



ASBESTOS CONTRACTING LIMITED

Asbestos Refurbishment/Demolition Survey for Bournemouth Christchurch & Poole Council

at

St Stephens Hall
St Stephens Road
Bournemouth
Dorset
BH2 6JZ



Compiled By: Andrew Mayes

Checked By: Dan Gardiner



Project Number: AS9066

Printed: 08/03/2022 By: Asbestos Contracting Limited. Using Multibase software.



Asbestos Contracting Limited

Names and Addresses

Client Name:

Bournemouth Christchurch & Poole Council

Town Hall

Bournemouth

Dorset

BH2 6DY

Contact: Marie Tamblyn

Phone: 01202 128413

Fax:

Instructing Party:

Bournemouth Christchurch & Poole Council

Town Hall

Bournemouth

Dorset

BH2 6DY

Contact: Marie Tamblyn

Phone: 01202 128413

Fax:

Site Full Name:

St Stephens Hall

St Stephens Road

Bournemouth

Dorset

BH2 6JZ

Contact: Adriana Correa

Phone: 01202 456260

Fax:

Report Author:

Asbestos Contracting Limited

2 Wimborne Road

Poole

Dorset

BH15 2BU

Contact: Asbestos Contracting Limited

Surveying Department

Phone: 01202 676523

Fax:

Asbestos Contracting Limited	Project Number:	AS9066
	Survey Date:	01 March 2022
	Printed On:	08 March 2022
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SECTION ONE

EXECUTIVE SUMMARY

Asbestos Contracting Limited

Executive Summary

General Information:

Asbestos Contracting Limited were instructed by Bournemouth Christchurch & Poole Council to carry out an Asbestos Refurbishment/Demolition Survey to inspect for the presence of asbestos containing materials as far as reasonably practicable (ACMs) at the following site:

St Stephens Hall
St Stephens Road
Bournemouth
Dorset
BH2 6JZ

(See below for full list of areas inspected)

The survey was carried out on 1st March 2022 by Andrew Mayes.

The survey was tailored to the works planned for the site, only areas to be affected by the works were inspected to a refurbishment & demolition standard. This was made clear to ACL by the form of existing/proposed floor plans prior to the site visit & the client's instructions via e-mail prior to the visit. ACL also discussed with the client on the day of the survey all areas that they were happy for intrusions to take place & areas they did not want to be disturbed/damaged. The site was fully occupied during the time of the survey so ACL were restricted as to how much they could access due to fixtures, fittings & furnishings still being in place. ACL recommend all contractors remain vigilant during the planned works & contact ACL should they find any suspect materials.

Area	Comments	Accessed
01. Boiler Room	No asbestos found.	Yes
02. Projector Room	Asbestos present.	Yes
03. Stage Area	Asbestos present.	Yes
04. Store Room 1	Asbestos present.	Yes
05. Store Room 2	No asbestos found.	Yes
06. Ellen Berry Room	No asbestos found.	Yes
07. Kitchen	No asbestos found.	Yes
08. Main Hall	Asbestos present.	Yes
09. Lobby	No asbestos found.	Yes
10. Mens Toilet	No asbestos found.	Yes
11. Disabled Toilet	No asbestos found.	Yes
12. Ladies Toilet	Asbestos presumed present.	Yes

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13. Exterior Of Building	No asbestos found.	Yes
14. First Floor Flat Dining Room	No asbestos found.	Yes
15. First Floor Flat Kitchen	No asbestos found.	Yes
16. First Floor Flat Loft Void	No asbestos found.	Yes
17. First Floor Flat Toilet	No asbestos found.	Yes
18. First Floor Flat Lounge	No asbestos found.	Yes
19. First Floor Flat Bedroom	No asbestos found.	Yes
20. First Floor Flat Hallway	No asbestos found.	Yes

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SECTION TWO

SURVEY OBJECTIVES

Asbestos Contracting Limited

Survey Objectives

- 1 Produce a report, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.
- 2 To carry out a survey to ascertain the presence of asbestos based materials.

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SECTION THREE

SURVEY TECHNIQUES

Asbestos Contracting Limited

Survey Techniques

- 1 The objective of the survey was to locate and assess asbestos containing materials in accordance with the HSE document Asbestos: The Survey Guide, Surveying, Sampling and Assessment of Asbestos Containing Materials document and the Control of Asbestos Regulations 2012.

During the course of the survey every effort has been made to locate and identify any asbestos materials. In certain circumstances asbestos may be under or hidden from view by other materials and it is possible that asbestos based materials may have been overlooked due to inaccessibility.

This was a "destructive" refurbishment and demolition survey for asbestos in accessible areas, as per specification and subject to definitions in which:

"accessible" is defined as reasonably and safely reachable on foot, or reachable from a stepladder, or by removing a cover or grating which is screwed in place, and without damaging fittings or decorations. Electrical (e.g. switch boxes), plant (e.g. boilers, air handling units and ducted systems) and hazardous installations (e.g. chemical containers) were specifically excluded. Drains, fixed floor, wall and ceiling boardings were penetrated where possible.

"destructive" is defined as opening accessible points as described above, and boring a representative selection of panels, voids and insulation materials, where safe to do so, to ascertain the materials of construction, and if possible, what lies behind. Such sampling was undertaken carefully, to minimise damage to fittings and decorations, and where possible, was undertaken in areas out of normal view. It must be accepted that some damage may have occurred.

Any stated Client's Specification will also be adhered to in addition to the above.

Samples were obtained employing the use of fibre suppressant techniques in order to minimise respirable fibre release during sampling. Initially, each different type of suspect element was sampled and analysed for the presence of asbestos. Similar elements were then assessed on a visual basis throughout the building and referenced to a particular sample number.

A material risk assessment was made for each sample taken.

The recommendations within this report were assessed after considering the type of material, condition of material, it's location, analysis result and type of use the area is thought to be subjected to. It is possible amendments could be made based on local knowledge or change in legislation. The material risk assessment will also be affected if the usage of the area is changed or the conditions within that area.

We recommend that upon receipt of this completed survey the building owner arranges for all asbestos containing materials to be labelled to prevent accidental disturbance or damage by others.

All areas identified to be of high risk should be treated or removed immediately by a licensed asbestos removal contractor.

This report can be used as the asbestos register and can be amended and updated as necessary.

The asbestos register should be maintained by the building manager and issued to any person associated with the premises including staff, sub-contractors and any other person wishing to visit site and enter a zone which contains asbestos.

ACL would recommend that re-inspections should be carried out on an ongoing basis to determine any possible

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Survey Techniques

damage or deterioration that may affect the risk category of every ACM identified during the survey, until such time as they are removed.

ACL would also stress that this report should be used as part of an integrated management plan to safely manage asbestos within buildings.

It is generally recommended that all high risk items are reduced to a lower risk by encapsulation, or removed in their entirety. Lower risk items should then be labelled and inspected at the stated intervals.

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SECTION FOUR

SURVEY CAVEAT

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Survey Caveat

- 1 This report is based upon a destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of Asbestos Containing Materials (ACM's) within the areas of the building that were accessible.

It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during refurbishment or demolition activities.

Asbestos containing materials have not been disturbed or removed during the course of the survey therefore there is the possibility for additional ACM's to be present behind those identified which may only be discovered during subsequent asbestos removal work.

For reasons set out in this report, the results cannot give an assurance that all ACM's have been found and must not be thought to do so. The nature of the survey was a destructive inspection at key locations of accessible voids and areas.

It is possible that previous damage or disturbance may have contaminated specific areas where asbestos has been identified. It may not be possible to visually identify the presence or extent of possible contamination within the scope of this survey. If additional sampling techniques, such as airborne fibre testing are required, a separate instruction would be necessary to cover this work.

The following areas were not accessed:

- * live electrical boxes which may contain asbestos fuse guards
- * items not associated with the fabric of the building such as ovens, incinerators, ironing boards etc.
- * behind, beneath or above suspected asbestos containing materials
- * behind, beneath masonry walls/concrete floors & ceiling's

The report acts as a stand-alone document outlining the status of asbestos occurrences noted during the course of the survey only.

The bulk sample analysis carried out for this report, which is integral to compiling and completing this survey report is carried out in a laboratory fully accredited by the United Kingdom Accreditation Service (UKAS). However, the non-standard priority material risk assessment scoring algorithm used by ACL, which is based on the criteria set out within the Health & Safety Executive document, Asbestos: The Survey Guide, Surveying, sampling and assessment of asbestos-containing materials, is outside the scope of UKAS accreditation.

ACL would recommend that reference is made to the non-accessible areas listed in the executive summary, of this report, prior to commencing any refurbishment or demolition work. Always proceed with due care and attention, stop work and check if any suspect materials are found.

Care should also be taken should it become obvious that the building material is inconsistent and there is a possibility that during previous refurbishment non-asbestos type materials were integrated with existing and could therefore be overlooked. We have not included to sample each and every panel, tile or section of insulation as this would be clearly impractical in terms of cost and time.

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SECTION FIVE

SURVEY NOTES

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Survey Notes

- 1 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc., where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.
- 2 No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.
- 3 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.

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SECTION SIX

ASBESTOS REGISTER

Asbestos Register

Site Name: St Stephens Hall

Project Number: AS9066

Location	Product type and name		Extent	Accessibility	Condition	Surface treatment	Asbestos Type	Sample	Sample no	Material Risk Score	Priority Risk Score	Total Score
02, First floor, Projector room	Asbestos cement	Cement board	18m ²	Medium Accessibility	Good condition	Cement Sheet	Chrysotile	Identified	Sample 3	3		N/A
03, Ground floor, Stage area	Pipe and boiler lagging	Pipe insulation	10 Linear Metres	Medium Accessibility	High damage	Unsealed laggings and sprays	Chrysotile	Identified	Sample 4	10		N/A
04, Ground floor, Store Room (1)	Pipe and boiler lagging	Pipe insulation	12 Linear Metres	Difficult Accessibility	High damage	Unsealed laggings and sprays	Chrysotile	Identified	Sample 5	10		N/A
08, Ground floor, Main Hall	Pipe and boiler lagging	Pipe insulation	44 Linear Metres	Difficult Accessibility	High damage	Unsealed laggings and sprays	Chrysotile	Identified	Sample 7	10		N/A
12, Ground floor, Ladies toilet	Ropes and woven textiles	Flash guards	Small	Difficult Accessibility	Not Applicable	Sealed Ropes/Woven Textiles	Chrysotile	Presumed	Visual ID	4		N/A
03, Ground floor, Stage area	Pipe and boiler lagging	Debris	Throughout Area	Medium Accessibility	High damage	Debris	Chrysotile	Strongly Presumed as previous sample	Visual ID To Sample 4	10		N/A

MATERIAL SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES



SECTION SEVEN

MATERIAL ASSESSMENT (PHOTO)

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Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60735	Survey Type:	RDS
Location Ref:	Sample 1	Product Type:	NADIS
Product:	Pipe insulation	Damage:	NADIS
Area:	01	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Boiler room	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	Throughout Area
Drawing Ref:	01		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

Pipe insulation residue to walls

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60738	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	Non Asbestos Materials	Damage:	NADIS
Area:	01	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Boiler room	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	01		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

MMM/Polystyrene insulation to newer pipework

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60740	Survey Type:	RDS
Location Ref:	Sample 2	Product Type:	NADIS
Product:	Flange Gaskets	Damage:	NADIS
Area:	01	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Boiler room	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	1 item
Drawing Ref:	01		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

Flange gasket

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60742	Survey Type:	RDS
Location Ref:	Sample 3	Product Type:	Asbestos cement
Product:	Cement board	Damage:	Good condition
Area:	02	Treatment:	Cement Sheet
Floor:	First floor	Asbestos Type:	Chrysotile
Room:	Projector room	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	18m ²
Drawing Ref:	02		
Asbestos ?	Yes		
Date:	01 March 2022		
Next Inspection:	28 February 2023		

Material Risk Score: 3

Material Risk Band: Very Low Risk

Priority Risk Score: N/A

Action:

Remove As Per CAR 2012 In Compliance With HSE



Material
Comments:

Asbestos cement sheeting to ceiling

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60744	Survey Type:	RDS
Location Ref:	Sample 4	Product Type:	Pipe and boiler lagging
Product:	Pipe insulation	Damage:	High damage
Area:	03	Treatment:	Unsealed laggings and sprays
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Stage area	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	10 Linear Metres
Drawing Ref:	03		
Asbestos ?	Yes		
Date:	01 March 2022		
Next Inspection:	28 February 2023		

Material Risk Score:	10
Material Risk Band:	High Risk
Priority Risk Score:	N/A

Action:

Remove by a Licensed Asbestos Removal Contractor



Material
Comments:

Pipe insulation to pipework within void below stage

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60745	Survey Type:	RDS
Location Ref:	Visual ID To Sample 4	Product Type:	Pipe and boiler lagging
Product:	Debris	Damage:	High damage
Area:	03	Treatment:	Debris
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Stage area	Identification:	Strongly Presumed as previous sample
Surveyor Name:	Andrew Mayes	Quantity:	Throughout Area
Drawing Ref:	03		
Asbestos ?	Yes		
Date:	01 March 2022		
Next Inspection:	28 February 2023		

Material Risk Score:	10
Material Risk Band:	High Risk
Priority Risk Score:	N/A

Action:

Remove by a Licensed Asbestos Removal Contractor



Material
Comments:

Debris in stage void from worn pipe insulation

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60746	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	No Asbestos Found	Damage:	NADIS
Area:	03	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Stage area	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	03		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

Loft void to the rear of the stage accessed

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60748	Survey Type:	RDS
Location Ref:	Sample 5	Product Type:	Pipe and boiler lagging
Product:	Pipe insulation	Damage:	High damage
Area:	04	Treatment:	Unsealed laggings and sprays
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Store Room (1)	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	12 Linear Metres
Drawing Ref:	04		
Asbestos ?	Yes		
Date:	01 March 2022		
Next Inspection:	28 February 2023		

Material Risk Score:

10

Material Risk Band:

High Risk

Priority Risk Score:

N/A

Action:

Remove by a Licensed Asbestos Removal Contractor



Material
Comments:

Limited access due to damage limitations, pipe insulation to pipework within floor void presumed throughout

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

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Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

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Location ID:	60749	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	Limited Access	Damage:	NADIS
Area:	05	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Store Room (2)	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	05		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

Limited access due to damage limitations, wooden floor boards over solid concrete floor

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

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Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

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Location ID:	60751	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	No Asbestos Found	Damage:	NADIS
Area:	05	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Store Room (2)	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	05		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

Limited access to small floor void no ACM's present where inspected

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

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Location ID:	60752	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	Limited Access	Damage:	NADIS
Area:	06	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Ellen Berry Room	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	06		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

Limited access to floor void as room still in frequent use, no ACM's present where inspected

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

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Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

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Location ID:	60756	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	No Asbestos Found	Damage:	NADIS
Area:	06	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Ellen Berry Room	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	06		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

Wooden panel covering an old door way to the rear right handside of the room

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

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Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

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Location ID:	60759	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	No Asbestos Found	Damage:	NADIS
Area:	07	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Kitchen	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	07		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

Floor tiles to concrete floor limited access due to damage limitations, no ACM's present where inspected

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

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Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

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Location ID:	60761	Survey Type:	RDS
Location Ref:	Sample 7	Product Type:	Pipe and boiler lagging
Product:	Pipe insulation	Damage:	High damage
Area:	08	Treatment:	Unsealed laggings and sprays
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Main Hall	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	44 Linear Metres
Drawing Ref:	08		
Asbestos ?	Yes		
Date:	01 March 2022		
Next Inspection:	28 February 2023		

Material Risk Score:	10
Material Risk Band:	High Risk
Priority Risk Score:	N/A

Action:

Remove by a Licensed Asbestos Removal Contractor



Material
Comments:

Floor void accessed pipe insulation present running around the perimeter of the main hall

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60763	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	No Access	Damage:	NADIS
Area:	08	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Main Hall	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	08		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

No access to high level ceiling

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60765	Survey Type:	RDS
Location Ref:	Sample 8	Product Type:	NADIS
Product:	Bitumen Adhesive	Damage:	NADIS
Area:	08	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Main Hall	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	170m ²
Drawing Ref:	08		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

Bitumen adhesive to underside of parquet flooring

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60766	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	No Access	Damage:	NADIS
Area:	09	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Lobby	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	09		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

No access below floor level

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60768	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	Limited Access	Damage:	NADIS
Area:	12	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	Ladies toilet	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	12		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

Limited access to window surrounds due to damage limitations, no ACM's present where inspected

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60770	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	Ropes and woven textiles
Product:	Flash guards	Damage:	Not Applicable
Area:	12	Treatment:	Sealed Ropes/Woven Textiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	Ladies toilet	Identification:	Presumed
Surveyor Name:	Andrew Mayes	Quantity:	Small
Drawing Ref:	12		
Asbestos ?	Yes		
Date:	01 March 2022		
Next Inspection:	28 February 2023		

Material Risk Score: 4

Material Risk Band: Very Low Risk

Priority Risk Score: N/A

Action:

Remove As Per CAR 2012 In Compliance With HSE



Material
Comments:

No access gained within electrical boxing due to live status. Presumed asbestos containing flash guards/rope lining within

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60772	Survey Type:	RDS
Location Ref:	Sample 9	Product Type:	NADIS
Product:	Mastic	Damage:	NADIS
Area:	13	Treatment:	NADIS
Floor:	External	Asbestos Type:	NADIS
Room:	Exterior Of Building	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	Throughout Site
Drawing Ref:	13		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

Window mastic to windows throughout exterior of building

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60774	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	Limited Access	Damage:	NADIS
Area:	14	Treatment:	NADIS
Floor:	First floor	Asbestos Type:	NADIS
Room:	Dining Area	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	14		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

Limited access to floor void within flat dining room, no ACM's present where inspected

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60775	Survey Type:	RDS
Location Ref:	Sample 6	Product Type:	NADIS
Product:	Sink & Drainer Pads	Damage:	NADIS
Area:	15	Treatment:	NADIS
Floor:	First floor	Asbestos Type:	NADIS
Room:	Flat Kitchen	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	Small
Drawing Ref:	15		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

No Action Required



Material
Comments:

Sink pad to the underside of sink unit

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60776	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	Non Asbestos Materials	Damage:	NADIS
Area:	16	Treatment:	NADIS
Floor:	First floor	Asbestos Type:	NADIS
Room:	Flat Loft Void	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	16		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

Non asbestos pipe lagging

Asbestos Contracting Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

St Stephens Hall, St Stephens Road, Bournemouth,
Dorset, BH2 6JZ

Client Name:

Bournemouth Christchurch & Poole
Council

Project Number:

AS9066

Location ID:	60777	Survey Type:	RDS
Location Ref:	Visual ID	Product Type:	NADIS
Product:	Limited Access	Damage:	NADIS
Area:	16	Treatment:	NADIS
Floor:	First floor	Asbestos Type:	NADIS
Room:	Flat Loft Void	Identification:	Identified
Surveyor Name:	Andrew Mayes	Quantity:	
Drawing Ref:	16		
Asbestos ?	No		
Date:	01 March 2022		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action:

Proceed With Caution



Material
Comments:

Limited access gained within loft space due to lack of crawl/walk boards & amount of MMMF insulation present. No sign of ACM's in areas inspected

SECTION EIGHT

MATERIAL ASSESSMENT: SUMMARY BY ASBESTOS TYPE

Material Assessment: Summary by Asbestos Type

Site Name: St Stephens Hall

Asbestos Type: Chrysotile

Project Number: AS9066

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
01/03/22	Sample 3	60742	02	02	First floor	Projector room	Cement board	3	Very Low Risk	N/A	Asbestos cement sheeting to ceiling	Remove As Per CAR 2012 In Compliance With HSE	RDS
01/03/22	Sample 4	60744	03	03	Ground floor	Stage area	Pipe insulation	10	High Risk	N/A	Pipe insulation to pipework within void below stage	Remove by a Licensed Asbestos Removal Contractor	RDS
01/03/22	Visual ID To Sample 4	60745	03	03	Ground floor	Stage area	Debris	10	High Risk	N/A	Debris in stage void from worn pipe insulation	Remove by a Licensed Asbestos Removal Contractor	RDS
01/03/22	Sample 5	60748	04	04	Ground floor	Store Room (1)	Pipe insulation	10	High Risk	N/A	Limited access due to damage limitations, pipe insulation to pipework within floor void presumed throughout	Remove by a Licensed Asbestos Removal Contractor	RDS
01/03/22	Sample 7	60761	08	08	Ground floor	Main Hall	Pipe insulation	10	High Risk	N/A	Floor void accessed pipe insulation present running around the perimeter of the main hall	Remove by a Licensed Asbestos Removal Contractor	RDS
01/03/22	Visual ID	60770	12	12	Ground floor	Ladies toilet	Flash guards	4	Very Low Risk	N/A	No access gained within electrical boxing due to live status. Presumed asbestos containing flash guards/rope lining within	Remove As Per CAR 2012 In Compliance With HSE	RDS



Material Assessment: Summary by Asbestos Type

Site Name: St Stephens Hall

Asbestos Type: NADIS

Project Number: AS9066

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
01/03/22	Sample 1	60735	01	01	Ground floor	Boiler room	Pipe insulation	0	NADIS	N/A	Pipe insulation residue to walls	No Action Required	RDS
01/03/22	Visual ID	60738	01	01	Ground floor	Boiler room	Non Asbestos Materials	0	NADIS	N/A	MMMF/Polystyrene insulation to newer pipework	No Action Required	RDS
01/03/22	Sample 2	60740	01	01	Ground floor	Boiler room	Flange Gaskets	0	NADIS	N/A	Flange gasket	No Action Required	RDS
01/03/22	Visual ID	60746	03	03	Ground floor	Stage area	No Asbestos Found	0	NADIS	N/A	Loft void to the rear of the stage accessed	No Action Required	RDS
01/03/22	Visual ID	60749	05	05	Ground floor	Store Room (2)	Limited Access	0	NADIS	N/A	Limited access due to damage limitations, wooden floor boards over solid concrete floor	Proceed With Caution	RDS
01/03/22	Visual ID	60751	05	05	Ground floor	Store Room (2)	No Asbestos Found	0	NADIS	N/A	Limited access to small floor void no ACM's present where inspected	Proceed With Caution	RDS
01/03/22	Visual ID	60752	06	06	Ground floor	Ellen Berry Room	Limited Access	0	NADIS	N/A	Limited access to floor void as room still in frequent use, no ACM's present where inspected	Proceed With Caution	RDS
01/03/22	Visual ID	60756	06	06	Ground floor	Ellen Berry Room	No Asbestos Found	0	NADIS	N/A	Wooden panel covering an old door way to the rear right handside of the room	No Action Required	RDS
01/03/22	Visual ID	60759	07	07	Ground floor	Kitchen	No Asbestos Found	0	NADIS	N/A	Floor tiles to concrete floor limited access due to damage limitations, no ACM's present where inspected	Proceed With Caution	RDS
01/03/22	Visual ID	60763	08	08	Ground floor	Main Hall	No Access	0	NADIS	N/A	No access to high level ceiling	Proceed With Caution	RDS
01/03/22	Sample 8	60765	08	08	Ground floor	Main Hall	Bitumen Adhesive	0	NADIS	N/A	Bitumen adhesive to underside of parquet flooring	No Action Required	RDS
01/03/22	Visual ID	60766	09	09	Ground floor	Lobby	No Access	0	NADIS	N/A	No access below floor level	Proceed With Caution	RDS



Material Assessment: Summary by Asbestos Type

Site Name: St Stephens Hall

Asbestos Type: NADIS

Project Number: AS9066

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Product Name	Material Risk Score	Material Risk Band	Priority Risk Score	Comments	Action	Survey Type
01/03/22	Visual ID	60768	12	12	Ground floor	Ladies toilet	Limited Access	0	NADIS	N/A	Limited access to window surrounds due to damage limitations, no ACM's present where inspected	Proceed With Caution	RDS
01/03/22	Sample 9	60772	13	13	External	Exterior Of Building	Mastic	0	NADIS	N/A	Window mastic to windows throughout exterior of building	No Action Required	RDS
01/03/22	Visual ID	60774	14	14	First floor	Dining Area	Limited Access	0	NADIS	N/A	Limited access to floor void within flat dining room, no ACM's present where inspected	Proceed With Caution	RDS
01/03/22	Sample 6	60775	15	15	First floor	Flat Kitchen	Sink & Drainer Pads	0	NADIS	N/A	Sink pad to the underside of sink unit	No Action Required	RDS
01/03/22	Visual ID	60776	16	16	First floor	Flat Loft Void	Non Asbestos Materials	0	NADIS	N/A	Non asbestos pipe lagging	Proceed With Caution	RDS
01/03/22	Visual ID	60777	16	16	First floor	Flat Loft Void	Limited Access	0	NADIS	N/A	Limited access gained within loft space due to lack of crawl/walk boards & amount of MMMF insulation present. No sign of ACM's in areas inspected	Proceed With Caution	RDS

SECTION NINE

BULK CERTIFICATE

Asbestos Contracting Limited

Bulk Certificate

Project Number:

AS9066



ASBESTOS FIBRE IDENTIFICATION CERTIFICATE

Job Reference No.:	L-10947	Report Date:	07/03/2022
Client:	Asbestos Contracting Limited	Source:	ASI Environmental
Client Address:	2 Wimborne Road Poole Dorset BH15 2BU	No. of Samples Received:	9
		Date Received:	02/03/2022
		Date Analysed:	07/03/2022
		Client Job Number:	AS9066
FAO:	Dan Gardiner		
Site Address:	St Stephens Hall St Stephens Road Bournemouth Dorset BH2 6JZ		

Method of Analysis

Sample identification was carried out using Polarised Light Microscopy coupled with McCrone Dispersion staining techniques in accordance with the documented in-house method TP01 based on HSE guidance notes HSG248. (*Asbestos: The Analysts Guide for Sampling Analysis and Clearance Procedures*).

Sample No.	Client Sample No.	Location	Product Type*	Asbestos Type Detected	Sample Notes
56341	S001	Area 1- Boiler room - Debris	Dust/Debris	No Asbestos Detected	
56342	S002	Area 1 - Boiler room - Flange gasket	Textile/Paper	No Asbestos Detected	
56343	S003	Area 2 - Projector room - Cement board	Asbestos Cement	Chrysotile	
56344	S004	Area 3 - Stage area - Pipe insulation	Asbestos Insulation	Chrysotile	
56345	S005	04 Store room1 - Pipe insulation	Asbestos Insulation	Chrysotile	
56346	S006	Flat - Kitchen - Sink pad	Well Bound Material	No Asbestos Detected	
56347	S007	Area 8 - Main hall - Pipe insulation	Asbestos Insulation	Chrysotile	
56348	S008	Area 8 - Main hall - Bitumen adhesive	Well Bound Material	No Asbestos Detected	
56349	S009	Area 13 - External - Window mastic	Well Bound Material	No Asbestos Detected	

Analysed By: Hayley Wilczewski

Laboratory Technician

Authorised By: Hayley Wilczewski

Laboratory Technician

Bulk Fibre Identification Certificate	Form 170	Template Issue Date: 25/02/2021
Issue No. 02	Page 1 of 2	Issued By: Quality Manager

ASI Environmental Limited registered in England and Wales Number 06886526. Vat Registration No 972 313 425
6 Testwood Lane, Totton, Southampton, SO40 3AQ Tel: 02380 427750 Fax: 02380 668755

Asbestos Contracting Limited

Bulk Certificate

Project Number:

AS9066



Signature

ASI Environmental does not accept any responsibility for information provided by the client or the manner in which samples are taken by the client and delivered to ASI Environmental - results apply to samples as received.

Samples taken as part of an ASI Survey or as a Bulk Sampling exercise are done so using ASI Environmental Ltd in-house procedures TP02 and TP03. Procedures are based on HSE guidance document HSG 264 and are audited and accredited by UKAS. This test report must not be reproduced except in full, without the written approval of the laboratory.

Notes:

1. Sample(s) collected are analysed for the presence of six types of asbestos fibres – Crocidolite-blue, Amosite-brown, Chrysotile-white, Anthophyllite, Actinolite and Tremolite.
2. Product Type* - are opinions and interpretations expressed herein and are outside the scope of our UKAS accreditation.

Bulk Fibre Identification Certificate	Form 170	Template Issue Date: 25/02/2021
Issue No. 02	Page 2 of 2	Issued By: Quality Manager

ASI Environmental Limited registered in England and Wales Number 06886526. Vat Registration No 972 313 425
6 Testwood Lane, Totton, Southampton, SO40 3AQ Tel: 02380 427750 Fax: 02380 668755

SECTION TEN

SURVEY DRAWINGS

Asbestos Contracting Limited



Survey Drawings and Documentation

Project Number:

AS9066



St Stephens Hall
St Stephens Road
Bournemouth
Dorset
BH2 6JZ

AS9066

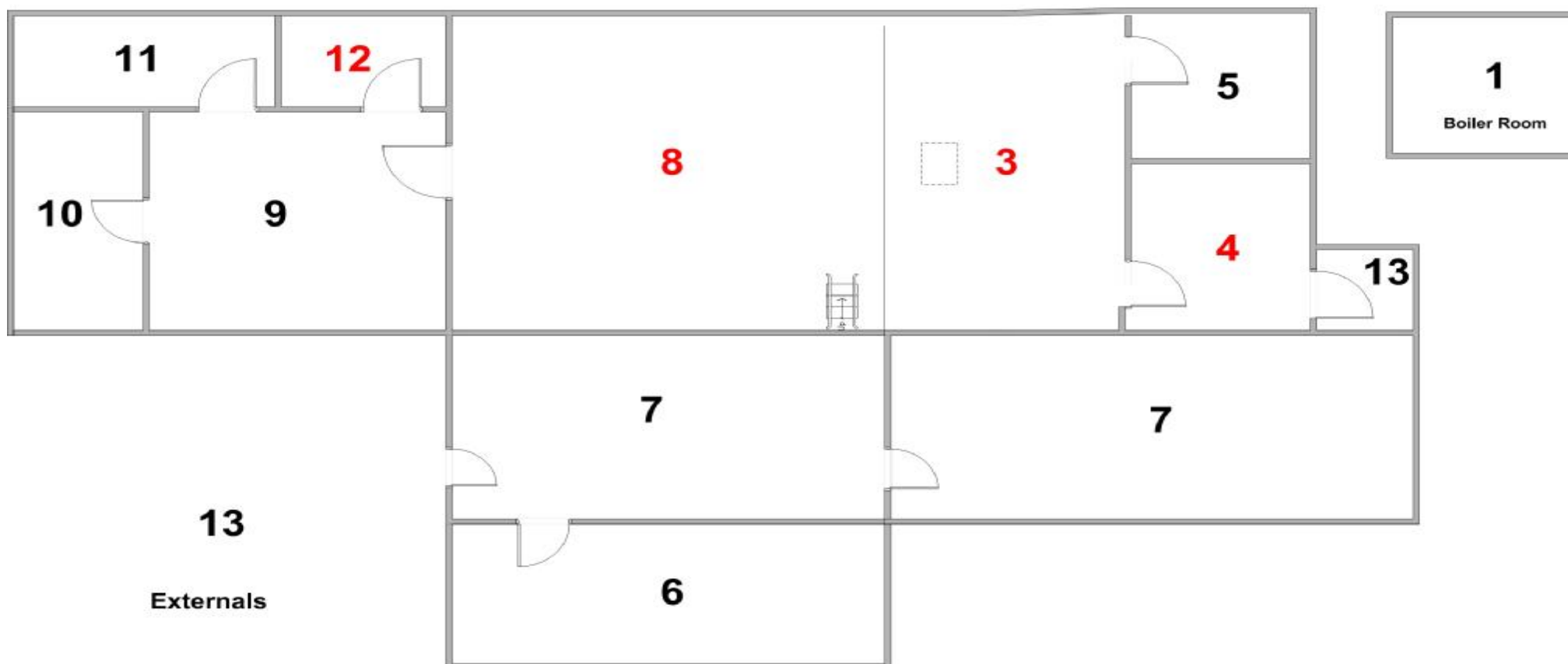
1st March 2022

01 – Denotes areas
containing asbestos
01 – Denotes areas not
containing asbestos

NOTE: It may not be possible to indicate any external Asbestos Containing Materials.

Plan may not be to scale

Ground Floor




Asbestos Contracting Limited

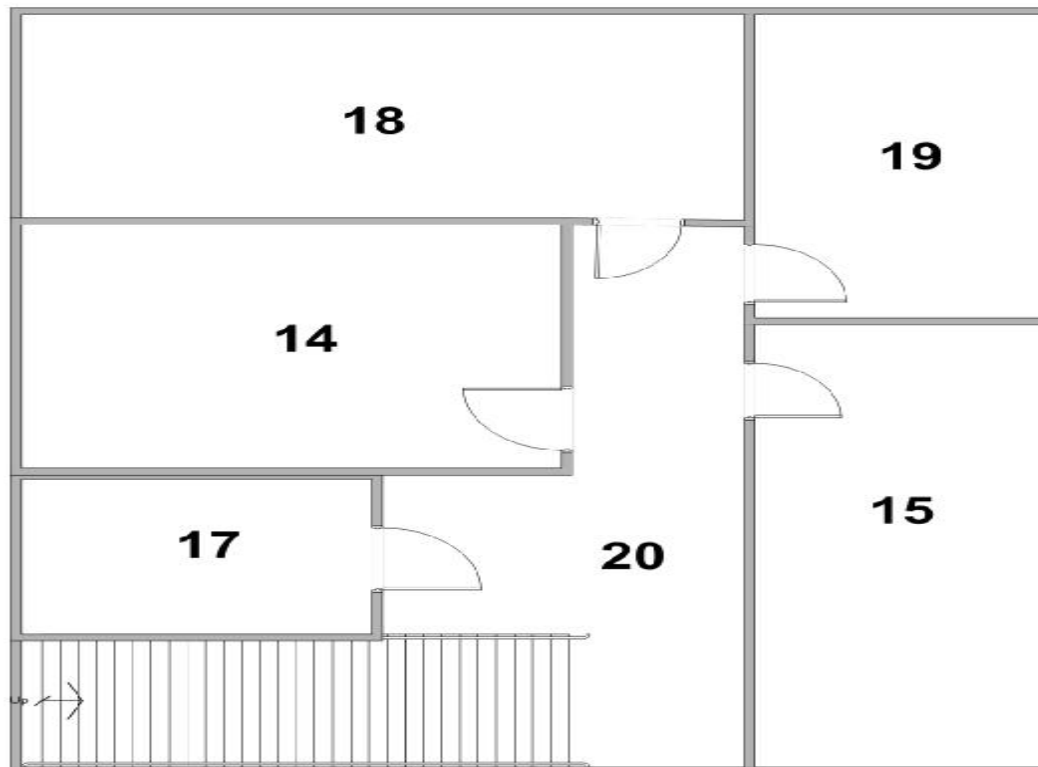


Survey Drawings and Documentation

Project Number:

AS9066

	St Stephens Hall St Stephens Road Bournemouth Dorset BH2 6JZ	AS9066	NOTE: It may not be possible to indicate any external Asbestos Containing Materials. Plan may not be to scale
		1st March 2022	
		01 – Denotes areas containing asbestos 01 – Denotes areas not containing asbestos	



First Floor Flat

16

Loft Void


Asbestos Contracting Limited



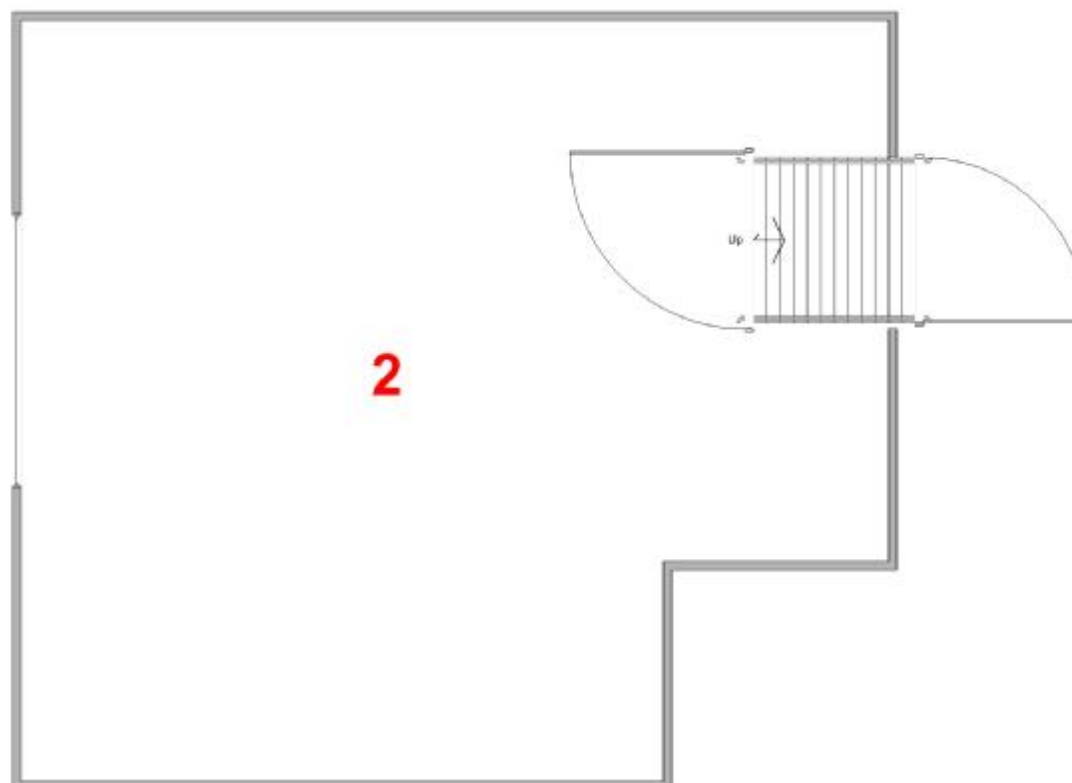
Survey Drawings and Documentation

Project Number:

AS9066

	St Stephens Hall St Stephens Road Bournemouth Dorset BH2 6JZ	AS9066	NOTE: It may not be possible to indicate any external Asbestos Containing Materials. Plan may not be to scale
		1 st March 2022	
		01 – Denotes areas containing asbestos 01 – Denotes areas not containing asbestos	

First Floor



Projection Room

13

Externals

SECTION ELEVEN

SURVEY RECOMMENDATIONS

Asbestos Contracting Limited

Survey Recommendations

1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. HSG 264 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totalled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in HSG264 considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage;
Surface treatment; and
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

Those with a score between 7 and 9 are regarded as medium risk;

Materials with a score between 5 and 6 are low risk; and

Scores of 4 or less are very low risk.

Client Name:	Bournemouth Christchurch & Poole Council	Project Number:	AS9066
		Survey Date:	01 March 2022
Site Address:	St Stephens Hall, St Stephens Road, Bournemouth, Dorset, BH2 6JZ	Printed On:	08 March 2022
		Recommendation:	Page 1 of 1