Asbestos Management Report

A tree in front of a house

Description automatically generated

Fictional childcare centre

|  |  |
| --- | --- |
| **Prepared for** | **Bob** |
| **Contact Details** | **0212345678**  **Bob@email.com** |
| **Site Address** | **45 imaginary road** |

HELLO

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# Introduction

*Your standard text goes here!*

# Inspection Instruction

*Your standard text goes here!*

As asbestos management survey was carried out at the request of Bob. Sampling was carried out in accordance with the guidelines set up in the **LEGISLATION** Health & Safety Executive document 'Asbestos', The Survey Guide' HSG264 (2012). The survey was conducted by a holder of qualification IP 402 (BOHS - Surveying & Sampling Strategies for Asbestos in Buildings) All safely accessible areas of the subject premises were surveyed for materials suspected of containing asbestos.

# Procedures

*Your standard text goes here!*

This assessment included a visual inspection including some limited destructive sampling to selected parts of the internal and external areas of the subject buildings. Access to the external parts of the building was achieved from ground level, internal floors, from the roof or by specialist access equipment where required.

Photographs were taken of sampled materials and are included in Section 2 – Sampling Documents

Samples of suspected ACMs were collected, labelled and placed in double self-sealing bags and sent to an IANZ Accredited laboratory for analysis. The results of testing are included at Section 3 - Laboratory Analysis Results

All locations where samples were removed were marked with an adhesive label stating 'Danger - This material may contain asbestos'

# Inaccessible Areas

*Your standard text goes here!*

There were a number of areas which were inaccessible due to: either specialist equipment was needed for access, would have caused damage to decoration, fixtures and fittings or the structure of the building.

Areas that required the attendance of a specialist engineer was not carried out.

A summary of inaccessible areas is available in Section 3 – Other Areas.

# Site

The property being inspected is located at 45 imaginary road.

|  |
| --- |
| Photo showing bounds of property. |

|  |
| --- |
|  |

Floor plan with sampling points marked

# Inspection Details

|  |  |  |  |
| --- | --- | --- | --- |
| **Site Name:** | Fictional childcare centre | **Site Address** | 45 imaginary road |
| **Client Name** | Bob | **Contact Details** | 0212345678  Bob@email.com |
| **Job Number** | 52465 | **Building** | Main hall |
| **Completed by** |  | **Date of Inspection** | 08-Mar-2020 |
| **Staff Contact** |  |  |  |

# Summary of Non-Asbestos Containing Areas

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Location** | **Sample** | **Material Sampled** | **Condition** | **Quantity** | **Asbestos Type** |
| Floor: Ground, Kitchen, Cupboarf | Presumed P - S002 |  |  |  | Awaiting lab results0 |

# All Survey Data

## Samples

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| |  | | --- | | Sample S - S001 |  |  |  |  |  | | --- | --- | --- | --- | | **Location:** | Wall | **Floor/Level:** | Ground | | **Room/Area:** | Main room | **Sample Number:** | SS001 | | **Sample Date:** | 08-Mar-2020 | **Material Type:** | Wood frame |  |  |  |  | | --- | --- | --- | | **Photo of context location** | |  | | --- | | **Photo of sample** | | |

|  |  |  |  |
| --- | --- | --- | --- |
| **Product Type** | Asbestos reinforced composites | **Asbestos Type** | Brown (Amphibole asbestos excluding crocidolite) and mixtures (not blue) |
| **Ease of Access** | Easy | **Comments on Area/Accessibility** |  |
| **Surface Coating** | Painted | **Condition** | Fair |
| **Friable?** | Potentially friable | **Quantity** | 15m² |

**RISK ASSESSMENT**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Material Assessment** | | **Priority Assessment** | | | |
| Product Type | 1 | Activity | 2 | Number of Occupants | 2 |
| Extent of Damage/deterioration | 2 | Location | 2 | Frequency of use of area | 2 |
| Surface Treatment | 0 | Accessibility | 1 | Average time area is in use | 1 |
| Asbestos Type | 2 | Extent/amount | 2 | Type of maintenance activity | 0 |
|  |  |  |  | Frequency of maintenance activity | 0 |
| **Material Total:** | **5.0** | **Priority Total:** | **5.3** | **Risk Total:** | **10.3** |

Comments

No comment recorded.

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| |  | | --- | | Presumed P - S002 |  |  |  |  |  | | --- | --- | --- | --- | | **Location:** | Cupboarf | **Floor/Level:** | Ground | | **Room/Area:** | Kitchen | **Sample Number:** | PS002 | | **Sample Date:** | 08-Mar-2020 | **Material Type:** |  |  |  |  |  | | --- | --- | --- | | **Photo of context location** | |  | | --- | | **Photo of sample** | | |

|  |  |  |  |
| --- | --- | --- | --- |
| **Product Type** |  | **Asbestos Type** | Awaiting lab results |
| **Ease of Access** | Moderate | **Comments on Area/Accessibility** |  |
| **Surface Coating** | Painted | **Condition** | Fair |
| **Friable?** | Potentially friable | **Quantity** |  |

**RISK ASSESSMENT**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Material Assessment** | | **Priority Assessment** | | | |
| Product Type | 0 | Activity | 0 | Number of Occupants | 0 |
| Extent of Damage/deterioration | 0 | Location | 0 | Frequency of use of area | 0 |
| Surface Treatment | 0 | Accessibility | 0 | Average time area is in use | 0 |
| Asbestos Type | 0 | Extent/amount | 0 | Type of maintenance activity | 0 |
|  |  |  |  | Frequency of maintenance activity | 0 |
| **Material Total:** | **0.0** | **Priority Total:** | **0.0** | **Risk Total:** | **0.0** |

Comments

No comment recorded.

## Other Areas

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| |  |  |  |  | | --- | --- | --- | --- | | Presumed asbestos P - S003, Ground, Outside | | | | | **Location:** | Driveway | **Material Containing Asbestos?** | Presumed asbestos |   **Notes on area/accessibility**: No comments made.   |  |  |  | | --- | --- | --- | | **Photo 1** | |  | | --- | |  | | |

# Recommendations

| **Sample Number** | **Location** | **Recommendations** |
| --- | --- | --- |
| SS001 | Ground, Main room Wall | Restrict access and remove |

|  |
| --- |
| Asbestos Containing Materials |

| **Sample** | **Location** | **Material Type and Quantity** | **Asbestos Type** | **Ease of access** | **Risk Rating** | **Condition** | **Friable?** |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Sample S - S001 | Floor: Ground, Main room, Wall | Wood frame, 15m² | Brown (Amphibole asbestos excluding crocidolite) and mixtures (not blue)2 | Easy | |  |  |  | | --- | --- | --- | | 2 | 10.3 | 2 | | 2 | 1 | | 1 | 0 | | 2 | 2 | | 2 |  | | 2 |  | | 1 |  | | 0 |  | | 0 |  | | Fair | Potentially friable |
| Presumed asbestos P - S003 | Floor: Ground, Outside, Driveway | UNKNOWN | Presumed Crocidolite (Blue) | No comments made. | 3 | UNKNOWN | UNKNOWN |

**ADDITIONAL PHOTOS**

|  |  |
| --- | --- |
| **Figure** **1 - Vinyl carpet** |  |

# Appendix: Material and Priority scoring

*Your standard text goes here!*

The following is from the UK HSE HSG264 guidelines.

|  |  |
| --- | --- |
| **Material Score** | **Potential to release asbestos fibres** |
| 10 or more | High |
| 7-9 | Medium |
| 5-6 | Low |
| 4 or less | Very low |

See UK HSE HSG 264 and other resources – add your own guidance notes as you want here....

*Your standard text goes here!*