estate, Basildon, Essex, SS13 1EU
Tel: 01268 724785 Fax**:** 01268 724796 **Mob:** 07765 685132 **E-Mail:** enquiries@scopesaasl.co.uk
Company Reg No: 5191390 Reg Address: As above