

S₂ Partnership Ltd
Intelligent Risk Management

Asbestos Management

8th August 2017



Thistles Shopping Centre
Goosecroft Road
Stirling
FK8 2EA

Aberdeen Standard Investments



Technical and legislative background

Asbestos is a naturally occurring mineral which, when milled, produces fibres which have excellent mechanical, chemical and thermal properties. These fibres can be manufactured into a wide range of products with applications in the construction industry.

There are three main types of asbestos - chrysotile, amosite and crocidolite; they are usually called white, brown and blue asbestos respectively. However, they cannot be identified just by their colour.

Blue and brown asbestos (the two most dangerous forms) have not been imported into the UK since the early eighties and white asbestos since the late nineties. All asbestos is now banned by law.

Work with asbestos can release small fibres into the air. Breathing in these fibres can cause fatal diseases. These include:

- Asbestosis or fibrosis (scarring) of the lungs;
- lung cancer; and
- mesothelioma, a cancer of the inner lining of the chest wall or abdominal cavity.

There is no cure for asbestos-related diseases. It is possible that repeated low-level exposures may lead to asbestos-related diseases, although high exposure for long periods is linked more clearly to these illnesses. Asbestos-related diseases are currently responsible for about 3000 deaths a year in Britain. There is usually a long delay between first exposure to asbestos and the first symptoms of disease. This can vary between 15 and 60 years. This number is projected to rise to around 10,000 by the year 2020.

Many of those suffering today from asbestos-related diseases have worked in the building trades. They were carpenters, joiners, shopfitters, plumbers, electricians, gas service engineers etc. They were exposed to asbestos fibres in their day-to-day work with asbestos materials or because work with asbestos was carried out near them.

Although the body will get rid of most of the larger fibres that can enter the nose and mouth, tiny fibres can pass into the lower parts of the lung. They can stay there for years and in some cases work their way through the lung lining. The body naturally gets rid of any asbestos fibres that you might take in with food and water. Asbestos fibres cannot be absorbed through your skin.

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Thousands of tonnes of asbestos were used in buildings in the past and much of it is still in place. You are most likely to come across asbestos in these materials:

- sprayed asbestos and asbestos loose packing - generally used as fire breaks in ceiling voids;
- moulded or pre-formed sprayed coatings and lagging - generally used in thermal insulation of pipes, boilers;
- sprayed asbestos mixed with hydrated asbestos cement - generally used as fire protection in ducts, firebreaks, panels, partitions, soffit boards, ceiling panels and around structural steel work;
- insulating boards used for fire protection, thermal insulation, partitioning and ducts;
- some ceiling tiles;
- millboard, paper and paper products used for insulation of electrical equipment, asbestos paper has been used as a fire proof facing on wood fibre board;
- asbestos cement products, which can be compressed into flat or corrugated sheets. Corrugated sheets are largely used as roofing and wall cladding. Other asbestos cement products include gutters, rainwater pipes and water tanks;
- thermoplastic floor tiles
- certain textured coatings.

Over the last 25 years asbestos has been legislated against to increasingly control its import, manufacture and use. In addition the exposure limits for asbestos fibres have been regularly reduced. The import and manufacture of asbestos in the UK is now not permitted in any circumstances.

- The principal legislation bearing on the management of asbestos risk are:
- The Health and Safety at Work Etc Act 1974
- The Control of Asbestos Regulations 2012
- The Management of Health and Safety at Work Regulations 1999 (as amended)
- The Control of Substances Hazardous to Health Regulations 2002 (as amended)
- The Construction, Design and Management Regulations 2015
- The Workplace (Health, Safety & Welfare) Regulations 1992
- The Hazardous Waste (England & Wales) Regulations 2005 (as amended)
- The Waste (Scotland) Regulations 2011
- The Special Waste Amendment (Scotland) Regulations 2004

The S₂ Partnership has developed this Asbestos Management system to reflect the responsibilities set out in these statutes.

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	This risk assessment report was compiled by the S ₂ Partnership Ltd,	
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	Email: info@s2partnership.co.uk	Website: www.s2partnership.co.uk
<i>The contents of this report are based on information provided by the client and on the evidence seen at the time of our inspection.</i>		



Executive Summary

Overall Assessment of Asbestos Safety Risk

Having considered asbestos safety risks on this site, together with the nature, operation and management of those risks, the S₂ Partnership asbestos assessor is of the opinion that on the date of this asbestos risk survey, the overall level of Safety Risk is as follows:

Overall Risk Level	Frequency of Routine Review	Explanation
Low / Medium	Annual	There are a number of confirmed and presumed asbestos containing materials on site.

The frequency recommended for a routine review of this risk assessment is as follows. This frequency is determined by the overall assessment of safety risk above, together with the position, nature and likely exposure of asbestos containing materials to disturbance, potential damage and therefore release of hazardous fibres. This is subject always to the need to review more regularly whenever there is a material change in the site that could affect the relevance of this assessment

Significant Asbestos Issues Identified

The following significant asbestos safety issues were identified during this survey. Detailed Risk Improvement Actions have been uploaded onto the RiskWise webtool against this site.

- Gaskets
- Brake Pads
- Textured Coatings
- Insulating board
- Flash guards within live electrics
- Toilet Cistern
- Cement Panel
- Bitumen to floor

Specific Access Arrangements Following the Survey

N/A

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Site and Survey Information

Survey Brief

Survey Commissioned by:	Phil Byrne
Type of Survey Commissioned:	Asbestos Deterioration review - to undertake a review of ACMs identified in previous survey documentation and to assess their condition and recommend risk controls. Where previous survey reports refer to; <ul style="list-style-type: none">a type 1 or type 2 survey, this is the equivalent of a Management survey,a type 3 survey, this is the equivalent of a Refurbishment and Demolition survey
Limitations / Exclusions:	<i>It should be noted that as far as is reasonably practicable every effort was made during the course of the survey to identify the presence of asbestos containing materials. However, asbestos containing materials may be present, and as yet unidentified, within the fabric of the building or concealed within inaccessible areas. No survey should be considered as definitive and further investigations are recommended should the building be scheduled for demolition or refurbishment. It is the responsibility (as established in HSG264) of the client/duty holder that he/she checks this survey to ensure it accurately reflects the site and the scope of the contract. Any discrepancies or concerns must be brought to the attention of the S₂ Partnership within 2 weeks.</i>
Any special instructions:	Asbestos deterioration review of identified and presumed ACMs on site at Thistles Shopping Centre.

Survey Details

Survey Carried Out By:	 The S ₂ Partnership, Elsworth, Cambridge, CB23 4EY
Consultant:	Stephen Griffiths BSc(Hons) - Consultant
Signature:	
Contact Details:	Tel: 0141 278 3108 Mobile: 07974 075791
Accompanied by:	Robert Baker
Date of Survey:	8 th August 2017

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Site Survey Information

Client:	JTC Fund Solutions (Jersey) Ltd
Site name and address:	Thistles Shopping Centre Goosecroft Road, Stirling, FK8 2EA
Appointed person for asbestos management on site:	Phil Byrne
Brief Description of Site:	This building comprises a one storey shopping mall with two levels of parking spaces below. A separate six level car park is located beside the shopping mall.
Number of floors / units:	1
Approximate floor area:	524, 036 Sq Ft
Brief details of construction:	Steel and concrete framed construction with glazed atria.
Date of construction:	1992
Type and nature of occupancy:	Shopping Centre
Documentation Examined:	Asbestos deterioration review carried out by S ₂ Partnership in August 2016.

Survey Methodology

Methodology:	<p>This Asbestos Survey was undertaken by suitably qualified and experienced S₂ Partnership risk assessors with a knowledge and understanding of the current Aberdeen Standard Investments Policy and Practice Manual. The survey included an examination of site safety documentation, a physical inspection of the site, and questioning of site management and other staff where appropriate.</p> <p>Sampling and the assessment of safety risk was carried out in accordance with HSG 264 – Asbestos: The Survey Guide (second edition, published 2012) issued by the Health and Safety Executive (HSE), and in accordance with Aberdeen Standard Investments policy requirements</p>
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Sampling

Sampling Protocol:	<i>Sampling and the assessment of safety risk was carried out in accordance with Guidance Note HSG 264 Asbestos: The Survey Guide (second edition, published 2012) issued by the Health and Safety Executive (HSE).</i>
Sampling Laboratory	<i>Scopes Asbestos Analysis Services Ltd</i>
Analysis protocol:	<i>Analysis carried out in accordance with the procedures set out in HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.</i>
UKAS Accreditation Reference:	<i>UK 2707</i>


Analysis Results

No samples taken.



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Survey

Floor	Space Reference	Findings	Photo
T2 Car Park - Ground Floor	002	<p><i>Service Yard: Concrete ceiling. Breeze block, brick, concrete and metal walls. Concrete floor. MMMF lagged metal pipes. Metal tank.</i></p> <p><i>A sample was obtained of the insulating board panels to external fire escape for independent laboratory analysis. Analysis of sample ref: TSC/SL/G/002/003 indicated this material to comprise a non-ACM.</i></p> <p><i>It is presumed that there may be gaskets present to the pipe-work. Due to health and safety reasons these could not be sampled. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	




Floor	Space Reference	Findings	Photo
	003	<p><i>Sprinkler Valve Room: Timber ceiling. Breeze block walls. Concrete floor. Metal pipes. Modern electrics. Plastic downpipes.</i></p> <p><i>It is presumed that there may be gaskets present to the pipe-work. Due to health and safety reasons these could not be sampled. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>A sample was obtained of the bitumen to the floor for independent laboratory analysis. Analysis of sample ref: TSC/SL/G/003/004 indicated this material to comprise a non-ACM.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	
	007	<p><i>T2 Generator Room: Concrete ceiling. Plasterboard, breeze block and concrete walls. Concrete floor. MMMF expansion joints. Plastic downpipe. Metal duct-work.</i></p> <p><i>It is presumed that there may be gaskets present to the generator and its associated pipe-work. Due to health and safety reasons these could not be sampled. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>Warning signage was observed to be displayed in this area.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	

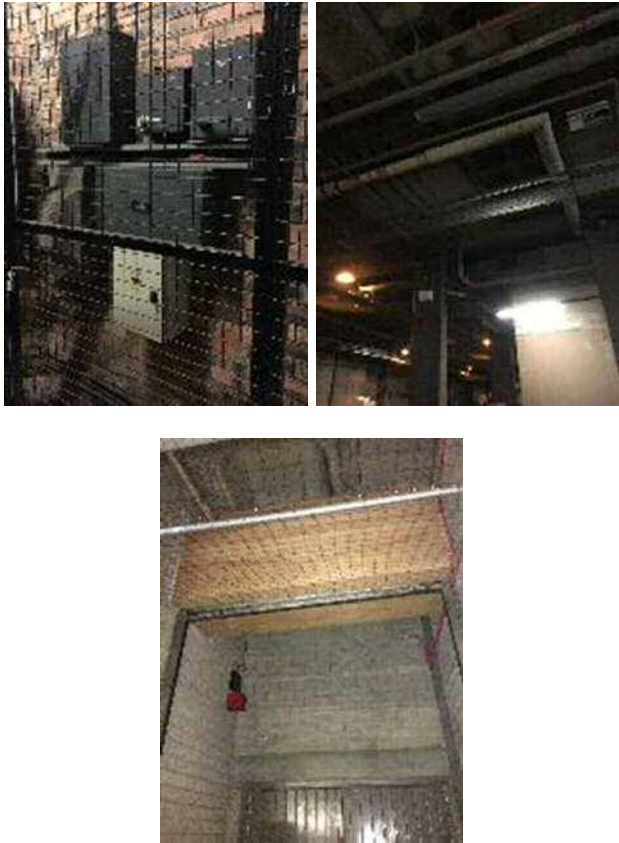


Floor	Space Reference	Findings	Photo
T2 Car Park - Ground Floor	043	<p>T2 Gas Room: Concrete ceiling. Breeze block, plasterboard and concrete walls. Concrete floor.</p> <p>A sample was obtained of the gaskets to pipe-work for independent laboratory analysis. Analysis of sample ref: TSC/SL/2/043/014 indicated this material to contain Chrysotile (white) asbestos.</p> <p>Warning signage was observed to be displayed in this area.</p> <p>No deterioration was observed at the time of review.</p>	
East Corridor - 3rd Floor	074	<p>Lift Motor Room Lifts 4 & 5: Metal ceiling. Breeze block and concrete walls. Concrete floor. Modern electrics. MMMF clad metal beams.</p> <p>It is presumed that there may be asbestos brake pads to lift plant. Further investigation will be required prior to any relevant works to this area.</p> <p>No deterioration was observed at the time of review.</p>	





Floor	Space Reference	Findings	Photo
Shopping Mall – 2nd Floor	096	<p><i>Machine Room (Cleaners room): Concrete and plasterboard ceiling. Plasterboard, brick and concrete walls. Quarry tiled floor.</i></p> <p><i>A sample was obtained of the textured coating to the ceiling for independent laboratory analysis. Analysis of sample ref: TSC/SL/G/096/022 indicated this material to contain Chrysotile (white) asbestos.</i></p> <p><i>Warning signage was observed to be displayed in this area.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	





Floor	Space Reference	Findings	Photo
Basement Service Road	120	<p><i>Service Road: Metal and concrete ceiling. Breeze block, concrete and brick walls. Concrete floor. MMMF insulated pipe-work – limited access below insulation. Metal tank. Metal downpipes. Plastic pipes. Metal and timber infill panels.</i></p> <p><i>A sample was obtained of the insulating board panel to the right hand side of the goods lift for independent laboratory analysis. Analysis of sample ref: TSC/SL/B/120/031 indicated this material to contain Amosite (brown) and Chrysotile (white) asbestos.</i></p> <p><i>It was observed that this panel has been enclosed in timber boxing. Centre Management were unaware of the encapsulation and it is presumed that the insulating board panel is still present.</i></p> <p><i>It is presumed that there may be flash guards present within live electrics. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>It is presumed that there may be gaskets to insulated pipe-work. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	





Floor	Space Reference	Findings	Photo
	126	<p><i>T1 Generator Room: Concrete and metal ceiling. Breeze block and concrete walls. Concrete floor.</i></p> <p><i>It is presumed that there may be gaskets to generator/plant. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	
T1 Car Park – Levels 1 & 2	132	<p><i>Lift Motor Room: Concrete ceiling. Brick and concrete walls. Concrete floor. Metal beams.</i></p> <p><i>A sample was obtained of mastic to the duct-work for independent laboratory analysis. Analysis of sample ref: TSC/SL/CP/132/036 indicated this material to comprise a non-ACM.</i></p> <p><i>It is presumed that there may be brake pads to lift plant. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	





Floor	Space Reference	Findings	Photo
T1 Car Park – Levels 5 & 6	141	<p>Levels 5 & 6: Concrete ceiling. Concrete, plasterboard and timber walls. Concrete floor. Metal duct-work. Plastic pipes.</p> <p>A sample was obtained of the insulating board to the left hand side of fire escape stairs for independent laboratory analysis. Analysis of sample ref: TSC/SL/CP/141/040 indicated this material to contain Amosite (brown) and Chrysotile (white) asbestos.</p> <p>Warning signage was observed to be displayed in this area.</p> <p>No deterioration was observed at the time of review.</p>	
T1 Car Park – Levels 1 & 2	145	<p>Toilet: Concrete ceiling. Plasterboard, plaster and brick walls. Modern vinyl on concrete floor. Timber riser behind cistern.</p> <p>A sample was obtained of the Shires Lynx toilet cistern for independent laboratory analysis. Analysis of sample ref: TSC/SL/CP/145/042 indicated this material to contain Amosite (brown) asbestos.</p> <p>No deterioration was observed at the time of review.</p>	





Floor	Space Reference	Findings	Photo
Roof	155	<p><i>South Switch Room: Concrete ceiling. Brick and concrete walls. Concrete floor.</i></p> <p><i>It is presumed that there may be asbestos flashguards within the live electrics. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	
	156	<p><i>Plant Room No.2: Concrete ceiling. Brick and concrete walls. Concrete floor.</i></p> <p><i>It is presumed that there may be asbestos flashguards within the live electrics. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>A sample was obtained of the cement panel to the ceiling for independent laboratory analysis. Analysis of sample ref: TSC/SL/ROOF/156/048 indicated this material to contain Chrysotile (white) asbestos.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	





Floor	Space Reference	Findings	Photo
	157	<p><i>Plant Room No.1: Concrete ceiling. Brick and concrete walls. Concrete floor.</i></p> <p><i>It is presumed that there may be asbestos flashguards within the live electrics. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	
	158	<p><i>Master Freeze Lift Room: Concrete ceiling. Brick and concrete walls. Concrete floor.</i></p> <p><i>It is presumed that there may be asbestos flashguards within the live electrics. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>It is presumed that there may be asbestos brake pads to the lift plant. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	



Floor	Space Reference	Findings	Photo
	166	<p><i>Fire Escape: Concrete ceiling. Breeze block walls. Concrete floor.</i></p> <p><i>A sample was obtained of the bitumen to the floor for independent laboratory analysis. Analysis of sample ref: TSC/SL/1/166/056 indicated this material to contain Chrysotile (white) asbestos.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	
Shopping Mall - 2nd Floor	180	<p><i>Fire Escape at Help Desk: Concrete and plasterboard ceiling. Brick and concrete walls. Concrete floor.</i></p> <p><i>A sample was obtained of the textured coating to the ceiling for independent laboratory analysis. Analysis of sample ref: TSC/SL/2/180/057 indicated this material to contain Chrysotile (white) asbestos.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	



Floor	Space Reference	Findings	Photo
Management Suite	200	<p><i>Boiler Room: Concrete ceiling. Breeze block and concrete walls. Concrete floor. MMMF insulated metal pipes.</i></p> <p><i>A sample was obtained of the rope to the boiler for independent laboratory analysis. Analysis of sample ref: TSC/SL/1/200/064 indicated this material to comprise a non-ACM.</i></p> <p><i>It is presumed that there may be gaskets to the boiler and associated pipe-work. Further investigation will be required prior to any relevant works to this area.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	
Externals		<p><i>Roof off West corridor: Metal and concrete roof. Brick and concrete walls. Metal flashings. Metal duct-work. Modern chiller units/AHU. Metal pipes. Metal fascias.</i></p> <p><i>Underside of Bridge Above Road: No access to panels. Presumed to be asbestos insulating board. Further investigation will be required prior to any relevant works.</i></p> <p><i>No deterioration was observed at the time of review.</i></p>	



Asbestos Register

Introduction

This section of the Asbestos Management document comprises the current Asbestos Register.

The purpose of the Asbestos Register is to document the location, type and condition of any asbestos known to be present on the site. It is important to keep the Asbestos Register up to date by noting any changes.

The Register may be separated into self-contained sections of the building, especially where tenanted areas have been found to contain asbestos. Tenant-specific register pages must be copied and sent to a senior manager of the tenant organisation. Record the details of this notification and store an electronic copy of the data in the Documents library facility in RiskWise. Information that you record should include:

- Name of Tenant Organisation
- Unit Number / Floor Location in building
- Tenant Manager to whom the Register has been passed
- Date information passed to Tenant
- Any notes or comments

CAD Drawings

An essential part of the Register are the CAD drawings that show the detailed location and extent of asbestos-containing materials on site, together with sampling points relevant to this survey.




CAD Drawings associated with this Survey are attached at the end of the report.

Where the type of survey commissioned is an Asbestos Management / Monitoring review, drawings can be found with the original asbestos survey documentation.




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Asbestos Register

Occupant Details:			Thistles Shopping Centre								Comments / Notes		
Floor	Room	Product Type	Extent	Accessibility	Asbestos type	Identification Level	Damage	Surface Treatment	Total Fibre Release Score	Overall Assessment of Risk	(inc. Updated information)	Date	Photo
G	Service yard	Gaskets	NQ	Difficult	Chrysotile	Presumed	None	Sealed	4	Trivial	No deterioration observed during review	8/8/17	
G	Sprinkler valve room	Gaskets	NQ	Difficult	Chrysotile	Presumed	None	Sealed	4	Trivial	No deterioration observed during review	8/8/17	
G	T2 Generator room	Gaskets	NQ	Difficult	Chrysotile	Presumed	None	Sealed	4	Trivial	No deterioration observed during review	8/8/17	






Occupant Details:			Thistles Shopping Centre								Comments / Notes		
Floor	Room	Product Type	Extent	Accessibility	Asbestos type	Identification Level	Damage	Surface Treatment	Total Fibre Release Score	Overall Assessment of Risk	(inc. Updated information)	Date	Photo
G	T2 Car Park – Gas room	Gaskets to pipe-work	NQ	Difficult	Chrysotile	Sampled	None	Unsealed	4	Trivial	No deterioration observed during review	8/8/17	
3	East corridor – Lift motor room 4 & 5	Brake Pads	NQ	Difficult	Chrysotile	Presumed	None	Sealed	4	Trivial	No deterioration observed during review	8/8/17	
2	Machine Room (Cleaners Room)	Textured Coating	60m ²	Medium	Chrysotile	Sampled	None	Sealed	2	Trivial	No deterioration observed during review	8/8/17	






Occupant Details:			Thistles Shopping Centre								Comments / Notes		
Floor	Room	Product Type	Extent	Accessibility	Asbestos type	Identification Level	Damage	Surface Treatment	Total Fibre Release Score	Overall Assessment of Risk	(inc. Updated information)	Date	Photo
B	Service road	Insulating board infill panel (outside Unit 47b)	2m ²	Medium	Amosite Chrysotile	Sampled	Minor	Unsealed	5	Trivial	The insulating board was observed to be encapsulated at the time of review.		
B	Service road	Flash-guards within electrics	NQ	Difficult	Chrysotile	Presumed	None	Sealed	4	Trivial	No deterioration observed during review	8/8/17	
B	Service road	Cement board above fire-exit door	1m ²	Easy	Chrysotile	Sampled in previous survey	Major	Unsealed	N/A	N/A	This was observed to be removed however no paperwork was seen for the removal of this material	8/8/17	






Occupant Details:			Thistles Shopping Centre								Comments / Notes		
Floor	Room	Product Type	Extent	Accessibility	Asbestos type	Identification Level	Damage	Surface Treatment	Total Fibre Release Score	Overall Assessment of Risk	(inc. Updated information)	Date	Photo
B	T1 Generator room	Gaskets	NQ	Difficult	Chrysotile	Presumed	None	Sealed	4	Trivial	No deterioration observed during review	8/8/17	
Car Park level 1	T1 Car Park – Lift motor room	Brake Pads	NQ	Difficult	Chrysotile	Presumed	None	Sealed	4	Trivial	No deterioration observed during review	8/8/17	
Car Park level 5	T1 Car Park	Insulating board panel at stairs	2m ²	Easy	Amosite Chrysotile	Sampled	None	Sealed	5	Trivial	No deterioration observed during review	8/8/17	





Occupant Details:			Thistles Shopping Centre								Comments / Notes		
Floor	Room	Product Type	Extent	Accessibility	Asbestos type	Identification Level	Damage	Surface Treatment	Total Fibre Release Score	Overall Assessment of Risk	(inc. Updated information)	Date	Photo
Car Park level 1	T1 Car Park – Toilet	Toilet Cistern	1No.	Easy	Amosite	Sampled	None	Sealed	3	Trivial	No deterioration observed during review	8/8/17	
Roof	Plant rooms	Flash-guards within electrics	NQ	Difficult	Chrysotile	Presumed	None	Sealed	4	Trivial	No deterioration observed during review	8/8/17	
Roof	Plant room no. 2	Cement panel to ceiling	1m ²	Difficult	Chrysotile	Sampled	None	Unsealed	4	Trivial	No deterioration observed during review	8/8/17	



Occupant Details:			Thistles Shopping Centre								Comments / Notes		
Floor	Room	Product Type	Extent	Accessibility	Asbestos type	Identification Level	Damage	Surface Treatment	Total Fibre Release Score	Overall Assessment of Risk	(inc. Updated information)	Date	Photo
Roof	Master freeze lift room	Brake Pads	NQ	Difficult	Chrysotile	Presumed	None	Sealed	4	Trivial	No deterioration observed during review	8/8/17	
1	T1 toilets, rear fire escape	Bitumen to floor	10m ²	Easy	Chrysotile	Sampled	None	Composite material	2	Trivial	No deterioration observed during review	8/8/17	
2	Fire escape at help desk	Textured Coating	20m ²	Medium	Chrysotile	Sampled	None	Sealed	2	Trivial	No deterioration observed during review	8/8/17	



Occupant Details:			Thistles Shopping Centre								Comments / Notes		
Floor	Room	Product Type	Extent	Accessibility	Asbestos type	Identification Level	Damage	Surface Treatment	Total Fibre Release Score	Overall Assessment of Risk	(inc. Updated information)	Date	Photo
1	Management suite Boiler room	Gaskets	NQ	Difficult	Chrysotile	Presumed	None	Sealed	4	Trivial	No deterioration observed during review	8/8/17	
Ext.	External road	Insulating board to underside of bridge	NQ	Difficult	Amosite	Presumed	None	Sealed	7	Low	No deterioration observed during review	8/8/17	

Notes to Asbestos Register:

- Samples taken and analysed were typical of the materials present throughout the site. They are representative
- By visual examination it was possible to identify the similarity of material and positions to those analysed

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Asbestos Risk Assessment

Introduction

The Asbestos Register in the previous section identifies locations on site where asbestos containing materials (ACMs) have been identified, or are presumed to be present.

This Risk Assessment part of the Asbestos Management System document examines and assesses the health & safety risks posed by those ACMs.

Asbestos Risk Assessment Criteria

The assessment is summarised on the attached Risk Assessment Table. There are four main parts:

- Part A - Considering the Risk of Fibre Release (material assessment)
- Part B - Considering the Hazard Factors
- Part C - Assessing current Safety Risk
- Part D - Recommending Action to Control Risk

More detailed explanations of these Parts is found below.

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Part A - Risk of Fibre Release (Material Assessment)

The four main parameters which will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- product type
- extent of damage or deterioration
- surface treatment
- asbestos type

In arriving at a numerical assessment of risk for each ACM (The Material Assessment), each parameter is scored as:

High	3	Medium	2	Low	1
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There are two instances where a score of 0 is permitted:

- a) Where the material is in good condition without damage, or
- b) Where the material is a composite such as reinforced plastic, resins, vinyl tiles

Range	Meaning
10 or more	High potential to release asbestos fibres if disturbed
7 to 9	Medium potential
5 to 6	Low potential
4 or less	Very low potential



Part B - Hazard Factors

The material assessment in Part A above identifies the high risk materials, that is those which will most easily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be those that should be given priority for remedial action.

Such priority must be determined by risk assessment, which takes into account hazard factors such as:

- Location of the materials
- Accessibility
- The extent of the material
- Use of the material
- Occupancy of the area
- Activities carried on in the area
- Likelihood/frequency with which maintenance activities are likely to take place in the area
- Condition, friability and asbestos content of the material
- Surface treatment of the material

The risk assessment can be carried out only with detailed knowledge of all the above information. The risk assessments are made by the surveyor, based on experience, observations, analysis and information provided at the time.

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Part C - Assessing Risk with the Risk Level Indicator

The assessment of health and safety risk considers Fibre Release Potential, together with the Likelihood of Exposure.

First – Fibre Release Potential →	Low / Very Low	Medium	High
Then – likelihood of exposure ↓			
Highly Unlikely	Trivial Risk	Tolerable Risk	Moderate Risk
Unlikely	Tolerable Risk	Moderate Risk	Substantial Risk
Likely	Moderate Risk	Substantial Risk	Intolerable Risk

Part D - Summary of Recommendations for Control

This part contains a summary of recommendations to control risk. Detailed recommendations can be found in the Report of Recommendations section of this Asbestos Management system.

The priority of recommended action depends on the risk level:

Trivial Risk	Tolerable Risk	Moderate Risk	Substantial Risk	Intolerable Risk
<ul style="list-style-type: none"> No action is required 	<ul style="list-style-type: none"> Additional controls may be necessary, e.g. labelling asbestos, instruction and management Consideration may be given to a more cost-effective solution or to improvement that imposes no extra cost Regular monitoring of existing controls is essential 	<ul style="list-style-type: none"> Effort is required to reduce the risk Cost of control should be measured and limited Risk control measures should be implemented within a set time scale Think again about the likelihood if a moderate risk is associated with extremely harmful consequences 	<ul style="list-style-type: none"> Work should not be started until the risk has been reduced Considerable resources may have to be allocated to reduce the risk Where the risk involves work in progress urgent action should be taken 	<ul style="list-style-type: none"> Work should not be started or continued until the risk has been reduced If it is not possible to reduce the risk even with unlimited resources then work must be prohibited
No action required	Action within MONTHS	Action within WEEKS	Action within DAYS	Action NOW

In most cases the risks arising from a hazard will be brought to the “Tolerable” level by the application of all the suggested controls. If you cannot devise controls to reduce the risk to an acceptable level you should seek advice from the S₂ Partnership.



Risk Assessment

Material	Gaskets		
Location	Space ref: 002, 003, 007, 043, 126 & 200	Extent	NQ
Analysis	<i>Presumed</i>		
Section A - Potential for Fibre Release (Material Assessment)			
Parameter	Criteria	Fibre Release Score	
Asbestos Type	<i>Chrysotile</i>	1	
Product Type	<i>Gasket</i>	2	
Damage / Condition	<i>No damage</i>	0	
Surface Treatment	<i>Unsealed</i>	1	
Total Fibre Release Score		4	
Potential for Fibre Release		Very Low	
Section B - Hazard Factors			
Hazard Area	Factors Taken into Consideration		
Area / Location	<i>Internal</i>		
Use of Area	<i>Occupancy – Low occupancy</i> <i>Activities carried out – Maintenance activities</i> <i>Likelihood and frequency of maintenance activities – Frequent routine maintenance</i>		
Accessibility	<i>Difficult</i>		
Friability	<i>Low</i>		
Condition	<i>Good</i>		
Treatment	<i>Unsealed</i>		
Asbestos Content	<i>High</i>		
Likelihood of Exposure:		<i>Highly Unlikely</i>	
Part C - Overall Assessment of Risk		<i>Trivial</i>	
Part D - Summary of Recommendations for Control (see Asbestos Action Summary for details)			
<i>Permit to Work Procedure; Monitor condition of ACMs; Labelling; Inform; Train; Carry out further investigation prior to relevant works.</i>			

Assessor:	<i>Stephen Griffiths</i>	Assessment Date	<i>8/8/17</i>	Reassessment Date	<i>8/8/18</i>
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Risk Assessment

Material	Brake Pads		
Location	<i>Space ref: 074, 132 & 158</i>	Extent	<i>NQ</i>
Analysis	<i>Presumed</i>		
Section A - Potential for Fibre Release (Material Assessment)			
Parameter	Criteria	Fibre Release Score	
Asbestos Type	<i>Chrysotile</i>	<i>1</i>	
Product Type	<i>Textile</i>	<i>2</i>	
Damage / Condition	<i>No damage</i>	<i>0</i>	
Surface Treatment	<i>Sealed</i>	<i>1</i>	
		Total Fibre Release Score	<i>4</i>
		Potential for Fibre Release	<i>Very Low</i>
Section B - Hazard Factors			
Hazard Area	Factors Taken into Consideration		
Area / Location	<i>Internal</i>		
Use of Area	<i>Occupancy – Low occupancy</i> <i>Activities carried out – Maintenance activities</i> <i>Likelihood and frequency of maintenance activities – Infrequent maintenance</i>		
Accessibility	<i>Difficult</i>		
Friability	<i>Low</i>		
Condition	<i>Good</i>		
Treatment	<i>Sealed</i>		
Asbestos Content	<i>High</i>		
		Likelihood of Exposure:	<i>Highly Unlikely</i>
Part C - Overall Assessment of Risk		Trivial	
Part D - Summary of Recommendations for Control (see Asbestos Action Summary for details)			
<i>Permit to Work Procedure; Monitor condition of ACMs; Labelling; Inform; Train; Carry out further investigation prior to relevant works.</i>			

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Risk Assessment

Material	Textured Coating		
Location	Space ref: 096 & 180	Extent	60m ² & 20m ²
Analysis	<i>Sampled</i>		
Section A - Potential for Fibre Release (Material Assessment)			
Parameter	Criteria	Fibre Release Score	
Asbestos Type	<i>Chrysotile</i>	1	
Product Type	<i>Textured Coating</i>	1	
Damage / Condition	<i>No damage</i>	0	
Surface Treatment	<i>Sealed</i>	0	
Total Fibre Release Score		2	
Potential for Fibre Release		Very Low	
Section B - Hazard Factors			
Hazard Area	Factors Taken into Consideration		
Area / Location	<i>Internal</i>		
Use of Area	<i>Occupancy – Low occupancy</i> <i>Activities carried out – Maintenance activities</i> <i>Likelihood and frequency of maintenance activities – Frequent routine maintenance</i>		
Accessibility	<i>Difficult</i>		
Friability	<i>Low</i>		
Condition	<i>Good</i>		
Treatment	<i>Sealed</i>		
Asbestos Content	<i>Low</i>		
Likelihood of Exposure:		<i>Highly Unlikely</i>	
Part C - Overall Assessment of Risk		Trivial	
Part D - Summary of Recommendations for Control (see Asbestos Action Summary for details)			
<i>Permit to Work Procedure; Monitor condition of ACMs; Labelling; Inform; Train</i>			

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Risk Assessment

Material	Insulating board infill panel (outside Unit 47b)		
Location	Space ref: 120	Extent	2m ²
Analysis	Sampled		
Section A - Potential for Fibre Release (Material Assessment)			
Parameter	Criteria	Fibre Release Score	
Asbestos Type	Amosite & Chrysotile	2	
Product Type	Insulating Board	2	
Damage / Condition	Minor	1	
Surface Treatment	Encapsulated	0	
		Total Fibre Release Score	5
		Potential for Fibre Release	Low
Section B - Hazard Factors			
Hazard Area	Factors Taken into Consideration		
Area / Location	Internal		
Use of Area	Occupancy – Low occupancy Activities carried out – Maintenance activities Likelihood and frequency of maintenance activities – Frequent routine maintenance		
Accessibility	Difficult		
Friability	Medium		
Condition	Fair		
Treatment	Encapsulated		
Asbestos Content	Medium		
		Likelihood of Exposure:	Highly Unlikely
Part C - Overall Assessment of Risk		Trivial	
Part D - Summary of Recommendations for Control (see Asbestos Action Summary for details)			
Permit to Work Procedure; Monitor condition of ACMs; Labelling; Inform; Train. The insulating board was observed to be encapsulated however no paper work was present for this work and management were unaware of this work. It is presumed that the insulating board is still present.			

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Risk Assessment

Material	Flash-guards within electrics		
Location	Space ref: 120 & 155-159	Extent	NQ
Analysis	<i>Presumed</i>		
Section A - Potential for Fibre Release (Material Assessment)			
Parameter	Criteria	Fibre Release Score	
Asbestos Type	<i>Chrysotile</i>	1	
Product Type	<i>Textile</i>	2	
Damage / Condition	<i>No damage</i>	0	
Surface Treatment	<i>Sealed</i>	1	
Total Fibre Release Score		4	
Potential for Fibre Release		Very Low	
Section B - Hazard Factors			
Hazard Area	Factors Taken into Consideration		
Area / Location	<i>Internal</i>		
Use of Area	<i>Occupancy – Low occupancy</i> <i>Activities carried out – Maintenance activities</i> <i>Likelihood and frequency of maintenance activities – Infrequent maintenance</i>		
Accessibility	<i>Difficult</i>		
Friability	<i>Low</i>		
Condition	<i>Good</i>		
Treatment	<i>Sealed</i>		
Asbestos Content	<i>High</i>		
Likelihood of Exposure:		<i>Highly Unlikely</i>	
Part C - Overall Assessment of Risk		Trivial	
Part D - Summary of Recommendations for Control (see Asbestos Action Summary for details)			
<i>Permit to Work Procedure; Monitor condition of ACMs; Labelling; Inform; Train; Carry out further investigation prior to relevant works.</i>			

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Risk Assessment

Material	Insulating board panel at stairs		
Location	Space ref: 141	Extent	2m ²
Analysis	Sampled		
Section A - Potential for Fibre Release (Material Assessment)			
Parameter	Criteria	Fibre Release Score	
Asbestos Type	Amosite & Chrysotile	2	
Product Type	Insulating Board	2	
Damage / Condition	None	0	
Surface Treatment	Sealed	1	
		Total Fibre Release Score	5
		Potential for Fibre Release	Low
Section B - Hazard Factors			
Hazard Area	Factors Taken into Consideration		
Area / Location	Internal		
Use of Area	Occupancy – High occupancy Activities carried out – Car Park Likelihood and frequency of maintenance activities – Frequent routine maintenance		
Accessibility	Easy		
Friability	Medium		
Condition	Good		
Treatment	Sealed		
Asbestos Content	Medium		
		Likelihood of Exposure:	Unlikely
Part C - Overall Assessment of Risk		Trivial	
Part D - Summary of Recommendations for Control (see Asbestos Action Summary for details)			
Permit to Work Procedure; Monitor condition of ACMs; Labelling; Inform; Train			

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Risk Assessment

Material	Toilet Cistern		
Location	Space ref: 145	Extent	1 No
Analysis	<i>Sampled</i>		
Section A - Potential for Fibre Release (Material Assessment)			
Parameter	Criteria	Fibre Release Score	
Asbestos Type	<i>Amosite</i>	2	
Product Type	<i>Reinforced Composite</i>	1	
Damage / Condition	<i>None</i>	0	
Surface Treatment	<i>Sealed</i>	0	
Total Fibre Release Score		3	
Potential for Fibre Release		Very Low	
Section B - Hazard Factors			
Hazard Area	Factors Taken into Consideration		
Area / Location	<i>Internal</i>		
Use of Area	<i>Occupancy – Low occupancy Activities carried out – Maintenance activities Likelihood and frequency of maintenance activities – Infrequent maintenance</i>		
Accessibility	<i>Low</i>		
Friability	<i>Low</i>		
Condition	<i>Good</i>		
Treatment	<i>Sealed</i>		
Asbestos Content	<i>Medium</i>		
Likelihood of Exposure:		<i>Highly Unlikely</i>	
Part C - Overall Assessment of Risk		Trivial	
Part D - Summary of Recommendations for Control (see Asbestos Action Summary for details)			
<i>Permit to Work Procedure; Monitor condition of ACMs; Labelling; Inform; Train</i>			

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Risk Assessment

Material	Cement Panel to ceiling		
Location	Space ref: 156	Extent	1m ²
Analysis	Sampled		
Section A - Potential for Fibre Release (Material Assessment)			
Parameter	Criteria	Fibre Release Score	
Asbestos Type	Chrysotile	1	
Product Type	Cement	1	
Damage / Condition	Minor	1	
Surface Treatment	Unsealed	1	
Total Fibre Release Score		4	
Potential for Fibre Release		Very Low	
Section B - Hazard Factors			
Hazard Area	Factors Taken into Consideration		
Area / Location	Internal		
Use of Area	Occupancy – Low occupancy Activities carried out – Maintenance activities Likelihood and frequency of maintenance activities – Infrequent maintenance		
Accessibility	Difficult		
Friability	Low		
Condition	Fair		
Treatment	Unsealed		
Asbestos Content	Low		
Likelihood of Exposure:		Highly Unlikely	
Part C - Overall Assessment of Risk		Trivial	
Part D - Summary of Recommendations for Control (see Asbestos Action Summary for details)			
Permit to Work Procedure; Monitor condition of ACMs; Labelling; Inform; Train			

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Risk Assessment

Material	Bitumen to floor		
Location	Space ref: 166	Extent	10m ²
Analysis	Sampled		
Section A - Potential for Fibre Release (Material Assessment)			
Parameter	Criteria	Fibre Release Score	
Asbestos Type	Chrysotile	1	
Product Type	Reinforced composite	1	
Damage / Condition	None	0	
Surface Treatment	Composite material	0	
		Total Fibre Release Score	2
		Potential for Fibre Release	Very Low
Section B - Hazard Factors			
Hazard Area	Factors Taken into Consideration		
Area / Location	Internal		
Use of Area	Occupancy – Low occupancy Activities carried out – Maintenance activities Likelihood and frequency of maintenance activities – Infrequent maintenance		
Accessibility	Difficult		
Friability	Low		
Condition	Fair		
Treatment	Unsealed		
Asbestos Content	Low		
		Likelihood of Exposure:	Highly Unlikely
Part C - Overall Assessment of Risk		Trivial	
Part D - Summary of Recommendations for Control (see Asbestos Action Summary for details)			
Permit to Work Procedure; Monitor condition of ACMs; Labelling; Inform; Train			

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Risk Assessment

Material	Insulating board to underside of bridge		
Location	Space ref: External	Extent	NQ
Analysis	Presumed		
Section A - Potential for Fibre Release (Material Assessment)			
Parameter	Criteria	Fibre Release Score	
Asbestos Type	Amosite	2	
Product Type	Insulating board	2	
Damage / Condition	Low	1	
Surface Treatment	Unsealed	2	
		Total Fibre Release Score	7
		Potential for Fibre Release	Medium
Section B - Hazard Factors			
Hazard Area	Factors Taken into Consideration		
Area / Location	External		
Use of Area	Occupancy – Low occupancy Activities carried out – None Likelihood and frequency of maintenance activities – Unlikely		
Accessibility	Difficult		
Friability	Medium		
Condition	Fair		
Treatment	Unsealed		
Asbestos Content	Medium		
		Likelihood of Exposure:	Highly Unlikely
Part C - Overall Assessment of Risk		Tolerable	
Part D - Summary of Recommendations for Control (see Asbestos Action Summary for details)			
Permit to Work Procedure; Monitor condition of ACMs; Labelling; Inform; Train; Carry out further investigation prior to relevant works.			

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Report of Recommendations

Priority: A = Immediate (already notified verbally) B = 1 month C = 3 Months D = 12 months

Item	Problem	Action	S ₂ Partnership Proposal	Completion	
				Priority	Date
1.	<p><i>General Risk:</i></p> <p><i>Asbestos containing materials (ACMs) identified on site pose risk to contractors and others coming into contact with them, especially during refurbishment / repair work</i></p>	<p><i>Using the information in this Asbestos document:</i></p> <ul style="list-style-type: none"> <i>strictly implement a Permit to Work and Asbestos Notice procedure for work in areas where ACMs have been identified or are suspected and where the landlord has control over tenants' contractors</i> <i>inform employee representatives and on-site contractors in writing of the results of the asbestos survey, and particularly of all findings or suspicions of ACMs in their work areas</i> <i>do not allow contractors and others to disturb ACMs before being completely satisfied that their work will be undertaken safely and strictly in accordance with legal requirements</i> <i>undertake a "Refurbishment / Pre-demolition Survey" prior to disturbing ACMs in all cases where the extent or presence of asbestos could not be confirmed by a "Management Survey"</i> 	<p><i>S₂ Partnership can undertake refurbishment / pre-demolition sampling when required, and can project manage the safety of any work undertaken on, or likely to disturb, ACMs</i></p>	Ongoing	
2.	<p><i>Deterioration in the condition of asbestos containing materials.</i></p>	<p><i>Undertake a review and re-assessment of ACMs on site in 12 months or sooner if deterioration is seen or suspected.</i></p>	<p><i>S₂ Partnership will program a review of the Asbestos Management system.</i></p>	D	



Priority: A = Immediate (already notified verbally) B = 1 month C = 3 Months D = 12 months

Item	Problem	Action	S ₂ Partnership Proposal	Completion	
				Priority	Date
3.	<i>Works involved within live electric and plant.</i>	<i>Carry out further investigation to ascertain if any asbestos containing materials are present.</i>	<i>S₂ Partnership can carry out further investigation if required. Access equipment/further contractor will be required.</i>	<i>Ongoing</i>	

Assessment by:	<i>Stephen Griffiths - S₂ Partnership</i> 	Date of Assessment:	<i>8th August 2017</i>
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