



Ashbee Surveying Ltd, Newbridge Farm, Fox Street, Ardleigh, Colchester, Essex CO7 7PN

ASBESTOS MANAGEMENT SURVEY REPORT



SITE ADDRESS: Former public conveniences, St Albans Road, Clacton On Sea

Survey Date:	13 Oct 2026
Surveyor:	Steve Lynn
Report Issue:	1
Issuing Office:	Newbridge Farm, Fox Street, Ardleigh, CO7 7PN
Checked & Approved by:	Kelly Bracegirdle
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This report is not to be used for contractual or engineering purposes. This Survey is not to be used as a bill of Quantities.	

External Notes:

N/A

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*The price quoted refers to the areas surveyed in this report only. We reserve the right to withdraw this offer at any time. VAT applicable as appropriate.

Do you require a price for removal of discovered asbestos materials?

We can provide quotations to remove and dispose of notifiable and non-notifiable asbestos materials. On completion, if your survey has been completed by us, we will also organise to update the material assessment with the dates of removal and re issue for your record keeping.

Call today on 01206 233360 or email help@ashbee.org.

SECTION 1: PURPOSE OF SURVEY:

Ashbee Surveying Ltd was commissioned by Ellis Johnstone of Tendring District Council to carry out a Management Survey (with MA and PA) to Former public conveniences, St Albans Road, Clacton On Sea for the presence of asbestos and report findings.

TYPE OF ASBESTOS SURVEY TO BE UNDERTAKEN

For the purposes of this project, we have undertaken a Management Survey. We have not undertaken any re-instatement or made any damage to known non-asbestos materials that may have occurred in the pursuit of completing the survey.

ELEMENTS SURVEYED WITHIN THE BUILDING

In the absence of a specific brief from the client, the standard areas for inspection will be internal partitions, boiler flues, beam casings, soffits, thermal insulation, riser shafts, false ceilings, door panels, external roof & gutters, roof spaces, textured coatings, roof linings, ceiling tiles, ceiling return panels, fire cells, windowsills, heater units, bulkheads, seals and gaskets, drain pipes, floor spaces and voids, thermoplastic floor tiles.

Boiler flues, electrical intake boxes and heater units can only be inspected if isolated from electricity and gas, and an isolation certificate provided to the Surveyor at the time the survey is carried out.

AREAS AND STRUCTURES NOT INCLUDED IN SURVEY

Although care is taken by the Surveyor to investigate all potential asbestos the way in which asbestos containing materials have been used in concealed and composite structures during the construction of the building, asbestos may only be detected during the course of subsequent demolition. Care should be taken during the demolition of ceiling cavity walls and removal of floor slabs, in case concealed features, such as piped services and fire-resistant linings are present which were not detectable at survey stage.

To report on identified asbestos materials, indicating their asbestos content by representative laboratory analysis, appropriate comment and recommendations for management action are included within the results Register. Where the presence of asbestos was obvious, no samples were taken to minimise the risk of asbestos fibre releases. Where materials exist on site that were suspected of containing asbestos or likely to cause concern to persons working on site in the future, samples were taken to identify if asbestos exists or not.

It is the Clients responsibility to ensure that all access hatches i.e. doors and loft hatches are unlocked and the there are no restrictions to areas which require surveying. Failure to do so may require a repeat visit and additional costs will be incurred.

RESERVATIONS

Ashbee Surveying Ltd endeavour to inspect all normally accessible areas as found or indicated on site if possible. We do not assess or incorporate contaminated land risks within our surveys; as such we have carried out the survey on the basis that land is not contaminated.

Although care is taken by the Surveyor to investigate all potential asbestos, there is a possibility that asbestos containing materials may be present in other parts of the buildings, that are inaccessible and in parts of the structure, which will not be detected or accessible by the Surveyor. Ashbee Surveying Ltd cannot accept any responsibility for any damage to the fabric of the building arising from such inspections or for any asbestos materials found at a later date, which are not specifically detailed in this report.

During a Management Survey, only representative sub-surface examinations of wall, floor and ceiling surfaces, are undertaken in the specified areas only. These were carried out in a manner to cause minimum disruption to the existing fabric of the building.

A Refurbishment & Demolition survey will require intrusive samples to be taken which are likely to leave damage to surfaces and access hatches in order to allow the Surveyor to fully investigate the building. Reinstatement is not included within the works - it is not recommended that an R&D Survey is completed to occupied premises.

Where an R&D Survey is requested to occupied premises the Surveyor / Ashbee Surveying Ltd reserves the right to complete a Management Plus Survey. Intrusive sampling will be conducted to areas where possible but sub surface sampling may be carried out only to areas where there is a concern of unintended exposure.

Within occupied premises a fully intrusive inspection will have not been carried out, ie above plasterboard ceiling's or behind plasterboard walls, but these will have a bradell pushed through as far as we could have done.

For safety reasons it is not possible to inspect internal areas of plant and machinery. Access to internal wall linings and general cavities was restricted to avoid excessive damage to surface finishes.

Where areas have been designated as 'no access' or 'restricted access', unless further inspection/sampling proves otherwise, the presumption has been made that these structures/areas contain asbestos materials.

During the survey it may not have been possible to access all areas of the site. requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise. It is recommended that further intrusive inspection and sampling be carried out where site refurbishment, maintenance, or similar may disturb Asbestos Containing Materials that have remained inaccessible during this survey, this should be a refurbishment/demolition survey as described in HSG 264.

Residual asbestos material may be present beneath re-lagged services and cannot be detected unless the relagging is systematically removed. Caution should therefore be taken when working on such materials for the potential presence of asbestos residue.

Textured Coatings such as "Artex" may contain a trace quantity of Chrysotile asbestos. Due to this low asbestos content, applications of this product may be non-homogenous and may elicit both positive and negative samples.

Where both positive and negative samples are obtained the client should presume that the textured coating contains Chrysotile throughout even though a non-detected result has been obtained.

Ashbee Surveying Ltd cannot accept any responsibility for any damage to the fabric of the building arising from such inspections or for any asbestos materials found at a later date, which are not specifically detailed in this report.

Restrictions relevant to the type of asbestos material sampled and the interpretation of analysis are detailed in section Survey Methodology.

This report does not constitute a Bill of Quantities and is not intended for use as a Specification of Works. All measurements and dimensions are approximate, and any drawings are for illustration purposes only (they are not to scale).

SECTION 2: SURVEY METHODOLOGY

To survey all areas for the presence of asbestos and report all findings. The Report Structure consists of:

- | Summary of Findings
- | Management of Asbestos
- | Survey Results Register

SAMPLE PROCEDURE

Samples of suspected asbestos material were taken according to UKAS accredited techniques based on the HSE Publication HSG 264 the Survey Guide & HSG227 A Comprehensive Guide to Managing Asbestos. To each sample point an adhesive label or paint has been fixed which (if necessary) has sealed the sample point from any airborne asbestos fibre release. The sample is plotted on the diagrams with a number, which comprises of the number of the sample actually taken during the survey which is sequential, then AR (Asbestos Register) followed by another number, which is the asbestos register reference number allowing the reader to cross refer between the sample number and the asbestos register number.

Where a sample is presumed, the letter P will prefix the sample number, for Strongly presumed the letters SP will be used.

Please note that the presence of a label does not necessarily indicate that asbestos has been identified.

Samples may not have been taken in the following situations:

- | To live electrical items.
- | Where items, by their nature, should be assumed to have an asbestos content. For example: fire doors, fuses within electric's boxes, gaskets, ropes associated with heating or power plant, etc.
- | Where access was not available.

REPRESENTATIVE SAMPLING

When one type of material has appeared to be extensive within an area e.g. continuous such as floor tiles or roofing sheets, only a representative number of samples have been taken. Results of analysed samples have their reference number and mastered results show reference numbers followed by an (M) suffix.

SAMPLE ANALYSIS

Samples were returned to a laboratory selected by Ashbee Surveying Ltd for analysis by UKAS accredited techniques using Polarised Light and Dispersion Staining Techniques, based on the HSE Publications MDHS 100, MDHS77 & the Survey Guide HSE 264. Full results are detailed in Bulk report (See Section 7).

SECTION 3: REPORT STRUCTURE

The following Glossary applies to the Report Format:

LOCATION

The description found on supplied site plans. If no identification room number etc., was found, a suitable description has been used. Each location has been given a unique reference number which consists of the letters AR (Asbestos Register) and the individual number of the product or material located.

MATERIAL

This refers to the type of asbestos material found in situ, e.g. panels.

SAMPLE REF

The reference given to the sample when it was taken from the parent material on site. Suffix (M) on the asbestos survey register sheets indicates that the sample result is mastered from similar analysed material. Where a sample is presumed, the letter P will prefix the sample number, for Strongly presumed the letters SP will be used.

PRODUCT TYPE

Different ACM's have different propensities for releasing asbestos fibres. This parameter provides different scores related to how likely they are to release fibres.

TYPE 1 - Score 1 point	Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
TYPE 2 - Score 2 points	Asbestos insulating board, mill boards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
TYPE 3 - Score 3 points	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.

EXTENT OF DAMAGE

GOOD CONDITION - Score 0 points	No visible damage.
LOW DAMAGE - Score 1 point	A few scratches or surface marks; broken edges on boards, tiles etc.
MEDIUM DAMAGE - Score 2 points	Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
HIGH DAMAGE - Score 3 points	High damage or delaminating of materials, sprays and thermal insulation.
DAMAGE INC DEBRIS - Score 3 points	Damage or delaminating of materials, sprays and thermal insulation. Visible asbestos debris.

SURFACE TREATMENT

If an ACM is sealed inside a non-asbestos layer its ability to release fibres is considerably, if not totally, inhibited. This parameter makes a judgement on the effectiveness of the seal which is often in the form of a thick paint-like layer.

Score 0 points	Composite materials containing asbestos e.g. reinforced plastics, resins and vinyl tiles.
Score 1 point	Enclosed sprays and lagging, asbestos insulation board (with exposed face painted or encapsulated), asbestos cement sheets etc.
Score 2 points	Unsealed asbestos insulating board, or encapsulated laggings and sprays.
Score 3 points	Unsealed laggings and sprays.

ASBESTOS TYPE

This refers to the type of asbestos material found. The score for the highest-ranking asbestos type will be used i.e. where asbestos is a Chrysotile/Amosite mix the score of 2 will be given.

Score 0 points	No Asbestos Detected In Sample
Score 1 point	CHRYSTILE (White asbestos)
Score 2 points	AMOSITE (Brown asbestos).
Score 3 points	CROCIDOLITE (Blue asbestos)

ACCESSIBILITY

Score 0 points	Usually Inaccessible / Unlikely to be disturbed
Score 1 point	Occasionally Disturbed
Score 2 points	Easily Disturbed
Score 3 points	Routinely Disturbed

PRIORITY SCORE

This considers the likelihood of asbestos containing materials (ACM's) actually being disturbed and exposing your employees or others. For there to be a risk to health it is not enough for it to be damaged and friable, but it also needs to be disturbed and get into the air we breathe. The priority risk assessment takes into consideration the normal occupant activity in the area, the likelihood of disturbance, human exposure potential and maintenance activity.

Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
		0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
		0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
Human exposure potential	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
		0 1 2 3	Infrequent Monthly Weekly Daily
	Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
		0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
	Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
		0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month
		0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

OVERALL MATERIAL RISK SCORE

Score 0	Risk Assessment	No immediate action required
Material Score 4 and below or Priority Score of less than 8	Very Low	An audit at least every 12 months to be completed to ensure control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register.
Material Score Between 5 and 6 or Priority score of 9 -11	Low	Asbestos removal should only be considered where maintenance or any other activity will pose a significant risk to occupants with regard to exposure to airborne asbestos fibres. Low risk ACM's will normally be considered for removal during major refurbishment or during demolition works, or at a time the product requires replacement or renewal.
Material Score Between 7 and 9 or Priority Score of 12 -17	Medium	Consider for programmed remediation, either removal or encapsulation/sealing. Where the risk score can be lowered then this can be considered as a management action. Actions to be documented in the management plan. Programmed remediation should consider other activities, such as pre planned maintenance, refurbishment etc. Additionally, it is usual to also factor in the cost of ongoing asbestos management, including any impact on revenue-raising activities where risk management actions restrict access to otherwise commercially useable areas. It may be possible to reduce the risk by changing an areas use or encapsulating/sealing the ACM, however it is important to consider the cost of the action against the continued asbestos management costs and eventual future costs associated with a major project or demolition. When considering encapsulation or sealing, reducing the risk to a low risk action is normally the minimum objective. In all cases medium priorities require management action to be taken to initiate a safe system of work in the vicinity of the ACM. An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register. Any access to Medium Priority areas should be strictly controlled by the duty holder to ensure all persons in the site remain safe from the potential exposure to airborne asbestos from any on site activity.
Material Score 10 and above or Priority Score of 18 -24	High	High Priority ACM's should normally be considered for removal at the earliest opportunity, or as otherwise determined by the duty holder's management plan and/or policy. It may be possible to reduce the risk by changing and areas use or encapsulating /sealing the ACM, however it is important to consider the cost of the action against the continued asbestos management costs and eventual future costs associated with a major project or demolition. When considering encapsulation or sealing, reducing the risk to low risk is normally the minimum objective. In all cases High Priorities should trigger an urgent management action which must be taken to initiate a safe system of work in the vicinity of the ACM. Where removal is not practical or economically viable in relation to the client's circumstances, the affected area should be strictly controlled in terms of access and in certain cases excluded from normal occupational or maintenance activity. An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same. This should be recorded in writing and used to update the plan and asbestos register.

CONSIDERED ACTION REQUIRED

An appropriate comment is provided for each occurrence, together with a minimum recommended course of asbestos management action including any remedial action, if immediate removal is not planned.

RECOMMENDATION	DESCRIPTION	NOTES
Access Restriction	Restriction of access to area / location only to personnel wearing appropriate PPE / RPE.	Suitability of RPE / PPE must be carefully assessed and procedure invoked to ensure these control measures are adhered to.
Access Prohibition	Prohibition of access to area / location to all personnel.	Area should be marked clearly as being prohibited to all personnel, possibly in conjunction with asbestos warning stickers.
Environmental Clean	A clean-up of areas following disturbance of asbestos or discovery of loose asbestos dust/debris/material.	The work is not removal (i.e. requiring physical force) and consists of vacuuming, wiping, picking up and bagging of debris. The work can be either licensed or unlicensed depending on the product and whether exposure is likely to exceed the 4 hour control limit or sporadic and low intensity limit. For licensed work a 4-stage clearance by a UKAS accredited laboratory is required, whilst for non-licensed work appropriate air tests are recommended.
Material Repair	Repair of the material in such a manner as to minimise the release of asbestos fibre.	Repair of materials is recommended by the Health and Safety Executive as an alternative to removal, where reasonably safe to so.
Material Encapsulation	Encapsulation of the material in a manner that ensures the complete enclosure of any remaining asbestos fibres.	Encapsulation of materials is a possible alternative to their removal, where reasonably safe to do so. Works should also be accompanied by appropriate air test performed by a UKAS accredited laboratory.
Material Removal	Removal of the material in instances where it is remaining in situ would lead to a high residual risk level. Or removal may be necessary to permit work within the location. Removal of materials may also be carried out on a preventive basis.	Removal works should be carried out in accordance with the relevant ACOP (approved code of practice), L143
Reinspect Periodically	Reinspect materials and update management plan as appropriate.	Reinspect items every 3, 6 or 12 months as per intercompany procedure and update asbestos management register as appropriate. This should be completed by a competent person and actions revised on subsequent findings.
Label	Asbestos Warning labels are to be placed to all presumed or identified asbestos materials.	Presence of a warning label is not be relied upon for determining the presence of asbestos. Additional investigations / clarifications should be obtained prior to carrying out works.

Any recommendations made within this report are made on the basis of findings collated at the time of inspection. Recommendations should undergo careful client evaluation prior to a final management decision being made.

Ashbee Surveying Ltd does not accept any responsibility for any works carried out as a result of recommendations made within this report.

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 10 of the Control of Asbestos Regulations 2012.

Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

Instigate regular inspections, to record and update details of retained asbestos containing materials.

Review the arrangement under the management plan in accordance with regulation 4 of the CAR 2012.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access are identified within the Data Sheets of this report. In accordance with HSG 264, asbestos has been presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted and or controlled to these areas in accordance with Regulation 11 and Regulation 16 of the Control of Asbestos Regulations 2012.

If we have identified asbestos materials in poor condition, it is recommended that air monitoring is carried out within a number of areas where asbestos materials have been identified in order to assess airborne fibre levels within adjacent occupied areas in relation to the clearance indicator, as documented by HSG 248 the Analyst Guide.

All identified asbestos to be appropriately identified and subject to risk assessment, management, and re-inspection.

Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be taken into consideration.

In accordance with the Control of Asbestos Regulations 2012 the removal of ACM's fall into one of the three categories below:

Licensed Asbestos Removal

Is defined as any work, which is undertaken on a friable asbestos product or which is likely to exceed the control limit of 0.1f/cm3. A licensed

asbestos removal contractor must undertake this work and a 14-day notice must be given to the HSE prior to the commencement of the work.

Notifiable Non-Licensed Works

If work on an ACM causes the deterioration of the matrix material in which the asbestos fibres are firmly linked, then these works are Notifiable Non Licensed Work (NNLW). Work of this type does not require an asbestos removal licence, but the company undertaking the work must have the following:

- Notification of the work to the relevant enforcing authority prior to the work commencing.*
- Medical examinations to assess each worker's state of health to be carried out, before any possible - exposure to asbestos. Then re- examinations every three years.*
- Insurance for working with asbestos containing materials.*
- A register of work to be kept by the employer for each employee exposed to asbestos.*

Non-Notifiable Non-Licensed work (NNLW)

-Non-Licensed Works Is defined as any work, which involves short, non-continuous maintenance activities, during which only nonfriable materials are removed. It can also involve the removal of non-friable materials for refurbishment purposes. However, work of this type is only applicable where the matrix material in which the asbestos fibres are firmly linked remains intact.

-If a non-licensed contractor is appointed to undertake the removal works on the above materials, the following points must be adhered to:

- All operatives undertaking work on the material must have asbestos awareness training and practical asbestos training.*

It is recommended that further intrusive investigations and sampling be carried out in accordance with HSG.264, where any major refurbishment, maintenance, installation or similar activity may expose asbestos materials that have remained inaccessible during the survey. This should be as a refurbishment/demolition survey as documented in HSG264.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

SECTION 4: SUMMARY OF ASBESTOS CONTAINING MATERIALS (ACM's)

MATERIAL	DESCRIPTION
Asbestos Cement	Asbestos cement products generally contain 10-15% of asbestos fibre bound in a matrix. All three types of asbestos have been used in the manufacture of asbestos-cement in the past. Asbestos cement may be compressed into flat or corrugated sheets or moulded into a wide range of components. Uncoated sheets are light grey in colour, but fully compressed sheets are available with a factory applied surface coating. Fibres can be released if the material has deteriorated or decomposed, abraded, hand sawn, or worked on with power tools.
Asbestos Insulation Board (AIB)	Amosite was the most commonly used type of asbestos in AIB asbestos insulating board is frequently encountered as wall and ceiling panelling. These insulating boards are semi compressed and are therefore likely to release fibres because of mechanical damage, abrasion, sawing or drilling. Amosite was the normal type of asbestos used, although one manufacturer used approximately one third Chrysotile to two-thirds Amosite. They are mainly used to provide structural fire protection and heat resistance, acoustic insulation, partitioning, as a non-combustible core or lining for other products and, because of their resistance to moisture movement, as a general building board.
Ropes, Yarns & Cloth	The asbestos content of woven and spun materials approaches 100% and all three types of asbestos have been used in their manufacture. Asbestos yarns, often reinforced with other yarns or filaments, were used in jointing and packing materials, gaskets and caulking for brickwork. Asbestos ropes have been widely used for thermal insulation of pipes and as a rot-proof fire-stop where pipes pass through walls. Plaited asbestos tubing was commonly used as flexible insulation for electric wire and cable. Asbestos cloth was used in fire protective clothing such as overalls, gloves and aprons and in fire blankets and curtains, and was sometimes aluminised to reflect radiant heat. The risk of fibre release depends on the structure of the material - a bonded gasket material is unlikely to release asbestos, but an unbounded woven material could release fibres in use, especially if it is damaged or frayed.
Millboard, Paper & Paper Products	These materials have an asbestos content approaching 100% and all three types of asbestos have been used in their manufacture. They have been used for insulation of electrical equipment and for thermal insulation, and asbestos paper has been used as a fire-proof facing on wood fibre board. They are not highly bonded, they may be a hazard when handled.
Sprayed Coatings & Laggings	The sprayed material applied in the UK was a mixture of hydrated asbestos-cement containing up to 85% asbestos fibre. Sprayed asbestos in buildings mainly contained Amosite, but Crocidolite may have been used in some insulation. Amosite was used for anti-condensation and acoustic control in buildings and for fire protection of structural steel. Chrysotile was used to a limited extent. It is a friable material and likely to release fibres, especially if disturbed during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.

Lagging	Lagging is a term which covers a wide range of materials including pipe sections, slabs, rope, tape, corrugated asbestos paper, quilts, felts, blankets and plastered cement. Asbestos has also been used as a surface coating on felt and cork insulation. Asbestos lagging may have a protective covering of cloth, tape, paper or metal, or a surface coating of cement. The asbestos content of lagging depends on the type of material and can be high.
Flooring Materials	Asbestos has been added to the mix of certain PVC and thermoplastic floor tiles and sheet materials. Some types of PVC flooring have an asbestos paper backing, for example cushion flooring and a bitumen glue. Fibres bonded into flooring may be released as the material wears, but the rate of release is likely to be very low except under conditions of very heavy wear.
Textured Coating & Paints	Asbestos may still be found in some existing textured coating or paint to walls and ceilings throughout buildings commercial or domestic properties, e.g. 'Artex'. The coating will release fibres if sanded or scraped. It is also worth noting that the texture is only harmful when in a powder form, i.e., being sanded, and poses no risk while it is undisturbed (without drilling holes or more substantial practices) on ceilings or walls and covered with emulsion paint.
Reinforced Plastics	Asbestos reinforced PVC containing Chrysotile / Amosite asbestos has been used to make cladding and panels. Asbestos reinforced plastics have also been used to make a variety of products including household items such as plastic handles battery cases and toilet systems. Plastics products are unlikely to release fibres during use but cutting with high-speed power tools should be avoided.
Bitumen Felts & Coated Metals	Some roofing felts, flashing tapes, damp-proof courses and other products contain asbestos fibre, sometimes in the form of asbestos paper, in a bitumen matrix. These materials are not likely to present a hazard during normal installation work or in use. It is possible that they could become brittle or break up with age and they should then be removed carefully. Any adhering material should be removed manually (not by power grinding) and the waste material should be disposed of safely, not by burning. The material has been used as a roofing and cladding for buildings such as warehouses and factories. The asbestos is firmly bound into the coating but can be released and dispersed if the bitumen burns in a fire. The protective coating should not be burned off scrap sheet.
Asbestos Gaskets, Washers & Strings	A wide range of asbestos gaskets have been produced and used for sealing pipe and valve joints in industrial plant, but they may also be found in some older domestic boilers etc. Asbestos string was widely used in the past by plumbers for sealing various screw thread joints. These asbestos products can be integral within the above equipment and not detected until it is dismantled, care must be taken if dismantling suspect equipment and appropriate procedures adopted.
Asbestos Mastics	A wide range of mastics products were used around windows, ducting joints, machinery and industrial plant. Care should be taken when dismantling suspect equipment and plant appropriate safety procedures adopted.

N.B. FIRE DOORS

Fire doors were not positively identified as containing internal core panels of asbestos insulating board (AIB), or Asbestos cement (AC) at the time of site inspection. However, given the age of the building, it should be assumed that any original doors of solid composite construction may contain asbestos that would be exposed by cutting or drilling etc.

N.B. DOMESTIC APPLIANCES AND PRODUCTS

Many domestic appliances and products contain asbestos insulation materials for thermal or electrical insulation, including ironing boards, hairdryers, oven seals, simmering plates etc. Some older electric fires and storage radiators and old gas fires with catalytic elements or coal or log effect gas fires also contained asbestos containing materials.

N.B. INDUSTRIAL SITES, FACTORIES AND PLANTS

Higher performance asbestos containing materials were usually specified to cope with the higher temperatures and pressures prevalent at industrial sites. Some machinery may also incorporate asbestos gaskets and friction products (e.g. clutches, brake pads, drive belts and conveyor belts). The higher power requirements of industry also saw increased use of asbestos cables and switchgear. Care should be taken when opening up or dismantling such equipment, the manufacturer or supplier may have records of asbestos products used within their equipment. If in doubt, please contact Ashbee Surveying Ltd.

SECTION 5: MATERIAL ASSESSMENT AND SAMPLE IDENTIFICATION REPORTS

ROOM PHOTO AND ROOM NOTES		
		Room Descriptions
Building	Main	Concrete ceiling, ceramic tiled solid walls, quarry tiles to concrete floor, metal man hole cover to clay pipes, timber door frame with metal packers, timber panels to where old cisterns where, uninsulated metal pipework and plastic
Location	G01/Room	
Level	Ground Floor	
Accessed	Yes	

PHOTOGRAPH



MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT			
SAMPLE INFORMATION			
Sample Ref	Visual (P)	Approx. Measurement	N/A
Building	Main	Material	No asbestos detected
Area Ref/Location	Room	Position	
Level	Ground Floor	Description	No suspect materials found
PHOTOGRAPH			
			
ASSESSMENT OF RISK			
Product Type	N/A		N/A
Extent Of Damage	N/A		N/A
Surface Treatment	N/A		N/A
Asbestos Type	N/A		N/A
RISK SCORE			N/A
Occupancy	<i>Average of Activity Type</i>		N/A
Disturbance	<i>Average Location, Access, Extent</i>		N/A
Exposure	<i>Average Occupants, Use, Time Occupied</i>		N/A
Maintenance	<i>Average Maintenance Activity, Frequency</i>		N/A
PRIORITY RISK (Activity / Disturbance / Exposure)			N/A
OVERALL MATERIAL / PRIORITY RISK SCORE			N/A
Action Required / Control Recommendation	No further action required		
Surveyor Comments	N/A		
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)			

ROOM PHOTO AND ROOM NOTES		
		Room Descriptions
Building	Main	Concrete ceiling, ceramic tiled solid walls, quarry tiles to concrete floor, metal man hole cover, modern electrics within timber frame work, timber door frame timber, block work to old window.
Location	G02/Room 2	
Level	Ground Floor	
Accessed	Yes	

PHOTOGRAPH



MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT			
SAMPLE INFORMATION			
Sample Ref	Visual (P)	Approx. Measurement	N/A
Building	Main	Material	No asbestos detected
Area Ref/Location	Room 2	Position	
Level	Ground Floor	Description	No suspect materials found
PHOTOGRAPH			
			
ASSESSMENT OF RISK			
Product Type	N/A	N/A	
Extent Of Damage	N/A	N/A	
Surface Treatment	N/A	N/A	
Asbestos Type	N/A	N/A	
RISK SCORE			N/A
Occupancy	Average of Activity Type		N/A
Disturbance	Average Location, Access, Extent		N/A
Exposure	Average Occupants, Use, Time Occupied		N/A
Maintenance	Average Maintenance Activity, Frequency		N/A
PRIORITY RISK (Activity / Disturbance / Exposure)			N/A
OVERALL MATERIAL / PRIORITY RISK SCORE			N/A
Action Required / Control Recommendation	No further action required		
Surveyor Comments	N/A		
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)			

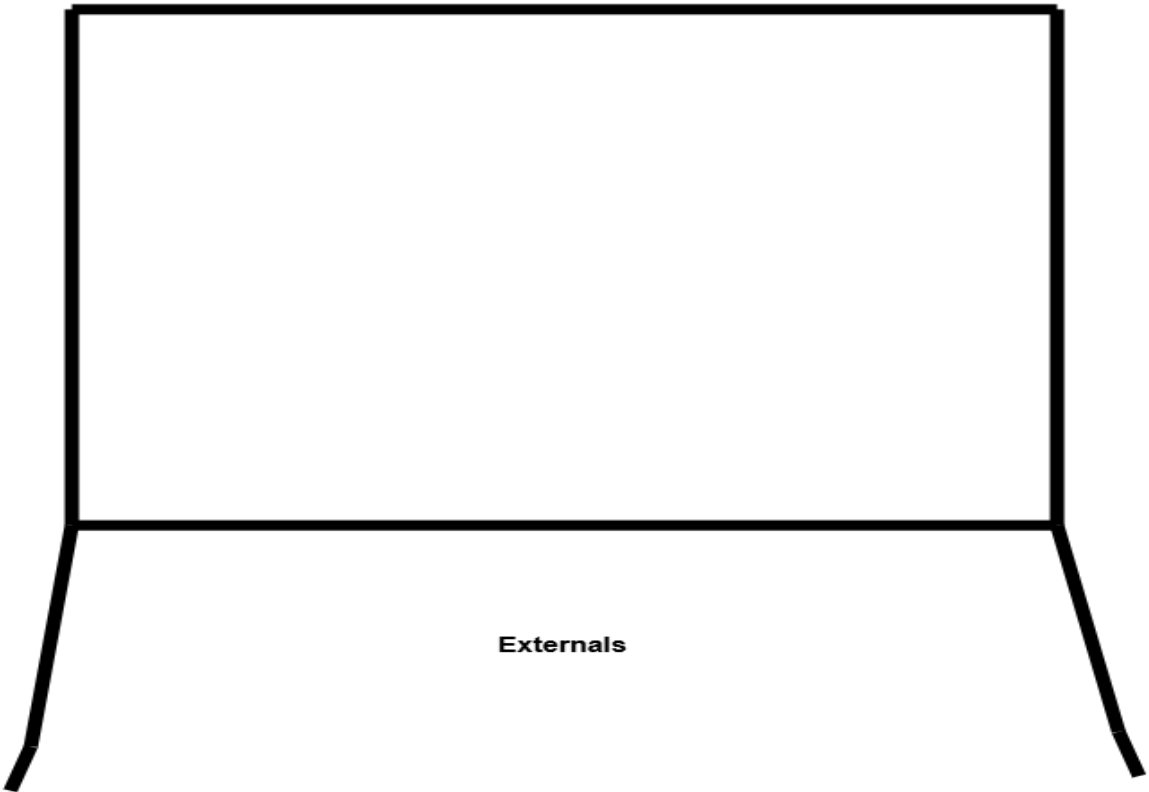
ROOM PHOTO AND ROOM NOTES		
		Room Descriptions
Building	Main	Render to brick walls, block work to the old window
Location	E01/Externals	
Level	External	
Accessed	Yes	

PHOTOGRAPH

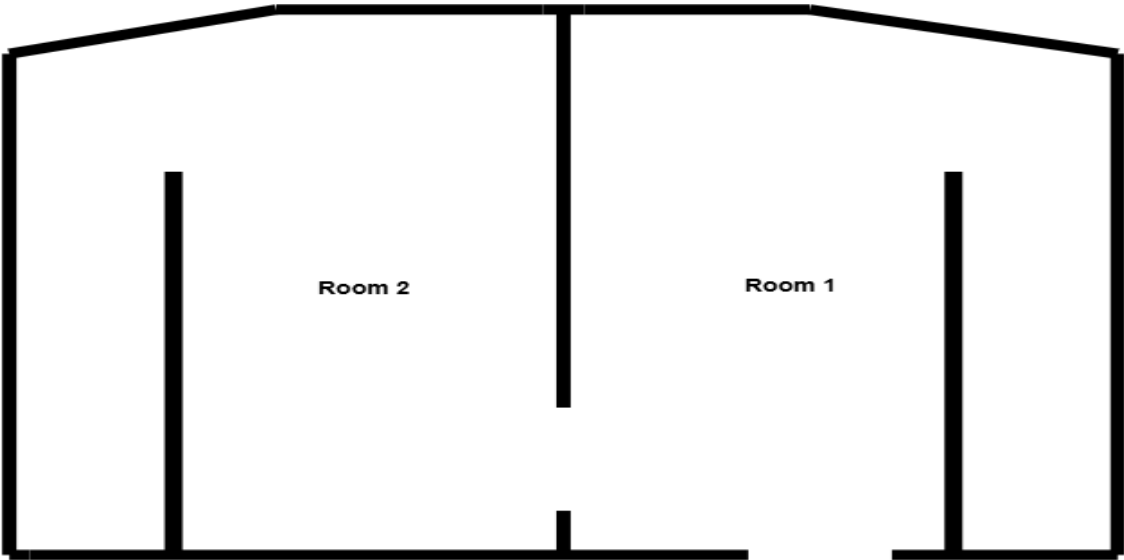


MATERIAL ASSESSMENT / SAMPLE IDENTIFICATION REPORT			
SAMPLE INFORMATION			
Sample Ref	Visual (P)	Approx. Measurement	N/A
Building	Main	Material	No asbestos detected
Area Ref/Location	Externals	Position	
Level	External	Description	No suspect materials found
PHOTOGRAPH			
			
ASSESSMENT OF RISK			
Product Type	N/A		N/A
Extent Of Damage	N/A		N/A
Surface Treatment	N/A		N/A
Asbestos Type	N/A		N/A
RISK SCORE			N/A
Occupancy	Average of Activity Type		N/A
Disturbance	Average Location, Access, Extent		N/A
Exposure	Average Occupants, Use, Time Occupied		N/A
Maintenance	Average Maintenance Activity, Frequency		N/A
PRIORITY RISK (Activity / Disturbance / Exposure)			N/A
OVERALL MATERIAL / PRIORITY RISK SCORE			N/A
Action Required / Control Recommendation	No further action required		
Surveyor Comments	N/A		
DATE IDENTIFIED ASBESTOS WAS REMOVED (If Applicable)			

SECTION 6: SITE PLANS AND SAMPLE LOCATIONS



Client: Tendring District Council
Site: Former public conveniences
Floor: External
UPRN No: N/A



Client: Tendring District Council
Site: Former public conveniences
Floor: Ground Floor
UPRN No: N/A

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SECTION 7: BULK SAMPLE REPORTS

No samples were taken during the course of this survey.

SECTION 8: MANAGEMENT OF ASBESTOS MATERIALS / ASBESTOS REGISTER

Once asbestos materials have been identified it is important that if removal is not envisaged, appropriate management and remedial measures are introduced. In general, asbestos materials, which are sound, undamaged and not releasing dust, should not be disturbed. Their location should be recorded and their existence made known to contractors and occupants who may be affected. Labelling of the material may be appropriate together with periodic condition inspections. For materials, which are in poor condition, remedial works including encapsulation or removal may be required. Access to areas of poor condition asbestos may need to be restricted until remedial measures have been completed.

LEGISLATION

The key legislative documents relating to works with asbestos materials are:

- | The Health and Safety at Work etc. Act (1974)
- | The Control of Asbestos at Work Regulations (CAR) 2012
- | The Management of Health and Safety at Work Regulations (1992)
- | The Survey Guide HSG 264 & The surveyors Guide HSG 227

Further advice is available from the HSE and your local Environmental Health Office or by visiting the official HSE website at hse.gov.uk/asbestos.

Ashbee Surveying Ltd would be pleased to give advice or assistance at any time.

Asbestos containing materials have been identified during the Survey and the specific areas are categorized below in order according to the initial Material / Priority Risk Assessment made by Ashbee Surveying Limited.

HIGH RISK MATERIALS - Material Score 10 and above or Priority Score of 18-24

Asbestos in poor condition, or asbestos debris/contamination has been identified within the following areas listed in the table below. It is recommended that risk assessment (s) are undertaken to ensure that Regulation 4, Regulation 10, Regulation 11, and Regulation 16 of the Control of Asbestos Regulations 2012 are complied with.

Building	Floor	Room	Item	Material	Sample No.	Recommendations
There were no results found.						

MEDIUM RISK MATERIALS - Material Score Between 7 and 9 or Priority Score of 12-17

Asbestos containing materials, which are unsealed or damaged, have been identified within the following areas listed in the table below. It is recommended that remedial work to seal or remove these materials is undertaken as a priority and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

Building	Floor	Room	Item	Material	Sample No.	Recommendations
There were no results found.						

LOW RISK MATERIALS - Material Score 6 and below or Priority Score of less than 11

Asbestos Containing Materials have been identified which are in good condition, A management policy and plan need to be implemented to manage these materials safely. The materials may require labelling and the condition should be re-inspected as per recommendations (max 12 months).

Building	Floor	Room	Item	Material	Sample No.	Recommendations
There were no results found.						

SAMPLE NO.	AREA REF/ LOCATION	BUILDING	LEVEL	MATERIAL / DESCRIPTION	MEASURE	PRODUCT TYPE	ASBESTOS TYPE	CONDITION	MATERIAL RISK SCORE	ACTION	PHOTO
There were no results found.											