



Sayers Confectioners Ltd

A Subsidiary of Lyndale Foods Ltd

Lorenzo Drive, West Derby, Liverpool L11 1BJ

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www.lyndale.co.uk

14th April 2004

Calvert
Lavender Cottage
Greensbridge Farm
Greensbridge Lane
Tarbock Green
L25 1QD

Dear Sir/Madam

**Re: Sayers Confectioners Limited, 241 Breck Road, Liverpool – Control of
Asbestos at Work Act 2002 - Regulations**

We write to inform you that we have undertaken a Type 2/Level 2 survey in response to the above.

A copy of the report is enclosed.

Report ID No:	11/03/SYSV20
Branch No:	1031
Undertaken by:	Safety & Hygiene Consultants on 17/11/03

We can confirm that we are maintaining an appropriate Register of reports and where appropriate we will manage any instance where a risk has been identified. You will note that there is no requirement for removal at this property.

Could you please acknowledge receipt of this report by signing and returning the attached copy of this letter.

If you have any queries about the detail of the report please address them in the first instance to Mr P Eaves at The Ideal Bakery, Lorenzo Drive, Liverpool, L11 1BJ.

Yours faithfully

Sayers Confectioners Limited

Signed to acknowledge receipt:

Date:

ASBESTOS SURVEY REPORT

REPORT ID NO.: *11/03/SYSV20*

SITE NAME: *Sayers*
241 Breck Road
Liverpool
L5 3LQ

BRANCH NO.: *S1031*

CLIENT: *Sayers*

This survey was undertaken by Mr P Roberts of Safety and Hygiene Consultants on 17th November 2003.

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1. Introduction and Safety/Risk Assessment

Instructions were received from Alec Savers, to carry out a site visit to the property known as Savers 241 Breck Road, Liverpool, L5 3LQ. The scope of works was to carry out a Level 2 asbestos survey of the premises. The extent and type of asbestos-based materials on site was to be defined

During the survey, operatives must be aware of possible risks, which may be present on site in order to work safely and to minimise risks to themselves and others.

To carry out the survey it is likely that the use of ladders will be required to reach areas above head height. Equipment must be suitable for this purpose and in good serviceable condition and used according to the manufacturer's instructions.

Operatives must also be aware of possible risks of electrocution and should not interfere with any electrical installations without the presence of a qualified electrician. When inspecting within confined spaces e.g.: floor ducts etc. operatives must be aware of the risks associated with these areas and take appropriate precautions.

When taking samples for analysis, the operatives must be aware of the possible risks to themselves or others of exposure to asbestos contamination and must take appropriate precautions to minimise any risks. If samples are required in areas that are occupied they should be taken after hours to prevent unnecessary exposure of staff to possible asbestos contamination, sampling must be undertaken in accordance with procedures outlined in the company's "Asbestos Materials Bulk Sampling Manual".

2. Reporting Conditions

Labelled photographs have been taken to highlight the report and can be found in Section 13 ("Photographs")

Survey report sheets can be found in the section named Section 12 ("Areas Inspected").

Plans or sketches can be found in the section named Section 12 ("Areas Inspected").

3. Sampling Strategy

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material.

All samples were collected in self-seal bags where appropriate, and a label was left on the site adjacent to the sample location. This label indicates the sample number for cross-reference to this report. Care was taken to prevent cross-contamination of samples.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building.

As required under the Control of Asbestos Regulations 2002, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with PCL cloth tape. All samples were double sealed in polythene bags that would not give rise to any dust release. Sampling did not impair the structural integrity of the building or plant.

4. Survey Strategy & Methodology

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis and therefore minimise the cost of the survey. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material was suspected to contain asbestos a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, a small number of samples were taken as being representative of the whole area. Therefore, visually similar materials in the same area must be assumed to contain asbestos.

Where the surveyor reports a material as NON-ASBESTOS by visual inspection and with no analysis of samples (e.g. recently lagged pipework covered with metal cladding) then the client should exercise caution in interpreting the results. It is IMPORTANT to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging (e.g. from previous asbestos removal carried out in the past).

It is not usually practicable to detect such residues until major disturbances of the material takes place within the scope of a destructive survey. KITSONS ENVIRONMENTAL EUROPE LTD cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is recommended that further investigation of the specific area be carried out before the start of the work.

Where there are large numbers of identical items disturbed throughout the site (e.g. fuse boxes with asbestos flash pads) a single sample will be taken for analysis and therefore the client must assume that identical items will have the same composition as the one specified.

Where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

4. Survey Strategy & Methodology (contd.)

The asbestos survey carried out shall be one of three types, as agreed at the time of the order. The three types are:

Presumptive "walk-through" asbestos surveys (Level 1)

Walk-through asbestos surveys are a rapid, visual assessment of the suspected asbestos installations present on a site. The survey technique relies on the ability of the surveyor to visually identify asbestos and does not normally include the taking of samples to confirm the presence of asbestos. Hence the surveyor has presumed the presence of asbestos using his/her experience and knowledge of asbestos in buildings.

Standard Sampling Asbestos Survey (Level 2)

Standard sampling asbestos surveys are the most common form of asbestos survey undertaken. This again requires the surveyor to identify any installations on a site that he suspects may contain asbestos. These installations are then sampled (may require several samples depending on size and complexity of the suspect installation) and analysis carried out at the laboratory. This enables us to confirm whether the sampled materials definitely contain asbestos or are asbestos free.

The benefits of this survey technique are that it will give a much more accurate result than the walk-through survey by confirming where asbestos is present, and will give additional information on asbestos types/concentrations on which to base an assessment of risk.

The disadvantages are that the survey technique will require more time and hence be more expensive. The survey does not include for breaking into sealed voids or inaccessible areas and therefore may miss any asbestos present in such areas and, because only representative samples are taken of suspected asbestos installations, it may be possible that visually similar asbestos and non-asbestos materials could be confused.

Full access Intrusive Asbestos Survey (Level 3)

Full access intrusive asbestos surveys extend the "standard sampling asbestos survey" to include investigations into sealed voids and the fabric of the building. This will include breaking through walls, ceilings etc. to confirm the presence or absence of asbestos and, normally, this is carried out prior to demolition or refurbishment works where significant damage to the building will not be a problem.

On this occasion a "Level 2" asbestos survey has been carried out.

5. Survey Limitations

The exact areas covered within the scope of this survey include the following:

- Basement
- Ground Floor

Whilst the survey team made every effort to identify all asbestos materials present in the building/site, the possibility remains that some asbestos containing materials may not be detected if they are located in inaccessible areas or are contained within the fabric of the building.

The survey team will highlight any inaccessible areas where it is suspected that asbestos may be present.

No access will be made to live electrical services, drains, sewers, biologically or radiologically contaminated areas, dangerous structures etc.

6. Bulk Analysis Method

All techniques used were in strict accordance with the HSE document MDHS 77, titled "Asbestos in Bulk Materials" Sampling and identification by polarised light microscope (PLM)

Identification of asbestos fibres was based on the following analytical procedure.

- a) A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.
- b) Sample treatment was undertaken (if required) to release or isolate fibres.
- c) A detailed and thorough search under the stereo microscope was made to classify the fibre types present by morphology.
- d) Representative fibres were mounted in appropriate RI liquids on microscope slides.
- e) The different fibrous components were identified using PLM.
- f) Identification is based on the results of at least two or more of the following:
 - i) Morphology
 - ii) Dispersion colours
 - iii) Pleochroism
 - iv) Angle of extinction
 - v) Refractive index

7. General Caveat

This report is based upon a non-destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the presence of materials containing asbestos within the areas of the building that may be subject to future refurbishment works. 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 materials may be found during refurbishment or demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

All samples collected on site have been analysed and the results detailed in this report.

Where asbestos containing materials have been visually detected and subsequently positively identified by analysis, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques etc...being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction/visit and would be the subject of further cost implications.

We recommend that samples be taken of suspect materials that may be uncovered within the listed areas or within the areas of the site that were not included in this survey.

8. Specific Notes

- Access could not be gained to several areas of the site, for example - areas that have been bricked up or blocked off.
- Whilst every effort was made to locate the presence of asbestos based materials, it proved difficult in some places due to:-

In-filling, alteration and refurbishment work that has taken place in the past.

Asbestos that may be under or hidden from view by other materials that have been used for over-cladding.

- It is possible that asbestos debris and asbestos boarding are present and have been missed by the survey team due to inaccessibility and the survey time constraints. Care must therefore be adopted, especially when carrying out refurbishment or demolition works. If suspect materials are uncovered then additional sampling should be undertaken.
- 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.
- This report has been written with reference to the various Guidance Notes etc. issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.
- Where similar items exist in the building, only one or two samples have been taken to ascertain the materials content. It was assumed that similar products were of the same material. Only random sampling was carried out.
- Fire doors were not inspected internally to ascertain if they are manufactured using asbestos materials. This would entail destructive testing procedures.
- Use has been made of both asbestos and non-asbestos materials in close proximity to one another. Caution must therefore be adopted when disturbing areas of mixed materials and all should be treated as asbestos.
- All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.
- Equipment, machinery, ducting etc. were not moved, opened up or examined for the purpose of this investigation except on the odd occasion where hatches were available.
- The presence of asbestos insulation materials is evident within the building in a range of different uses. A survey of this duration cannot discover every individual location.

8. Specific Notes contd.

- Samples taken from floor tiles (or similar material) may include a bitumastic adhesive as part of the sample. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample unless otherwise stated.

Due to the inconsistency of the fibre content in vinyl floor material and its low percentage (generally less than 2% volume) random sampling only was carried out to establish the possible presence of asbestos in vinyl flooring. A more comprehensive sampling strategy would have to be implemented to establish the exact extent of asbestos based vinyl flooring. However, unless the material is subjected to vigorous abrasive action of fire, the possibility of fibre release will be minimal due to the matrix of the material.

- It is recommended that all asbestos containing materials identified during this survey be labelled with approved asbestos warning labels (A Labels) to prevent accidental damage. (With the exception of external asbestos cement roof and bitumastic/vinyl products).
- Should any future refurbishment or demolition works be carried out all asbestos containing materials that are liable to be disturbed or damaged should be removed by a Licensed Asbestos Removal Contractor under controlled conditions, prior to commencement of such works.
- If any suspicious materials thought to contain asbestos is found, and not included in this report, then they should be examined and tested by a specialist. Work is not to include until a result is obtained, and whatever action required has been carried out.
- Under no circumstance must any work be carried out with, or on, asbestos products without first assessing the possible risks involved and identifying how to overcome them, ensuring that no person is endangered under Asbestos Regulations.
- The report may be used as an initial asbestos register to which any later discoveries should be added.

9. Report Definitions

All asbestos containing materials identified on the site have been incorporated into a Risk Assessment algorithm, as listed in MDHS 100, will allow the client the opportunity to plan any requirements for removal, remedial action and costings

Implementation of the system will ensure:

- i) A safe working environment is maintained on site with respect to all asbestos materials identified.
- ii) Compliance with the appropriate Health and Safety Legislation.

A priority rating will be assigned to each asbestos element identified on the sites surveyed. Non-asbestos elements will not be assigned a priority rating. The priority rating is based on a combined assessment of the condition, friability and location of the asbestos element.

10. Asbestos Condition Assessment

The condition of each asbestos element identified on site will be assessed and defined into one of the following three categories:

- i) Good condition
- ii) Fair condition
- iii) Poor condition

Good Condition

Asbestos elements in good condition are those that are intact, have not been machined or drilled and are in all aspects pristine. Good condition may be achieved in moulded or performed products when the moulding has not been damaged, cracked or broken. Pipework lagging where sections and asbestos insulating boarding are fully sealed would also be assigned to a good category.

Fair Condition

Asbestos elements in fair condition are those that have been machined, indented or cracked but damaged asbestos material has not fallen or broken away.

Poor Condition

Asbestos elements in poor condition indicate that some asbestos material has been damaged by being broken or shattered with some debris present, indicating that some asbestos material has become detached from the original bulk of the asbestos element.

11. Accessibility of Asbestos Assessment

The accessibility of each asbestos element on site will be assessed. This is important as the accessibility relates to the likelihood or possibility of damage occurring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use in comparison with areas of intermittent use of entry for maintenance inspections or observation of equipment.

Low Accessibility

Low accessibility asbestos materials are those elements that are difficult to reach or damage due to being in a location that is normally not accessible, except for the purposes of maintenance, e.g. in a roof space or plant room.

Medium Accessibility

Medium accessibility asbestos materials are those elements where some degree of effort would be required to reach and damage the asbestos, e.g. using a ladder or standing on a chair.

High Accessibility

High accessibility asbestos materials are those elements that are within normal reach to touch or damage.

PRIORITY 1 – URGENT

Priority 1 asbestos materials are in a condition or location that requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment programme and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2 – REMEDIAL WORK REQUIRED

All priority 2 asbestos materials are in a location and/or condition that requires some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works the priority 2 asbestos materials may be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

11. Accessibility of Asbestos Assessment (contd.)

PRIORITY 3 – MANAGE

Priority 3 asbestos materials are in a condition and/or location that does not give rise to a significant health risk. PROVIDED THE MATERIAL REMAINS UNDISTURBED, either by routine maintenance operations or by personnel carrying out their normal daily work activities that could cause impact or surface damage to the material. Priority 3 is only valid if this provision is maintained.

Building managers should be aware of any changes in the work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 materials if it is decided to carry out building works that would require some disturbance of the asbestos material.

All priority rating assessments of all asbestos materials found on the site are to be found in the asbestos survey report sheets.

12. Areas Inspected

GROUND FLOOR

Staff Area (Rear of Ground Floor)

Plaster walls.
Plaster partition walls.
Plaster ceiling.
Vinyl floor covering.
No asbestos detected.

Staff Toilet

Plaster walls.
Plaster partition walls.
Plaster suspended ceiling tiles.
Vinyl floor covering.
No asbestos detected.

Staff Room

Plaster walls.
Plaster partition walls.
Plaster suspended ceiling tiles.
Vinyl floor covering.
No asbestos detected.

Food Preparation Area

Plaster walls.
Plaster suspended ceiling tiles.
Plasterboard ceiling in void.
Plaster walls in void.
Vinyl floor covering.
Wall mounted metal cladding heating unit.
2 x non-asbestos pad under sink.
No asbestos detected.

Shop Floor

Plaster walls.
Suspended ceiling tiles.
Plasterboard ceiling in void.
Timber panels.
Vinyl floor covering.
Timber lighting canopy.
No asbestos detected.

Electrical Cupboard (Front of Shop)

Wooden cupboard.
Electrical board mounted on wooden wall panel.
Brick and plaster walls.
No asbestos detected.

BASEMENT

Cellar

Brick walls.
Concrete floor.
Timber beam joists.
No asbestos detected.

External (Front)

Glass front with wooden frames.
Wooden panels.
Metal roller shutter doors.
Metal casing with Perspex sign.
No asbestos detected.

External (Rear)

Brick construction.
Cast iron drain pipes.
Plastic guttering.
No asbestos detected.

* No Access to Flats Above Shop.

Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ		Page	S13/2 of 14
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2005

Site	Ground Floor, Staff Area (Rear)	Sample Ref.	01-04
Location	Walls, Partition walls, ceiling and floor covering.	Component	

Asbestos Type		Analysis Content	
Chrysotile (1) <input type="checkbox"/>	Amosite(2) <input type="checkbox"/>	Crocidolite (3) <input type="checkbox"/>	Low <2% (1) <input type="checkbox"/>
Actinolite <input type="checkbox"/>	Tremolite <input type="checkbox"/>	Anthophyllite <input type="checkbox"/>	Low 2-15% (1) <input type="checkbox"/>
No Asbestos Detected (0) <input checked="" type="checkbox"/>		Medium 15-50%(2) <input type="checkbox"/>	High >50% (3) <input type="checkbox"/>

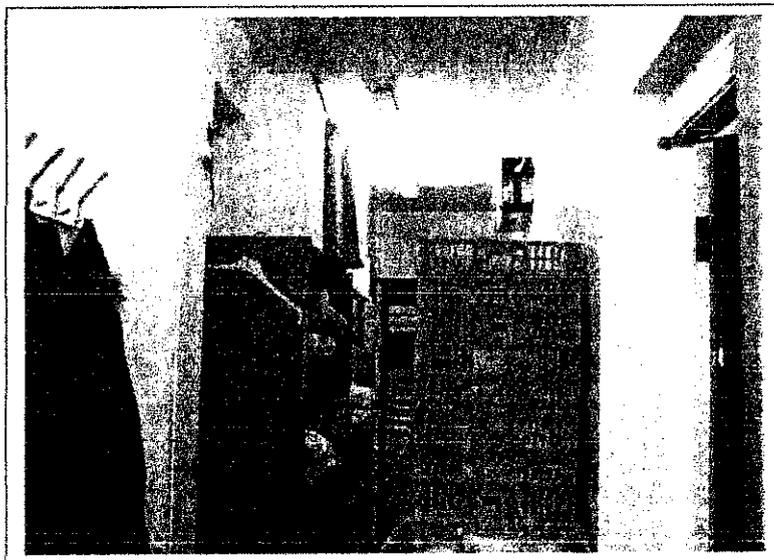
Condition		Surface Treatment	
Good (0) <input type="checkbox"/>	Fair (1) <input type="checkbox"/>	Poor (4) <input type="checkbox"/>	Debris (6) <input type="checkbox"/>
		Sealed (0) <input type="checkbox"/>	Poor (2) <input type="checkbox"/>
		Bare (4) <input type="checkbox"/>	

Air Movement/Position		Amount	
External (0) <input type="checkbox"/>	Internal (1) <input type="checkbox"/>	Induced vent (2) <input type="checkbox"/>	
		Small <input type="checkbox"/>	Medium <input type="checkbox"/>
		Extensive <input type="checkbox"/>	

Friability		Exposed Population	
Low (0) <input type="checkbox"/>	Medium (1) <input type="checkbox"/>	High (4) <input type="checkbox"/>	
		Work Force <input type="checkbox"/>	General Public <input type="checkbox"/>
		At Risk Groups <input type="checkbox"/>	

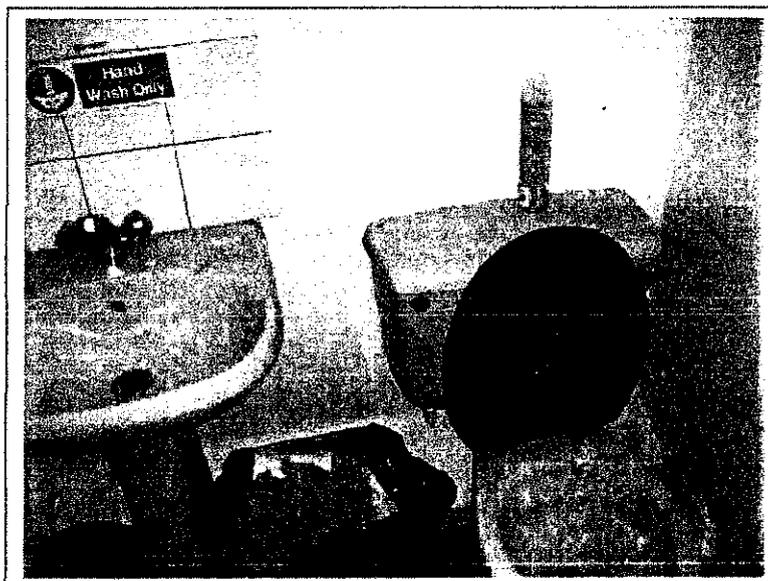
Accessibility		Risk Band	
Low (0) <input type="checkbox"/>	Medium (1) <input type="checkbox"/>	High (2) <input type="checkbox"/>	
		18 points or more (A) <input type="checkbox"/>	14-17 points (B) <input type="checkbox"/>
		9-13 points (C) <input type="checkbox"/>	1-8 points (D) <input type="checkbox"/>
		0 points (E) <input checked="" type="checkbox"/>	

Remarks: Risk Band E.



Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ		Page	S13/3 of 14
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003
Site	Ground Floor. Staff Toilet		Sample Ref.	05	
Location	Ceiling tiles		Component		
Asbestos Type			Analysis Content		
Chrysotile (1) <input type="checkbox"/> Amosite(2) <input type="checkbox"/> Crocidolite (3) <input type="checkbox"/>			Low <2% (1) <input type="checkbox"/> Low 2-15% (1) <input type="checkbox"/>		
Actinolite <input type="checkbox"/> Tremolite <input type="checkbox"/> Anthophyllite <input type="checkbox"/>			Medium 15-50%(2) <input type="checkbox"/> High >50% (3) <input type="checkbox"/>		
No Asbestos Detected (0) <input checked="" type="checkbox"/>					
Condition			Surface Treatment		
Good (0) <input type="checkbox"/> Fair (1) <input type="checkbox"/> Poor (4) <input type="checkbox"/> Debris (6) <input type="checkbox"/>			Sealed (0) <input type="checkbox"/> Poor (2) <input type="checkbox"/> Bare (4) <input type="checkbox"/>		
Air Movement/Position			Amount		
External (0) <input type="checkbox"/> Internal (1) <input type="checkbox"/> Induced vent (2) <input type="checkbox"/>			Small <input type="checkbox"/> Medium <input type="checkbox"/> Extensive <input type="checkbox"/>		
Friability			Exposed Population		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (4) <input type="checkbox"/>			Work Force <input type="checkbox"/> General Public <input type="checkbox"/> At Risk Groups <input type="checkbox"/>		
Accessibility			Risk Band		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (2) <input type="checkbox"/>			18 points or more (A) <input type="checkbox"/> 14-17 points (B) <input type="checkbox"/>		
			9-13 points (C) <input type="checkbox"/> 1-8 points (D) <input type="checkbox"/> 0 points (E) <input checked="" type="checkbox"/>		

Remarks: Risk Band E.



Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ	Page	S13/4 of 14	
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003

Site	Ground Floor, Staff Room	Sample Ref.	N/A
Location		Component	

Asbestos Type	Analysis Content
Chrysotile (1) <input type="checkbox"/> Amosite(2) <input type="checkbox"/> Crocidolite (3) <input type="checkbox"/>	Low <2% (1) <input type="checkbox"/> Low 2-15% (1) <input type="checkbox"/>
Actinolite <input type="checkbox"/> Tremolite <input type="checkbox"/> Anthophyllite <input type="checkbox"/>	Medium 15-50%(2) <input type="checkbox"/> High >50% (3) <input type="checkbox"/>
No Asbestos Detected (0) <input type="checkbox"/>	

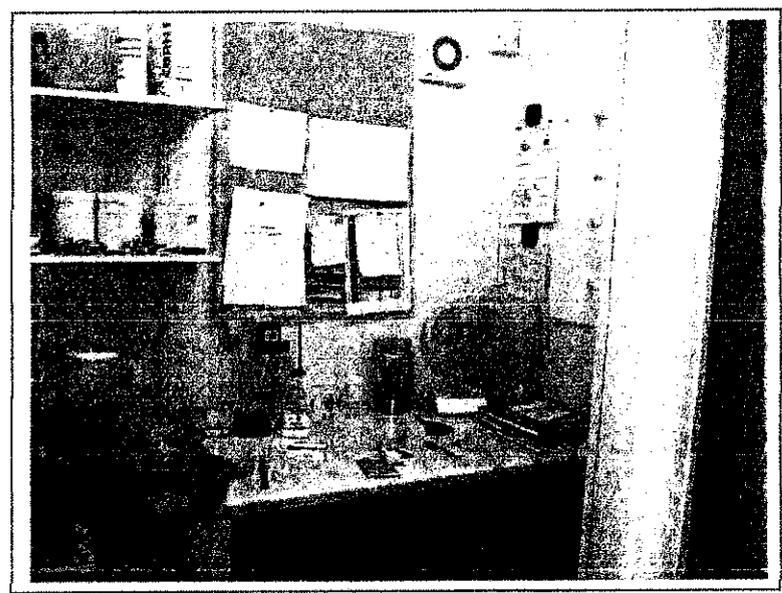
Condition	Surface Treatment
Good (0) <input type="checkbox"/> Fair (1) <input type="checkbox"/> Poor (4) <input type="checkbox"/> Debris (6) <input type="checkbox"/>	Sealed (0) <input type="checkbox"/> Poor (2) <input type="checkbox"/> Bare (4) <input type="checkbox"/>

Air Movement/Position	Amount
External (0) <input type="checkbox"/> Internal (1) <input type="checkbox"/> Induced vent (2) <input type="checkbox"/>	Small <input type="checkbox"/> Medium <input type="checkbox"/> Extensive <input type="checkbox"/>

Friability	Exposed Population
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (4) <input type="checkbox"/>	Work Force <input type="checkbox"/> General Public <input type="checkbox"/> At Risk Groups <input type="checkbox"/>

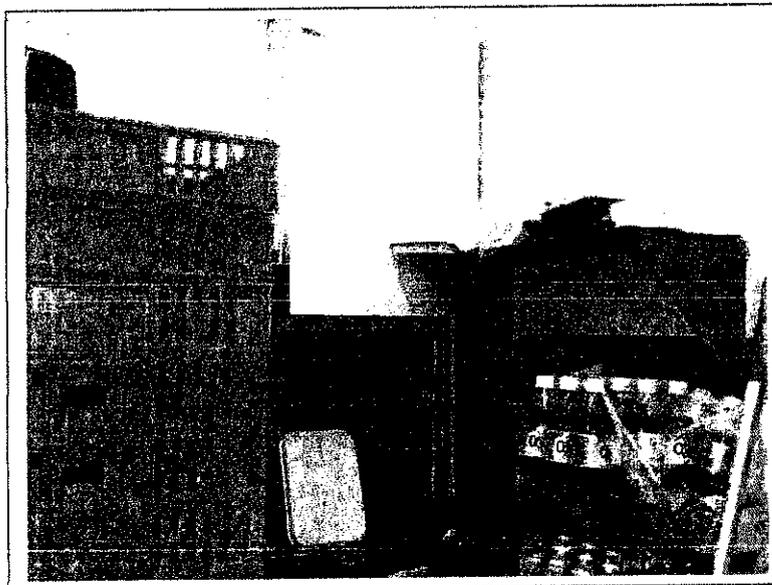
Accessibility	Risk Band
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (2) <input type="checkbox"/>	18 points or more (A) <input type="checkbox"/> 14-17 points (B) <input type="checkbox"/>
	9-13 points (C) <input type="checkbox"/> 1-8 points (D) <input type="checkbox"/> 0 points (E) <input type="checkbox"/>

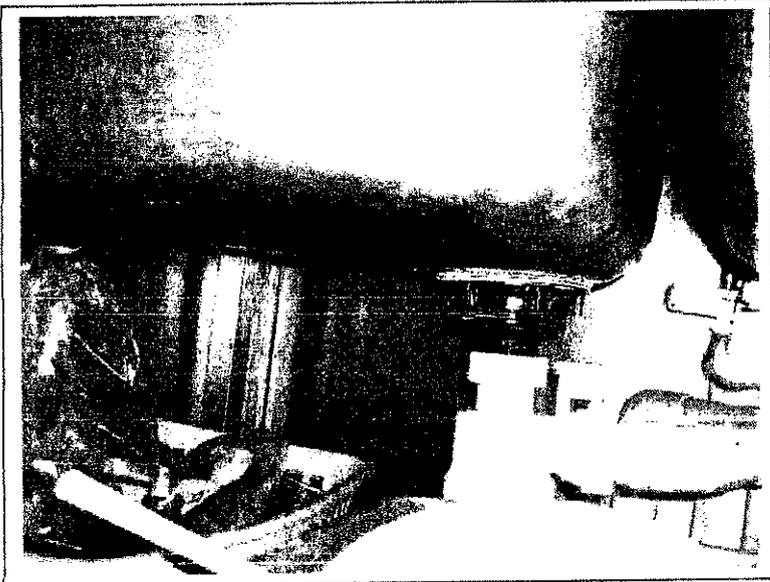
Remarks: For Information Only.



Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ		Page	S13/5 of 14
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003
Site	Ground Floor, Food Preparation Area		Sample Ref.	N/A	
Location			Component		
Asbestos Type			Analysis Content		
Chrysotile (1) <input type="checkbox"/> Amosite(2) <input type="checkbox"/> Crocidolite (3) <input type="checkbox"/>			Low <2% (1) <input type="checkbox"/> Low 2-15% (1) <input type="checkbox"/>		
Actinolite <input type="checkbox"/> Tremolite <input type="checkbox"/> Anthophyllite <input type="checkbox"/>			Medium 15-50%(2) <input type="checkbox"/> High >50% (3) <input type="checkbox"/>		
No Asbestos Detected (0) <input type="checkbox"/>					
Condition			Surface Treatment		
Good (0) <input type="checkbox"/> Fair (1) <input type="checkbox"/> Poor (4) <input type="checkbox"/> Debris (6) <input type="checkbox"/>			Sealed (0) <input type="checkbox"/> Poor (2) <input type="checkbox"/> Bare (4) <input type="checkbox"/>		
Air Movement/Position			Amount		
External (0) <input type="checkbox"/> Internal (1) <input type="checkbox"/> Induced vent.(2) <input type="checkbox"/>			Small <input type="checkbox"/> Medium <input type="checkbox"/> Extensive <input type="checkbox"/>		
Friability			Exposed Population		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (4) <input type="checkbox"/>			Work Force <input type="checkbox"/> General Public <input type="checkbox"/> At Risk Groups <input type="checkbox"/>		
Accessibility			Risk Band		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (2) <input type="checkbox"/>			18 points or more (A) <input type="checkbox"/> 14-17 points (B) <input type="checkbox"/>		
			9-13 points (C) <input type="checkbox"/> 1-8 points (D) <input type="checkbox"/> 0 points (E) <input type="checkbox"/>		

Remarks: For Information Only.



Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ		Page	S13/6 of 14
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003
Site	Ground Floor, Food Preparation Area		Sample Ref.	06	
Location	Pad under sink		Component		
Asbestos Type			Analysis Content		
Chrysotile (1) <input type="checkbox"/> Amosite(2) <input type="checkbox"/> Crocidolite (3) <input type="checkbox"/>			Low <2% (1) <input type="checkbox"/> Low 2-15% (1) <input type="checkbox"/>		
Actinolite <input type="checkbox"/> Tremolite <input type="checkbox"/> Anthophyllite <input type="checkbox"/>			Medium 15-50%(2) <input type="checkbox"/> High >50% (3) <input type="checkbox"/>		
No Asbestos Detected (0) <input checked="" type="checkbox"/>					
Condition			Surface Treatment		
Good (0) <input type="checkbox"/> Fair (1) <input type="checkbox"/> Poor (4) <input type="checkbox"/> Debris (6) <input type="checkbox"/>			Sealed (0) <input type="checkbox"/> Poor (2) <input type="checkbox"/> Bare (4) <input type="checkbox"/>		
Air Movement/Position			Amount		
External (0) <input type="checkbox"/> Internal (1) <input type="checkbox"/> Induced vent (2) <input type="checkbox"/>			Small <input type="checkbox"/> Medium <input type="checkbox"/> Extensive <input type="checkbox"/>		
Friability			Exposed Population		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (4) <input type="checkbox"/>			Work Force <input type="checkbox"/> General Public <input type="checkbox"/> At Risk Groups <input type="checkbox"/>		
Accessibility			Risk Band		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (2) <input type="checkbox"/>			18 points or more (A) <input type="checkbox"/> 14-17 points (B) <input type="checkbox"/>		
			9-13 points (C) <input type="checkbox"/> 1-8 points (D) <input type="checkbox"/> 0 points (E) <input checked="" type="checkbox"/>		
Remarks: Risk Band E.					
					
Nixson Environmental Services Ltd					

Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ	Page	S13/7 of 14	
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003

Site	Ground Floor, Food Preparation Area - Ceiling Void.	Sample Ref.	07
Location	Walls	Component	

Asbestos Type	Analysis Content
Chrysotile (1) <input type="checkbox"/> Amosite(2) <input type="checkbox"/> Crocidolite (3) <input type="checkbox"/>	Low <2% (1) <input type="checkbox"/> Low 2-15% (1) <input type="checkbox"/>
Actinolite <input type="checkbox"/> Tremolite <input type="checkbox"/> Anthophyllite <input type="checkbox"/>	Medium 15-50%(2) <input type="checkbox"/> High >50% (3) <input type="checkbox"/>
No Asbestos Detected (0) <input checked="" type="checkbox"/>	

Condition	Surface Treatment
Good (0) <input type="checkbox"/> Fair (1) <input type="checkbox"/> Poor (4) <input type="checkbox"/> Debris (6) <input type="checkbox"/>	Scaled (0) <input type="checkbox"/> Poor (2) <input type="checkbox"/> Bare (4) <input type="checkbox"/>

Air Movement/Position	Amount
External (0) <input type="checkbox"/> Internal (1) <input type="checkbox"/> Induced vent (2) <input type="checkbox"/>	Small <input type="checkbox"/> Medium <input type="checkbox"/> Extensive <input type="checkbox"/>

Friability	Exposed Population
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (4) <input type="checkbox"/>	Work Force <input type="checkbox"/> General Public <input type="checkbox"/> At Risk Groups <input type="checkbox"/>

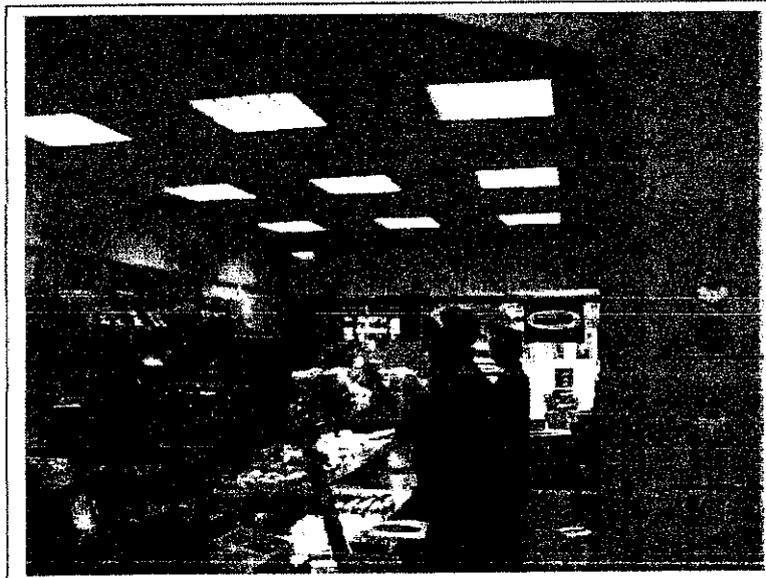
Accessibility	Risk Band
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (2) <input type="checkbox"/>	18 points or more (A) <input type="checkbox"/> 14-17 points (B) <input type="checkbox"/>
	9-13 points (C) <input type="checkbox"/> 1-8 points (D) <input type="checkbox"/> 0 points (E) <input checked="" type="checkbox"/>

Remarks: Risk Band E.



Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ	Page	S13/8 of 14	
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003
Site	Ground Floor. Shop Floor		Sample Ref.	08-09	
Location	Ceiling tiles and floor covering		Component		
Asbestos Type			Analysis Content		
Chrysotile (1) <input type="checkbox"/> Amosite(2) <input type="checkbox"/> Crocidolite (3) <input type="checkbox"/>			Low <2% (1) <input type="checkbox"/> Low 2-15% (1) <input type="checkbox"/>		
Actinolite <input type="checkbox"/> Tremolite <input type="checkbox"/> Anthophyllite <input type="checkbox"/>			Medium 15-50%(2) <input type="checkbox"/> High >50% (3) <input type="checkbox"/>		
No Asbestos Detected (0) <input checked="" type="checkbox"/>					
Condition			Surface Treatment		
Good (0) <input type="checkbox"/> Fair (1) <input type="checkbox"/> Poor (4) <input type="checkbox"/> Debris (6) <input type="checkbox"/>			Scaled (0) <input type="checkbox"/> Poor (2) <input type="checkbox"/> Bare (4) <input type="checkbox"/>		
Air Movement/Position			Amount		
External (0) <input type="checkbox"/> Internal (1) <input type="checkbox"/> Induced vent (2) <input type="checkbox"/>			Small <input type="checkbox"/> Medium <input type="checkbox"/> Extensive <input type="checkbox"/>		
Friability			Exposed Population		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (4) <input type="checkbox"/>			Work Force <input type="checkbox"/> General Public <input type="checkbox"/> At Risk Groups <input type="checkbox"/>		
Accessibility			Risk Band		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (2) <input type="checkbox"/>			18 points or more (A) <input type="checkbox"/> 14-17 points (B) <input type="checkbox"/>		
			9-13 points (C) <input type="checkbox"/> 1-8 points (D) <input type="checkbox"/> 0 points (E) <input checked="" type="checkbox"/>		

Remarks: Risk Band E.

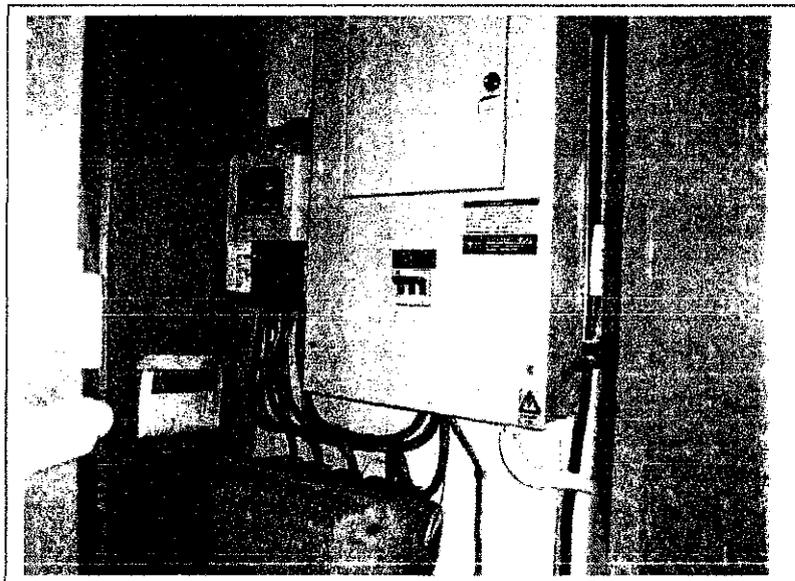


Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ		Page	S13/9 of 14
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003

Site	Ground Floor, Electrical Cupboard	Sample Ref.	N/A
Location		Component	

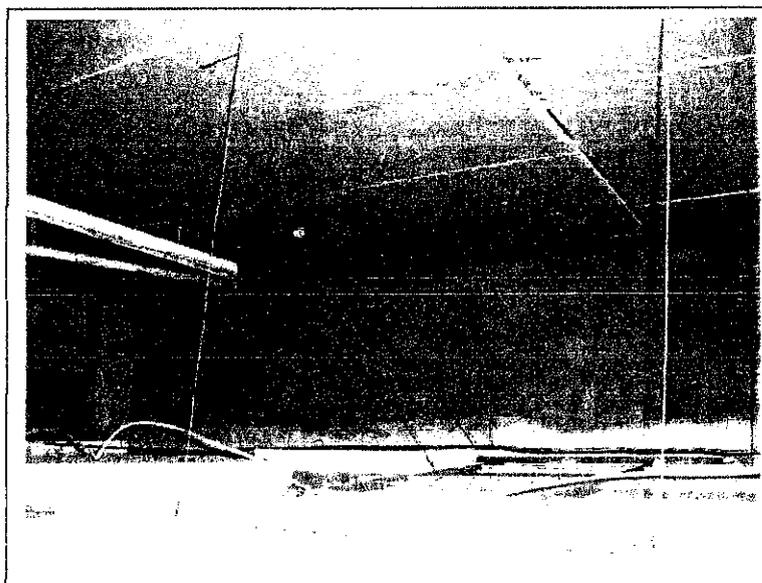
Asbestos Type		Analysis Content	
Chrysotile (1) <input type="checkbox"/>	Amosite(2) <input type="checkbox"/>	Crocidolite (3) <input type="checkbox"/>	Low <2% (1) <input type="checkbox"/>
Actinolite <input type="checkbox"/>	Tremolite <input type="checkbox"/>	Anthophyllite <input type="checkbox"/>	Low 2-15% () <input type="checkbox"/>
No Asbestos Detected (0) <input type="checkbox"/>		Medium 15-50%(2) <input type="checkbox"/>	High >50% (3) <input type="checkbox"/>
Condition		Surface Treatment	
Good (0) <input type="checkbox"/>	Fair (1) <input type="checkbox"/>	Poor (4) <input type="checkbox"/>	Debris (6) <input type="checkbox"/>
		Sealed (0) <input type="checkbox"/>	Poor (2) <input type="checkbox"/>
		Bare (4) <input type="checkbox"/>	
Air Movement/Position		Amount	
External (0) <input type="checkbox"/>	Internal (1) <input type="checkbox"/>	Induced vent (2) <input type="checkbox"/>	Small <input type="checkbox"/>
		Medium <input type="checkbox"/>	Extensive <input type="checkbox"/>
Friability		Exposed Population	
Low (0) <input type="checkbox"/>	Medium (1) <input type="checkbox"/>	High (4) <input type="checkbox"/>	Work Force <input type="checkbox"/>
		General Public <input type="checkbox"/>	
		At Risk Groups <input type="checkbox"/>	
Accessibility		Risk Band	
Low (0) <input type="checkbox"/>	Medium (1) <input type="checkbox"/>	High (2) <input type="checkbox"/>	18 points or more (A) <input type="checkbox"/>
		9-13 points (C) <input type="checkbox"/>	14-17 points (B) <input type="checkbox"/>
		1-8 points (D) <input type="checkbox"/>	0 points (E) <input type="checkbox"/>

Remarks: For Information Only.



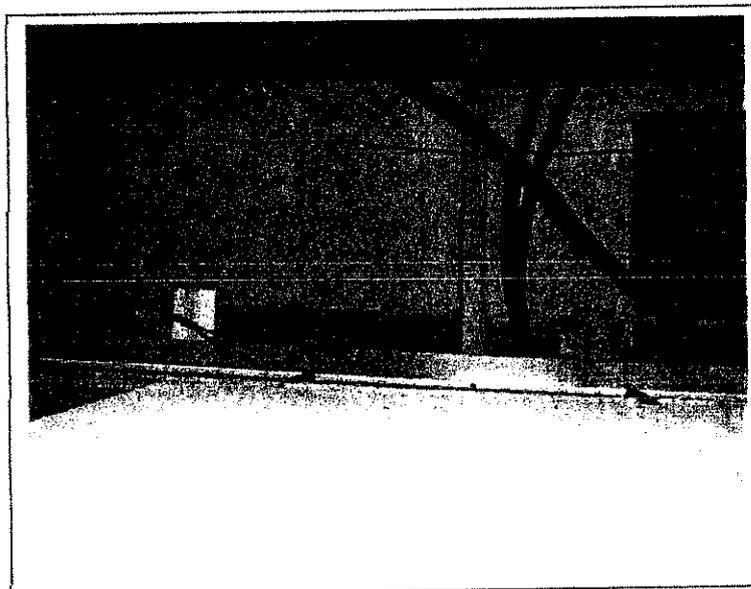
Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ		Page	S13/10 of 14
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003
Site	Ground Floor. Shop Floor. Ceiling Void		Sample Ref.	N/A	
Location			Component		
Asbestos Type			Analysis Content		
Chrysotile (1) <input type="checkbox"/> Amosite(2) <input type="checkbox"/> Crocidolite (3) <input type="checkbox"/>			Low <2% (1) <input type="checkbox"/> Low 2-15% (1) <input type="checkbox"/>		
Actinolite <input type="checkbox"/> Tremolite <input type="checkbox"/> Anthophyllite <input type="checkbox"/>			Medium 15-50%(2) <input type="checkbox"/> High >50% (3) <input type="checkbox"/>		
No Asbestos Detected (0) <input type="checkbox"/>					
Condition			Surface Treatment		
Good (0) <input type="checkbox"/> Fair (1) <input type="checkbox"/> Poor (4) <input type="checkbox"/> Debris (6) <input type="checkbox"/>			Sealed (0) <input type="checkbox"/> Poor (2) <input type="checkbox"/> Bare (4) <input type="checkbox"/>		
Air Movement/Position			Amount		
External (0) <input type="checkbox"/> Internal (1) <input type="checkbox"/> Induced vent (2) <input type="checkbox"/>			Small <input type="checkbox"/> Medium <input type="checkbox"/> Extensive <input type="checkbox"/>		
Friability			Exposed Population		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (4) <input type="checkbox"/>			Work Force <input type="checkbox"/> General Public <input type="checkbox"/> At Risk Groups <input type="checkbox"/>		
Accessibility			Risk Band		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (2) <input type="checkbox"/>			18 points or more (A) <input type="checkbox"/> 14-17 points (B) <input type="checkbox"/>		
			9-13 points (C) <input type="checkbox"/> 1-8 points (D) <input type="checkbox"/> 0 points (E) <input type="checkbox"/>		

Remarks: For Information Only.



Client	Savors	Savors 241 Breck Road Liverpool L5 3LQ		Page	S13/11 of 14
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003
Site	Ground Floor. Shop Floor – Ceiling Void.		Sample Ref.	10	
Location	Walls		Component		
Asbestos Type			Analysis Content		
Chrysotile (1) <input type="checkbox"/> Amosite(2) <input type="checkbox"/> Crocidolite (3) <input type="checkbox"/>			Low <2% (1) <input type="checkbox"/> Low 2-15% (1) <input type="checkbox"/>		
Actinolite <input type="checkbox"/> Tremolite <input type="checkbox"/> Anthophyllite <input type="checkbox"/>			Medium 15-50%(2) <input type="checkbox"/> High >50% (3) <input type="checkbox"/>		
No Asbestos Detected (0) <input checked="" type="checkbox"/>					
Condition			Surface Treatment		
Good (0) <input type="checkbox"/> Fair (1) <input type="checkbox"/> Poor (4) <input type="checkbox"/> Debris (6) <input type="checkbox"/>			Sealed (0) <input type="checkbox"/> Poor (2) <input type="checkbox"/> Barc (4) <input type="checkbox"/>		
Air Movement/Position			Amount		
External (0) <input type="checkbox"/> Internal (1) <input type="checkbox"/> Induced vent (2) <input type="checkbox"/>			Small <input type="checkbox"/> Medium <input type="checkbox"/> Extensive <input type="checkbox"/>		
Friability			Exposed Population		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (4) <input type="checkbox"/>			Work Force <input type="checkbox"/> General Public <input type="checkbox"/> At Risk Groups <input type="checkbox"/>		
Accessibility			Risk Band		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (2) <input type="checkbox"/>			18 points or more (A) <input type="checkbox"/> 14-17 points (B) <input type="checkbox"/>		
			9-13 points (C) <input type="checkbox"/> 1-8 points (D) <input type="checkbox"/> 0 points (E) <input checked="" type="checkbox"/>		

Remarks: Risk Band E.



Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ		Page	S13/12 of 14
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Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003
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Site	Basement. (Below Shop Floor)	Sample Ref.	N/A
Location		Component	

Asbestos Type		Analysis Content	
Chrysotile (1) <input type="checkbox"/>	Amosite(2) <input type="checkbox"/>	Crocidolite (3) <input type="checkbox"/>	Low <2% (1) <input type="checkbox"/>
Actinolite <input type="checkbox"/>	Tremolite <input type="checkbox"/>	Anthophyllite <input type="checkbox"/>	Low 2-15% (1) <input type="checkbox"/>
No Asbestos Detected (0) <input type="checkbox"/>		Medium 15-50%(2) <input type="checkbox"/>	High >50% (3) <input type="checkbox"/>

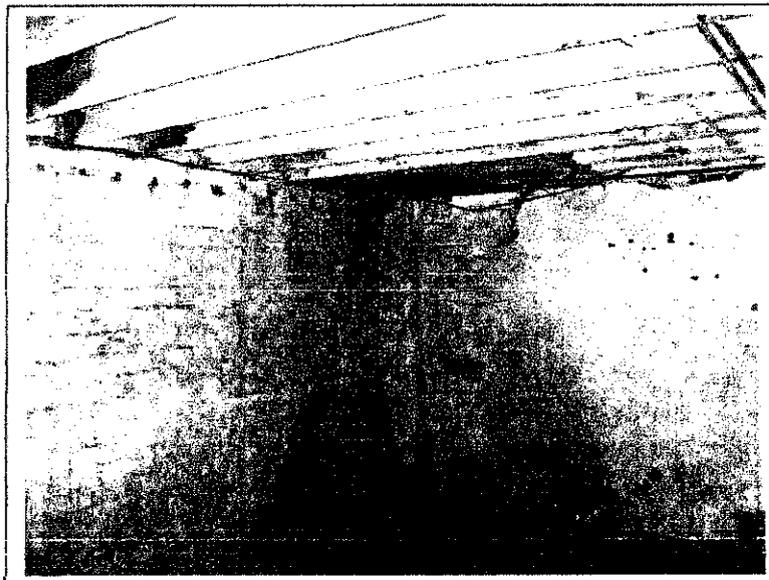
Condition		Surface Treatment	
Good (0) <input type="checkbox"/>	Fair (1) <input type="checkbox"/>	Poor (4) <input type="checkbox"/>	Debris (6) <input type="checkbox"/>
		Scaled (0) <input type="checkbox"/>	Poor (2) <input type="checkbox"/>
		Bare (4) <input type="checkbox"/>	

Air Movement/Position		Amount	
External (0) <input type="checkbox"/>	Internal (1) <input type="checkbox"/>	Induced vent (2) <input type="checkbox"/>	Small <input type="checkbox"/>
		Medium <input type="checkbox"/>	Extensive <input type="checkbox"/>

Friability		Exposed Population	
Low (0) <input type="checkbox"/>	Medium (1) <input type="checkbox"/>	High (4) <input type="checkbox"/>	Work Force <input type="checkbox"/>
		General Public <input type="checkbox"/>	
		At Risk Groups <input type="checkbox"/>	

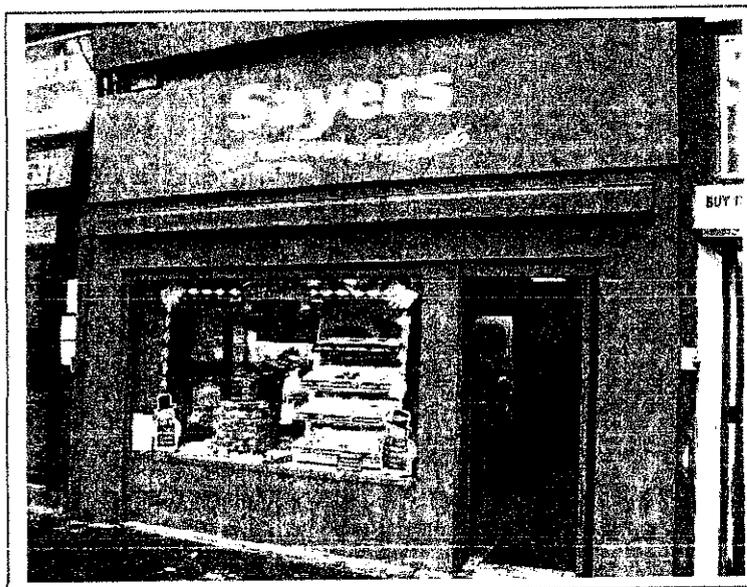
Accessibility		Risk Band	
Low (0) <input type="checkbox"/>	Medium (1) <input type="checkbox"/>	High (2) <input type="checkbox"/>	18 points or more (A) <input type="checkbox"/>
		14-17 points (B) <input type="checkbox"/>	
		9-13 points (C) <input type="checkbox"/>	
		1-8 points (D) <input type="checkbox"/>	
		0 points (E) <input type="checkbox"/>	

Remarks: For Information Only.



Client:	Sayers	Sayers 2-1 Breck Road Liverpool L5 3LQ		Page:	SI3/13 of 14
Reference:	11/03/SYSV20	Branch No.:	S1031	Date:	17 th November 2005
Site:	External (Front)	Sample Ref.:	N/A		
Location:		Component:			
Asbestos Type			Analysis Content		
Chrysotile (1) <input type="checkbox"/> Amosite(2) <input type="checkbox"/> Crocidolite (3) <input type="checkbox"/>			Low <2% (1) <input type="checkbox"/> Low 2-15% (1) <input type="checkbox"/>		
Actinolite <input type="checkbox"/> Tremolite <input type="checkbox"/> Anthophyllite <input type="checkbox"/>			Medium 15-50%(2) <input type="checkbox"/> High >50% (3) <input type="checkbox"/>		
No Asbestos Detected (0) <input type="checkbox"/>					
Condition			Surface Treatment		
Good (0) <input type="checkbox"/> Fair (1) <input type="checkbox"/> Poor (4) <input type="checkbox"/> Debris (6) <input type="checkbox"/>			Sealed (0) <input type="checkbox"/> Poor (2) <input type="checkbox"/> Bare (4) <input type="checkbox"/>		
Air Movement/Position			Amount		
External (0) <input type="checkbox"/> Internal (1) <input type="checkbox"/> Induced vent (2) <input type="checkbox"/>			Small <input type="checkbox"/> Medium <input type="checkbox"/> Extensive <input type="checkbox"/>		
Friability			Exposed Population		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (4) <input type="checkbox"/>			Work Force <input type="checkbox"/> General Public <input type="checkbox"/> At Risk Groups <input type="checkbox"/>		
Accessibility			Risk Band		
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (2) <input type="checkbox"/>			18 points or more (A) <input type="checkbox"/> 14-17 points (B) <input type="checkbox"/>		
			9-13 points (C) <input type="checkbox"/> 1-8 points (D) <input type="checkbox"/> 0 points (E) <input type="checkbox"/>		

Remarks: For Information Only.



Client	Sayers	Sayers 241 Breck Road Liverpool L5 3LQ		Page	S13/14 of 14
Reference	11/03/SYSV20	Branch No.:	S1031	Date	17 th November 2003
Site	External (Rear)	Sample Ref.	N/A		
Location		Component			
Asbestos Type		Analysis Content			
Chrysotile (1) <input type="checkbox"/> Amosite(2) <input type="checkbox"/> Crocidolite (3) <input type="checkbox"/>		Low <2% (1) <input type="checkbox"/> Low 2-15% (1) <input type="checkbox"/>			
Actinolite <input type="checkbox"/> Tremolite <input type="checkbox"/> Anthophyllite <input type="checkbox"/>		Medium 15-50%(2) <input type="checkbox"/> High >50% (3) <input type="checkbox"/>			
No Asbestos Detected (0) <input type="checkbox"/>					
Condition		Surface Treatment			
Good (0) <input type="checkbox"/> Fair (1) <input type="checkbox"/> Poor (4) <input type="checkbox"/> Debris (6) <input type="checkbox"/>		Sealed (0) <input type="checkbox"/> Poor (2) <input type="checkbox"/> Bare (4) <input type="checkbox"/>			
Air Movement/Position		Amount			
External (0) <input type="checkbox"/> Internal (1) <input type="checkbox"/> Induced vent (2) <input type="checkbox"/>		Small <input type="checkbox"/> Medium <input type="checkbox"/> Extensive <input type="checkbox"/>			
Friability		Exposed Population			
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (4) <input type="checkbox"/>		Work Force <input type="checkbox"/> General Public <input type="checkbox"/> At Risk Groups <input type="checkbox"/>			
Accessibility		Risk Band			
Low (0) <input type="checkbox"/> Medium (1) <input type="checkbox"/> High (2) <input type="checkbox"/>		18 points or more (A) <input type="checkbox"/> 14-17 points (B) <input type="checkbox"/>			
		9-13 points (C) <input type="checkbox"/> 1-8 points (D) <input type="checkbox"/> 0 points (E) <input type="checkbox"/>			

Remarks: For Information Only.



14. Analysis Certificates

BULK SAMPLE REPORT NUMBER 11/03/SYSV20

Analyst: M J Ranby
Date Samples Taken: 17th November 2003
Internal Job No.: SVBSJN 11/03/SYSV20

Introduction

Samples taken by Mr P Roberts of Kitsons Environmental Europe Ltd. Samples taken from Sayers, 241 Breck Road, Liverpool, L5 3LQ.

Examination

Examination conducted using procedures laid down in publication MDHS 77 (Asbestos in Bulk Materials) and Kitsons Environmental Europe Ltd in-house documentation.

Results

Request Ref. No.	Our Ref. No.	Floor No.	Location	Result
01	17/11/03/01	Ground	Staff Area - Walls	No asbestos detected.
02	17/11/03/02	Ground	Staff Area - Partition walls.	No asbestos detected.
03	17/11/03/03	Ground	Staff Area - Ceiling	No asbestos detected.
04	17/11/03/04	Ground	Staff Area - Floor covering.	No asbestos detected.
05	17/11/03/05	Ground	Staff Toilet - Ceiling tiles.	No asbestos detected.
06	17/11/03/06	Ground	Food Preparation Area - Pad under sink.	No asbestos detected.
07	17/11/03/07	Ground	Food Preparation Area - Ceiling Void - Walls.	No asbestos detected.
08	17/11/03/08	Ground	Shop Floor - Ceiling tiles.	No asbestos detected.
09	17/11/03/09	Ground	Shop Floor - Floor covering.	No asbestos detected.
10	17/11/03/10	Ground	Shop Floor - Ceiling Void - Walls	No asbestos detected.

N.B. Kitsons Environmental Europe Ltd (KEEL) can only accept responsibility for the identification of the asbestos content within the sample(s) submitted. KEEL do not accept responsibility for the composition of any adjacent material at any particular location. No reference is made to the amount of asbestos material within the sample, however, should this be requested by a client then this is an opinion only and outside the scope of UKAS accreditation. Similarly, should a client require to know what medium (e.g. cement) that the asbestos is present within, or densities, then these are also expressed as opinions and outside of the scope of UKAS accreditation.

SIGNATURE OF ANALYST
S14/1 of 1

15. Asbestos Risk Assessments

For each sample/inspection, a Risk Assessment should be compiled. A points score (weighting) is allocated on the basis of the examination of a number of parameters.

This system is based on the method as described in Specialist Module S301-Asbestos and Other Fibres, and has been adopted by many local authorities for their Asbestos Survey Assessments.

FRIABILITY

Low = 0

Medium = 1

High = 4

SURFACE TREATMENT

Sealed = 0

Poor = 2

Bare = 4

The likelihood that the fibres contained within the Asbestos product will become airborne. Sealed or encapsulated surfaces do not release fibres. Damaged or bare surfaces may.

ACCESSIBILITY

Low = 0

Medium = 1

High = 2

CONDITION

Good = 0

Fair = 1

Poor = 4

Debris = 6

A greater hazard is expected when persons have reason to be close to the Asbestos product. The use of tools or machinery in the vicinity may give rise to greater concern. The condition of the material is a good indicator of the risk/hazard.

AIR MOVEMENT/POSITION

External = 0

Internal = 1

Induced Vent = 2

Both of these factors may increase the likelihood of airborne fibre release. Damage or disturbance in these circumstances may be particularly hazardous. However, small amounts of airborne asbestos fibre released into a large volume of air are less hazardous than similar release in a small area.

15. Asbestos Risk Assessments contd.

ASBESTOS TYPE

Chrysotile = 1

Amosite = 2

Crocidolite = 3

NADIS = 0

ANALYSIS CONTENT

Trace <2% = 1

Low 2-15% = 1

Medium = 15-50% = 2

High >50% = 3

Asbestos cement is usually of low friability except when in very poor condition. Asbestos insulation board when damaged or inadequately encapsulated can be extremely friable. Asbestos insulation can vary greatly in its friability. Asbestos spray coatings, if not adequately encapsulated, are extremely hazardous.

The hazard assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of that person being exposed to fibre concentration injurious to their health.

Although recommendations that are issued will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow Property and Engineering Managers to identify areas that require immediate attention, and to instigate planned preventative maintenance/management of asbestos containing materials.

RISK BAND A (18 points or more)

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal of the asbestos containing material. If delay of removal is likely to occur the asbestos should be sealed/encapsulated and approved warning labels (A Labels) positioned to prevent accidental damage to the material.

RISK BAND B (14-17 points)

MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION

This category indicated that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale – normally 12 months. The condition of the asbestos material should be regularly monitored and, where necessary, sealed/re-encapsulated until removal takes place. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

15. Asbestos Risk Assessments contd.

RISK BAND C (6-13 points)

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION

This category indicates the need for regular monitoring as although the current risk of fibre release is low, this material may suffer deterioration through age/accidental damage. It is recommended that asbestos in this category is visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

RISK BAND D (1-8 points)

MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION

This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

RISK BAND E (0 points)

NO ASBESTOS DETECTED IN SAMPLE

No action necessary.

16. Conclusions and Recommendations

During the survey of Sayers, 241 Breck Road, Liverpool. L5 3LQ. No asbestos materials were identified where possible to inspect at the time of our visit.

Should you, as our client, carry out major refurbishment or demolition to any part of this property then you will, as a matter of requirement under the CDM regulations, need to carry out a level 3 type survey prior to these works being undertaken.