



Asbestos Re-Inspection Report
for
2-5 Craven Road



Prepared For:	Berkshire Healthcare NHS Trust
Prepared By:	Advance Environmental Limited
Date of Survey:	June 2017
Review Date:	June 2018





SURVEY INFORMATION

Client Name	BERKSHIRE HEALTHCARE NHS TRUST
Client Contact	PHILIP WATKINS
Client Address	7-9 CREMYLL ROAD READING RG1 8NQ
Site Address	2-5 CRAVEN ROAD READING RG1 5LF
Re inspection Date	07/06/17
Surveyor(s)	PAUL CARROLL





SURVEY FINDINGS

The findings of our survey are detailed below in the executive summary table. This information is a summary. More detailed information and photographs of the items can be found in Appendix A.

Summary of Asbestos Containing Materials

Ref	Area No. Location	Material Description	Total Risk
1224	2 nd FLOOR STAIRWELL	AIB BOXING	9
1222	37 OFFICE	INFILL PANEL TO FIREPLACE	10
1226	EXTERNAL REAR	FLUE PIPE	7
1214	ROOM 28	INFILL PANEL TO FIREPLACE	7
1216	GROUND FLOOR STORE	AIB WALL	8
1217	GROUND FLOOR STORE	AIB WALL	9
1215	GROUND FLOOR STORE	INFILL PANEL TO WINDOW	10
1210	1 ST FLOOR OFFICE	INFILL PANEL TO FIREPLACE	9
1199	OFFICE 6	INFILL PANEL TO FIREPLACE	5
1198	SECRETARIES OFFICE	INFILL PANEL TO FIREPLACE	9
1205	1 ST FLOOR CONSULTING ROOM	INFILL PANEL TO FIREPLACE	8
1221	BASEMENT 2 FOYER	AIB TO CHIMNEY	8
1220	GROUND FLOOR OFFICE 29	AIB PANEL TO CHIMNEY	5

Summary of Areas of No/Limited Access

Building/Site	Area No./Location	Reason





TABLE OF CONTENTS

SECTION 1	INTRODUCTION
SECTION 2	SURVEY TECHNIQUES
SECTION 3	BULK SAMPLE ANALYSIS
SECTION 4	LIMITATIONS OF SURVEY
SECTION 5	MATERIAL & PRIORITY RISK ASSESSMENT
SECTION 6	SURVEY RECOMMENDATIONS
APPENDIX A	<i>INSPECTION REGISTER</i>





1.0 INTRODUCTION

- 1.1 The survey was undertaken in order to re-assess the condition of any previously identified asbestos containing materials (ACMs) and to facilitate an update of the asbestos register.
- 1.2 The extent and type of all asbestos containing materials found on site have been previously defined for the purpose of providing an asbestos register in compliance with current legislation.
- 1.3 The survey was carried out in accordance with HSE document HSG 264 and CAR 2012.

Site Address	2-5 CRAVEN ROAD READING RG1 5LF
Agreed scope of survey	Re inspection survey
Agreed exclusions and inaccessible areas	N/A

1.4 Purpose of the Survey

The purpose of this assessment was to reinspect previously-identified asbestos containing materials (ACMs) and to update the asbestos register for the site. Where the materials have been previously sampled and found to contain asbestos, other visually similar materials used in the same manner may have been referenced to the sampled material or presumed to contain asbestos.

The sample references from the previous survey have been referenced within this report.

The extent, condition and type of the asbestos containing materials on site have been summarised in a written report including a detailed inspection register and data sheets.





In addition, the inspection also endeavours to:

- Highlight the need for urgent action to reduce the risk of exposure to respirable asbestos fibres where appropriate;
- Create awareness that other presumed asbestos materials may be present but not found which should be added to the register when identified;
- Create awareness that other asbestos materials may be present but not found, which may require removal prior to refurbishment or demolition works;
- Reference any fibrous materials which were considered to be non-asbestos, and which may be mistaken for suspected asbestos containing materials by other personnel.

2.0 SURVEY TECHNIQUES

2.1 The survey was carried out in accordance with HSG 264 - 2012, UK-ASBESTOS internal procedure AFS-1301 and the specific requirements of the Client.

2.2 All previously identified ACMs were re-inspected to determine their condition, with any such changes noted. A suggested action has also been provided in each case.

2.3 This asbestos survey report states information recorded at the time of the investigation and is based on visual inspection.

2.5 Abbreviations in the Report

CR	(Cross Referenced) – Materials visually consistent with that already sampled or presumed
ACM	Asbestos Containing Material
NAR	No (further) Action Required (Area has been inspected and no suspicious samples identified)
NA	No Access (Access not reasonably practicable)
PR	Presumed ACM. Sampling will be required where required
NAD	No asbestos detected in sample
CAR	Control of Asbestos Regulations (2012)
NNLW	Notifiable non-licensed work





3.0 BULK SAMPLE ANALYSIS

3.1 Sampling has not been conducted as part of this survey as the purpose of this report is to re-inspect previously identified ACMs. Reference codes relating to the initial sampling of the materials have been included.

4.0 LIMITATIONS OF SURVEY

4.1 We confirm that in preparing this report that we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works and prevailing site conditions.

4.2 The nature of the survey was destructive or intrusive inspections at key locations of the building fabric.

4.3 The surveyor(s) made all reasonable effort to examine all materials and identify the presence of asbestos containing materials. Some materials may well be concealed within the fabric of the building and may only come to light when the building is being demolished or structurally altered. Therefore, it is not possible to regard the findings of this survey as being absolute.

4.4 Where suspect asbestos installations are found during the survey, it is not the policy of Asbestos and Fire Safety Ltd to disturb this material in any other way than to take a representative sample. It should therefore be assumed that further asbestos containing materials may be present until proven otherwise.

4.5 Equipment, machinery, ducting etc. were not moved, opened up or examined for the purpose of this investigation except where inspection hatches were available.

4.6 Access may not have been gained within solid slabs, walls where the materials are built using brick, block or concrete unless access panels/hatches are provided.

4.7 Asbestos containing materials referred to in this report as asbestos cement (AC) or asbestos insulating board (AIB), have been identified as such based solely upon their physical appearances and the surveyor(s) judgement. A water absorption test detailed in CAR 2012 guidance notes would be required to classify the materials in question.

4.8 Use of both asbestos materials and non-asbestos materials could have been made in close proximity to one another. Care must therefore be taken when disturbing areas of mixed materials and all should be treated as ACMs.





5.0 MATERIALS AND PRIORITY RISK ASSESSMENT METHODOLOGY

5.1 All asbestos containing material identified on the site have been incorporated into a Risk Assessment Priority method in accordance with the Health Safety document HSG 264, which allow the clients the opportunity to plan and prioritise any requirements for management, removal and remedial action, required by Health and Safety Legislation.

5.2 A Material Assessment score has been assigned to each asbestos containing material identified on the site surveyed. Non Asbestos materials have not been assigned any priority scoring; the material assessment score is based on a combined assessment of the four main categories which determine the amount of potential fibre release from an ACM subject to a standard disturbance.

These are:

- Product Type
- Extent of Damage or Deterioration
- Surface Treatment
- Asbestos Type

5.3 Each category is scored as either: High = 3, Medium = 2 or Low = 1; two categories also allow a nil score. The score assigned to each of the four categories are added together to give a total Material score of between 2 and 12. Presumed or strongly presumed ACMs are scored as Crocidolite Asbestos (3), unless analysis of similar materials from the building shows a different asbestos type, or of there is a reasoned argument that another type of asbestos was almost used in the production of that ACM.

Material Score	Level of potential fire release, if disturbed
10 or more	High
Between 7-9	Medium
Between 5-6	Low
4 or Less	Very Low





5.4 Material Score

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastic, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal installation (i.e. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition; no visible damage
	1	Low damages: a few scratches or surface marks, broken edges of tiles etc.
	2	Medium damage: significant breakage of material or several small areas where material has been damage revealing loose asbestos fibres.
	3	High damage or delimitation of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastic, resins, vinyl tiles.
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated) asbestos cement sheet etc.
	2	Un-sealed asbestos insulating board, or encapsulated lagging and sprays.
	3	Unsealed laggings and sprays.
Asbestos type	1	Chrysotile
	2	Amphibole asbestos
	3	Crocidolite





- 5.5 A Priority Assessment has been assigned to each of the positive materials, which in an algorithm of several variable factors within the area from which the sample was taken. These factors can influence the potential for or exposure to fibre release. These are:
- Normal Occupancy activity level
 - Likelihood of Disturbance
 - Human exposure Potential
 - Maintenance Activity
- 5.6 Each category and sub-category is scored as either High = 3, Medium = 2 or Low = 1 or Very Low = 0. The Priority Assessment score is achieved by calculating the mean average score for each main section i.e. the categories listed above, and adding all scores for all 4 categories together. The total Priority assessment score achieved is between 0 and 12. Adding the total Priority Assessment score and Material Score gives the Total Priority Assessment/Material score of between 2 and 24.





5.7 Priority Assessment Algorithm

Assessment factor	Score	Examples of score variables
Normal occupant activity		
Main type of activity	0	Rare disturbance activity (i.e. little used store room)
	1	Low disturbance (i.e. office type activity)
	2	Periodic disturbance (i.e. industrial or vehicular activity which may contact ACM's)
	3	High levels of disturbance (i.e. fire doors with asbestos insulating board sheet in constant use)
Secondary activities of area	As above	As above
Likelihood of disturbance		
Location	0	Outdoors
	1	Large room or well ventilated areas
	2	Room up to 100m ²
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts of items (i.e. string, gaskets)
	1	≤ 10m ² or ≤ 10m pipe run
	2	≥ 10m ² to ≤ 50m ² or ≤ 50m pipe run
	3	≥ 50m ² or > 50m pipe run
Human exposure potential		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	> 10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily





Assessment factor	Score	Examples of score variables
Average time area is in use	0	< 1 hour
	1	> 1 to < 3
	2	> 3 to < 6
	3	> 6 hours
Maintenance activity		
Type of maintenance activity	0	Minor disturbance (i.e. possibility of contact when gaining access)
	1	Low disturbance (i.e. changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (i.e. lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (i.e. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> per year
	3	> per month

5.8 The combined Material and Priority Risk Assessment provides a Total Risk Score for the asbestos installation which allows the client to prioritise any remedial work.

High Risk Material – Risk Score 19-24

The potential hazard arising from this category warrants immediate remedial action. Plans should be made for the removal of the asbestos. If delay of removal is likely the asbestos should be sealed and/or the area sealed off and entry to specified are denied.





Medium Risk Material – Risk Score 13-18

This category indicates that deterioration in any of the risk analysis parameters may result in fibre release. Therefore all asbestos, within this category, should be assessed for removal. The condition of the asbestos should be monitored on a regular basis. Asbestos warning labels should also be affixed to the material to prevent any accidental damage. Access should be restricted, and in some cases should be prevented.

Low Risk Material – Risk Score 7-12

This category indicates the requirement for regular condition checks; although the current risk is low, this risk may alter should any of the risk analysis parameters change. It is therefore recommended that the material is checked at 6 or 12 monthly intervals. Where changes in the parameters occur the material should be re-prioritised. Asbestos warning labels should also be affixed to the materials to prevent any accidental damage. Access should be managed.

Minor Risk Material – Risk Score 1-6

This category indicates low priority. Condition checks should be made on an annual basis. Where changes in the parameters occur the material should be re-prioritised. Asbestos warning labels should also be affixed to the material to prevent any accidental damage. Access should be managed.

5.9 Risk Assessment Traffic Light System

The asbestos combined material and priority scores are assigned a colour within this report (*Appendix B*), this directs the reader to the risk of the material identified, recommendations are available alongside the risk to aid with the management of the item.





6.0 SURVEY RECOMMENDATIONS

Recommendations are made based upon each items assessed potential for fibre release recommended by the guidance published by the Health and Safety Executive.

Definition of terms for actions detailed within this report:

Manage	Material to remain in-situ. Implement provision of a policy of regular inspection together with procedures, whilst continually monitoring the condition of the material for further deterioration.
Encapsulate/Repair	Paint/Seal the material to prevent the further deterioration and breakdown of the material. Labelling should be considered where practicable to do so.
Remove	Complete removal of the material in strict accordance with current regulation and guidance. CAR 2012. Etc.
Control/Restrict Access:	Material in a condition or position that it is likely to cause fibre release should it be disturbed. Immediate action to implement procedure to restrict access via physical controls.
No Further Action	Material identified as being non-asbestos.






Appendix A – Inspection Register






Ref	Building	Floor	Area/Room	Position
1224	Main	Second	Stairwell	ceiling

	Material Description		Material Risk
	AIB Boxing		6
	Additional Information		Priority Risk
	Item was in good condition		4
	HSE Notifiable/Licensed	Yes	Total Score
Recommendation	Manage	10	
Review Timescale	12 Months		






Ref	Building	Floor	Area/Room	Position
1222	Main	Second	Office 37	Fireplace

	Material Description		Material Risk
	AIB Panel to Fireplace		5
	Additional Information		Priority Risk
	Item was in good condition		4
	HSE Notifiable/Licensed	Yes	Total Score
	Recommendation	Manage	9
Review Timescale	12 Months		






Ref	Building	Floor	Area/Room	Position
1226	Main	External	External	Wall

	Material Description		Material Risk
	Flue pipe		4
	Additional Information		Priority Risk
	Item was in good condition		1
	HSE Notifiable/Licensed	No	Total Score
	Recommendation	Manage	5
Review Timescale	12 Months		






Ref	Building	Floor	Area/Room	Position
1214	Main	Ground	Room 28	Fireplace

	Material Description		Material Risk
	AIB Panel to Fireplace		5
	Additional Information		Priority Risk
	Item was in good condition		4
	HSE Notifiable/Licensed	Yes	Total Score
	Recommendation	Manage	9
Review Timescale	12 Months		






Ref	Building	Floor	Area/Room	Position
1216	Main	Ground	Store	Wall

	Material Description		Material Risk
	AIB wall		6
	Additional Information		Priority Risk
	Item was in good condition		2
	HSE Notifiable/Licensed	Yes	Total Score
	Recommendation	Manage	8
Review Timescale	12 Months		






Ref	Building	Floor	Area/Room	Position
1217	Main	Ground	Store	Wall

	Material Description		Material Risk
	AIB wall		6
	Additional Information		Priority Risk
	Item was in good condition		2
	HSE Notifiable/Licensed	Yes	Total Score
	Recommendation	Manage	8
Review Timescale	12 Months		






Ref	Building	Floor	Area/Room	Position
1215	Main	Ground	Store	Window

	Material Description		Material Risk
	Cement infill panel		3
	Additional Information		Priority Risk
	Item was in good condition		2
HSE Notifiable/Licensed		No	Total Score
Recommendation		Manage	5
Review Timescale		12 Months	






Ref	Building	Floor	Area/Room	Position
1210	Main	First	1 st Floor office	Wall

	Material Description		Material Risk
	Cement Panel to Fireplace		5
	Additional Information		Priority Risk
	Item was in good condition		4
	HSE Notifiable/Licensed	No	Total Score
	Recommendation	Manage	9
Review Timescale	12 Months		





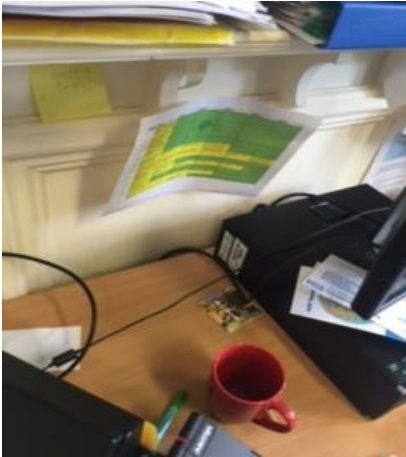
Ref	Building	Floor	Area/Room	Position
1199	Main	First	Office 6	Wall

	Material Description		Material Risk
	AIB Panel to Fireplace		6
	Additional Information		Priority Risk
	Item was in good condition		4
	HSE Notifiable/Licensed	Yes	Total Score
	Recommendation	Manage	10
Review Timescale	12 Months		






Ref	Building	Floor	Area/Room	Position
1198	Main	First	Secretaries office	Wall

	Material Description		Material Risk
	AIB Panel to Fireplace		3
	Additional Information		Priority Risk
	Item was in good condition		4
	HSE Notifiable/Licensed	Yes	Total Score
Recommendation	Manage	7	
Review Timescale	12 Months		






Ref	Building	Floor	Area/Room	Position
1205	Main	First	Consulting room 11	Wall

	Material Description		Material Risk
	Cement Panel to Fireplace		3
	Additional Information		Priority Risk
	Item was in good condition		4
	HSE Notifiable/Licensed	No	Total Score
Recommendation	Manage	7	
Review Timescale	12 Months		






Ref	Building	Floor	Area/Room	Position
1221	Main	Ground	2 Basement Foyer	Ceiling

	Material Description		Material Risk
	AIB Chimney infill panel		6
	Additional Information		Priority Risk
	Item was in good condition		2
	HSE Notifiable/Licensed	Yes	Total Score
	Recommendation	Manage	8
Review Timescale	12 Months		





Ref	Building	Floor	Area/Room	Position
1220	Main	Ground	Office 29	Wall

	Material Description		Material Risk
	AIB panel to chimney		5
	Additional Information		Priority Risk
	Item was in good condition		4
HSE Notifiable/Licensed		Yes	Total Score
Recommendation		Manage	9
Review Timescale		12 Months	

