

From: [REDACTED]
To: [REDACTED] [Michael Miller](#); [Sandy Rintoul](#)
Cc:
Subject: RE: E20955.00 - St Cuthbert's RC Primary School
Date: 27 August 2026 09:48:59
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[faac604c-db2d-4730-9a3c-97d7c6212cc3.png](#)
[St Cuthbert's RC Primary School - Skanska - CPP review.pdf](#)
[26279 - St Cuthbert's RC Primary School PCIP 2026.pdf](#)

[REDACTED]

Hi All

Please find attached the CPP review and the PCI for the St Cuthbert's RC Primary School project.

Please let me know if you have any queries or require anything further.

Best Regards



Project Engineer
for Will Rudd
*MEng(Hons), CEng,
AIPStructE
Please note my working
days are Monday to
Thursday*

Will Rudd Davidson (Edinburgh) Ltd | 43 York Place | Edinburgh | EH1 3HP
To view our e-mail disclaimer, please click [here](#).

St Cuthbert's RC Primary School - Construction Phase H&S Plan Review Checklist

Project:	St Cuthbert's RC Primary School
-----------------	---------------------------------

Principal Contractor:	Skanska UK
------------------------------	------------

Date:	25/08/2026	Signed:	
--------------	------------	----------------	--

		Yes	No	Comment /section information can be found
Description of the Project	Project Description & Programme / F10 details	✓		Project Details
	Client, Principal Designer, Designers, Principal Contractor, Other Consultants, Sub-contractors etc.	✓		Details of parties under CDM
	Existing Records and Plans / acknowledgement of PCIP	✓		
	Register of Reviews		✓	Ensure CPP Revision register is updated following review.
Management of the Work	Management Structure and Responsibilities	✓		Management Structure – Health and Safety roles and responsibilities
	Health & Safety Goals	✓		Health and Safety vision and goals
	Arrangements for Monitoring and Review of H&S performance	✓		Health and Safety vision and goals
	Arrangements for regular liaison amongst parties on site	✓		Communication and Consultation Arrangements
	Consultation with the workforce	✓		Communication and Consultation Arrangements
	Exchange of design information between the Client, Designers, PD and Contractors	✓		Communication and Consultation Arrangements

THOMSON GRAY

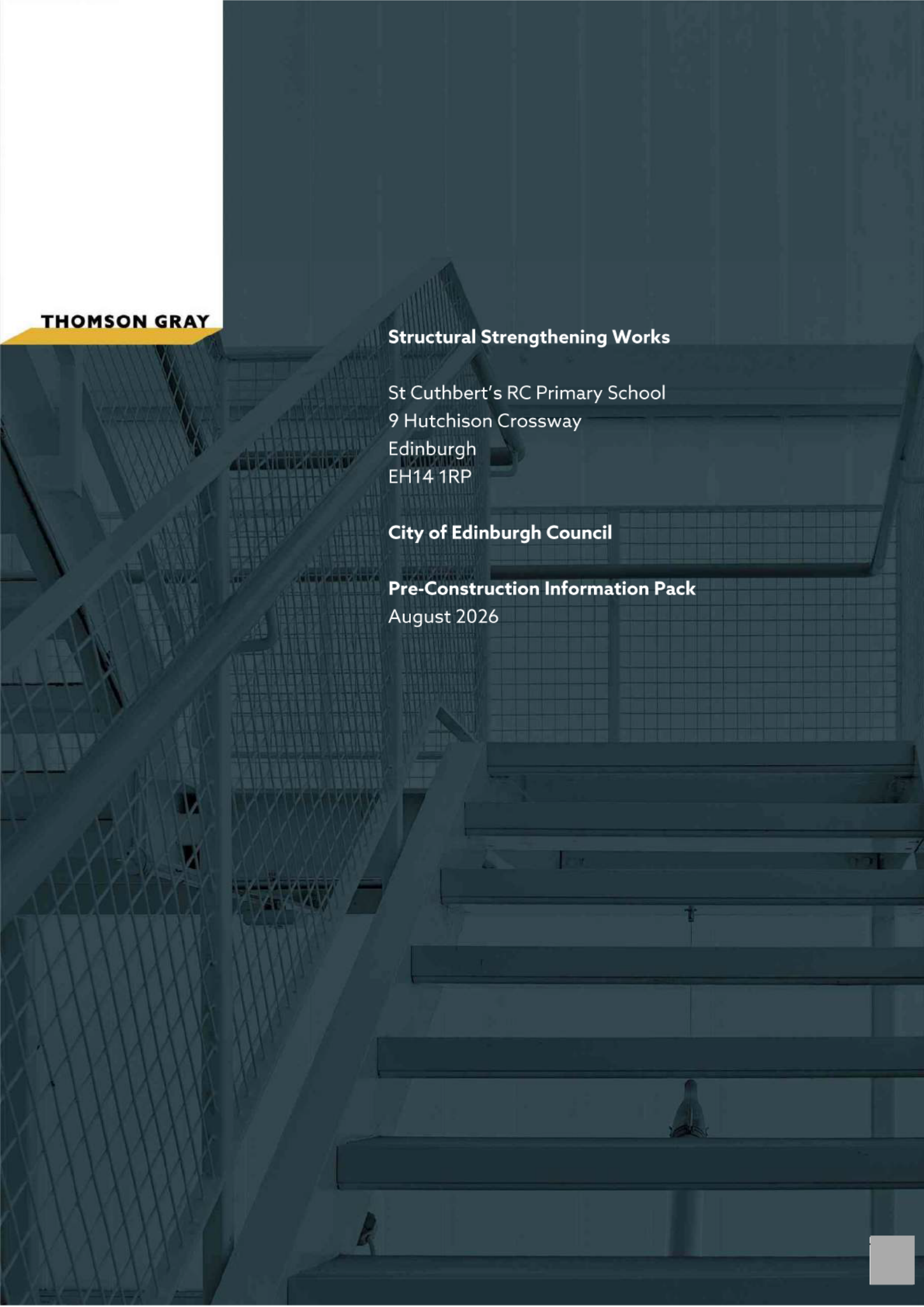
St Cuthbert's RC Primary School - Construction Phase H&S Plan Review Checklist

		Yes	No	Comment /section information can be found
	Handling design changes during the project	✓		Communication and Consultation Arrangements
	The exchange of health and safety information between contractors	✓		Management Arrangements
	Selections and Control of Contractors	✓		Management Arrangements
	Site Security	✓		Site Security
	Site induction	✓		Site Induction
	On-site training	✓		On Site Training and Competencies
	Welfare facilities	✓		Site Welfare and First Aid Facilities
	First aid / nominated first aider	✓		Site Welfare and First Aid Facilities
	The reporting and investigation of accidents and incidents including near misses	✓		Reporting and Investigation of Accidents and Incidents
	The production and approval of risk assessments and method statements	✓		Production and Approval of Risk Assessments and Safe Systems of Work
	Site rules (including drug and alcohol policy)	✓		Site Rules; Drugs and Alcohol Policy
	Fire and emergency procedures		✓	Fire Risk and Emergency Arrangements - Fire Coordinator not named
Health & Safety File	Deliverables required from contractor	✓		The Health and Safety File
	Arrangements for the collection and gathering of information	✓		The Health and Safety File

THOMSON GRAY

Clarifications / actions required in the right-hand column of the Construction Phase H&S Plan Review Checklist to "suitably develop" to an acceptable standard

Recommendation / Action	Person Responsible
Ensure the review is read and any actions are addressed.	Skanska UK
Ensure any areas throughout the CPP where incomplete Template fields are, are completed.	Skanska UK
Ensure the full appendices are issued to the Client and Principal Designer	Skanska UK
Conflicting programme start dates need to be addressed - 22/07/2026 -> 31/08/2026	Skanska UK



THOMSON GRAY

Structural Strengthening Works

St Cuthbert's RC Primary School
9 Hutchison Crossway
Edinburgh
EH14 1RP

City of Edinburgh Council

Pre-Construction Information Pack

August 2026

CONTENTS

Register of Amendments

- 1.0 Introduction
- 2.0 Project Description
- 3.0 Client's Considerations and Management Requirements
- 4.0 Environmental Restrictions and existing on-site Risks
- 5.0 Significant Design and Construction Hazards
- 6.0 The Health and Safety File

Appendix

- A Suggested Construction Phase Health and Safety Content
- B CDM 2015 – Summary of Duties
- C Asbestos Information
- D Design Risk Register
- E Relevant Reports & Surveys

Register of Amendments

File No.	Project Description	Issue Date	Created By / Updated By
01	The project consists of installation of new structural steel beams beneath the existing precast construction spanning in the same direction as the existing members with a grillage of joists spanning between.	25 th August 2026	Thomson Gray
02			
03			

This Pre-Construction Information has been prepared by:

Thomson Gray
Prospect House
5 Thistle Street
Edinburgh
EH2 1DF

from information collected from the client and project designers.

It is approved for issue on behalf of Thomson Gray by:

Assistant Health & Safety Consultant

Date: 25th August 2026

1.0 Introduction

1.01 Objectives

The Pre-Construction Information provides the health and safety focus for the design and construction phase of the project. It sets out to ensure that the design and construction of the works are affected in a safe way that complies with current health and safety legislation, in accordance with the Construction (Design and Management) Regulations 2015 and associated guidance.

This information is included as part of the documentation issued to designers and contractors and is to be developed by the Principal Contractor prior to work commencing. No work shall commence until the Principal Contractor's Construction Phase Plan has been assessed for its adequacy by the relevant stakeholders. On receipt of instructions to proceed, the Principal Contractor is under a legal duty to administer, implement and update the Construction Phase Plan throughout the contract period as required by changes in design or circumstances.

The CPP shall be prepared by the Principal Contractor to include details of Health and Safety Policy, Management Systems, Risk Assessments, Method Statements, and Welfare Arrangements, etc. including due consideration of foreseeable risks created by other contractors / sub-contractors. It is stressed that this Information Pack is based on information received from the Client and / or his Designers, together with that which is reasonably foreseeable by the Principal Designer, at the time of its preparation in accordance with Regulation 4 (4). The Principal Contractor has a legal obligation under Regulation 12 (3) (a) and (b) of the Construction (Design & Management) Regulations 2015 to develop the construction phase plan in conjunction with the Principal Designer.

1.02 Health and Safety Information

During the pre-construction phase of a project, the Pre-Construction Information collated by the Advisor to the Principal Designer brings together appropriate health and safety information obtained from the Client and where appropriate, Designers and other consultants. The Principal Contractor is required to develop the Construction Phase Plan for the management of the construction phase.

The CPP during construction will draw on the Principal Contractor's health and safety policy and assessments, the Pre-Construction Information prepared by the Client and Advisor to the Principal Designer and the details on the management and prevention of health and safety risks created by contractors and sub-contractors.

1.03 Hazard Identification

The hazards identified in this Pre-Construction Information Pack are those identified during the initial design stage of the project. Further risk assessments must be prepared by the Principal Contractor as required. The Principal Contractor is required to take appropriate and proportionate measures to control the risks created by these hazards, and any others he might recognize, and to prepare detailed method statements for managing these aspects of the works throughout the Contract.

The Principal Contractor will be required to demonstrate by safety methodology statements incorporating appropriate safety management systems and procedures, their assessment of the risks to employees and others arising from the hazards generated by the works to be undertaken.

The CPP and/or RA/MS shall also include the Contractors proposed sequencing of the works for consideration and acceptance by Client and their Project Manager. This should include a site-specific traffic management / logistics plan layout, and the overall proposed phasing of the works.

2.0 Project Description**2.01 Site Address**

St Cuthbert's RC Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP

2.02 Client Name

City of Edinburgh Council

2.03 Project Start Date

31st August 2026

Projected Programme

12 weeks

2.04 Description of Works

The project consists of installation of new structural steel beams beneath the existing precast construction spanning in the same direction as the existing members with a grillage of joists spanning between.

2.05 Project Directory**Role****Name and address****Contact Details**

Client

The City of Edinburgh Council
Waverley Court
4 East Market Street
Edinburgh
EH8 8BG

Sandy Rintoul

Sandy.rintoul@edinburgh.gov.uk

Architect

Hypostyle Architects
4 Sandport Place
Leith
Edinburgh
EH6 6EU



Principal Designer

Will Rudd Davidson (Edinburgh)
Ltd
42 York Place
Edinburgh
EH1 3HP



Advisor to the Principal
Designer

Thomson Gray
Prospect House
5 Thistle Street
Edinburgh
EH2 1DF

Structural and Civil
Engineering

Will Rudd Davidson (Edinburgh) 
Ltd
42 York Place
Edinburgh
EH1 3HP



Principal Contractor Skanska UK
Suite 3B
Avondale House
Phoenix Crescent
Bellshill
ML4 3NJ

2.06 Location Details

The site is located at St Cuthbert's RC Primary School; site location is shown below:

Satellite image of site location

Source: Google Maps

2.07 Whether or not the structure will be used as a workplace

The site will be used as a workplace under the requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. Any design changes during the works (which may only be at the instigation of or full agreement with the Client) shall also have to take these Regulations into account.

2.08 The minimum time to be allowed between appointment of the principal contractor and instruction to commence work on site

The programme for the works will be developed by the Principal Contractor and will have to be approved by the Client. The project is expected to take approximately 12 weeks.

2.09 Extent and location of existing records and plans

The following information is included within the appendix to this document.

- WRD:
 - Specification & Strengthening Notes

- Pre Construction Info (Provided by WRD)
- Ground Floor Showing Strengthening Support for First Floor Over
- First Floor Showing Strengthening Support for Floor Over
- Typical Structural Details
- Design Risk Assessment
- St Cuthberts RC Primary School, Edinburgh – Inspection of Roof Structure
- St Cuthberts RC Primary School, Edinburgh – Inspection of 1st Floor Structure
- Existing Asbestos information

2.10 Working hours

Working hours are expected to be 8.00am – 5.00pm Monday to Friday.

Any out of hours working to be agreed with the Client in advance.

2.11 Construction Competence

The Principal Contractor will be required to set a high standard of safe working for their staff, members of the public and staff on the site under their control. All contractor employees will be required to be adequately trained and have expertise to ensure that they are competent in the tasks they perform.

The Principal Contractor will carry out the works in accordance with all recognised codes of practice and all other prevailing Health and Safety Legislation, Client Organisation Policies, and guidelines. The Principal Contractor is required to determine the resources they will require to sufficiently develop the details of the Information Pack and propose any alteration to the above periods to allow for this. Equally, in proposing the programme for the construction works, the Principal Contractor must include and illustrate the allocation of resources for all health and safety concerns.

At all times the Principal Contractor must retain one or more individuals on site who are appropriately qualified and competent to act as client liaison, be responsible for health and safety, and have authority to give instructions to the workforce, whether directly employed, or working for other contractors / sub-contractors.

3.0 Client's Considerations and Management Requirement

3.01 Structure and Organisation

The project is being controlled through the Client, The City of Edinburgh Council who are acting as Project Manager. The Client recognises that it has a legal duty of care towards protecting the health and safety of staff, guests, visitors, and the public when construction work is undertaken.

It is the Client's objective to complete this project with due regard to the welfare of all individuals and without putting at significant risk their health and safety of everyone involved with the project and that of others who may be affected by the works.

3.02 Planning and management of the construction work, including health and safety goals

All management, supervisory staff, tradesmen and operatives will have a demonstrable skill level incorporating Health and Safety training.

All persons working on or visiting the site should receive a briefing concerning their health and safety by the Principal Contractor who shall maintain a record of briefing to each individual.

High visibility jackets, safety helmets and clean safety footwear must be worn by all operatives. Other Personal or Respiratory Protective Equipment (PPE / RPE) shall be worn to suit the task in hand. The site shall be kept clean and tidy, with any waste to be removed regularly in accordance with current regulations.

The Principal Contractor shall ensure all workers receive site induction training covering, site access and egress routes, site rules, vehicle movements and storage restrictions, emergency and first-aid conditions. Radios are not permitted on the site. Plant and machinery shall be adequately silenced and appropriate for the activity being undertaken.

All existing site features that are to remain shall be adequately protected. Any waste should only be taken out of the site in sealed containers to prevent dust contamination in areas not affected by the works. Any use of the lifts to be confirmed by the Client. If lifts are used the lift cars should be protected to avoid any damage.

The following health and safety goals have been set for this project:

- no fatalities
- no major injuries
- no dangerous occurrences
- no exposure to substances and processes hazardous to health
- minimise the risk of minor injuries
- minimise the risk of ill health

Suitably trained and competent persons should be appointed to undertake specific tasks throughout the duration of the project, to include: -

- All operatives on site must have CSCS cards
- All plant operators to have CPCS cards
- All operatives to have undergone asbestos awareness training
- Operatives involved in traffic management to have NRSWA basic training.
- Site managers as a minimum must have CITB 5-day SMSTS certification or above

3.03 Client's permit to work systems

While undertaking the project a permit-to-work system is to be adopted any high-risk activities identified. All permit works are to be coordinated with the Client in advance of commencement to review accuracy and completeness.

Plant, equipment, or flammable materials must be covered with flame retardant materials (or removed) in areas where 'hot work permits' are in operation. In this case, continuous flammable atmosphere monitoring may be required, and a fire watch maintained both during and for a period after the hot works have ceased. Permit-to-work procedures are to be followed at all times.

Permit-to-work procedures are to be included within the Principal Contractor's construction phase plan.

3.04 Emergency procedures and means of escape

Emergency plan

The Principal Contractor should prepare a suitable emergency plan detailing the procedures to be taken in the event of serious and imminent danger, (fire and / or explosion). The procedures may require evacuation of the site or involve the rescue of an injured person.

Details should be included in the Construction Phase Plan.

Emergency escape routes

Emergency escape routes on or around the site should be kept clear, signed and adequately lit. The Health and Safety (Safety Signs and Signals) Regulations 1996 set standards for these signs. Any escape routes must be left clear for anyone who may be on site.

First Aid

The Principal Contractor must provide adequate first aid facilities and sufficient numbers of qualified first aiders based on an assessment of the risk of injury and ill health on the site.

The above information should be marked up and included on the **Project Logistics Plan**. This should include:

- phasing and sequence of works
- locations of fire safety equipment
- first aid stations
- muster points
- traffic routes
- pedestrian routes
- access & egress points
- security arrangements
- welfare provisions

3.05 Site transport arrangements or vehicle movement restrictions

Access to the site is available off Hutchison Ave & Hutchison Crossway via Slateford Road/Hutchison Road, Edinburgh. The building is in residential area, meaning there will be an increase of traffic around the start and end of the working day and at the start and end of the school day. The surrounding area speed limit is 20mph.

The Principal Contractor will need to thoroughly coordinate their vehicles that are granted parking access as space will be limited. Principal Contractor is to plan each delivery to site to ensure all vehicles are suitable to navigate roads. During deliveries there shall be no blocking of access routes or parking of vehicles out with the designated areas. The contractor should ensure that access remains clear for the vehicles during works and ensures that the boundary of any site compound / fencing leaves enough space for the vehicles where required.

Access to the site should be strictly controlled by the Principal Contractor. Method statements and segregation proposals are to be complied by the Principal Contractor for review and comment by the project team.

The Principal Contractor shall adhere to all pre-determined traffic / movement routes, delivery times or restrictions identified during the construction phase, and shall implement traffic / route management and safety measures to protect all operatives, vehicles, and pedestrians within the vicinity of the works.

All Traffic Management proposals to be in full compliance with HSG144 ("The safe use of vehicles on construction sites").

The proposed Traffic Management Plan should be adapted to include clear segregation between vehicle and pedestrian movements, details of:

- **barriers and segregation proposals**
- **signage proposals including locations, sizes and heights**

The Principal Contractor shall appoint banksman who shall be responsible for the operation and effectiveness of all traffic and pedestrian safety and management measures. The Principal Contractor is to ensure ALL sub-contractors make adequate provision for the selection of drivers and general vehicle safety.

The Principal Contractor must ensure that access for emergency vehicles, e.g. fire appliances and ambulances remain free from obstructions at all times. All deliveries to be coordinated by the Principal Contractor and surrounding environment to be taken into consideration.

3.06 Activities on or adjacent to the site during the works

The site is located within a busy residential area of Edinburgh. Edinburgh PDSA Pet Hospital and St Cuthbert's Church are also close to the site. The school itself will not be occupied throughout the works taking place. The nursery on the school ground will however be operational during the construction phase. The Principal Contractor must ensure that segregation between the works and the nurse are of paramount importance.

Principal Contractor will have to ensure that the works are suitably segregated and controlled at all times within the footprint of the works area. All vehicle movements for deliveries etc, will have to be controlled and operatives are to wear appropriate PPE at all times.

3.07 Security arrangements

No tools or plant to be left unattended at any time. Site may be subject to vandalism/trespassing, and the Principal Contractor must take reasonable measures to ensure that no unauthorised persons enter the site compound or works areas. The working areas should be secured at the end of the working day and when left vacant. Only people who are explicitly authorised by the Principal Contractor should be allowed access.

All areas out with agreed working / site areas and the Principal Contractor compound are to be considered "no-go" areas for the duration of the project.

3.08 Welfare Provisions

Welfare arrangements are to be in accordance with Regulation 13 (4) (c) and Regulation 15 (11) of the CDM2015 and are to be commensurate with the site undertaking. Minimum requirements are as follows:

- Toilets
- Washing facilities (including showers if considered appropriate)
- Hot and cold running water
- Drying room
- Mess room
- Drinking Water

It is expected that spaces within the current on-site carpark may be available for welfare units. The Principal Contractor will be required to provide welfare from commencement through to completion.

3.09 Site hoarding requirements

The Principal Contractor is to have in place measures to control access into the site. All areas should be secured and inspected by the Construction / Site Manager prior to leaving the site on a daily basis. Signage on barriers/fencing should be displayed in prominent and readily visible locations. The Principal Contractor to check and seal off all the working areas as far as is practicable.

3.10 Fire precautions

The Principal Contractor shall provide adequate first aid and fire-fighting supplies for the duration of the project. The Principal Contractor shall take all necessary precautions to prevent fires from occurring and to minimise the effects should there be a fire. The Principal Contractor shall work in accordance with the publication Fire Prevention on Construction Sites - The Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation (10th Edition).

The Principal Contractor is to develop a fire risk assessment for the project and submit as part of the construction phase plan.

Any paints, petrol or diesel are to be kept in a bunded area, gas bottles and flammables are to be stored in a lockable cage away from the site area.

3.11 Smoking and parking restrictions

The Health Act 2006 requires that all enclosed premises / public areas be smoke free. These latest amendments to the Act came into force as follows:

Scotland – 26th March 2006

The Principal Contractor must ensure that all requirements of the aforementioned Act are adhered to at all times. No smoking will be permitted within the site boundary.

Limited parking on-site will be available; the Principal Contractor must only use spaces designated to them by the Client.

3.12 Storage of Materials

The storage of materials must be adequately provided for with the Principal Contractor compound areas and site. Within the site the Principal Contractor must be aware of flying object debris that may be caused and take the necessary precautions to ensure they do not occur.

3.13 Health and Safety of the Client's Employees or those involved in the project

The Principal Contractor is required to provide RAMS explaining the proposed measures for controlling the risks created by construction interfaces with the existing operations and services, and for managing all aspects of the proposed works.

These are to be included in the Construction Phase Plan and communicated effectively to necessary persons affected prior to commencement of works.

4.0 Environmental Restrictions and existing on-site Risks

4.01 Existing Structure

The affected roof/floor construction comprises a Stahlton precast prestressed concrete beam and hollow clay block system with an in-situ reinforced concrete topping and screed finish.

Investigations undertaken to date have identified:

- Long-term deflection of the precast prestressed members.
- Local deterioration of hollow clay infill units.
- Limited beam bearing lengths (typically 20–25 mm observed).
- No reinforcement identified within the screed layer.
- Existing structural arrangement should not be altered without structural approval.

4.02 Identified Existing Structural Hazards

Deflections

Measured deflections of up to approximately 60-70 mm have been recorded, with previous investigations

indicating localised deflections in the order of 80–90 mm in isolated areas.

These are considered likely to result from long-term creep and/or loss of prestress.

Construction activities should avoid imposing unnecessary additional loading on affected areas.

Limited Bearings

Opening-up works identified beam bearing lengths of approximately 20–25 mm at some locations.

The adequacy of bearings should not be assumed throughout the building.

Further opening up may be required during construction.

Prestressed Concrete Construction

Existing members are prestressed concrete.

Drilling, chasing, cutting or demolition affecting these members shall not be undertaken without prior approval from the Structural Engineer.

Damage to prestressing tendons may significantly reduce structural capacity.

Void Formers

The hollow clay blocks are non-structural infill units.

Removal or damage to the blocks may reduce local stability and should be avoided unless agreed with the Structural Engineer.

4.03 Ground Conditions

No ground condition survey available. Should there be need to disturb the ground, appropriate surveys must be conducted.

4.04 Existing Services and Buried Services

It is not foreseen that services will require to be relocated / diverted during building works. Any electrical services will be deemed live until tested and confirmed isolated / dead.

The Principal Contractor shall carry out investigations as appropriate by locating the precise routes and isolation points of known services prior to commencement, to ensure that risks from foreseeable health and safety hazards are minimised or eliminated. All services to be removed to be isolated.

4.05 Isolation/Interruption/Breaking into Existing Services & Buried Services

All works in connection with services to be carried out under controlled conditions and permits to work are to be implemented by the Principal Contractor.

Prior to the commencement of works any isolations should be agreed with the Client and in line with the permit to works systems as outlined in the above sections, and prior to any digging being undertaken a CAT Scan of the area is needed and the works are to be done in accordance with HSG47 'Avoiding Danger from Underground Services'.

4.06 Existing Storage of Hazardous Materials

It is not expected that any hazardous materials are stored in the vicinity of the work.

4.07 Health Risks arising from Client's Activities

The Principal Contractor shall only be permitted full possession of the agreed works areas in which the works are scheduled to take place. There may be other Contractors in close proximity carrying out day-to-day maintenance tasks. The works require to be segregated from all unauthorised parties, at all times.

In assessing how the works shall be managed, consideration should be given to all parties who may be affected, including for example:

- Members of the public.
- Construction / maintenance workers engaged directly in any hazardous activity.
- Visitors and public using adjacent routes, public footpaths and external to the site etc.
- Other contractors working in adjacent areas.
- Occupants and users of adjacent buildings.

The Principal Contractor is required to take appropriate measures to control the risks created by these hazards, to explain the proposed methods in his Construction Phase Plan and to prepare detailed method statements for managing these aspects of the works and gain the appropriate approval from the client, where operations may be affected.

4.08 Asbestos

There is an R&D survey and maintenance survey available as part of the preconstruction information pack. The Principal Contractor must review this information thoroughly before the works commence.

The asbestos register identifies a number of known and presumed asbestos-containing materials (ACMs) within St Cuthbert's Primary School, primarily consisting of chrysotile-containing bitumen floor adhesives, floor tiles, roof felt, sink pads, and encapsulated or presumed amosite contamination within service voids, ducts, risers, boiler and calorifier rooms. Most ACMs are assessed as low or very low risk and are managed through monitoring and restricted access arrangements, with several inaccessible areas requiring further investigation before intrusive works are undertaken

During any works, should any suspect material be identified, the works should stop immediately, and the client notified.

The Principal Contractor is to ensure that all operatives on site are asbestos awareness trained.

4.09 Structural Constraints

The following constraints should be considered during planning:

- Existing roof/floor should not be overloaded by stored construction materials
- Construction loading should be reviewed by the contractor
- Existing spans should not be assumed capable of supporting concentrated plant loads.

- Temporary access routes may require review by the structural engineer

4.10 Temporary Works Requirements

Temporary works designer to consider:

- Temporary support to existing beam end when creating new pockets for padstones
- Stability during installation of proposed strengthening steelwork
- Sequencing of strengthening works
- RAMS to be presented for review in advance of commencing works

5.0 Significant Design and Construction Hazards

5.01 Significant design assumptions and suggested work methods

In general terms, designs have hazards and risks that are unintentional and in many cases are unavoidable due to the nature of the work.

There is a statutory requirement for the undertaking of risk assessments in order to highlight significant risks, and to then put forward control measures to reduce or eliminate the likelihood of injuries to personnel and damage to property and assets which might result from being exposed to hazards. Hazards potentially affect the health and safety of those persons involved with the construction work and then other personnel concerned with the future maintenance and cleaning work of the structure.

In many situations non-construction personnel can also be exposed to these hazards if the appropriate precautions are not taken. The Principal Contractor will be expected to undertake his own risk assessments and establish suitable control measures to eliminate or minimise the risk of injury to all personnel and damage to the client's property.

Please note:

Under Regulation 3 of the 'Management of Health and Safety at Work Regulations 1999', every employer shall make a suitable and sufficient assessment of the risks to the health and safety of his employees to which they are exposed whilst they are at work; and the risks to health and safety of persons not in his employment arising out of or in connection with the conduct by him of his undertaking.

Every self-employed person is required to make a suitable and sufficient assessment of the risks to his own health and safety to which he is exposed whilst he is at work; and the risks to health and safety of persons not in his employment arising out of or in connection with the conduct by him of his undertaking.

5.02 Arrangement for Co-ordination of ongoing Design Work & Design Changes

Under CDM2015, each element of design including temporary works, designed access equipment, individual specialist contractor and specialist designer packages are required to be developed with due consideration for the health and safety of all concerned both during construction and subsequent occupancy and maintenance.

All temporary works are to be designed by a competent person.

5.03 Information on Significant Risks identified during Design

The following hazards have been identified that may pose a risk to the health and safety of construction workers and others authorised to be on the site. The Principal Contractor is required to control the risks from these hazards, and to prepare detailed risk assessments and method statements for managing these aspects of the works.

Identified hazards:

- Movement of plant / removing and installing equipment / materials
- Working in close vicinity of the public
- Dust, noise and vibration
- Working in the vicinity of live services
- Working at height

- Temporary works
- Control and segregation of plant, machinery, contractor vehicles and pedestrians
- Hot works and fire
- Unauthorised access
- Manual Handling
- Connection to services
- Proximity to school

If materials are discovered during the project that the Principal Contractor considers may be a hazard to the workforce, the Client and the Principal Designer shall be informed immediately, and an appropriate course of action agreed.

5.04 Information on Significant Risks identified during Design

The above list does not exhaust all risks associated with the project but only highlights the significant risks. Significant risks are defined as: "not necessarily those that involve the greatest risk. But those (including health risk) that are not likely to be obvious, are unusual, or likely to be difficult to manage effectively".

As a general note it is suggested that the following areas be addressed, managed, and controlled:

- Plant Certification - all plant being used on site must have appropriate certification and inspection history available for the Client perusal.
- Plant Operators Certification - all persons operating plant must have appropriate certification, and this must be made available upon request by the Client or any member of the construction team.
- Lifting equipment - the LOLER regulations must be adhered to at all times and certification showing lifting equipment, testing and suitability must be available upon request. Lifting plans must be drafted for comment prior to any lifting of any substance being carried out. This can either be carried out by the Contractor using an appointed, trained person or sub-contracted to a suitably qualified party and treated as a contract lift; regardless of which of the two methods are used an appropriate lifting plan must be in place and reviewed prior to works commencing.
- PPE - specialist PPE over and above standard site personal protective equipment must be supplied by the Principal Contractor and worn as appropriate.
- Noise Pollution - the Principal Contractor is to detail how to remove/reduce unnecessary noise pollution.
- Vibration - the Principal Contractor is to clearly detail their intention to remove or reduce vibration.

Notwithstanding the above, it will be incumbent of any Contractor to consider all material risks relating to Health and Safety of all operations on site. These must be fully addressed and included within the Construction Phase Plan. Commonplace site hazards not identified above are considered to be within the expertise of a competent contractor and must be controlled by normal good site management practice.

6.0 The Health and Safety File

6.01 Layout and Format

The Principal Designer has the responsibility to initiate the Health and Safety File and to liaise with the Principal Contractor to ensure development and population, prior to delivery to the Client at Practical Completion. The Principal Contractor is responsible for obtaining any relevant information from other designers and sub-contractors for inclusion in the Health and Safety File. Thomson Gray, acting as Advisor to Principal Designer will aid in creating the Health and Safety File.

All designers and contractors have duties under the CDM Regulations 2015 to promptly provide information for the File – Regulation 9 (4).

The Health and Safety File shall be prepared as the works progress and shall be delivered to the Client at the completion of the works. The contents of the Health and Safety File will record the works carried out on the project and will provide relevant as-built information and drawings to enable the client to establish appropriate procedures for the future repair, maintenance or dismantling of the works without risks to persons' health and safety.

Two copies of all information should also be issued in an electronic format.

The format of the electronic data issued is to be as follows: All documents and product data sheets are to be in PDF format; Design Team drawings are to be in Revit as BIM Level 2 requirements.

The Principal Contractor shall collate all appropriate information as it becomes available, and this shall populate the file in conjunction with the Principal Designer.

The Principal Contractor is urged to implement an early procedure that advises contractors and materials suppliers of the detailed requirements for this record information. This is to ensure the information is provided timeously to the requisite parties. He shall pass the information to the Principal Designer at intervals during the construction phase, as individual elements of the works are completed.

APPENDIX A

Suggested Construction Phase Health & Safety Plan Content

(in compliance with CDM 2015)

Section 1 Description of Project:

- a) project description and programme details
- b) details of client, principal designer, designers, principal contractor and other consultants
- c) extent and location of existing records and plans

Section 2 Communication and Management of the Work

- a) management structure and responsibilities
- b) health and safety goals for the project and arrangements for monitoring and review of health and safety performance
- c) arrangements for:
 - regular liaison between parties on site
 - consultation with the workforce
 - the exchange of design information between the client, principal designer, designers, and contractors on site
 - handling design changes during the project
 - the selection and control of contractors
 - the exchange of health and safety information between contractors
 - security, site induction and onsite training
 - welfare facilities and first aid
 - the reporting and investigation of accidents and incidents including near misses
 - the production and approval of risk assessments and method statements
 - site rules
 - fire and emergency procedures

Section 3 Arrangements for Controlling Significant Site Risks

- a) safety risks:
 - services, including temporary electrical installations
 - preventing falls
 - work with or near fragile materials
 - control of lifting operations
 - dealing with services (water, electricity and gas)
 - the maintenance of plant and equipment
 - poor ground conditions
 - traffic routes and segregation of vehicles and pedestrians
 - storage of hazardous material
 - dealing with existing unstable structures
 - accommodating adjacent land use
 - other significant safety risks
- b) health risks:
 - removal of asbestos
 - dealing with contaminated land
 - manual handling
 - use of hazardous substances
 - reducing noise and vibration
 - other significant health risks

Section 4 The Health and Safety File

- a) layout and format
- b) arrangements for the collection and gathering of information
- c) storage of information

APPENDIX B

CDM 2015 – Summary of Duties

CDM2015 - Responsibilities Briefing Note

Principal Designer

- Assist with project set up (determining Client's level of knowledge and ensuring client is aware of duties)
- Assist client with identifying, obtaining and collating pre-construction information
- Provide pre-construction information to designers, principal contractor & contractors
- Ensure designers comply with duties & coordinate with each other
- Liaising with principal contractor for duration of appointment
- Preparing health and safety file

Client

- Appointing contractors and designers (including principal contractor & principal designer) and making sure they have skills, knowledge, experience and organizational capability.
- Allowing sufficient time and resources for each stage of project
- Making sure principal contractor and principal designer carry out duties
- Ensuring adequate welfare facilities are on site for the project duration
- Maintaining and reviewing management arrangements for project duration
- Providing pre-construction information to designers and contractors
- Ensuring construction phase plan is prepared before the construction phase begins
- Ensuring principal designer prepares Health and Safety File
- CITB Industry guidance for Clients
(<https://www.citb.co.uk/media/bwzklrv5/cdm-2015-clients-interactive.pdf>)

Principal Contractor

- **Planning** - preparing a construction phase plan that ensures the work is carried out without risk to health or safety
- **Managing** - implementing the plan, including facilitating co-operation and co-ordination between contractors
- **Monitoring** - reviewing, revising and refining the plan and checking work is being carried out safely and without risks to health
- **Securing the site** - taking steps to prevent unauthorized access to the site by using fencing and other controls
- **Providing welfare facilities** - making sure that facilities are provided throughout the construction phase
- **Providing site induction** - giving workers, visitors and others information about risks and rules that are relevant to the site work and their work
- **Liaising on design** - discussing with the principal designer any design or change to a design.

Designers

When preparing or modifying designs, eliminate, reduce or control foreseeable risks that may arise during:

- construction
- the maintenance and use of a building once it is built
- Provide information to other members of the project team to help them fulfil their duties

Contractors

Plan, manage and monitor construction work under their control so it is carried out without risks to health and safety. For projects involving more than one contractor, coordinate their activities with others in the project team – in particular, comply with directions given to them by the principal designer or principal contractor. For single contractor projects, prepare a construction phase plan.

APPENDIX C

Asbestos Information

**ASBESTOS MANAGEMENT SURVEY
OF
ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP**



**CLIENT: THE CITY OF EDINBURGH COUNCIL
WAVERLEY COURT, 4 EAST MARKET STREET, EDINBURGH, EH8 8BG**

**UPRN NO: N/A
PROJECT NO: J511797**

CONTENTS	PAGE
1.0 EXECUTIVE SUMMARY	3
2.0 INTRODUCTION	9
3.0 SURVEY TYPE	10
4.0 SPECIFIC SURVEY INFORMATION	12
5.0 UNAVOIDABLE CAVEATS	14
6.0 QUALITY ASSURANCE STATEMENT	15

APPENDICES

APPENDIX 1	ASBESTOS REGISTER
APPENDIX 2	PHOTOGRAPHS
APPENDIX 3	BULK ANALYSIS CERTIFICATE
APPENDIX 4	SKETCH/PLANS
APPENDIX 5	GENERAL SURVEY INFORMATION

1.0 EXECUTIVE SUMMARY

1.1 Asbestos containing materials have been identified or strongly presumed in the following locations.

Location	Description	Priority/Risk	Recommendation
Main / 0/001 - Circulation / Ground Floor	Bitumen adhesive beneath red floor covering	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/012 - Boiler Room / Ground Floor	Insulation residue to wall 2 within channel cut into brickwork	High	Encapsulate
Main / 0/012 - Boiler Room / Ground Floor	Insulation residue to wall 3 - sporadic across entire wall	Medium	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/012 - Boiler Room / Ground Floor	Insulation residue to chimney breast walls - sporadic across entire chimney breast	Medium	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/012 - Boiler Room / Ground Floor	Insulation residue to wall 4 - sporadic across entire wall	Medium	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/012 - Boiler Room / Ground Floor	Paper gasket debris to floor and plinth at wall 3	High	Remove under controlled conditions
Main / 0/012 - Boiler Room / Ground Floor	Insulation debris to floor at entrance to duct	High	Restrict access, remove and/or decontaminate area

Location	Description	Priority/Risk	Recommendation
Main / 0/012 - Boiler Room / Ground Floor	Paper gaskets to pipe flanges	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/012 - Boiler Room / Ground Floor	Insulation residues to old pipe hangers on walls 2, 3 and chimney breast	Medium	Restrict access, remove and/or decontaminate area
Main / 0/012 - Boiler Room / Ground Floor	Insulation residues to exposed pipework and flanges	High	Restrict access, remove and/or decontaminate area
Main / 0/012 - Boiler Room / Ground Floor	Paper gasket debris to aluminium pipework casing	High	Restrict access, remove and/or decontaminate area
Main / 0/012 - Boiler Room / Ground Floor	Presumed asbestos containing materials beneath aluminium casing/MMMF lagging to pipework and calorifier throughout entire area	Medium	Conduct further investigation prior to relevant maintenance / refurbishment works
Main / 0/012 - Boiler Room / Ground Floor	Presumed asbestos containing materials within chimney breast between walls 3 and 4 - Unable to sample due to damage limitations	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Main / 0/012 - Boiler Room / Ground Floor	Presumed asbestos containing materials within Hamworthy boilers - Unable to sample due to being live at time of survey	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Main / 0/012 - Boiler Room / Ground Floor	Presumed asbestos containing material within MEM electrical boxes to wall 1 - Unable to sample due to being live at time of survey	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Main / 0/012 - Boiler Room / Ground Floor	Presumed asbestos containing materials within water heater - Unable to sample due to being live at time of survey	Low	Conduct further investigation prior to relevant maintenance / refurbishment works

Location	Description	Priority/Risk	Recommendation
Main / 0/029 - Foyer and Cloak Area / Ground Floor	Bitumen adhesive beneath red floor covering	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/029A - Corridor and Stairs / Ground Floor	Bitumen adhesive beneath blue modern floor covering	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/030 - Jotter Cupboard / Ground Floor	Presumed asbestos containing materials within electrical water heater - Unable to sample due to being live at time of survey	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Main / 0/030 - Jotter Cupboard / Ground Floor	Presumed asbestos containing materials within MEM electrical boxes - Unable to sample due to being live at time of survey	Very Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Main / 0/031 - Calorifier Room / Ground Floor	Insulation residue to wall 2	Medium	Restrict access, remove and/or decontaminate area
Main / 0/031 - Calorifier Room / Ground Floor	Paper gaskets to high level pipe flanges	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/031 - Calorifier Room / Ground Floor	Insulation debris to floor	High	Restrict access, remove and/or decontaminate area
Main / 0/031 - Calorifier Room / Ground Floor	Insulation debris to pipe knuckles and calorifier knuckles	High	Restrict access, remove and/or decontaminate area
Main / 0/031 - Calorifier Room / Ground Floor	Loose beige floor tiles	Medium	Remove under controlled conditions

Location	Description	Priority/Risk	Recommendation
Main / 0/031 - Calorifier Room / Ground Floor	Bitumen adhesive beneath loose floor tiles	Medium	Remove under controlled conditions
Main / 0/031 - Calorifier Room / Ground Floor	Presumed asbestos containing materials within electrics - Unable to sample due to being live at time of survey	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Main / 0/031 - Calorifier Room / Ground Floor	Presumed asbestos containing materials within calorifier and pipework beneath modern insulating blankets and MMMF lagging - Unable to sample due to sampling exposed surface areas	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Main / 0/032A - Riser / Ground Floor	Insulating board debris to floor	High	Restrict access, remove and/or decontaminate area
Main / 0/038 - P3 Classroom / Ground Floor	Bitumen sink pad	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/042 - Circulation / Ground Floor	Bitumen adhesive beneath carpet and modern floor covering	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/043 - Store / Ground Floor	Grey floor tiles	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/043 - Store / Ground Floor	Bitumen adhesive beneath floor tiles	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Main / 0/044 - Calorifier Room / Ground Floor	Insulation residue to wall 2	Medium	Restrict access, remove and/or decontaminate area

Location	Description	Priority/Risk	Recommendation
Main / 0/044 - Calorifier Room / Ground Floor	Insulation residue to wall 4	Medium	Restrict access, remove and/or decontaminate area
Main / 0/044 - Calorifier Room / Ground Floor	Insulation debris to floor and plinth	High	Restrict access, remove and/or decontaminate area
Main / 0/044 - Calorifier Room / Ground Floor	Insulation residue to pipework/calorifier knuckles, fixings and joints throughout entire area.	High	Restrict access, remove and/or decontaminate area
Main / 0/044 - Calorifier Room / Ground Floor	Presumed asbestos containing materials within calorifier and pipework beneath modern insulating blankets and MMMF lagging - Unable to sample due to sampling exposed surface areas	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Main / 1/056 - Circulation / 1st Floor	Bitumen adhesive beneath red modern floor covering	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works

- 1.2 The following areas were not accessed during the survey and must be presumed to contain asbestos materials. To limit the amount of No Access areas detailed within this report Environtec Ltd have not mentioned any voids behind fixed structures that require fully intrusive access and would be considered part of the scope of a Refurbishment/Demolition Survey.

Location	No Access Area	Reason For No Access
Main - Z-Sub Level 1	Z1/002 - Ducts	No access due being confined space and the requirement of specialist equipment to gain access.
After School Club - Ground Floor	0/005 - Store	No access due to being locked and no key available at time of survey
After School Club - Z-Sub Level 1	Floor Void	No access due to being unable to locate access hatch at time of survey
Main - Ground Floor	0/049B - Gas Mains	No access due to being locked and no key available at time of survey
LCC Building - Roof Void	RV/001 - Roof Void	No access due to being unable to locate access hatch at time of survey

- 1.2.1 The client should note that if demolition or refurbishment works are to be undertaken in any part of this property which was not included in the scope of this survey, or was physically and visually impossible to access, further investigations should be carried out before any works commence.
-

2.0 INTRODUCTION

- 2.1 Following evaluation of the clients requirements and considering the aim and purpose of the survey and detailed planning considerations we have undertaken an **Asbestos Management Survey** where reasonably practicable of ***St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh EH14 1RP.***
- 2.2 The building is a typical mid 1900's two storey brick built solid construction with flat roofs.
- 2.3 The property consists of a two floors of educational facilities.
- 2.4 The site survey has been undertaken and report compiled in accordance with the ***HSG 264: Asbestos: The Survey Guide.***

Priority Assessment is outside the scope of our UKAS accreditation to HSG264 Asbestos: The Survey Guide.

The type of survey undertaken may vary, depending on the aim and purpose for which it is to be used. Surveys before demolition and refurbishment will continue to be required under ***Control of Asbestos Regulations (CAR) 2012*** and the ***Construction (Design & Management) Regulations 2015***. However, it is anticipated that most surveys will be undertaken to comply with the ***Duty to Manage Asbestos in Non-Domestic Premises Regulation 4 of the Control of Asbestos Regulations 2012***. In these cases, the aim of an asbestos survey is, as far as reasonably practical, to locate and assess all the Asbestos Containing Materials (ACMs) present in the building and its purpose is to present the information collected in a way which allows the employer to manage the risk.

- 2.5 This survey report is in a number of sections, the essential sections will be the Asbestos Register (Appendix 1) which is a detailed systematic diligent inspection and sampling report of each room with enhanced annotated Plans (Appendix 4) indicating where samples have been taken and asbestos positively identified.
-

3.0 SURVEY TYPE

3.1 Management Survey

- 3.1.1 A **management survey** is the standard survey. Its purpose is to locate as far as reasonably practicable, the presence and extent of any suspect Asbestos Containing Materials in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
- 3.1.2 The purpose of the survey is to assist the client to comply with the **Health and Safety at Work Act 1974** and the **Control of Asbestos Regulations 2012 (Regulation 4)** which contains an explicit duty on the owners and occupiers of non domestic premises who have maintenance and repair responsibilities, to assess and manage the risks from the presence of asbestos.
- 3.1.3 Every effort has been made to identify all asbestos materials so far, as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.
- 3.1.4 Survey techniques used involves trained and experienced surveyors using the combined diligent approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:
- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
 - Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date. (This is covered in the scope of a Refurbishment and Demolition Survey)
- 3.1.5 Where suspected asbestos materials form a duct cover, false ceiling, etc. or where these materials would require disturbing to gain access to an area behind or below the suspect material, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health. These areas have been no accessed and are detailed in section 1.2.1
- 3.1.6 A limited inspection only has been carried out of pipework concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to areas where insulation was removed it is not practicable to inspect the entire pipework which would require the removal and replacement of all overlying non-asbestos insulation, therefore this has been considered outside
-

the scope of this survey.

- 3.1.7 This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working in sensitive location or just simply no access as keys not available such as a sub-station.
 - 3.1.8 Access for the survey may be restricted for many reasons beyond our control such as where electrical equipment is present and live. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.
 - 3.1.9 Certain materials contain asbestos to varying degrees and some may not be uniformed (textured coating for example). Where this is the case the samples will be taken in accordance with the sampling regime however this may not be representative of the whole product throughout.
 - 3.1.10 This survey is purely an Asbestos Management survey which involves minor intrusive works. We have not inspected flues, ducts, risers, undercrofts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused damage to decoration, fixtures, fittings or the structure there may be asbestos concealed in these voids, risers, undercrofts etc. These areas will **not** be mentioned as a **no access** area in this report as the report will be misleading to the client as these areas and asbestos identified in these areas are outside the scope of an Asbestos Management Survey.
 - 3.1.11 We have not inspected within lift shafts, live boilers or similar which require the attendance of a specialist engineer, unless specifically requested to inspect.
-

4.0 SITE SPECIFIC SURVEY INFORMATION

4.1 The report is the result of the analysis of suspect materials and a visual inspection.

4.2 The survey was undertaken and completed by an Environtec Ltd asbestos survey team.

4.3 Access was arranged with the client, who enabled and provided all keys and access facilities to all necessary areas of the building.

4.4 The physical survey was undertaken on the 6th April 2019 to 8th April 2019.

For buildings where positive asbestos materials have been identified, a further inspection will be required periodically based on the risk assessment. For areas of High Risk the Client should implement more regular inspections to assess the condition of the materials.

4.5 The site survey was undertaken by [REDACTED], during normal business hours of 9.00 am to 5.00 pm.

4.6 The bulk analysis of suspect materials for asbestos content was undertaken as follows :-

Date Analysed	Laboratory Technician(s)
14/05/2019	[REDACTED]
15/05/2019	[REDACTED]
16/05/2019	[REDACTED]

4.7 During the site survey work the building remained unoccupied.

4.8 Samples were taken of suspected materials and where possible photographs of the samples taken. Clearly it is not possible to sample every material encountered therefore, where common areas and features exist, representative samples were taken and extrapolations were made to the nature of the material.

4.9 Photographs have been included in the report to highlight particular instances or detail as required.

- 4.10 Plans of the premises were provided by the client/prepared by Environtec Ltd to assist in the location and designation of rooms for ease of reference. It must be noted that these plans are not to be regarded as accurate but for assistance purposes only. These plans are located within the appendices of this report.
- 4.11 During the period of the survey electrical supplies and artificial illumination were operative in some areas of the building.
- 4.12 It must be noted that the information contained within this report is compiled and dealt with in a number of sections to enable and give a complete overall assessment and conclusion when considering the asbestos materials positively identified and possible potential hazards.

It is therefore recommended that when passing information onto third parties such as contractors etc. that the complete report be issued to ensure that all information is available to such responsible parties that they may consider all options and actions to be undertaken to so far as is reasonably practicable.

The measurements given within this report for all sampled asbestos/non asbestos materials are approximations only. Environtec Ltd cannot accept responsibility for discrepancies on these measurements. Any future asbestos removal projects should be priced on the basis that the material has been accurately measured by the removing party themselves.

- 4.13 The survey included the following areas of the site:

Asbestos Management Survey to all areas.

- 4.14 The following areas were specifically excluded from the survey:

No exclusions.

5.0 UNAVOIDABLE CAVEATS

- 5.1 We have not inspected any part requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless otherwise requested or stated.
 - 5.2 Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite representative density. This especially applies to non uniformed materials, such as textured coatings, bitumen adhesive and in certain circumstances pipework insulation residue where all sampling indicates the material as non asbestos yet further subsequent sampling at a later date has indicated the material to contain asbestos.
 - 5.3 Accessible is defined as reasonably and safely reachable by foot or reachable from a step ladder up to 3m. Opening electrical equipment (e.g. switchboxes), plant (e.g. boilers, air handling units and ducted systems) and hazardous installation (e.g. chemical containers) are specifically excluded.
 - 5.4 Where suspected asbestos materials form a duct cover, false ceiling, etc or where these materials would require disturbing to gain access to an area, they have not been displaced, as any physical disturbance of these materials may have resulted in a release of airborne asbestos fibres which may pose a hazard to health.
 - 5.5 Due to the non uniform matrix and minor content of asbestos fibres in textured coatings, where some textured coatings and bitumen adhesive have proved to be asbestos containing and further samples have given negative results, we would urge the client to treat all textured coatings and bitumen adhesive as asbestos containing if it appears to have been installed at the same time and implement the relevant management of such materials.
-

6.0 QUALITY ASSURANCE STATEMENT

Project Ref: J511797

This report has been compiled by the following authorised staff member of Environtec Ltd:

Name:

[REDACTED]

Signature:

[REDACTED]

Designation: National Quality Auditor **Date:** 24 June 2019

The contents of this report have been checked by the Survey Quality Administrator.

The results are accurate and any conclusions and recommendations made are suitable and in line with current company policy.

Name:

[REDACTED]

Signature:

[REDACTED]

Designation: Quality Assurance Reviewer **Date:** 24 June 2019

APPENDIX 1

ASBESTOS REGISTER

The following are the summary of asbestos materials and priority rating assessments and should be read in conjunction with the attached plans and report

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP										DATE: 06/04/2019 to 14/04/2019	
SURVEY TYPE: MANAGEMENT SURVEY										PROJECT REF: J511797	
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
After School Club											
Man	After School Club / Z-Sub Level 1 / Floor Void	-	Inaccessible (0)	-	-	-	-		-	-	Conduct further investigation prior to relevant works
	Z-Sub Level 1 / Floor Void		No access due to being unable to locate access hatch at time of survey								
Man	After School Club / Ground Floor / 0/001 - Circulation	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/001 - Circulation		Metal ceiling, plasterboard partition walls, timber floor below fixed modern vinyl, timber doors/frames, modern electrics.								
Man	After School Club / Ground Floor / 0/002 - Disabled Toilet	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/002 - Disabled Toilet		Metal ceiling, plasterboard partition walls, timber floor below fixed modern vinyl, timber doors/frames, modern sanitary ware and pipework, metal window.								
Man	After School Club / Ground Floor / 0/003 - Girls Toilet	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/003 - Girls Toilet		Metal ceiling, plasterboard partition walls, timber floor below fixed modern vinyl, timber doors/frames, modern sanitary ware and pipework, metal window.								
Man	After School Club / Ground Floor / 0/004 - Boys Toilet	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/004 - Boys Toilet		Metal ceiling, plasterboard partition walls, timber floor below fixed modern vinyl, timber doors/frames, modern sanitary ware and pipework, metal window.								
Indicates parameter for Material Assessment algorithm(MA)				Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H				Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16			
Indicates parameter for Priority Assessment algorithm(PA)				Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D							
All the following areas have been checked:				A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels							

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP									DATE: 06/04/2019 to 14/04/2019		
SURVEY TYPE: MANAGEMENT SURVEY									PROJECT REF: J511797		
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	After School Club / Ground Floor / 0/005 - Store	-	Inaccessible (0)	-	-	-	-		-	-	Conduct further investigation prior to relevant works
	Ground Floor / 0/005 - Store		No access due to being locked and no key available at time of survey								
Man	After School Club / Ground Floor / 0/006 - Classroom	>10	Bitumen sink pad	1no.	Composite Material	Good Condition	Low	JR002815 / No Asbestos Detected	-	-	No further action required
Man	After School Club / Ground Floor / 0/006 - Classroom	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/006 - Classroom		Metal ceiling, plasterboard partition walls, timber floor below fixed modern vinyl, timber doors/frames, metal windows, modern radiators, modern pipework.								
Man	After School Club / External / Ex/001 - Externals	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	External / Ex/001 - Externals		Metal roof with sealed felt, metal walls, metal framed windows, timber door/frame,								
LCC Building											
Man	LCC Building / Z-Sub Level 1 / -1/001 - Floor Void	None	Damp proof course to dwarf walls	80m ^L	Composite Material	Good Condition	Rare	KC001126 / No Asbestos Detected	-	-	No further action required
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H				Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16				
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D								
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels								

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	LCC Building / Z-Sub Level 1 / -1/001 - Floor Void	None	Bitumen debris to floor within rubble	120m²	Debris/Loose material	High Damage	Low	KC001127 / No Asbestos Detected	-	-	No further action required
Man	LCC Building / Z-Sub Level 1 / -1/001 - Floor Void	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Z-Sub Level 1 / -1/001 - Floor Void		Timber ceiling, brick walls, rubble to floor. Note - Restricted access due to inadequate crawl space, surveyed from hatch marked on plan only.								
Man	LCC Building / Ground Floor / 0/001 - Circulation	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/001 - Circulation		Plasterboard ceiling, plasterboard and timber walls, timber floor below carpet and fixed laminate flooring, timber doors/frames, non-asbestos pin boards.								
Man	LCC Building / Ground Floor / 0/002 - Wet Room	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/002 - Wet Room		Plasterboard ceiling, plasterboard walls with fixed wet wall boards, timber floor below fixed modern vinyl wet floor, timber doors/frames, modern sanitary ware and pipework, UPVC windows.								
Man	LCC Building / Ground Floor / 0/003 - Classroom 1	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/003 - Classroom 1		Plasterboard ceiling, plasterboard and timber walls, timber floor below fixed laminate flooring, timber doors/frames, non-asbestos pin boards, modern electric radiators, modern sink, timber transom panel above fire exit, sealed timber boxing at sink, UPVC windows.								
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H			Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16					
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D								
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels								

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP							DATE: 06/04/2019 to 14/04/2019				
SURVEY TYPE: MANAGEMENT SURVEY							PROJECT REF: J511797				
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	LCC Building / Ground Floor / 0/004 - Office	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/004 - Office		Plasterboard ceiling, plasterboard and timber walls, timber floor below fixed laminate flooring, timber doors/frames, non-asbestos pin boards, UPVC windows.								
Man	LCC Building / Ground Floor / 0/005 - Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/005 - Store		Plasterboard ceiling, plasterboard and timber walls, timber floor below fixed modern vinyl, timber door/frame, plastic cold water tank with MMMF insulation, modern hot water cylinder with foam insulation, metal pipework with fixed MMMF lagging.								
Man	LCC Building / Ground Floor / 0/006 - WC 1	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/006 - WC 1		Plasterboard ceiling, plasterboard and timber walls, timber floor below fixed laminate flooring, timber doors/frames, modern sanitary ware, timber bulkhead at toilet with modern pipework and cistern within, UPVC windows.								
Man	LCC Building / Ground Floor / 0/007 - WC 2	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/007 - WC 2		Plasterboard ceiling, plasterboard and timber walls, timber floor below fixed laminate flooring, timber doors/frames, modern sanitary ware, timber bulkhead at toilet with modern pipework and cistern within, UPVC windows.								
Man	LCC Building / Ground Floor / 0/008 - Soft Play Area	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/008 - Soft Play Area		Plasterboard ceiling, plasterboard and timber walls, timber floor below fixed modern vinyl, timber doors/frames, UPVC windows.								

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP									DATE: 06/04/2019 to 14/04/2019		
SURVEY TYPE: MANAGEMENT SURVEY									PROJECT REF: J511797		
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	LCC Building / Ground Floor / 0/009 - Speech Therapy	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/009 - Speech Therapy		Plasterboard ceiling, plasterboard and timber walls, timber floor below fixed laminate flooring, timber doors/frames, non-asbestos pin boards, UPVC windows, modern electric radiator with timber back board.								
Man	LCC Building / Ground Floor / 0/010 - Classroom 2	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/010 - Classroom 2		Plasterboard ceiling, plasterboard and timber walls, timber floor below fixed laminate flooring, timber doors/frames, non-asbestos pin boards, modern electric radiators, modern sink, timber transom panel above fire exit, sealed timber boxing at sink, UPVC windows.								
Man	LCC Building / Roof Void / RV/001 - Roof Void	-	Inaccessible (0)	-	-	-	-		-	-	Conduct further investigation prior to relevant works
	Roof Void / RV/001 - Roof Void		No access due to being unable to locate access hatch at time of survey								
Man	LCC Building / External / EX/001 - Externals and Roof	None	Bitumen felt to roof	160m ²	Composite Material	Good Condition	Rare	KC001128 / No Asbestos Detected	-	-	No further action required
Man	LCC Building / External / EX/001 - Externals and Roof	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	External / EX/001 - Externals and Roof		Timber roof, timber walls, UPVC windows with modern mastics, timber doors/frames, timber fascias/soffits, metal rain water goods, timber infills below windows and above fire doors.								

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP										DATE: 06/04/2019 to 14/04/2019		
SURVEY TYPE: MANAGEMENT SURVEY										PROJECT REF: J511797		
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations	
Main												
Man	Main / Z-Sub Level 1 / Z1/001 - Store Under Library (accessed from hatch	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required	
	Z-Sub Level 1 / Z1/001 - Store Under Library (accessed from hatch		Timber ceiling, brick walls, concrete floor, timber access hatch and surrounds, metal pipework with fixed modern lagging.									
Man	Main / Z-Sub Level 1 / Z1/002 - Ducts	-	Inaccessible (0)	40m²	-	-	-		-	-	Conduct further investigation prior to relevant works	
	Z-Sub Level 1 / Z1/002 - Ducts		No access due being confined space and the requirement of specialist equipment to gain access.									
Man	Main / Ground Floor / 0/001 - Circulation	>10	Red hessian backed floor covering beneath carpet	4m²	Composite Material	Low Damage	Rare	KC001089 / No Asbestos Detected	-	-	No further action required	
Man	Main / Ground Floor / 0/001 - Circulation (1)	>10 (3)	Bitumen adhesive beneath red floor covering (1)	4m² (1)	Composite Material (0)	Good Condition (0)	Rare (0)	KC001090 / Chrysotile (1)	2 + 5 = 7	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works	
Man	Main / Ground Floor / 0/001 - Circulation	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required	
	Ground Floor / 0/001 - Circulation		Plasterboard ceiling with woodchip paper, brick and plaster walls, concrete floor beneath carpet, metal doors/frames, metal pipework, timber framed window.									
Indicates parameter for Material Assessment algorithm(MA)				Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H				Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16				
Indicates parameter for Priority Assessment algorithm(PA)				Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D								
All the following areas have been checked:				A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels								

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/002 - Janitors Office	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/002 - Janitors Office		Concrete ceiling, brick and plaster walls, concrete floor beneath carpet and terrazzo tiles, timber doors/frames, metal radiator/pipework, modern sink, timber framed window, metal framed window with timber sill.								
Man	Main / Ground Floor / 0/003 - Female WC Vestibule	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/003 - Female WC Vestibule		Concrete ceiling, brick and plaster walls, concrete floor beneath terrazzo tiles, timber doors/frames, metal pipework, timber boxing with metal pipework within.								
Man	Main / Ground Floor / 0/004 - Male WC Vestibule	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/004 - Male WC Vestibule		Concrete ceiling, brick and plaster walls, concrete floor beneath terrazzo tiles, timber doors/frames, timber boxing with metal pipework within.								
Man	Main / Ground Floor / 0/005 - Switch Room	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/005 - Switch Room		Concrete ceiling, brick and plaster walls, concrete floor beneath fixed terrazzo tiles, timber door/frame, metal framed window with timber sill, modern switch gear to wall 2, metal pipework with hessian lagging, metal conduits.								
Man	Main / Ground Floor / 0/006 - Male WC	1 - 3	Red putty to soil pipe inspection hatch	1m ^L	Composite Material	Good Condition	Rare	KC001092 / No Asbestos Detected	-	-	No further action required

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/006 - Male WC	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/006 - Male WC		Concrete ceiling, brick and plaster walls with modern ceramic tiles, concrete floor beneath terrazzo tiles, timber doors/frames, metal framed window with timber sill, modern sanitary ware and pipework..								
Man	Main / Ground Floor / 0/007 - Female WC	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/007 - Female WC		Concrete ceiling, brick and plaster walls with modern ceramic tiles, concrete floor beneath terrazzo tiles, timber doors/frames, metal framed window with timber sill, modern sanitary ware and pipework..								
Man	Main / Ground Floor / 0/008 - Photocopy Room	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/008 - Photocopy Room		Concrete ceiling, brick and plaster walls, concrete floor with fixed quarry tiles beneath carpet, timber doors/frames, metal framed window with timber sill, metal pipework with MMMF lagging, modern putty to soil pipe, non-asbestos pin board.								
Man	Main / Ground Floor / 0/009 - Kitchen	4 - 10	Bitumen sink pad stuck to floor beneath units at soil pipe	1no.	Composite Material	Low Damage	Rare	KC001093 / No Asbestos Detected	-	-	No further action required
Man	Main / Ground Floor / 0/009 - Kitchen	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/009 - Kitchen		Concrete ceiling, brick and plaster walls, concrete floor with fixed quarry tiles, timber doors/frames, metal framed window with timber sill, metal pipework with MMMF lagging, modern putty to soil pipes, modern kitchen appliances and sinks, modern ducting, metal framed skylights.								
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H				Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16				
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D								
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels								

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP										DATE: 06/04/2019 to 14/04/2019	
SURVEY TYPE: MANAGEMENT SURVEY										PROJECT REF: J511797	
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * I	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Insulation residue to chimney breast walls - sporadic across entire chimney breast (3)	8m ² (1)	Sealed (2)	Good Condition (0)	Medium (2)	KC001114 / Amosite (2)	7 + 6 = 13	Medium	Manage, monitor and inform maintenance personnel prior to relevant works
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Insulation residue to wall 4 - sporadic across entire wall (3)	20m ² (2)	Sealed (2)	Good Condition (0)	Medium (2)	KC001115 / Amosite (2)	7 + 7 = 14	Medium	Manage, monitor and inform maintenance personnel prior to relevant works
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Paper gasket debris to floor and plinth at wall 3 (3)	4m ² (1)	Debris/Loose material (3)	High Damage (3)	High (3)	KC001116 / Chrysotile (1)	8 + 7 = 15	Medium	Remove under controlled conditions
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Insulation debris to floor at entrance to duct (3)	2m ² (1)	Debris/Loose material (3)	High Damage (3)	High (3)	KC001117 / Amosite (2)	11 + 7 = 18	High	Restrict access, remove and/or decontaminate area
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Paper gaskets to pipe flanges (2)	14no. (2)	Sealed (1)	Good Condition (0)	Rare (0)	KC001118 / Chrysotile (1)	3 + 5 = 8	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP											DATE: 06/04/2019 to 14/04/2019															
SURVEY TYPE: MANAGEMENT SURVEY											PROJECT REF: J511797															
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations															
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Insulation residues to old pipe hangers on walls 2, 3 and chimney breast (2)	3no. (1)	Unsealed (3)	Medium Damage (2)	Low (1)	KC001119 / Amosite (2)	8 + 5 = 13	Medium	Restrict access, remove and/or decontaminate area															
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Insulation residues to exposed pipework and flanges (3)	10m ^L (2)	Unsealed (3)	Medium Damage (2)	Medium (2)	KC001120 / Amosite (2)	10 + 7 = 17	High	Restrict access, remove and/or decontaminate area															
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Paper gasket debris to aluminium pipework casing (3)	10m ^L (2)	Debris/Loose material (3)	High Damage (3)	High (3)	KC001121 / Chrysotile (1)	8 + 8 = 16	High	Restrict access, remove and/or decontaminate area															
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Presumed asbestos containing materials beneath aluminium casing/MMMF lagging to pipework and calorifier throughout entire area (3)	20m ^L (2)	Sealed (2)	Good Condition (0)	Rare (0)	Crocidolite (or unknown) (3)	8 + 5 = 13	Medium	Conduct further investigation prior to relevant maintenance / refurbishment works															
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Presumed asbestos containing materials within chimney breast between walls 3 and 4 - Unable to sample due to damage limitations (2)	1m ² (1)	Sealed (1)	Low Damage (1)	Rare (0)	Crocidolite (or unknown) (3)	8 + 4 = 12	Low	Conduct further investigation prior to relevant maintenance / refurbishment works															
Indicates parameter for Material Assessment algorithm(MA) Indicates parameter for Priority Assessment algorithm(PA) All the following areas have been checked:																										
Product type			*C Surface Treatment			*E Extent of damage			*F Asbestos Type			*H Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16														
Location			✓ A No.of Occupants			✓ B Vulnerability to damage			✓ G Extent of materials			✓ D														
A: Roof/external eaves and soffits			B: Boilers/vessels pipes			C: Ceilings			D: Ducts			E: Flooring			F: Air handling systems			G: Industrial appliances			H: Heating system			I: Interior walls panels		

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP									DATE: 06/04/2019 to 14/04/2019		
SURVEY TYPE: MANAGEMENT SURVEY									PROJECT REF: J511797		
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Presumed asbestos containing materials within Hamworthy boilers - Unable to sample due to being live at time of survey (2)	3no. (1)	Sealed (1)	Good Condition (0)	Rare (0)	Crocidolite (or unknown) (3)	7 + 4 = 11	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Presumed asbestos containing material within MEM electrical boxes to wall 1 - Unable to sample due to being live at time of survey (2)	2no. (1)	Sealed (1)	Good Condition (0)	Rare (0)	Crocidolite (or unknown) (3)	6 + 4 = 10	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Man	Main / Ground Floor / 0/012 - Boiler Room	1 - 3	Gasket to calorifier flange	2no.	Composite Material	Good Condition	Rare	KC001122 / No Asbestos Detected	-	-	No further action required
Man	Main / Ground Floor / 0/012 - Boiler Room (2)	1 - 3 (1)	Presumed asbestos containing materials within water heater - Unable to sample due to being live at time of survey (2)	1no. (1)	Sealed (1)	Good Condition (0)	Rare (0)	Crocidolite (or unknown) (3)	7 + 4 = 11	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Man	Main / Ground Floor / 0/012 - Boiler Room	-	All other areas visually no asbestos identified	-	-	-	-	-	-	-	No further action required
	Ground Floor / 0/012 - Boiler Room		Concrete ceiling, brick walls, concrete floor, timber Louvre doors/frames, metal framed windows with concrete sill, modern switch gear to walls 1 and 2, metal pipework with fixed aluminium/MMMF lagging, copper calorifier with fixed aluminium/MMMF lagging, modern grounding pumps, concrete plinth beneath boilers, water heaters and calorifier. Note - Boiler room used as storage space, surveyed as far as reasonably practicable with storage restricting inspection.								

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/013 - Vestibule	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/013 - Vestibule		Concrete ceiling, brick and plaster walls, concrete floor with fixed quarry tiles, timber doors/frames, metal pipework with MMMF lagging.								
Man	Main / Ground Floor / 0/014 - Kitchen Office	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/014 - Kitchen Office		Concrete ceiling, brick and plaster walls, concrete floor with fixed quarry tiles, timber doors/frames, metal framed window with quarry tile sill, metal pipework with foam lagging, metal radiator/pipework.								
Man	Main / Ground Floor / 0/015 - Staff WC	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/015 - Staff WC		Concrete ceiling, brick and plaster walls, concrete floor with fixed quarry tiles, timber doors/frames, metal framed window with quarry tile sill, modern sanitary ware and pipework.								
Man	Main / Ground Floor / 0/016 - Food Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/016 - Food Store		Concrete ceiling, brick and plaster walls, concrete floor, timber doors/frames, metal framed window with quarry tile sill, modern putty to soil pipe.								
Man	Main / Ground Floor / 0/017 - Cleaners Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/017 - Cleaners Store		Concrete ceiling, brick and plaster walls, concrete floor beneath fixed quarry tiles, timber doors/frames, metal pipework.								

Indicates parameter for Material Assessment algorithm(MA)
Indicates parameter for Priority Assessment algorithm(PA)
All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H
Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D
A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/018 - Gymnasium	-	Visually no asbestos identified	-	-	-	-	Strongly presumed similar to KC001092 / No Asbestos Detected	-	-	No further action required
	Ground Floor / 0/018 - Gymnasium		Metal corrugated sheet ceiling, brick and plaster walls with fibreboard wall tiles, timber flooring boards, timber boxings to walls at high level with pipework/MMMF lagging within, steel beams and columns, metal framed windows with UPVC sills, metal radiators/pipework, modern convector heaters with sealed timber boxings below, non-asbestos pin boards.								
Man	Main / Ground Floor / 0/019 - Headteachers Office	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/019 - Headteachers Office		Concrete ceiling with woodchip paper, brick and plaster walls, concrete floor beneath modern carpet and fixed terrazzo tiles, timber doors/frames, metal radiator/pipework, non-asbestos pin boards, metal framed window with timber sill.								
Man	Main / Ground Floor / 0/020 - WC Vestibule	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/020 - WC Vestibule		Concrete ceiling, brick and plaster walls, concrete floor, timber doors/frames, timber boxing with metal pipework within.								
Man	Main / Ground Floor / 0/021 - WC	1 - 3	Red putty to soil pipe inspection hatch within plaster boxing	1m ^L	Composite Material	Good Condition	Rare		-	-	No further action required
Man	Main / Ground Floor / 0/021 - WC	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/021 - WC		Concrete ceiling, brick and plaster walls with modern ceramic tiles, concrete floor, timber doors/frames, metal framed window with timber sill, modern sanitary ware and pipework, plaster boxing at toilet with metal pipework within - restricted access within boxing, surveyed from low level hatch only.								
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H			Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16					
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D								
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels								

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/022 - Office	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/022 - Office		Concrete ceiling with woodchip paper, brick and plaster walls, concrete floor beneath carpet and terrazzo tiles, timber doors/frames, metal radiator/pipework, non-asbestos pin boards, metal framed window with UPVC sill.								
Man	Main / Ground Floor / 0/023 - Nurture Room	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/023 - Nurture Room		Concrete ceiling with woodchip paper, brick and plaster walls, concrete floor beneath modern vinyl and terrazzo tiles, timber doors/frames, metal radiator/pipework, non-asbestos pin boards, metal framed window with timber sill, timber boxing with metal pipework/MMMF lagging within.								
Man	Main / Ground Floor / 0/024 - Kitchen	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/024 - Kitchen		Concrete ceiling, brick and plaster walls with modern ceramic tiles, concrete floor beneath modern vinyl and terrazzo tiles, timber doors/frames, metal pipework, metal framed window with timber sill, sealed timber boxings behind kitchen units, modern sink.								
Man	Main / Ground Floor / 0/025 - Vestibule	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/025 - Vestibule		Concrete ceiling, brick and plaster walls, concrete floor beneath modern vinyl and terrazzo tiles, timber doors/frames, timber boxing with metal pipework/MMMF lagging within, metal pipework.								
Man	Main / Ground Floor / 0/026 - Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/026 - Store		Concrete ceiling, brick and plaster walls, concrete floor beneath terrazzo tiles, timber doors/frames, metal pipework.								

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP									DATE: 06/04/2019 to 14/04/2019		
SURVEY TYPE: MANAGEMENT SURVEY									PROJECT REF: J511797		
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/027 - School Office	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/027 - School Office		Concrete ceiling with woodchip paper, brick and plaster walls, concrete floor beneath carpet and terrazzo tiles, timber doors/frames, metal radiator/pipework, non-asbestos pin boards, metal framed window with timber sill.								
Man	Main / Ground Floor / 0/028 - Girls Toilets	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/028 - Girls Toilets		Concrete ceiling, brick and plaster walls with modern ceramic tiles, concrete floor beneath fixed quarry tiles, timber doors/frames, metal framed window with timber sill, modern sanitary ware and pipework, modern putty to soil pipes.								
Man	Main / Ground Floor / 0/029 - Foyer and Cloak Area	>10	Red hessian backed floor covering	42m ²	Composite Material	Good Condition	High	Strongly presumed similar to KC001089 / No Asbestos Detected	-	-	No further action required
Man	Main / Ground Floor / 0/029 - Foyer and Cloak Area (1)	>10 (3)	Bitumen adhesive beneath red floor covering (1)	68m ² (3)	Composite Material (0)	Good Condition (0)	Rare (0)	Strongly presumed similar to KC001090 / Chrysotile (1)	2 + 7 = 9	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Man	Main / Ground Floor / 0/029 - Foyer and Cloak Area	>10	Bitumen sink pad	1no.	Composite Material	Good Condition	Low	KC001094 / No Asbestos Detected	-	-	No further action required

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP									DATE: 06/04/2019 to 14/04/2019		
SURVEY TYPE: MANAGEMENT SURVEY									PROJECT REF: J511797		
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/029 - Foyer and Cloak Area	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/029 - Foyer and Cloak Area		Concrete ceiling above fixed fibreboard ceiling tiles, brick and plaster walls, concrete floor beneath vinyl, metal doors/frames, timber doors/frames, metal radiators/pipework, timber boxings with metal pipework/MMMF lagging within, plasterboard infill around fire doors, non-asbestos pin boards.								
Man	Main / Ground Floor / 0/029A - Corridor and Stairs (1)	>10 (3)	Bitumen adhesive beneath blue modern floor covering (1)	20m² (3)	Composite Material (0)	Good Condition (0)	Rare (0)	Strongly presumed similar to KC001090 / Chrysotile (1)	2 + 7 = 9	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Man	Main / Ground Floor / 0/029A - Corridor and Stairs	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/029A - Corridor and Stairs		Concrete ceiling above fixed fibreboard ceiling tiles, brick and plaster walls, concrete floor beneath modern vinyl, timber doors/frames, metal radiators/pipework, timber boxings with metal pipework/MMMF lagging within, plasterboard infills around fire doors, non-asbestos pin boards, timber surrounds at fire hose reel.								
Man	Main / Ground Floor / 0/030 - Jotter Cupboard (1)	1 - 3 (1)	Presumed asbestos containing materials within electrical water heater - Unable to sample due to being live at time of survey (2)	1no. (1)	Sealed (1)	Good Condition (0)	Rare (0)	Crocidolite (or unknown) (3)	7 + 3 = 10	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Man	Main / Ground Floor / 0/030 - Jotter Cupboard (1)	1 - 3 (1)	Presumed asbestos containing materials within MEM electrical boxes - Unable to sample due to being live at time of survey (2)	2no. (1)	Sealed (1)	Good Condition (0)	Rare (0)	Crocidolite (or unknown) (3)	6 + 3 = 9	Very Low	Conduct further investigation prior to relevant maintenance / refurbishment works

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP										DATE: 06/04/2019 to 14/04/2019	
SURVEY TYPE: MANAGEMENT SURVEY										PROJECT REF: J511797	
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/030 - Jotter Cupboard	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
Man	Ground Floor / 0/030 - Jotter Cupboard		Concrete ceiling, brick and plaster walls, concrete floor, timber door/frame/shelf, metal pipework with fixed MMMF lagging, timber hatch to wall 4.								
Man	Main / Ground Floor / 0/031 - Calorifier Room (2)	1 - 3 (1)	Insulation residue to wall 2 (3)	1m ² (1)	Unsealed (3)	Low Damage (1)	Medium (2)	KC001095 / Chrysotile + Amosite (2)	9 + 6 = 15	Medium	Restrict access, remove and/or decontaminate area
Man	Main / Ground Floor / 0/031 - Calorifier Room	1 - 3	Insulation residue to wall 4	1m ²	Unsealed	Low Damage	Medium	KC001096 / No Asbestos Detected	-	-	No further action required
Man	Main / Ground Floor / 0/031 - Calorifier Room (2)	1 - 3 (1)	Paper gaskets to high level pipe flanges (2)	3no. (1)	Sealed (1)	Good Condition (0)	Rare (0)	KC001097 / Chrysotile (1)	3 + 4 = 7	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Man	Main / Ground Floor / 0/031 - Calorifier Room (2)	1 - 3 (1)	Insulation debris to floor (3)	1m ² (1)	Debris/Loose material (3)	High Damage (3)	High (3)	KC001098 / Amosite (2)	11 + 7 = 18	High	Restrict access, remove and/or decontaminate area

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP										DATE: 06/04/2019 to 14/04/2019	
SURVEY TYPE: MANAGEMENT SURVEY										PROJECT REF: J511797	
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/031 - Calorifier Room	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/031 - Calorifier Room		Concrete ceiling, brick and plaster walls, concrete floor, timber door/frame, copper calorifier with fixed modern lagging, concrete plinth below calorifier, modern valve mats, metal pipework with fixed MMMF lagging. Note - Could not access behind calorifier for inspection.								
Man	Main / Ground Floor / 0/032 - Boys Toilets	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/032 - Boys Toilets		Plasterboard ceiling with concrete ceiling above, brick and plaster walls with modern ceramic tiles, concrete floor beneath modern vinyl and fixed quarry tiles, timber doors/frames, metal framed window with timber sill, modern sanitary ware and pipework, modern putty to soil pipes, metal radiator and pipework, plaster boxing at with metal pipework within at toilets - restricted access within boxing, checked from low level hatch only.								
Man	Main / Ground Floor / 0/032A - Riser (1)	1 - 3 (1)	Insulating board debris to floor (0)	3m ² (1)	Debris/Loose material (3)	High Damage (3)	High (3)	BS335056 / Amosite (2)	8 + 6 = 14	Medium	Restrict access, remove and/or decontaminate area
Man	Main / Ground Floor / 0/032A - Riser	1 - 3	Debris to low level pipework	4m ^L	Debris/Loose material	High Damage	Medium	BS335057 / No Asbestos Detected	-	-	No further action required
Man	Main / Ground Floor / 0/032A - Riser	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/032A - Riser		Concrete ceiling with fibre board shuttering, brick walls, concrete floor, timber door/frame, metal pipework with hessian insulation, modern putty to downpipe inspection hatch.								
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H			Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16					
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D								
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels								

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019				
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797				
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations	
Man	Main / Ground Floor / 0/033 - Vestibule	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required	
	Ground Floor / 0/033 - Vestibule		Concrete ceiling, brick and plaster walls, concrete floor beneath fixed modern vinyl, timber and metal doors/frames, metal pipework, timber boxings with metal pipework within.									
Man	Main / Ground Floor / 0/33A - Store Below Stairs	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required	
	Ground Floor / 0/33A - Store Below Stairs		Concrete ceiling, brick and plaster walls, concrete floor, timber door/frames.									
Man	Main / Ground Floor / 0/034 - P5 Classroom	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required	
	Ground Floor / 0/034 - P5 Classroom		Concrete ceiling above fixed fibreboard ceiling tiles, brick and plaster walls, plasterboard walls at store, concrete floor beneath carpet/modern vinyl/fixed terrazzo tiles, timber doors/frames, metal radiator/pipework, metal framed windows with timber sills, non-asbestos pin boards timber boxings with metal pipework/MMMF lagging within, modern putty to soil pipe.									
Man	Main / Ground Floor / 0/035 - P5 Classroom Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required	
	Ground Floor / 0/035 - P5 Classroom Store		Concrete ceiling, brick and plaster/plasterboard walls, concrete floor beneath carpet and fixed terrazzo tiles, timber doors/frames.									
Man	Main / Ground Floor / 0/036 - P4 Classroom Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required	
	Ground Floor / 0/036 - P4 Classroom Store		Concrete ceiling, brick and plaster/plasterboard walls, concrete floor beneath carpet and fixed terrazzo tiles, timber doors/frames, metal pipework.									
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H			Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16						
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D									
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels									

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP										DATE: 06/04/2019 to 14/04/2019	
SURVEY TYPE: MANAGEMENT SURVEY										PROJECT REF: J511797	
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/037 - P4 Classroom	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/037 - P4 Classroom		Concrete ceiling above fixed fibreboard ceiling tiles, brick and plaster walls, plasterboard walls at store, concrete floor beneath carpet/modern vinyl/fixed terrazzo tiles, timber doors/frames, metal radiator/pipework, metal framed windows with timber sills, non-asbestos pin boards timber boxings with metal pipework/MMMF lagging within, modern putty to soil pipe.								
Man	Main / Ground Floor / 0/038 - P3 Classroom (1)	>10 (3)	Bitumen sink pad (1)	1no. (1)	Composite Material (0)	Good Condition (0)	Low (1)	KC001102 / Chrysotile (1)	2 + 6 = 8	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works
Man	Main / Ground Floor / 0/038 - P3 Classroom	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/038 - P3 Classroom		Concrete ceiling above fixed fibreboard ceiling tiles, brick and plaster walls, plasterboard walls at store, concrete floor beneath carpet/modern vinyl/fixed terrazzo tiles, timber doors/frames, metal radiator/pipework, metal framed windows with timber sills, non-asbestos pin boards timber boxings with metal pipework/MMMF lagging within.								
Man	Main / Ground Floor / 0/039 - P3 Classroom Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/039 - P3 Classroom Store		Concrete ceiling, brick and plaster/plasterboard walls, concrete floor beneath carpet and fixed terrazzo tiles, timber doors/frames, metal pipework.								
Man	Main / Ground Floor / 0/040 - P1 Classroom Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/040 - P1 Classroom Store		Concrete ceiling, brick and plaster/plasterboard walls, concrete floor beneath carpet and fixed terrazzo tiles, timber doors/frames, metal pipework.								

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP										DATE: 06/04/2019 to 14/04/2019	
SURVEY TYPE: MANAGEMENT SURVEY										PROJECT REF: J511797	
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/043 - Store	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/043 - Store		Concrete ceiling, brick and plaster walls, concrete floor beneath floor tiles, timber doors/frames.								
Man	Main / Ground Floor / 0/044 - Calorifier Room (2)	1 - 3 (1)	Insulation residue to wall 2 (3)	2m ² (1)	Unsealed (3)	Low Damage (1)	Medium (2)	KC001107 / Amosite (2)	9 + 6 = 15	Medium	Restrict access, remove and/or decontaminate area
Man	Main / Ground Floor / 0/044 - Calorifier Room (2)	1 - 3 (1)	Insulation residue to wall 4 (3)	4m ² (1)	Unsealed (3)	Low Damage (1)	Medium (2)	KC001108 / Amosite (2)	9 + 6 = 15	Medium	Restrict access, remove and/or decontaminate area
Man	Main / Ground Floor / 0/044 - Calorifier Room (2)	1 - 3 (1)	Insulation debris to floor and plinth (3)	2m ² (1)	Debris/Loose material (3)	High Damage (3)	High (3)	KC001109 / Amosite (2)	11 + 7 = 18	High	Restrict access, remove and/or decontaminate area
Man	Main / Ground Floor / 0/044 - Calorifier Room (2)	1 - 3 (1)	Insulation residue to pipework/calorifier knuckles, fixings and joints throughout entire area. (3)	4m ^L (1)	Unsealed (3)	Medium Damage (2)	Medium (2)	KC001110 / Amosite (2)	10 + 6 = 16	High	Restrict access, remove and/or decontaminate area

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP										DATE: 06/04/2019 to 14/04/2019	
SURVEY TYPE: MANAGEMENT SURVEY										PROJECT REF: J511797	
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/044 - Calorifier Room (2)	1 - 3 (1)	Presumed asbestos containing materials within calorifier and pipework beneath modern insulating blankets and MMMF lagging - Unable to sample due to sampling exposed surface areas (2)	1m ² (1)	Sealed (1)	Low Damage (1)	Rare (0)	Crocidolite (or unknown) (3)	8 + 4 = 12	Low	Conduct further investigation prior to relevant maintenance / refurbishment works
Man	Main / Ground Floor / 0/044 - Calorifier Room	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/044 - Calorifier Room		Concrete ceiling, brick and plaster walls, concrete floor, timber door/frame, copper calorifier with modern insulation, concrete plinth below calorifier, modern valve mats, metal pipework with fixed MMMF insulation, modern switch gear.								
Man	Main / Ground Floor / 0/045 - Girls Toilets	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/045 - Girls Toilets		Concrete ceiling, brick and plaster walls with modern wet wall boards, concrete floor beneath fixed vinyl, timber doors/frames, metal framed window with timber sill, modern sanitary ware and pipework, modern putty to soil pipes, metal radiator/pipework.								
Man	Main / Ground Floor / 0/046 - Boys Toilets	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/046 - Boys Toilets		Concrete ceiling, brick and plaster walls with modern wet wall boards, concrete floor beneath fixed vinyl, timber doors/frames, metal framed window with timber sill, modern sanitary ware and pipework, modern putty to soil pipes, metal radiator/pipework.								
Man	Main / Ground Floor / 0/047 - P2 Classroom Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/047 - P2 Classroom Store		Concrete ceiling, brick and plaster/plasterboard walls, concrete floor beneath carpet and fixed terrazzo tiles, timber doors/frames.								

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / Ground Floor / 0/048 - P2 Classroom	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/048 - P2 Classroom		Concrete ceiling above fixed fibreboard ceiling tiles, timber upstand and soffit at edge of ceiling grid above windows, brick and plaster walls, plasterboard walls at store, concrete floor beneath carpet/modern vinyl/fixed terrazzo tiles, timber doors/frames, metal radiator/pipework, metal framed windows with timber sills, non-asbestos pin boards, metal pipework with foam insulation.								
Man	Main / Ground Floor / 0/049 - Library	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/049 - Library		Metal corrugated sheet ceiling, brick and plaster walls with fibreboard wall tiles, timber flooring boards beneath fixed carpet, steel beams and columns, metal framed windows, metal radiators/pipework, non-asbestos pin boards, sealed metal and timber boxing at high level above windows.								
Man	Main / Ground Floor / 0/049A - External Store at Boiler Room	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	Ground Floor / 0/049A - External Store at Boiler Room		Timber ceiling, brick and plaster walls, concrete floor, timber door/frame steel beam. Note - Restricted access due to storage, surveyed as far as reasonably practicable with storage restricting inspection.								
Man	Main / Ground Floor / 0/049B - Gas Mains	-	Inaccessible (0)	-	-	-	-		-	-	Conduct further investigation prior to relevant works
	Ground Floor / 0/049B - Gas Mains		No access due to being locked and no key available at time of survey								
Man	Main / 1st Floor / 1/050 - P7 Classroom	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	1st Floor / 1/050 - P7 Classroom		Concrete ceiling above fixed fibreboard ceiling tiles, brick and plaster walls, plasterboard walls at store, concrete floor beneath carpet and fixed terrazzo tiles, timber doors/frames, metal radiator/pipework, metal framed windows with timber sills, non-asbestos pin boards timber boxings with metal pipework/MMMF lagging within, modern putty to soil pipe.								
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H			Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16					
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D								
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels								

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / 1st Floor / 1/051 - P7 Classroom Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	1st Floor / 1/051 - P7 Classroom Store		Concrete ceiling, brick and plaster/plasterboard walls, concrete floor beneath fixed terrazzo tiles, timber doors/frames, metal pipework with fixed MMMF lagging.								
Man	Main / 1st Floor / 1/052 - P6 Classroom Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	1st Floor / 1/052 - P6 Classroom Store		Concrete ceiling, brick and plaster/plasterboard walls, concrete floor beneath fixed terrazzo tiles, timber doors/frames.								
Man	Main / 1st Floor / 1/053 - P6 Classroom	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	1st Floor / 1/053 - P6 Classroom		Concrete ceiling above fixed fibreboard ceiling tiles, brick and plaster walls, plasterboard walls at store, concrete floor beneath carpet and fixed terrazzo tiles, timber doors/frames, metal radiator/pipework, metal framed windows with timber sills, non-asbestos pin boards timber boxings with metal pipework/MMMF lagging within, modern putty to soil pipe.								
Man	Main / 1st Floor / 1/054 - ICT Classroom	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	1st Floor / 1/054 - ICT Classroom		Concrete ceiling above fixed fibreboard ceiling tiles, brick and plaster walls, plasterboard walls at store, concrete floor beneath carpet and fixed terrazzo tiles, timber doors/frames, metal radiator/pipework, metal framed windows with timber sills, non-asbestos pin boards timber boxings with metal pipework/MMMF lagging within, modern putty to soil pipe.								
Man	Main / 1st Floor / 1/055 - ICT Classroom Store	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	1st Floor / 1/055 - ICT Classroom Store		Concrete ceiling, brick and plaster/plasterboard walls, concrete floor beneath carpet and fixed terrazzo tiles, timber doors/frames.								

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP									DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY									PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/ Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations	
Man	Main / 1st Floor / 1/056 - Circulation (1)	>10 (3)	Bitumen adhesive beneath red modern floor covering (1)	28m ² (2)	Composite Material (0)	Good Condition (0)	Rare (0)	KC001123 / Chrysotile (1)	2 + 6 = 8	Very Low	Manage, monitor and inform maintenance personnel prior to relevant works	
Man	Main / 1st Floor / 1/056 - Circulation	>10	Textured coating to wall at sinks	12m ²	Sealed	Good Condition	Medium	KC001124 / No Asbestos Detected	-	-	No further action required	
Man	Main / 1st Floor / 1/056 - Circulation	>10	Bitumen sink pads	2no.	Composite Material	Good Condition	Medium	KC001125 / No Asbestos Detected	-	-	No further action required	
Man	Main / 1st Floor / 1/056 - Circulation	-	All other areas visually no asbestos identified	-	-	-	-	-	-	-	No further action required	
	1st Floor / 1/056 - Circulation		Concrete ceiling above fixed fibreboard ceiling tiles, brick and plaster walls with modern ceramic tiles, concrete floor beneath modern vinyl, timber doors/frames, timber boxings with metal pipework and fixed MMMF lagging within, modern electrics onto sealed timber boxing.									
Man	Main / 1st Floor / 1/057 - Boys Toilets	-	Visually no asbestos identified	-	-	-	-	-	-	-	No further action required	
	1st Floor / 1/057 - Boys Toilets		Concrete ceiling, brick and plaster walls with modern ceramic tiles, concrete floor beneath modern vinyl and fixed quarry tiles, timber doors/frames, metal radiator/pipework, metal framed window with timber sill, sealed plasterboard boxing at urinals, modern putty to soil pipe, modern sanitary ware.									
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H									
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D									
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels									
Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16												

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment) *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / 1st Floor / 1/058 - Girls Toilets	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	1st Floor / 1/058 - Girls Toilets		Concrete ceiling, brick and plaster walls with modern ceramic tiles, concrete floor beneath modern vinyl and fixed quarry tiles, timber doors/frames, metal radiator/pipework, metal framed window with timber sill, sealed plasterboard boxing at toilet, modern sanitary ware.								
Man	Main / 1st Floor / 1/058 - Riser	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	1st Floor / 1/058 - Riser		Concrete ceiling leading to water tank room, brick walls, concrete floor with fibre board shuttering, timber door/frame, metal pipework with hessian insulation, metal down pipes with modern putty to hatch.								
Man	Main / External / Ex/001 - Roofs and Elevations	None	Bitumen felt to roof above kitchen area	76m²	Composite Material	Low Damage	Medium	JR002814 / No Asbestos Detected	-	-	No further action required
Man	Main / External / Ex/001 - Roofs and Elevations	-	All other areas visually no asbestos identified	-	-	-	-		-	-	No further action required
	External / Ex/001 - Roofs and Elevations		Concrete roof with sealed modern green mineral felt to all roofs, metal soil pipes to roofs, brick walls, timber fascias with metal rain water goods, timber and concrete soffits, UPVC windows with modern mastic, metal framed windows with linseed oil putty, UPVC infill panels on roof at library, modern lagging to pipes at external of Ex/002.								
Man	Main / External / Ex/002 - Water Tank Store (High Roof)	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	External / Ex/002 - Water Tank Store (High Roof)		Timber ceiling, brick walls, concrete floor, timber door/frame, metal pipework with hessian insulation, redundant metal tank, modern UPVC tank.								

Indicates parameter for Material Assessment algorithm(MA)

Indicates parameter for Priority Assessment algorithm(PA)

All the following areas have been checked:

Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H

Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D

A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels

Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16

SITE ADDRESS: ST CUTHBERTS PRIMARY SCHOOL, 9 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RP								DATE: 06/04/2019 to 14/04/2019			
SURVEY TYPE: MANAGEMENT SURVEY								PROJECT REF: J511797			
Survey Level	Location ✓ A	No. of Occupants ✓ B	Description (product type) *C	Approx Extent of Material ✓ D	Condition (Surface Treatment *E	Condition (Damage/Deterioration) *F	Vulnerability to Damage ✓ G	Sample No/ Analytical Result (Asbestos Type) *H	Total Score MA +PA = * ✓	Priority/Risk	Recommendations
Man	Main / External / Ex/003 - Water Tank Store (Above library)	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	External / Ex/003 - Water Tank Store (Above library)		Timber ceiling, brick walls, concrete floor, timber door/frame, metal pipework with modern lagging, modern UPVC tank.								
Man	Main / External / Ex/004 - Water Tank Store (Above Kitchen)	-	Visually no asbestos identified	-	-	-	-		-	-	No further action required
	External / Ex/004 - Water Tank Store (Above Kitchen)		Timber ceiling, brick walls, concrete floor, timber door/frame, metal pipework with modern lagging, modern UPVC tank.								
NOTE:		NOTE: Positive thermal insulation residues identified within boiler room and at calorifier tanks throughout school - expected contamination within ducts. Possible layout of ducts marked on plans.									
Indicates parameter for Material Assessment algorithm(MA)			Product type *C Surface Treatment *E Extent of damage *F Asbestos Type *H				Priority Rating: Very low <9 Low 10-12 Medium 13-15 High ≥16				
Indicates parameter for Priority Assessment algorithm(PA)			Location ✓ A No.of Occupants ✓ B Vulnerability to damage ✓ G Extent of materials ✓ D								
All the following areas have been checked:			A: Roof/external eaves and soffits B: Boilers/vessels pipes C: Ceilings D: Ducts E: Flooring F: Air handling systems G: Industrial appliances H: Heating system I: Interior walls panels								

APPENDIX 2

PHOTO PAGES OF ASBESTOS OCCURENCES

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	After School Club	
FLOOR/LOCATION:	Z-Sub Level 1 Floor Void	
DESCRIPTION:	Inaccessible	
RECOMMENDATIONS:	Conduct further investigation prior to relevant works	
EXTENT:		
SAMPLE REF:	Presumed	
RESULT:	Presumed	

BUILDING NAME:	After School Club	
FLOOR/LOCATION:	Ground Floor 0/005 - Store	
DESCRIPTION:	Inaccessible	
RECOMMENDATIONS:	Conduct further investigation prior to relevant works	
EXTENT:		
SAMPLE REF:	Presumed	
RESULT:	Presumed	

BUILDING NAME:	LCC Building	
FLOOR/LOCATION:	Roof Void RV/001 - Roof Void	
DESCRIPTION:	Inaccessible	
RECOMMENDATIONS:	Conduct further investigation prior to relevant works	
EXTENT:		
SAMPLE REF:	Presumed	
RESULT:	Presumed	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Z-Sub Level 1 Z1/002 - Ducts	
DESCRIPTION:	Inaccessible	
RECOMMENDATIONS:	Conduct further investigation prior to relevant works	
EXTENT:		
SAMPLE REF:	Presumed	
RESULT:	Presumed	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/001 - Circulation	
DESCRIPTION:	Bitumen adhesive beneath red floor covering	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	KC001090	
RESULT:	Chrysotile	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Insulation residue to wall 2 within channel cut into brickwork	
RECOMMENDATIONS:	Encapsulate	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	KC001112	
RESULT:	Chrysotile + Amosite	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Insulation residue to wall 3 - sporadic across entire wall	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	10 - 50 m ² or 10 - 50m pipe run	
SAMPLE REF:	KC001113	
RESULT:	Amosite	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Insulation residue to chimney breast walls - sporadic across entire chimney breast	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	KC001114	
RESULT:	Amosite	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Insulation residue to wall 4 - sporadic across entire wall	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	10 - 50 m ² or 10 - 50m pipe run	
SAMPLE REF:	KC001115	
RESULT:	Amosite	

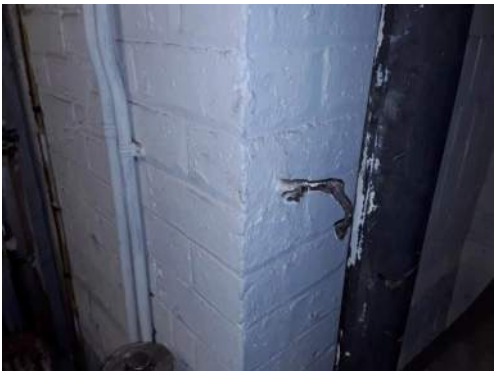
ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Paper gasket debris to floor and plinth at wall 3	
RECOMMENDATIONS:	Remove under controlled conditions	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	KC001116	
RESULT:	Chrysotile	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Insulation debris to floor at entrance to duct	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	KC001117	
RESULT:	Amosite	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Paper gaskets to pipe flanges	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	10 - 50 m ² or 10 - 50m pipe run	
SAMPLE REF:	KC001118	
RESULT:	Chrysotile	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Insulation residues to old pipe hangers on walls 2, 3 and chimney breast	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001119	
RESULT:	Amosite	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Insulation residues to exposed pipework and flanges	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	10 - 50 m² or 10 - 50m pipe run	
SAMPLE REF:	KC001120	
RESULT:	Amosite	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Paper gasket debris to aluminium pipework casing	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	10 - 50 m² or 10 - 50m pipe run	
SAMPLE REF:	KC001121	
RESULT:	Chrysotile	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Presumed asbestos containing materials beneath aluminium casing/MMMF lagging to pipework and calorifier throughout entire area	
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment works	
EXTENT:	10 - 50 m ² or 10 - 50m pipe run	
SAMPLE REF:	Presumed	
RESULT:	Presumed Crocidolite (or unknown)	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Presumed asbestos containing materials within chimney breast between walls 3 and 4 - Unable to sample due to damage limitations	
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	Presumed	
RESULT:	Presumed Crocidolite (or unknown)	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Presumed asbestos containing materials within Hamworthy boilers - Unable to sample due to being live at time of survey	
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	Presumed	
RESULT:	Presumed Crocidolite (or unknown)	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Presumed asbestos containing material within MEM electrical boxes to wall 1 - Unable to sample due to being live at time of survey	
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	Presumed	
RESULT:	Presumed Crocidolite (or unknown)	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/012 - Boiler Room	
DESCRIPTION:	Presumed asbestos containing materials within water heater - Unable to sample due to being live at time of survey	
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	Presumed	
RESULT:	Presumed Crocidolite (or unknown)	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/029 - Foyer and Cloak Area	
DESCRIPTION:	Bitumen adhesive beneath red floor covering	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	>50m ² or >50m pipe run	
SAMPLE REF:	SPST KC001090	
RESULT:	Chrysotile	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/029A - Corridor and Stairs	
DESCRIPTION:	Bitumen adhesive beneath blue modern floor covering	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	>50m ² or >50m pipe run	
SAMPLE REF:	SPST KC001090	
RESULT:	Chrysotile	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/030 - Jotter Cupboard	
DESCRIPTION:	Presumed asbestos containing materials within electrical water heater - Unable to sample due to being live at time of survey	
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	Presumed	
RESULT:	Presumed Crocidolite (or unknown)	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/030 - Jotter Cupboard	
DESCRIPTION:	Presumed asbestos containing materials within MEM electrical boxes - Unable to sample due to being live at time of survey	
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	Presumed	
RESULT:	Presumed Crocidolite (or unknown)	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/031 - Calorifier Room	
DESCRIPTION:	Insulation residue to wall 2	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001095	
RESULT:	Chrysotile + Amosite	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/031 - Calorifier Room	
DESCRIPTION:	Paper gaskets to high level pipe flanges	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001097	
RESULT:	Chrysotile	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/031 - Calorifier Room	
DESCRIPTION:	Insulation debris to floor	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001098	
RESULT:	Amosite	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/031 - Calorifier Room	
DESCRIPTION:	Insulation debris to pipe knuckles and calorifier knuckles	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001099	
RESULT:	Chrysotile + Amosite	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/031 - Calorifier Room	
DESCRIPTION:	Loose beige floor tiles	
RECOMMENDATIONS:	Remove under controlled conditions	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001100	
RESULT:	Chrysotile	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/031 - Calorifier Room	
DESCRIPTION:	Bitumen adhesive beneath loose floor tiles	
RECOMMENDATIONS:	Remove under controlled conditions	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001101	
RESULT:	Chrysotile	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/031 - Calorifier Room	
DESCRIPTION:	Presumed asbestos containing materials within electrics - Unable to sample due to being live at time of survey	
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	Presumed	
RESULT:	Presumed Crocidolite (or unknown)	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/031 - Calorifier Room	
DESCRIPTION:	Presumed asbestos containing materials within calorifier and pipework beneath modern insulating blankets and MMMF lagging - Unable to sample due to sampling exposed surface areas	
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	Presumed	
RESULT:	Presumed Crocidolite (or unknown)	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/038 - P3 Classroom	
DESCRIPTION:	Bitumen sink pad	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	KC001102	
RESULT:	Chrysotile	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/042 - Circulation	
DESCRIPTION:	Bitumen adhesive beneath carpet and modern floor covering	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	10 - 50 m ² or 10 - 50m pipe run	
SAMPLE REF:	KC001104	
RESULT:	Chrysotile	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/043 - Store	
DESCRIPTION:	Grey floor tiles	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	KC001105	
RESULT:	Chrysotile	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/043 - Store	
DESCRIPTION:	Bitumen adhesive beneath floor tiles	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	<10m ² or <10m pipe run	
SAMPLE REF:	KC001106	
RESULT:	Chrysotile	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/044 - Calorifier Room	
DESCRIPTION:	Insulation residue to wall 2	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001107	
RESULT:	Amosite	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/044 - Calorifier Room	
DESCRIPTION:	Insulation residue to wall 4	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001108	
RESULT:	Amosite	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/044 - Calorifier Room	
DESCRIPTION:	Insulation debris to floor and plinth	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001109	
RESULT:	Amosite	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/044 - Calorifier Room	
DESCRIPTION:	Insulation residue to pipework/calorifier knuckles, fixings and joints throughout entire area.	
RECOMMENDATIONS:	Restrict access, remove and/or decontaminate area	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	KC001110	
RESULT:	Amosite	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/044 - Calorifier Room	
DESCRIPTION:	Presumed asbestos containing materials within calorifier and pipework beneath modern insulating blankets and MMMF lagging - Unable to sample due to sampling exposed surface areas	
RECOMMENDATIONS:	Conduct further investigation prior to relevant maintenance / refurbishment works	
EXTENT:	<10m² or <10m pipe run	
SAMPLE REF:	Presumed	
RESULT:	Presumed Crocidolite (or unknown)	

BUILDING NAME:	Main	
FLOOR/LOCATION:	Ground Floor 0/049B - Gas Mains	
DESCRIPTION:	Inaccessible	
RECOMMENDATIONS:	Conduct further investigation prior to relevant works	
EXTENT:		
SAMPLE REF:	Presumed	
RESULT:	Presumed	

ADDRESS:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP
-----------------	---

BUILDING NAME:	Main	
FLOOR/LOCATION:	1st Floor 1/056 - Circulation	
DESCRIPTION:	Bitumen adhesive beneath red modern floor covering	
RECOMMENDATIONS:	Manage, monitor and inform maintenance personnel prior to relevant works	
EXTENT:	10 - 50 m ² or 10 - 50m pipe run	
SAMPLE REF:	KC001123	
RESULT:	Chrysotile	

APPENDIX 3

BULK ANALYSIS CERTIFICATE

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	The City of Edinburgh Council	Surveyor:	
Client Address:	Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG	Analysis Report No:	J511797
Attention of:		Report Date:	24 June 2019
Site Address:	St Cuthberts Primary School, 9 Hutchison Crossway, Edinburgh, EH14 1RP	Site Reference No:	N/A
Date Samples Taken:	6th April 2019	No. of Samples:	42
Date Samples Received:	18th April 2019	Obtained:	42
Date of Analysis:	16th May 2019		
Analysed By:			

Method Statement

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Environtec 'In House' documented technical method of transmitted/polarised light microscopy and centre stop dispersion staining, in accordance with our UKAS Accreditation, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our in house quality control document. Sampling methods are in accordance with documented in-house procedures and UKAS Accreditation.

Disclaimer

If samples have been DELIVERED the site address and actual sample location or sample type is given by the client at the time of delivery. Environtec are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances Environtec cannot be held responsible for the interpretation of the results shown. When the test certificate indicates that bulk samples were taken by the client, they are outside the scope of our UKAS Accreditation for sampling. Environtec takes responsibility of information reported, only when a staff member of Environtec takes the sample(s).

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
BS335056		Ground Floor / 0/032A - Riser / Insulating board debris to floor - Insulating Board	Amosite
BS335057		Ground Floor / 0/032A - Riser / Debris to low level pipework - Debris	NADIS
JR002814		External / Ex/001 - Roofs and Elevations / Bitumen felt to roof above kitchen area - Bitumen	NADIS
JR002815		Ground Floor / 0/006 - Classroom / Bitumen sink pad - Bitumen	NADIS
KC001089		Ground Floor / 0/001 - Circulation / Red hessian backed floor covering beneath carpet - Vinyl	NADIS
KC001090		Ground Floor / 0/001 - Circulation / Bitumen adhesive beneath red floor covering - Bitumen	Chrysotile
KC001092		Ground Floor / 0/006 - Male WC / Red putty to soil pipe inspection hatch - Putty	NADIS
KC001093		Ground Floor / 0/009 - Kitchen / Bitumen sink pad stuck to floor beneath units at soil pipe - Bitumen	NADIS

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
KC001094		Ground Floor / 0/029 - Foyer and Cloak Area / Bitumen sink pad - Bitumen	NADIS
KC001095		Ground Floor / 0/031 - Calorifier Room / Insulation residue to wall 2 - Insulation	Chrysotile + Amosite
KC001096		Ground Floor / 0/031 - Calorifier Room / Insulation residue to wall 4 - Insulation	NADIS
KC001097		Ground Floor / 0/031 - Calorifier Room / Paper gaskets to high level pipe flanges - Paper/Card	Chrysotile
KC001098		Ground Floor / 0/031 - Calorifier Room / Insulation debris to floor - Insulation	Amosite
KC001099		Ground Floor / 0/031 - Calorifier Room / Insulation debris to pipe knuckles and calorifier knuckles - Insulation	Chrysotile + Amosite
KC001100		Ground Floor / 0/031 - Calorifier Room / Loose beige floor tiles - Vinyl Floor Tiles	Chrysotile
KC001101		Ground Floor / 0/031 - Calorifier Room / Bitumen adhesive beneath loose floor tiles - Bitumen	Chrysotile
KC001102		Ground Floor / 0/038 - P3 Classroom / Bitumen sink pad - Bitumen	Chrysotile
KC001104		Ground Floor / 0/042 - Circulation / Bitumen adhesive beneath carpet and modern floor covering - Bitumen	Chrysotile
KC001105		Ground Floor / 0/043 - Store / Grey floor tiles - Vinyl	Chrysotile
KC001106		Ground Floor / 0/043 - Store / Bitumen adhesive beneath floor tiles - Bitumen	Chrysotile
KC001107		Ground Floor / 0/044 - Calorifier Room / Insulation residue to wall 2 - Insulating Board	Amosite
KC001108		Ground Floor / 0/044 - Calorifier Room / Insulation residue to wall 4 - Insulation	Amosite
KC001109		Ground Floor / 0/044 - Calorifier Room / Insulation debris to floor and plinth - Insulation	Amosite
KC001110		Ground Floor / 0/044 - Calorifier Room / Insulation residue to pipework/calorifier knuckles, fixings and joints throughout entire area. - Insulation	Amosite
KC001111		Ground Floor / 0/012 - Boiler Room / Insulation residue to wall 2 at old pipe hangers - Insulation	NADIS
KC001112		Ground Floor / 0/012 - Boiler Room / Insulation residue to wall 2 within channel cut into brickwork - Insulation	Chrysotile + Amosite
KC001113		Ground Floor / 0/012 - Boiler Room / Insulation residue to wall 3 - sporadic across entire wall - Insulation	Amosite
KC001114		Ground Floor / 0/012 - Boiler Room / Insulation residue to chimney breast walls - sporadic across entire chimney breast - Insulation	Amosite
KC001115		Ground Floor / 0/012 - Boiler Room / Insulation residue to wall 4 - sporadic across entire wall - Insulation	Amosite
KC001116		Ground Floor / 0/012 - Boiler Room / Paper gasket debris to floor and plinth at wall 3 - Paper/Card	Chrysotile
KC001117		Ground Floor / 0/012 - Boiler Room / Insulation debris to floor at entrance to duct - Insulation	Amosite
KC001118		Ground Floor / 0/012 - Boiler Room / Paper gaskets to pipe flanges - Paper/Card	Chrysotile
KC001119		Ground Floor / 0/012 - Boiler Room / Insulation residues to old pipe hangers on walls 2, 3 and chimney breast - Insulating Board	Amosite

Sample Number	Client Ref	Sample Location / Sample Type	Fibre Type Detected
KC001120		Ground Floor / 0/012 - Boiler Room / Insulation residues to exposed pipework and flanges - Insulation	Amosite
KC001121		Ground Floor / 0/012 - Boiler Room / Paper gasket debris to aluminium pipework casing - Paper/Card	Chrysotile
KC001122		Ground Floor / 0/012 - Boiler Room / Gasket to calorifier flange - Gasket	NADIS
KC001123		1st Floor / 1/056 - Circulation / Bitumen adhesive beneath red modern floor covering - Bitumen	Chrysotile
KC001124		1st Floor / 1/056 - Circulation / Textured coating to wall at sinks - Textured Coating	NADIS
KC001125		1st Floor / 1/056 - Circulation / Bitumen sink pads - Bitumen	NADIS
KC001126		Z-Sub Level 1 / -1/001 - Floor Void / Damp proof course to dwarf walls - Bitumen	NADIS
KC001127		Z-Sub Level 1 / -1/001 - Floor Void / Bitumen debris to floor within rubble - Bitumen	NADIS
KC001128		External / EX/001 - Externals and Roof / Bitumen felt to roof - Bitumen	NADIS

Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. On rare occasions where there is an element of doubt for samples which are borderline or too insignificant to determine whether the material is asbestos insulation board or asbestos cement, you will be notified and offered a water absorption test. A water absorption test is a longer process undertaken to a supplement asbestos analysis and has a cost implication. We will advise you accordingly should this situation arise. Environtec Ltd cannot be held responsible for inaccuracies based on the material type opinion if a water absorption test has been offered and refused. Material type opinion falls outside the scope of our UKAS accreditation.

K	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
	CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
	AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
E	CHRYSTOTILE	= Typically Known as White Asbestos (Serpentine Group)
	ANTHOPHYLLITE	= Asbestos (Amphibole Group)
Y	ACTINOLITE	= Asbestos (Amphibole Group)
	TREMOLITE	= Asbestos (Amphibole Group)

All samples will be retained in the laboratory for a minimum of 6 Months.

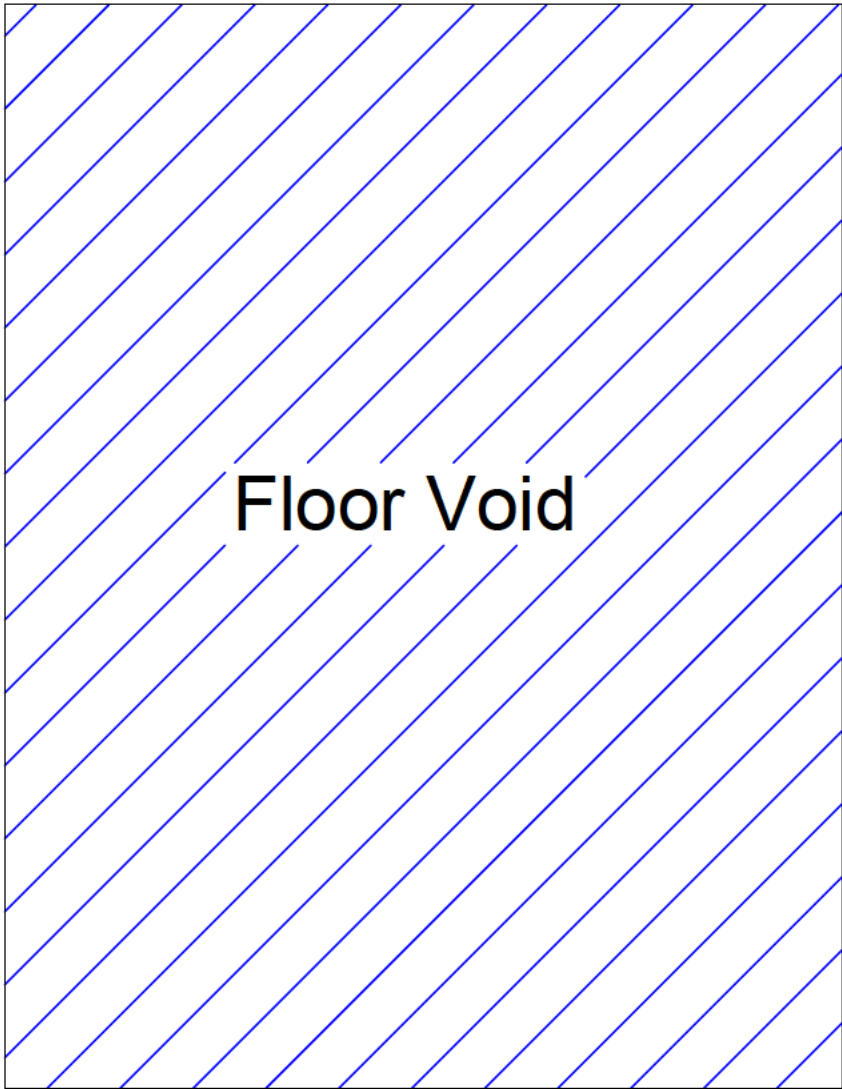
Typed By:		Authorised Signatory:	
Position:	Senior Laboratory Technician Laboratory Manager Laboratory Technician	Print Name:	
UKAS/New AFI/Statements/EA			
Certificate issued by First Floor, Unit 3 Cadzow Park , 82 Muir Street , Hamilton, ML3 6BJ			

APPENDIX 4

SKETCH / PLANS

These plans are provided to assist in the location and designation of rooms etc

The accuracy of the plans / sketches cannot be guaranteed.



Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ

-  = Sample Location
-  = Identified & Strongly Presumed Asbestos
-  = No Access. Presumed Asbestos
-  = Outside Scope Of Survey

Client:

The City of
Edinburgh Council
Waverley Court, 4
East Market Street,
Edinburgh, EH8 8BG

Project
Number: J511797

Site:

St Cuthberts Primary
School, 9 Hutchison
Crossway, Edinburgh,
EH14 1RP

Floor:

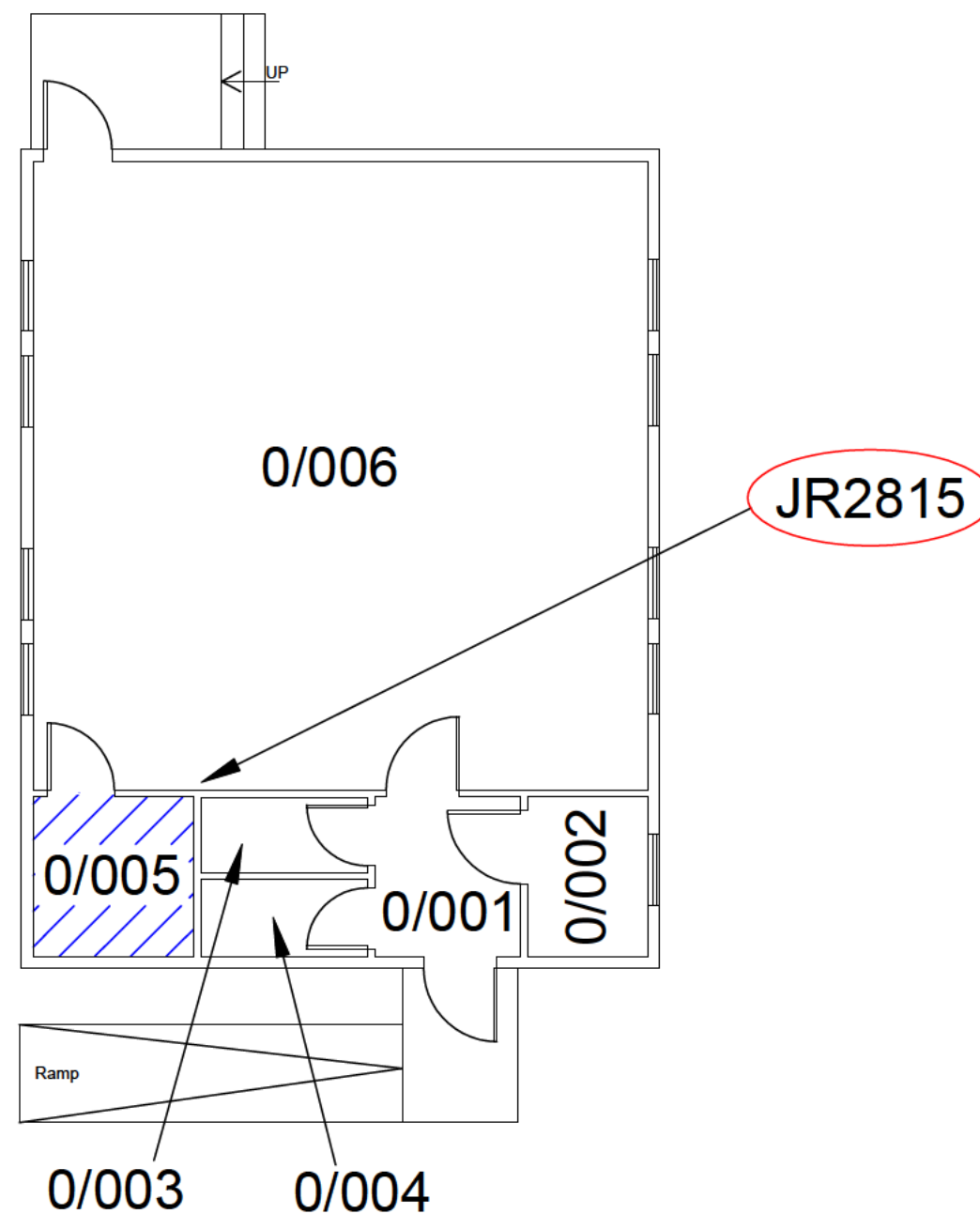
After School Building
Basement Floor

Page
Number: 1 of 10

**"This Plan Must Be Read In
Conjunction With the Register"**

Plan Generated by Jordan Smith

Not To Scale



Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ

- S** = Sample Location
- ///** = Identified & Strongly Presumed Asbestos
- ///** = No Access. Presumed Asbestos
- ///** = Outside Scope Of Survey

Client:

The City of
Edinburgh Council
Waverley Court, 4
East Market Street,
Edinburgh, EH8 8BG

Project
Number: J511797

Site:

St Cuthberts Primary
School, 9 Hutchison
Crossway, Edinburgh,
EH14 1RP

Floor:

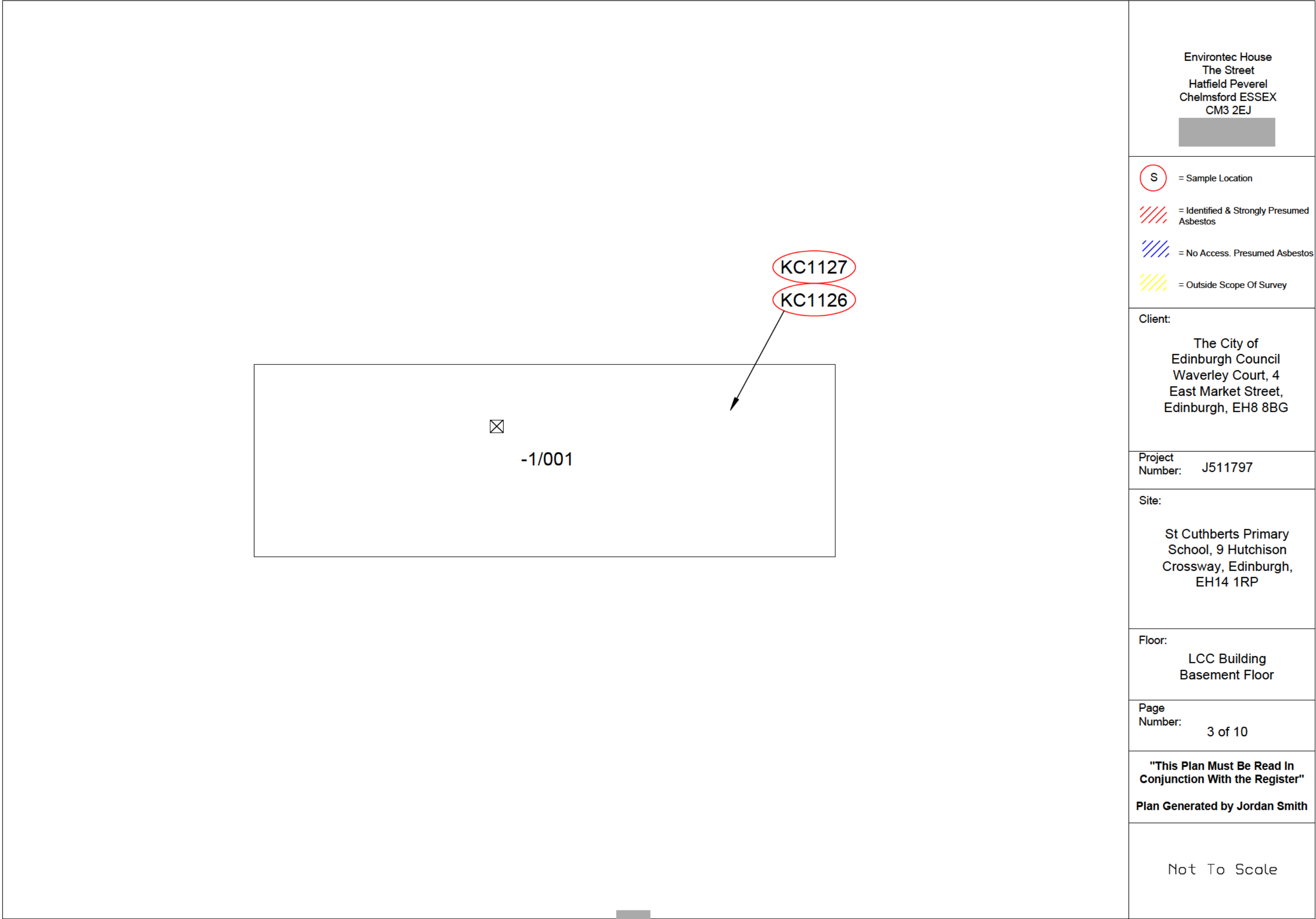
After School Building
Ground Floor

Page
Number: 2 of 10

**"This Plan Must Be Read In
Conjunction With the Register"**

Plan Generated by Jordan Smith

Not To Scale



Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ

- S** = Sample Location
- ///** = Identified & Strongly Presumed Asbestos
- ///** = No Access. Presumed Asbestos
- ///** = Outside Scope Of Survey

Client:

The City of
Edinburgh Council
Waverley Court, 4
East Market Street,
Edinburgh, EH8 8BG

Project
Number: J511797

Site:

St Cuthberts Primary
School, 9 Hutchison
Crossway, Edinburgh,
EH14 1RP

Floor:

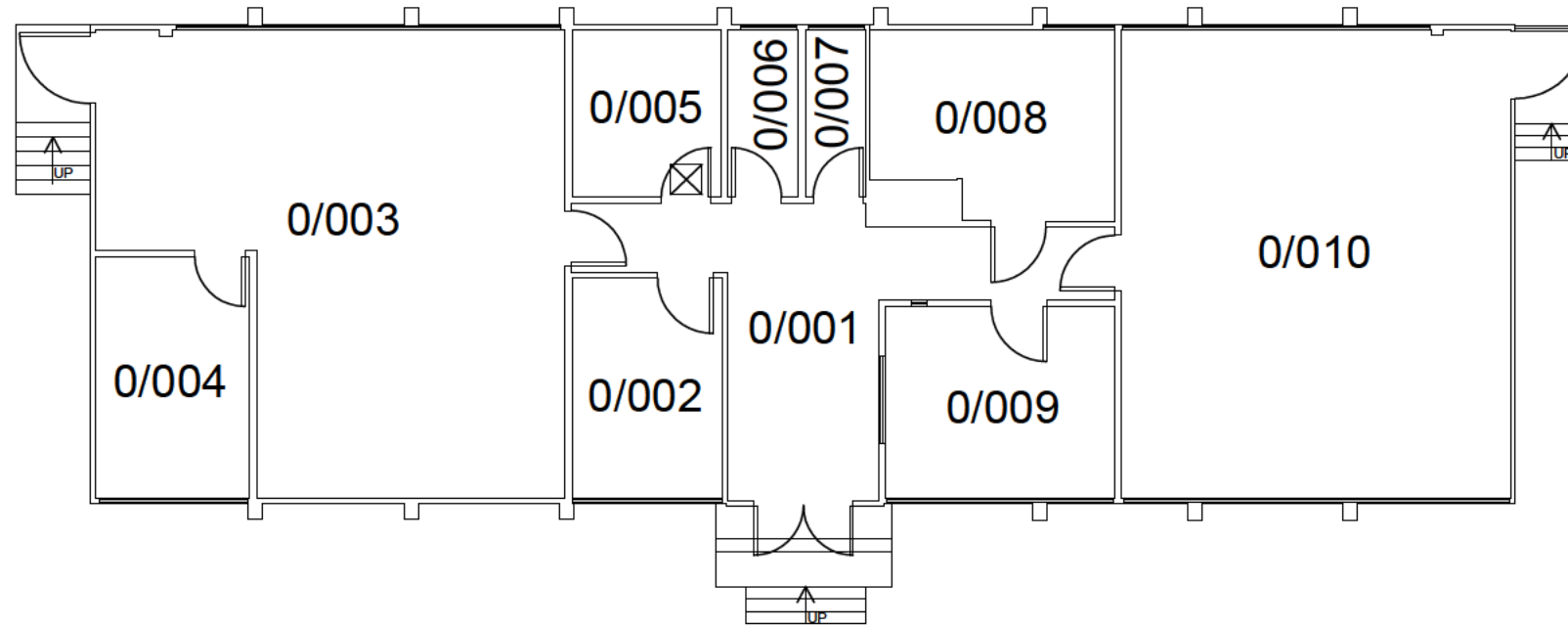
LCC Building
Basement Floor

Page
Number: 3 of 10

**"This Plan Must Be Read In
Conjunction With the Register"**

Plan Generated by Jordan Smith

Not To Scale



Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ

- S** = Sample Location
- ///** = Identified & Strongly Presumed Asbestos
- ///** = No Access. Presumed Asbestos
- ///** = Outside Scope Of Survey

Client:

The City of
Edinburgh Council
Waverley Court, 4
East Market Street,
Edinburgh, EH8 8BG

Project
Number: J511797

Site:

St Cuthberts Primary
School, 9 Hutchison
Crossway, Edinburgh,
EH14 1RP

Floor:

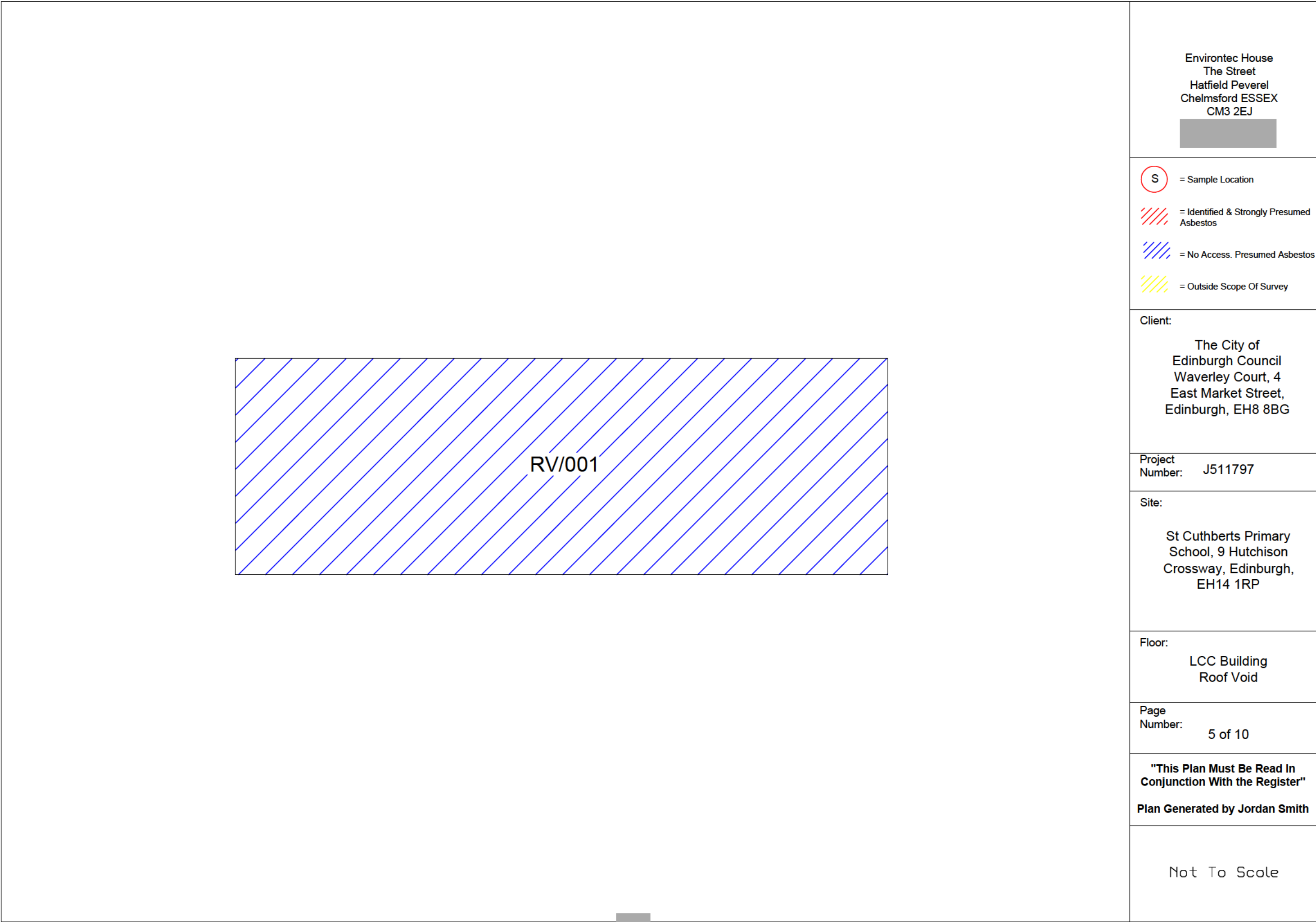
LCC Building
Ground Floor

Page
Number: 4 of 10

**"This Plan Must Be Read In
Conjunction With the Register"**

Plan Generated by Jordan Smith

Not To Scale



Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ

-  = Sample Location
-  = Identified & Strongly Presumed Asbestos
-  = No Access. Presumed Asbestos
-  = Outside Scope Of Survey

Client:

The City of
Edinburgh Council
Waverley Court, 4
East Market Street,
Edinburgh, EH8 8BG

Project
Number: J511797

Site:

St Cuthberts Primary
School, 9 Hutchison
Crossway, Edinburgh,
EH14 1RP

Floor:

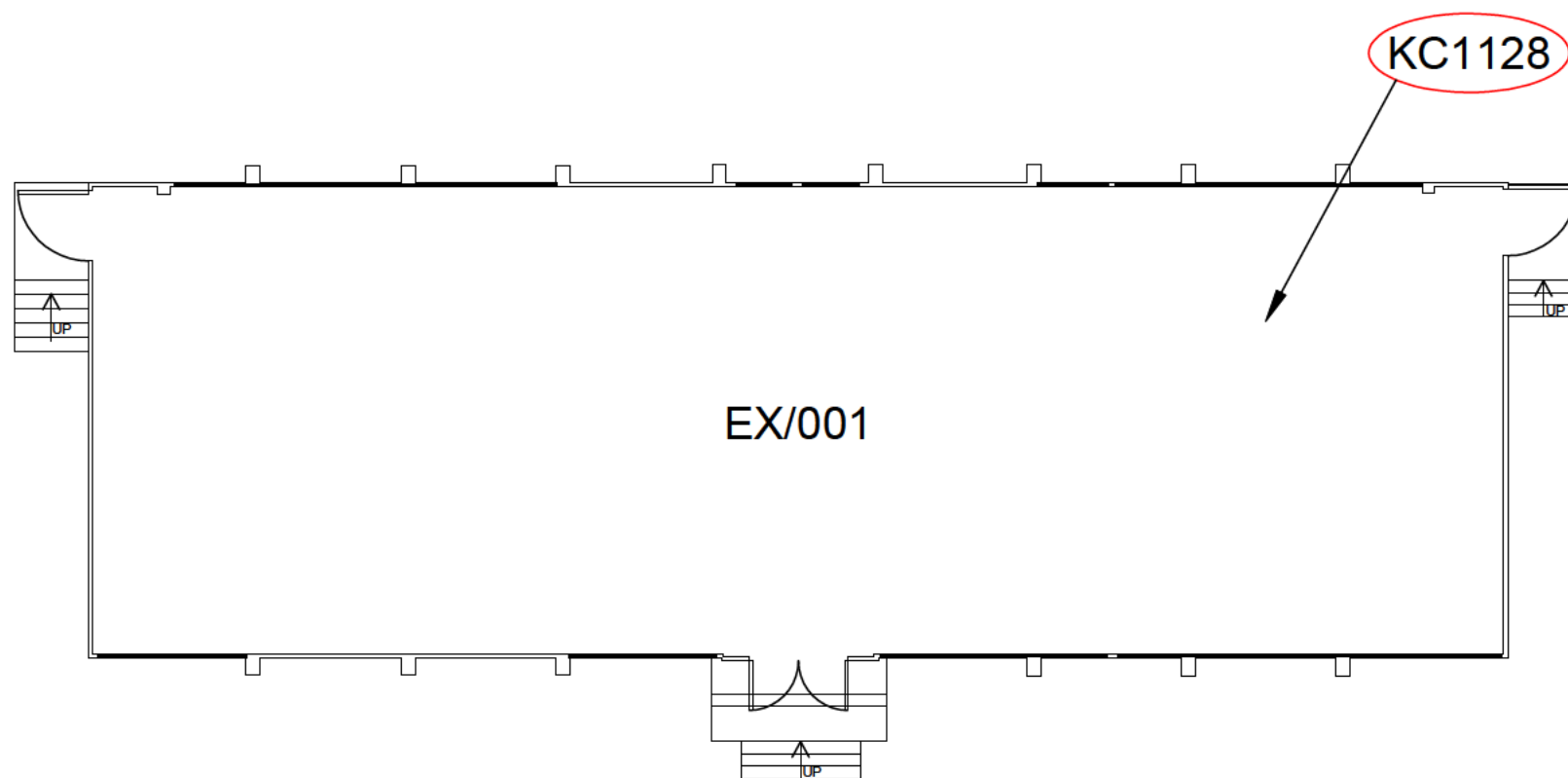
LCC Building
Roof Void

Page
Number: 5 of 10

**"This Plan Must Be Read In
Conjunction With the Register"**

Plan Generated by Jordan Smith

Not To Scale



Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ

-  = Sample Location
-  = Identified & Strongly Presumed Asbestos
-  = No Access. Presumed Asbestos
-  = Outside Scope Of Survey

Client:

The City of
Edinburgh Council
Waverley Court, 4
East Market Street,
Edinburgh, EH8 8BG

Project
Number: J511797

Site:

St Cuthberts Primary
School, 9 Hutchison
Crossway, Edinburgh,
EH14 1RP

Floor:

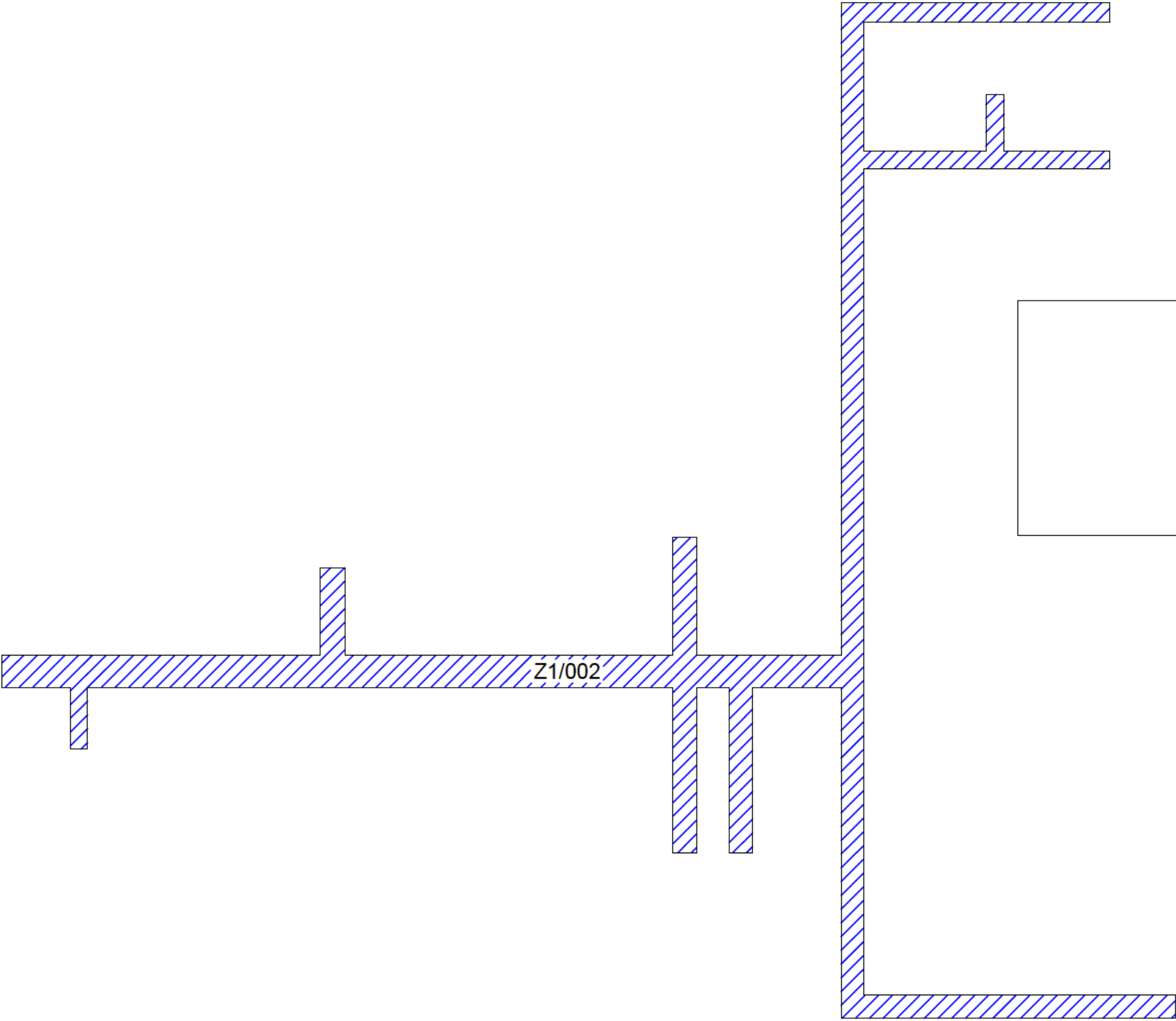
LCC Building
External

Page
Number: 6 of 10

**"This Plan Must Be Read In
Conjunction With the Register"**

Plan Generated by Jordan Smith

Not To Scale



Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ

-  = Sample Location
-  = Identified & Strongly Presumed Asbestos
-  = No Access. Presumed Asbestos
-  = Outside Scope Of Survey

Client:

The City of
Edinburgh Council
Waverley Court, 4
East Market Street,
Edinburgh, EH8 8BG

Project
Number: J511797

Site:

St Cuthberts Primary
School, 9 Hutchison
Crossway, Edinburgh,
EH14 1RP

Floor:

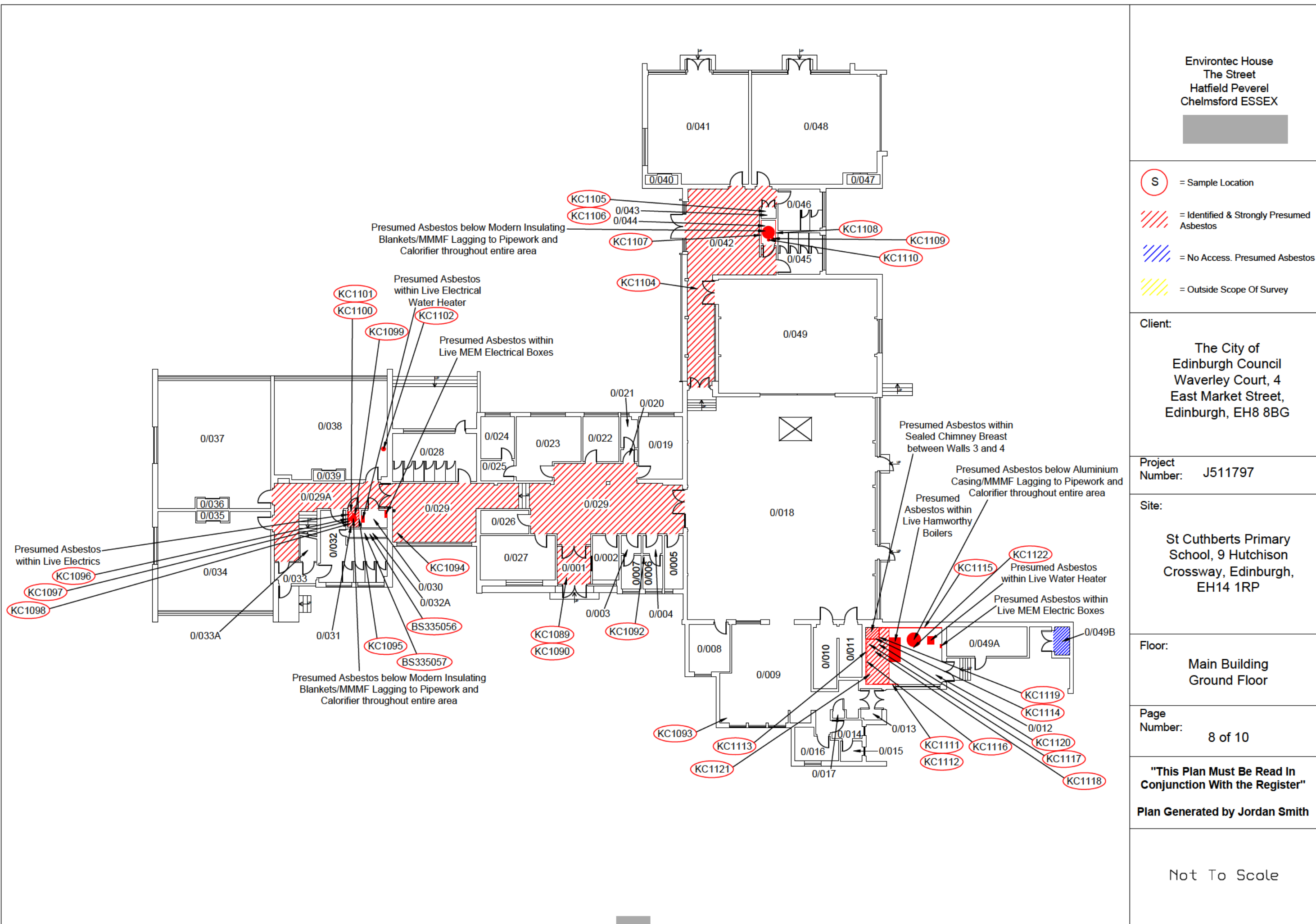
Main Building
Basement Floor

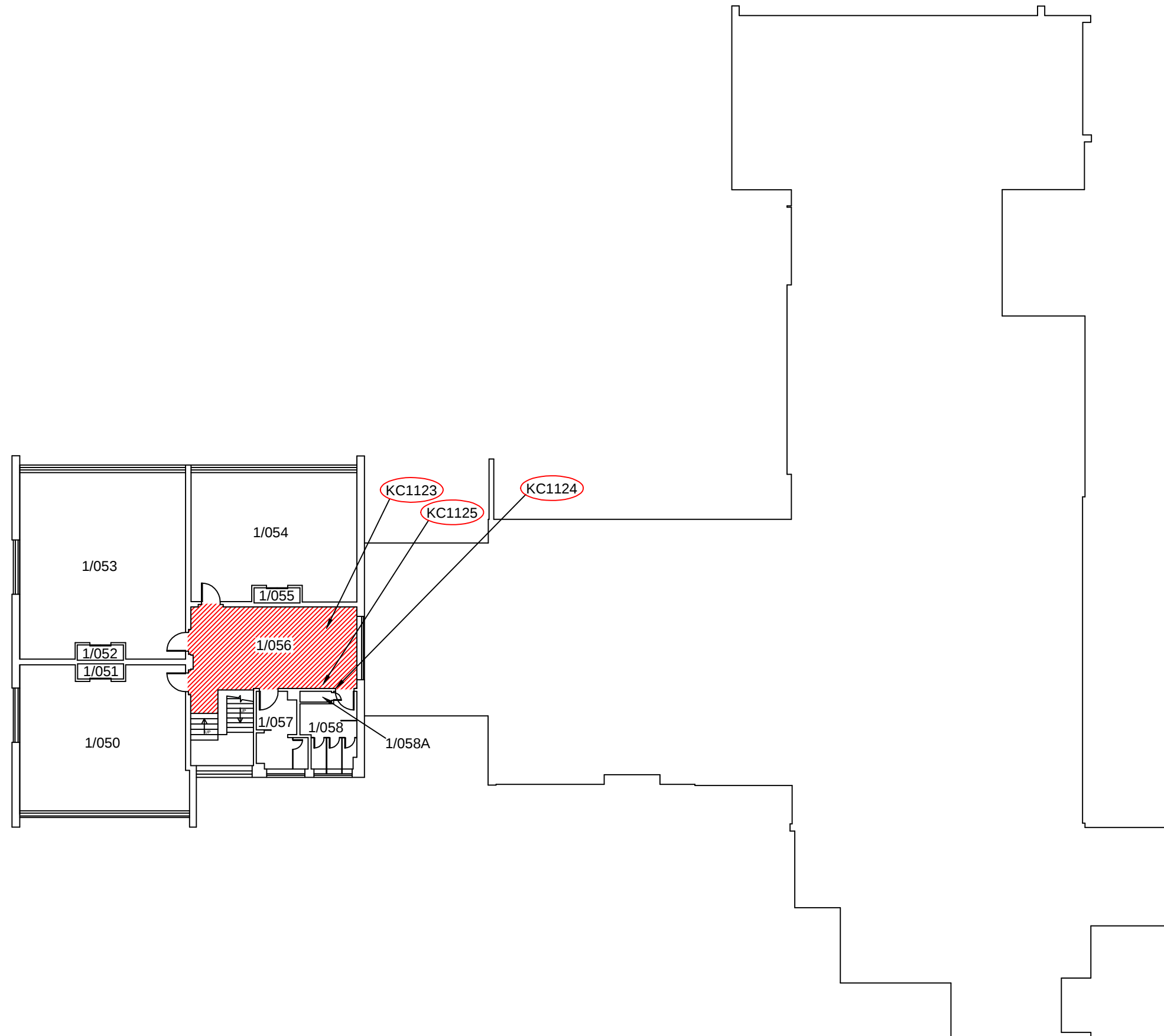
Page
Number: 7 of 10

"This Plan Must Be Read In
Conjunction With the Register"

Plan Generated by Jordan Smith

Not To Scale





Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ

- S** = Sample Location
-  = Identified & Strongly Presumed Asbestos
-  = No Access. Presumed Asbestos
-  = Outside Scope Of Survey

Client:

The City of
Edinburgh Council
Waverley Court, 4
East Market Street,
Edinburgh, EH8 8BG

Project
Number: J511797

Site:

St Cuthberts Primary
School, 9 Hutchison
Crossway, Edinburgh,
EH14 1RP

Floor:

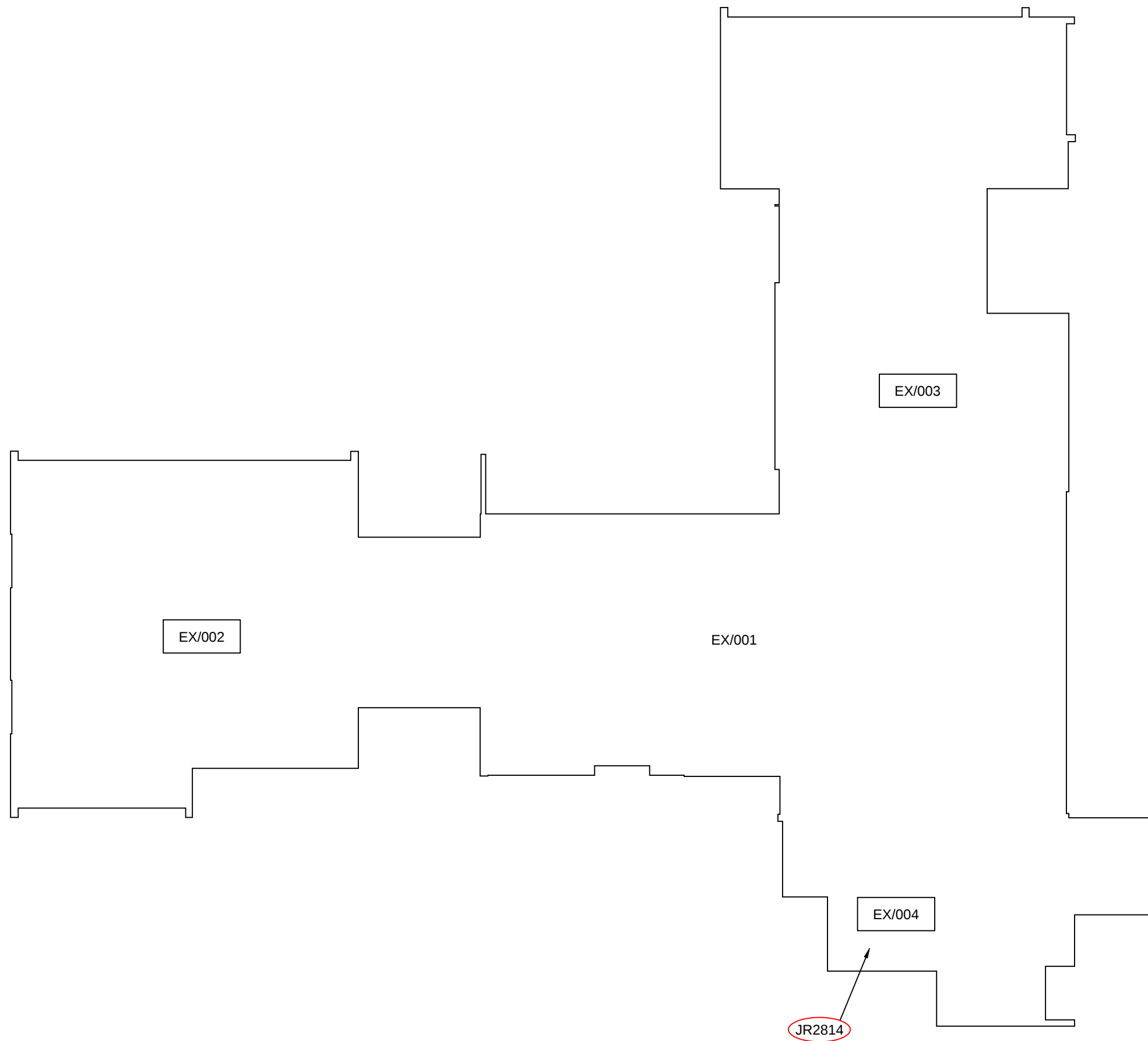
Main Building
First Floor

Page
Number: 9 of 10

**"This Plan Must Be Read In
Conjunction With the Register"**

Plan Generated by Jordan Smith

Not To Scale



Environtec House
The Street
Hatfield Peverel
Chelmsford ESSEX
CM3 2EJ

-  = Sample Location
-  = Identified & Strongly Presumed Asbestos
-  = No Access. Presumed Asbestos
-  = Outside Scope Of Survey

Client:

The City of
Edinburgh Council
Waverley Court, 4
East Market Street,
Edinburgh, EH8 8BG

Project
Number: J511797

Site:

St Cuthberts Primary
School, 9 Hutchison
Crossway, Edinburgh,
EH14 1RP

Floor:

Main Building
External

Page
Number: 10 of 10

**"This Plan Must Be Read In
Conjunction With the Register"**

Plan Generated by Jordan Smith

Not To Scale

APPENDIX 5

GENERAL SURVEY INFORMATION

GENERAL SURVEY INFORMATION

1.0 SURVEY METHOD

- 1.1 The survey was conducted by means of visual inspection and subsequent sampling of suspect bulk materials. Environtec Ltd is accredited by UKAS for surveying, this incorporates carrying out sampling of suspect asbestos bulk materials. Where the surveyor suspected a material of containing asbestos, a sample was taken for analysis. The samples taken were chosen as being representative of the material under investigation. Therefore, where there are visually similar materials, they have been regarded as being uniform composition.

1.2 Health & Safety

1.2.1 Working at Heights

All high-level survey work was undertaken in accordance with The Work at Height Regulations 2005 where a risk assessment is undertaken prior to the use of Step ladders where a second operative may have been required to assist in stabilising ladders, etc. In certain instances where the operative was at risk from falling a harness would be worn and / or scaffold platforms erected.

1.2.2 Entry into Confined Spaces

Entry into confined spaces was only permitted to staff holding a current confined space training certificate. All necessary equipment such as escape packs, gas monitors and intrinsically safe electrical equipment and then only after authorisation from the site/ building manager was given and investigating the atmosphere for fumes / oxygen deficiency, etc. Once the responsible person was satisfied that the confined space was safe for the inspection to take place, a second operative waited outside and kept in regular contact with the surveyor. For areas of particular concern and large duct systems the surveyor was provided with a harness and rope.

1.2.3 Loft Space and Roof Structures

Surveyors would only enter roof spaces and flat-roof structures when they were considered safe to do so. Surveyors would enter loft spaces if they were boarded across the joists or could be assured to remain on the timber joists if their strength permits. Environtec Ltd policy on loft spaces if not boarded, is to visually inspect the loft area from the loft hatch and make presumptive statements to any potential ACMs visible.

1.2.4 Inadequate Lighting

All surveyors would use torches for buildings with no natural or electrical illumination and would have full use of mobile phones in case of emergency. Surveyors would work in pairs in these circumstances.

1.2.5 Construction and Demolition Sites

When surveys or sampling was to take place on construction or demolition sites the operatives would wear hard hats, protective footwear and luminous jackets, all of which would have been provided. Surveyors would work in pairs and have had full use of mobile phones for case of emergency in these circumstances.

1.2.6 **Working on Machinery**

Working on machinery that was not guarded or that was functional was not permitted.

1.2.7 **Chemical Hazards**

Surveyors would access the premise's COSHH register and identify any chemical hazards that need the appropriate action to be taken prior to entering such areas.

1.2.8 **Biological Hazards**

Surveyors would only enter areas identified as biological hazards after donning the appropriate personal protective equipment in accordance with the client's instructions, training and warning signs when safe to access. Should other biological hazards such as pigeon excrement, rats or needles be encountered, surveyors would don the appropriate personal protective equipment; including overalls, gloves, boots and respiratory equipment.

1.2.9 **Noise Hazards**

Surveyors would don the appropriate ear defenders or plugs when entering areas that had a noise hazard in accordance with the client's instructions, training and warning signage.

1.2.10 **Sampling Safety**

All surveyors conducting sampling would don protective disposable overalls and overboots and wear suitable face fitted RPE; mostly an orinasal mask would be adequate, but higher protection may have been needed for severely contaminated buildings or higher risk materials e.g. sprayed coating.

Care would always be exercised when carrying out bulk sampling to ensure that the disturbance of the materials being sampled is minimised. When carrying out sampling it would be ensured that the area from which the sample was taken was repaired and no loose materials were spread around the area.

This would be undertaken by minimizing emission of asbestos fibres by use of a water spray or PVA/water mixture spray to damp down a panel or lagging. A polythene sheet laid under the sample point was used to collect any debris, this was wiped down with wet wipes before removing. An "H" type vacuum cleaner was used if available. All sampling tools were cleaned before moving on to the next sample, placing dirty wet wipes into a sealable sample bag, which upon filling would be double bagged and transferred to the asbestos waste bag in the laboratory.

Operatives undertaking the survey would have relevant Company identification and would undertake their duties discreetly without causing alarm or stress to occupants by unnecessary conversation or remarks.

Staff involved in taking samples of this nature would be fully acquainted with the environmental hazards and would take essential precautions for both their own protection and that of personnel in the vicinity. All samples would be taken while the area is not occupied, but explanations to personnel present what was being done would be undertaken, with as much honesty as the client and the situation demands. In an occupied building, sampling may have been undertaken during lunch breaks or after normal working hours.

Deviations from the above method may have been required where instances are such that wearing full protective clothing cannot be worn without being alarmist to occupants. It would have been suggested to the client that the sampling be conducted out of hours or alternatively recommended air monitoring been conducted whilst sampling was in progress to reassure

occupants.

1.2.11 **Sampling Techniques for Bulk Materials**

When taking a sample care would be exercised to minimise the damage caused. Often it is possible to find a damaged area of boarding or insulation from which a sample would be removed without causing further damage. When it was necessary to make a fresh hole to take a sample this would be done with a sharp implement such as a Stanley knife, bradawl, cork borer or a hand drill. The sample would be extracted and placed directly into self-seal plastic bags and double bagged. The sample reference number was allocated to each sample taken and recorded on the sample bag ensuring that the dust suppressant was sprayed within the vicinity and over the sampling surface.

The damaged material would be repaired with either polyfilla and/or fabric tape.

Labels indicating sample location were left in-situ if permitted by the client.

2.0 **SAMPLING STRATEGY**

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

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

2.2 **Sampling Strategies to Locate Asbestos**

The strategy was based on a systematic diligent visual examination of a building, based on the procedures detailed in Environtec's Technical Procedures Manual and usually in conjunction with the scope of work and building plans supplied by the client.

When accessing voids, it was essential to inspect for debris from damaged asbestos either from a previous installation or careless removal.

Also representative inspections under existing non-asbestos insulation for asbestos residue from a previously inadequate asbestos removal operation would have been undertaken.

2.2.1 Visual Inspections

If the surveyor can confirm from a visual basis that the asbestos material was uniform then it is possible to extrapolate sampling information from identical locations to keep unnecessary sampling to a minimum.

2.2.2 Panels

Samples of every single ceiling panel was evidently not required but sufficient were needed to be sure of locating all the same installations of a particular type. It was recommended that at least one sample per room be taken or every 25 m² or increase the frequency should it be required. However, samples of each type of asbestos panel occurrence would be taken throughout each floor.

2.2.3 Doors and Windows

Doors would be inspected adjacent to the door furniture and if visible, a sample of the internal lining would be taken where exposed. For Refurbishment and Demolition Surveys, it is not reasonably practicable to remove all door and window frames, only a random representative selection will be removed to ascertain if there are any hidden asbestos packers or spacers in existence.

2.2.4 Floor Tiles

One sample of each obvious type of vinyl and colour floor tile. Should it be deemed that all floor tiles are the same then one sample per 25 m² sections would be sufficient.

2.2.5 Gaskets

One sample of each type of gasket was recommended.

2.2.6 Bitumen Products

The variation between each type of bitumen product is not uncommon therefore, for example, one sample of each bitumastic under sink was required.

2.2.7 Textured Coating

A 5cm² sample will be taken from 2 locations in the same room, both samples will be scrapped into one sample bag. Within larger buildings or areas more samples may be required. If the textured coating can be positively confirmed to be of the same batch and applied at the same time then samples may be cross referenced up to a maximum of 3 rooms. Textured coating must never be cross referenced to another sample between different floors.

2.2.8 Cement Products

Cement products e.g. corrugated roofs, rain water goods etc. tend to be uniform, therefore for a large scale roof a maximum of 4 samples would be deemed sufficient. Samples should be taken by carefully removing pieces of approximately 5 cm². If panels are visibly different a sample from each different panel should be taken separately. Any other cement product should have a representative sample from each type.

2.2.9 Sprayed Coating

Different mixtures containing different materials may have been used in different areas and layers. Material may also have been removed, repaired or patched at various times. Samples would be taken by carefully removing pieces of approximately 5 cm², where the material appears uniform and consistent, two samples should usually be enough if taken at either end of the sprayed surface in installations exceeding 100m², one sample per 25-35 m². At least one sample would be taken from each patched area. Care would be taken to include all layers of sprayed coating through to the covered surface.

2.2.10 Lagging

The number of samples would depend on the intended treatment. If the entire boiler house has to be stripped, then it was probably only necessary to prove that one sample contains asbestos. In general one sample should be taken per 3m run of pipe with particular attention paid to different layers and functional items (valves etc.). For long runs of pipe, eg > 20m, one sample per 6m item will usually be enough. If only a small part of the lagging was evidently asbestos, then it would have been necessary to inspect all branches of the pipework with particular attention to damaged/repaired lagging and extensions to the system.

Fibreglass lagging can be often found on straight portions of pipe runs, but the bends may be wound with asbestos chrysotile rope or packed with an asbestos composite insulation.

3.0 **SURVEY STRATEGY**

3.1 **Visual Inspection and Sampling**

3.1.1 The site survey and report has been undertaken in accordance with the latest version of **HSG 264: Asbestos: The Survey Guide** incorporating our procedures accredited by UKAS for surveying. A strategy has been established to keep to a minimum, the number of bulk/dust samples taken for analysis and hence minimise the cost of the survey. The strategy employed a

combination of visual inspection and sampling of bulk materials thus:

- 3.1.2 Where the surveyor suspected a material containing asbestos, a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, then a small number of samples were taken as being representative of the whole area. Because of this strategy, the client must interpret the results such that where asbestos is detected in a material (such as board or beam cladding) then all visually similar material in the same area must be assumed to contain asbestos.
- 3.1.3 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 must exercise caution in interpreting the results. It is IMPORTANT to stress that in such circumstances, it is possible that there are residues of asbestos trapped under the newly applied lagging (e.g. from poor quality stripping methods carried out at some time in the past). It is not practicable to detect such residues until substantial disturbance of the material takes place, e.g. during major alterations, and Environtec cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it is possible that residual asbestos may be found, we recommend that a further investigation of the specific area be carried out before starting any works.
- 3.1.4 Where there are large numbers of identical items distributed in numerous locations throughout the site, e.g. cement flue pipes, oven door seals etc., a single analysis will have been carried out by the surveyor and the client must assume that all identical items have the same composition as the one specified.
- 3.1.5 Where a 'NO ACCESS' is used, it indicates that the area specified was not accessible to the Surveyor at the time of the survey, either because of locked rooms or because to gain entry, would require an unreasonable degree of dismantling of the structure of the building. The client is advised to be alert to the possibility of there being asbestos materials in such areas. If access is not possible to a room or area this will default to No Access - Presumed Asbestos.

4.0 PRIORITY RATING/RISK ASSESSMENT

- 4.1 For ease of reference of this report and easy use where asbestos bearing material has been identified a priority rating system has been implemented based on condition, which will allow the client the opportunity to plan any requirement for the remedial action and expenditure. This system operates as follows:
 - 4.2 A priority rating has been assigned to each sample taken and is based on a method of summarising the surveyor's estimate of the condition of the material examined. It is included to assist the client in determining priorities when drawing up a programme of action for asbestos abatement, however, it must be stressed that priorities for action must be drawn up using the priority together with a consideration of the location of the material and any work methods and schedules which may result in disturbance of the material. To assist, a material risk assessment score has been applied to each sample based on the likelihood of asbestos fibres being released into the breathing zone of persons at risk. A single example can be used to illustrate this point; a partition consisting of asbestos insulating board containing amosite observed at the time of the survey to be in good physical condition with no breaks or abrasions would be given a priority rating of **Low**, i.e. low hazard not requiring urgent attention. If the location of the board is such that it is not subjected to impact or abrasions by normal work activities then the priority for action is also low. The priority would, of course, change to priority **High** if it is decided to carry out works such as upgrading, which would require substantial disturbance of the material.
 - 4.3 To summarise, the priority assessment is also the priority for action in cases where the material remains undisturbed through normal work activities. Changes in priorities can be assessed only
-

by the client's representative on site in the light of planned or unscheduled maintenance requirements or changes in normal working patterns as they arise.

4.4 The priorities are defined as follows:

4.5 **No priority has been assigned - for a material where no asbestos has been detected.**

4.6 **VERY LOW (Score 9 or lower)** - indicates a composite asbestos material which has a very low potential to release asbestos fibres in its normal occupation unless damage occurs.

4.7 **LOW (Score 10-12)** - indicates a more friable material that contains asbestos but is in a condition and/or location which does not give rise to a significant health risk, **PROVIDED IT REMAINS UNDISTURBED** either by routine maintenance or by personnel carrying out routine daily work activities which could cause impact or abrasion of the material. Priority **Low** is valid as a priority rating only if this proviso is maintained. Minor remedial action such as very minor encapsulation may be required in order that the material may remain in-situ. Clients are advised to be alert to any changes in work activities in areas where priority **Low** material is located. Permit to work scheme must be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area.

4.8 **MEDIUM (Score 13-15)** - indicates the material contains asbestos and is in a location and/or condition which requires some remedial action. The remedial action may be relatively simple such as applying a sealant coat to the surfaces of boards. Priority **Medium** materials may be encapsulated by appropriate remedial action but it is recommended that they be stripped or cleaned as appropriate as soon as resources become available.

4.9 **HIGH (Score =16)** - indicates materials which contain asbestos and which are in a condition and/or location which requires urgent attention. Priority **High** materials are usually not suited to any form of containment programme and should be stripped or cleaned as appropriate as soon as possible.

4.10 Material Assessment Algorithm (MA)

Each of the parameters given below are assessed during material risk assessment.

Variable	Score	Examples
Product type* (or debris from product)	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints, decorative finishes, cement, textured coating etc.
	2 (Medium)	AIB, textiles, gaskets, ropes paper etc.
	3 (High)	Lagging, spray coatings, loose asbestos etc.
Surface Treatment*	0	Non-friable composite asbestos/ reinforced plastics, resins, vinyl tiles, textured coating
	1 (Low)	Enclosed sprays/ lagging/ AIB encapsulated/ asbestos cement
	2 (Medium)	Bare AIB or encapsulated lagging/ spray material/ rope
	3 (High)	Unsealed lagging/ spray material
Extent of damage*	0 (None)	Good condition / No visible damage
	1 (Low)	Low Damage-Few scratches/ marks, broken edges etc.
	2 (Medium)	Medium Damage- Significant breakage of non-friable materials or several small areas of damage to friable material
	3 (High)	High damage/ visible debris.
Asbestos Type*	0	No asbestos detected.
	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

The Material Assessment score is calculated by adding the parameters above and the potential for releasing fibres assigned as detailed below.

Material Assessment Score	Fibre Release Potential
10 or higher	High
7 - 9	Medium
5 - 6	Low
4 or lower	Very Low

4.11 Priority Assessment Algorithm (PA)

Unless specifically requested Environtec will not use the HSG227 Comprehensive Guide to Managing Asbestos in Buildings as this was designed for the duty holder to complete as the knowledge required is outside the surveyors scope. Environtec have designed a bespoke Priority Assessment which allows the surveyor to populate based on the site conditions encountered at the time of the survey. Each of the parameters given below are assessed during priority risk assessment.

Variable	Score	Examples
Vulnerability to damage ✓	0	Rare disturbance activity - Only during structural alteration.
	1	Low disturbance activity - Office type activity
	2	Periodic disturbance activity - e.g. Industrial or vehicular activity which may contact ACMs.
	3	High levels of disturbance - e.g. Fire door with A.I.B. sheet in constant use
Extent ✓	0	Small amounts or items (e.g. strings, gaskets)
	1	= 10 m ² / pipe run
	2	> 10 - 50 m ² / pipe run
	3	> 50 m ² / pipe run
Location ✓	0	External
	1	Internal
	2	Heating - Boiler Rooms
	4	Air Conditioning
Number of occupants ✓	0	None
	1	1 - 3
	2	4 - 10
	3	> 10

Priority Assessment + Material Assessment Score	Total Risk Assessment (Priority Rating)
= 16	High
13 - 15	Medium
10 - 12	Low
9 or lower	Very Low

The total risk assessment score is calculated by adding the priority assessment and material assessment score.

- 4.12 We have assigned a priority rating in accordance with the algorithm. The priority rating risk assessment is established by adding the material assessment and priority assessment to provide a total risk assessment score.
- 4.13 The Risk Assessment Algorithm is purely guidance to establishing a priority rating which can be adapted to allow for other factors. The survey shall take into account other parameters making adjustment to the priority rating as required to ensure the priority rating is appropriate.
- 4.14 To minimise the risk of exposure to fibres and damage to decorations or fabric, not all asbestos containing materials were sampled. Some were strongly presumed or presumed to contain asbestos.

"Strongly presumed" is where the surveyor has confirmed by Laboratory Analysis the presence of asbestos or non asbestos in a material and the surveyor has used this information by extrapolating the results for the material of similar construction. Also this terminology will be used where asbestos has been known to have been commonly used in manufacturing and where access restricts the possibility of sampling e.g. corrugated cement roofs, undercloaking.

"Presumed" asbestos is a **default situation** where there is insufficient evidence to confirm that it is asbestos free i.e. where there is no samples taken during a survey as requested by the client or where an area cannot be inspected or accessed. In both cases the areas must be presumed to contain asbestos unless there is strong evidence to prove otherwise.

"Presumed" or "Strongly presumed" asbestos containing materials are scored as Crocidolite (3) unless analysis of similar samples from the building shows a different asbestos type.

- 4.15 The priority assigned to a specific material to remain in-situ is representative and transient, hence, routine periodic audits must be conducted to reassess the condition on a regular basis at least annually or sooner if there is a particular concern or problem highlighted.
- 4.16 A safe system of work scheme must be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area.

4.17 **Management Plan**

A management plan should be developed based on this risk assessment. The management plan may include the following :-

- Clean up debris
- Repair
- Encapsulate
- Enclosed
- Remove
- Maintain and update log of asbestos containing materials
- Monitor condition
- Restrict access
- Label or colour code
- Inform
- Train
- Define safe systems of work
- Operate a permit to work system

To manage the risk effectively you will need to:

- Keep and maintain an up to date record of the location, condition, maintenance and removal of all asbestos materials on your premises
 - Repair, seal or remove if there is a risk of exposure
-

- Maintain in a good state of repair and regularly monitor the condition
- Inform anyone likely to disturb asbestos of its location and condition
- Have arrangements in place so that work which disturbs asbestos complies with the Control of Asbestos Regulations (CAR)
- Review the plan at regular intervals and update if circumstances change

4.18 Generally, work with asbestos insulation, insulating board and spray coating **must not** be carried out without a licence from the HSE although there are exceptions for very minor works - more information is available in Managing and working with asbestos Control of Asbestos Regulations 2012 Approved Code of Practice and guidance L143 (Second edition) Published 2013. As a general guideline, work on these materials should be carried out inside full enclosures incorporating negative pressure and decontamination facilities although minor works may be carried out in accordance with the "**Asbestos Essentials Task Manual**" (HSG210).

4.19 The removal of asbestos insulation, insulating board and spray coating is subject to a statutory 14 day notification to the Health and Safety Executive. The notification period is a condition of the removal contractor's licence. Note, also there may be additional restrictions placed on a licence at the discretion of the HSE.

4.20 Following the introduction of The **Hazardous Waste (England & Wales) Regulations 2005 as amended by the Hazardous Waste (England & Wales) Regulations 2009**, all materials with an asbestos content greater than 0.1% by weight - including asbestos cement where applicable - are now classified as a Hazardous Waste and must be disposed of at a site licensed to accept such waste. An appropriate consignment note is also required.

4.21 Although not a legal requirement, it is recommended that a licensed asbestos contractor is engaged for any work with asbestos - including cement products - to ensure full compliance with all current legislation.

5.0 UKAS

5.1 In accordance with current legislation as of August 1999, as an employer, you must only engage laboratories to carry out air monitoring, clearance sampling and analysis who can demonstrate that they conform to **European Standard ISO 17025** by accreditation with a recognised accreditation body.

5.2 Envirotec Ltd are accredited by **UKAS (United Kingdom Accreditation Service)** for fibre counting, clearance sampling, bulk sampling and bulk analysis (**Testing 2030**) thereby assuring our audit system, quality system, calibration and testing operations are in compliance with the relevant requirements and are regularly assessed both internally and externally. Envirotec Ltd is a UKAS accredited inspection body for asbestos surveying in complying with the standard **ISO 17020 (Inspection 197)**.

5.3 Envirotec Ltd has a wealth of experience and knowledge to ensure maximum standards are maintained and that the reporting to the client is of the highest quality achievable. Views and interpretations expressed within the content of this report are outside the scope of UKAS.

6.0 AIR SAMPLE ANALYSIS RESULTS

6.1 If required, air tests were taken in accordance with **HSG 248** and our UKAS accreditation for fibre counting and sampling. Air test filters were cleared using acetone/triacetin and read using phase contrast microscopy.

Envirotec Ltd are participants, with current satisfactory performance in the RICE scheme (The Regular Inter-Laboratory Counting Exchange), which formally established in 1984 as the UK National Proficiency Testing Scheme for laboratories using the membrane filter method.

7.0 DISCLAIMER

- 7.1 This consultancy contract was completed by Environtec Ltd on the basis of a defined programme of work and terms and conditions agreed with the Client. This report was compiled with all reasonable care and attention, bearing in mind the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project, as agreed.
- 7.2 Environtec Ltd cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising which may be considered outside of the agreed scope of works.
- 7.3 This report is issued in confidence to the client and Environtec Ltd cannot accept responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

The measurements given within this report for all sampled asbestos/non asbestos materials are approximations only. Environtec Ltd cannot accept responsibility for discrepancies on these measurements. Any future asbestos removal projects should be priced on the basis that the material has been accurately measured by the removing party themselves

8.0 CONCLUSION

8.1 General

- 8.1.1 Where asbestos materials have been positively identified to this property remedial action may be required to be completed to render them safe. Some asbestos materials may remain in-situ in their present condition to fulfil their life expectancy, providing they remain undisturbed and undamaged.
- 8.1.2 Careful consideration must be given to all maintenance and associated operations that will or are likely to disturb any asbestos bearing materials that remain in-situ.
- 8.1.3 It must be noted that demolition works prior to refurbishment or similar may expose asbestos materials that were physically and visually impossible to locate and identify within the restraints of this survey. Caution should therefore always be adopted where there is a question of doubt.
- 8.1.4 Caution must therefore be adopted when maintenance works are conducted, should any suspect materials be revealed then the works must stop immediately and expert advice sought.
- 8.1.5 The test results set out within the appendices show the nature and condition of the asbestos present in the building. Should the building be programmed for major demolition and redevelopment works all asbestos materials positively identified must be removed under controlled conditions by a hazardous licensed asbestos removal contractor and disposed of as hazardous waste, prior to the commencement of such works.

9.0 RECOMMENDATIONS

- 9.1.1 This survey report and recommendations detailed shall form part of the asbestos management plan in accordance with **regulation 4 of the (CAR 2012)**.
 - 9.1.2 To comply with and ensure that the requirements of ***The Control of Asbestos Regulations 2012 and the Approved Code of Practice L143 Managing and Working with Asbestos, and Guidance, Health and Safety at Work Act 1974, The Management of the Health & Safety at Work Regulations 1999 and Construction (Design and Management) Regulations 2015.*** It is proposed and recommended that the following are implemented and actioned:-
 - 9.1.3 That access and disturbance to all areas containing loose or substantially damaged/ deteriorated asbestos materials with a priority **High** be restricted immediately.
 - 9.1.4 That all asbestos materials listed under priority **High** be the subject of removal/ remedial action to be implemented immediately to render them safe. This action to include all necessary environmental decontamination and cleaning as necessary.
 - 9.1.5 That those items listed under priority **Medium** which are vulnerable to damage be removed and replaced with a non-asbestos substitute or if the ACM is not vulnerable to damage then the ACM must be encapsulated within 12 months of the date of this report.
 - 9.1.6 That all individual recommendations relating to ACM occurrences listed within the asbestos register are implemented within 12 months or sooner of the date of this report, depending on the individual circumstances. The prefix word "Programme for removal" shall indicate a less urgent ACM occurrence that requires remedial action to be implemented at a later date depending upon budget restraints.
 - 9.1.7 That those items listed under priority **Low/Very Low** may remain in situ unless there is a high vulnerability to damage and/or disturbance as a result of routine occupational activity or
-

maintenance/refurbishment.

- 9.1.8 That all asbestos containing materials that are to remain in place are clearly labelled with statutory warning labels. Labelling of ACMs that are in good condition and may remain in-situ is purely a recommendation. We appreciate in certain circumstances asbestos can be an emotive subject and labelling of asbestos may draw unwanted attention to the said material. Other warning systems can be applied to the ACMs for example a colour coding and/or permit to work scheme should be operated ensuring contractors, building occupants and maintenance operatives who need to know about asbestos are effectively alerted to its presence before undertaking any works in the area. Environtec Ltd can provide full details of a comprehensive permit to work scheme upon request.
- 9.1.9 Consideration should be given to future proposed refurbishment work and the asbestos removal abatement works programmed in to take advantage of that opportunity. If during refurbishment of a building it becomes necessary for asbestos materials to be worked upon or disturbed in any way there is a requirement under the **CAR 2012** to carry out a risk assessment.
- 9.1.10 That all removal, encapsulation and abatement works are undertaken and completed in compliance with a detailed specification and method statement for asbestos works.
- 9.1.11 That where asbestos materials are to remain insitu then regular, at least annual periodic audit inspections are carried out to monitor and maintain the condition of the asbestos materials such that the risks to health are reduced to the minimum possible so far as is reasonably practicable.
- 9.1.12 That those employed in management positions directly or indirectly having control of the building (duty holder) and/or any works within these premises are made fully aware of this report and all asbestos materials identified. Those management have a responsibility to provide awareness training for all personnel, site and office based.
- 9.1.13 Those who have repair and maintenance responsibilities for the premises because of a contract or tenancy or those in control of the premises if no such contract or tenancy exists are the "duty holder". The duty holder shall adopt all liabilities for management of ACMs.
- 9.1.14 That all contractors and those who visit site to undertake any works be notified and made aware of this report and that asbestos materials are present prior to the undertaking of such works to enable suitable precautionary actions to maintain and reduce the risk to health.
- 9.1.15 That asbestos airborne fibre monitoring is considered to all areas where asbestos materials have been listed under priority **High or Medium** which are programmed for removal at a later date, to identify if airborne fibres are being generated under prevailing conditions. It is considered that this monitoring exercise will act as a reassurance confirmation as it is not expected that airborne fibres will be generated.
This monitoring should be maintained periodically until the said asbestos materials are made safe by removal or abatement works.
- 9.1.16 That all asbestos removal/abatement works are undertaken by a licensed asbestos removal contractor under the direct supervision of Environtec Ltd appointed by the client and that all analytical attendance and monitoring be completed by Environtec Ltd in accordance with our UKAS accreditation.
- 9.1.17 That competitive quotations/tendering procedures are employed to achieve the most economically favourable costings and programme.

10.0 CLIENT OPTIONS

- 10.1 Environtec Limited, on the basis of the survey report can assist the duty holder in compiling a detailed asbestos management plan and asbestos policy on behalf of the client which shall incorporate involve asbestos remedial works. If necessary, together with future updates to the register, asbestos awareness training together with our comprehensive popular permit to work
-

scheme.

- 10.2 Environtec Ltd can also undertake periodic inspections/re-surveys of premises on behalf of clients to assess in-situ asbestos containing materials and inspect areas originally omitted from the survey with the purpose of updating the asbestos register especially when remedial works or maintenance works take place. The register shall be issued with updates on a regular basis one copy to the client and one for the premises.
- 10.3 Where remedial works are identified, Environtec Ltd under CDM Regulations 2015 can act as the designer and can prepare a detailed specification or method statement for the safe removal/containment and any decontamination of all asbestos identified. The specification will encompass all current legislation, extent of works and any site restrictions.
- 10.4 The works can be programmed to progress in phases in order to keep staff disturbance to a minimum. All works to be managed and monitored by Environtec Limited who will provide all necessary certification upon successful completion of the works.
- 10.5 Environtec Limited have been involved as Project Managers on asbestos projects can also act as Principal Designers or Principal Contractors under the CDM Regulations 2015 for clients , and as such, have compiled a list of reputable Licensed Asbestos Contractors. The contractors are familiar with our Specification and are usually selected for their particular experience or location to the particular site.
- 10.6 Returned tenders will be vetted by Environtec Limited to ensure that contractors have demonstrated a thorough understanding of the proposed works and provided all necessary supporting information. From the details returned, a recommendation will be made of the most suitable tender received. The tenderers and recommendations will be submitted to the client in the form of a tender summary report.
- 10.7 Budget prices based on our knowledge and experience in the industry can be prepared if requested.
- 10.8 The client should consider undertaking asbestos surveys of other properties under their control and management to formulate and generate an asbestos risk register for their portfolio of buildings so that the asbestos can be effectively controlled and managed. This should be undertaken prior to future projects enabling the client to account for any additional costs/timescale additions necessary on such projects as well as locating previously unidentified asbestos material. Current legislation has placed a statutory obligation on the duty holder to manage ACMs in non-domestic premises. The asbestos register will form part of the management plan. It is a requirement that all properties controlled by the duty holder have a management plan that incorporates an asbestos register.
- 10.9 Environtec Ltd can provide a computer web-based portal database system so that asbestos risk registers for various buildings can be properly managed and updated accordingly incorporating current legislation.

11.0 REGULATIONS ON ASBESTOS IN BUILDINGS

11.1 General

- 11.1.1 Prior to any work involving the disturbance or removal of asbestos containing materials, points that must be noted:

In accordance with the , **The Control of Asbestos Regulations 2012 Approved Code of Practice L143 Managing and working with asbestos and guidance**, all work with asbestos falls within the scope of the Code of Practice and guidance therein. In general terms, if the code applies, various provisions and regulations have to be complied with. Although failure to observe any provision of this code is not in itself an offence, that failure may be taken by a court in

criminal proceedings as proof that a person has contravened a regulation to which the provision relates.

11.1.2 The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance is aimed at those who have repair and maintenance responsibilities for non-domestic premises.

11.1.3 Definitions

a) Control Limits: The single control limit for all asbestos types is 0.1 fibres per cubic centimetre averaged over a continuous 4 hour period.

For further reference, please refer to the following Guidance Notes:-

1) **HSG248 - Asbestos: The analyst's guide for sampling, analysis & clearance procedures**, published by the Health and Safety Executive.

11.1.4 Every effort has been made to identify all asbestos materials so far, as was reasonably practical to do so within the scope of the survey and the attached report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. where this is the case then its detection will be impaired.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Debris from previous asbestos removal projects may well be present, these may have not been discovered in some areas as they are in insufficient quantities to be detected. All good intentions are made for its discovery in keeping with the required sampling and inspection frequency in HSG 264.

• Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (1987) or other similar subsequent regulations laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.

• This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operatives, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.

• Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work act (1974) for both themselves and others.

• In the building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.

• Certain materials contain asbestos to varying degrees and some may be less densely

contaminated at certain locations (textured coating for example). Where this is the case the sample taken may not be representative of the whole product throughout.

- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.
- Envirotec Limited cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report. Envirotec Limited cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

As a general guide:

- a) Asbestos materials which are sound, undamaged and not releasing dusts, should not be disturbed unless for refurbishment works and then, all necessary precautions must be taken and in accordance with Managing and working with asbestos, The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance.
- b) Those activities that are likely to produce a release of asbestos dust should be avoided as far as possible.
- c) The concentration of airborne asbestos in occupied areas should be reduced to the lowest, reasonably practicable level.

11.2 Specific

11.2.1 **Section 2(d) of the Health and Safety at Work Act 1974 (Chapter 37)**, places a general duty on employers to:

'So far as is reasonably practicable as regards any place of work under the employers control, the maintenance of it in a condition that is safe and without risk to health, and adequate as regards facilities and arrangement for their welfare at work'.

Section 3 of the Act places general duties on employers and the self employed persons other than their employees:

'It shall be the duty of every employer to conduct his undertaking in such a way to ensure, so far as is reasonably practicable, that persons not in his employment who may be affected, thereby are not exposed to such risks to their health or safety'.

Section 4 places general duties on persons concerned with premises to persons other than their employees in non-domestic premises:

'... to take such measures as it is reasonably practicable, that the premises, and any plant or substance in the premises or, as the case may be, provided for use there, is or are safe and without risk to health'.

11.2.2 The **Control of Asbestos Regulations 2012 (CAR)** requires employers to prevent the exposure of employees to asbestos. If this is not reasonably practicable the law says their exposure should be controlled to the lowest possible level. Before any work with asbestos is carried out, the Regulations require employers to make an assessment of the likely exposure of employees to asbestos dust. The assessment should include a description of the precautions that are to be taken to control dust release and to protect workers and others who may be affected by that work. If you are employing a contractor to work in your building make sure that either the work will not lead to asbestos exposures or that they have carried out this assessment and identified work practices to reduce exposures.

11.2.3 The **Construction (Design and Management) Regulations 2015** applies to all construction, maintenance, refurbishment and demolition projects irrespective of the size . The Regulations states that:

"construction work" ... includes:

- (a) de-commissioning, demolition or dismantling of a structure;
- (d) the removal of a structure, or of any product or waste resulting from demolition or dismantling of a structure:

There are five defined roles as part of the CM 2015 Regulations

1. The Client
2. Principal Designer (replaces the old CDM Coordinator)
3. Designer
4. Principal Contractor
5. Contractor

The main changes surround the Client and the new Principal Designer role. However, despite remaining largely unchanged the Designer might have the biggest impact on asbestos projects.

Client

CDM 2015 takes implied responsibilities from the 2007 regs and adds liability significant phrases such as 'must' and 'ensure'. The main changes are as follows:

- Ensure sufficient time for the project
- Ensure that a Construction Phase Plan and H&S File are created
- Provide pre-construction information to every Designer and Contractor
- Ensure arrangements for managing a project are in place and are maintained
- Ensure the project is completed (so far as reasonably practicable) without risk to any person affected by the project
- 'Reasonable steps' are taken to ensure that the Principal Contractor and Principal Designer fulfil their duties
- If the Client does not feel competent - they must obtain competent advice
- Where there is more than one contractor, the Client must appoint a Principal Designer and Principal Contractor (in writing) - or assume all of those duties as well!

With the exception of domestic clients**, the regs therefore no longer make the allowance that Clients don't know what to do and now insist that they must, or employ competent advice so that they can.

** Note the duties of domestic clients are assumed by the Principal Contractor or in the case of very small jobs, the single Contractor.

Designers

Whilst this is not a new role and the duties are not tremendously different from before, it is worth understanding who a designer is and what duties they are committing to when they take it on. The regs tell us a Designer is an organisation or individual who prepare or modify a design for a construction project (including the design of temporary works) It goes on to say this includes, writing specifications, project management, drawings and anyone that design and modify work are included. It is therefore clear that the familiar role asbestos consultancies take on - is unarguably that of a designer.

The following key duty is therefore assumed by anyone in the role:

Must identify foreseeable risks to health and safety and apply the principles of prevention (avoid, reduce or where you can't, control)

... identify foreseeable risks... , Environtec Ltd fully understands the issues presented by an asbestos job, our industry is often guilty of being blinkered to the host of other hazards that surround it. Therefore when specifying a removal technique, the Environtec Ltd Designer will consider all Health and Safety issues associated with the project

The Principals (Designers and Contractors)

Any project that involves more than one contractor e.g. LARC, Scaffolder, Electrician (for isolations) etc... must have both a Principal Contractor (PC) and a Principal Designer (PD). If the Client fails to appoint them, they assume the duties.

The two main changes for the PC is that the notification bar is higher. A project now needs to be notified if > 500 person days or if >30 working days AND >20 workers at any one time. The HSE believe this will halve the number of projects to be notified.

However a Construction Phase Plan is now needed on ALL projects, not just notified ones. The significance of this on asbestos projects where the LARC is the PC or sole Contractor is that they must produce a Construction Phase Plan (CPP) as well as their method statement. For the small removal project most of the detail required in a CPP is already present in a good quality method Statement.

The PD is the new role on the block, replaces the old CDM Coordinator, takes on all of those duties and more. The duties are:

- Coordinating the Pre-Construction phase
- Identify and remove / control foreseeable risks
- Ensuring co-ordination and co-operation of all team members
- Assist the Client with Pre-Construction Information. The principal designer must help the client bring together the information the client already holds (such as any existing health and safety file or asbestos survey). The principal designer should then:
 - (a) assess the adequacy of existing information to identify any gaps in the information which it is necessary to fill;
 - (b) provide advice to the client on how the gaps can be filled and help them in gathering the necessary additional information; and
- Assist the PC in preparing the Construction Phase Plan (now needed on ALL projects)
- Prepare the Health & Safety File

The role is essentially an organisational one, plus:

- Identifying project risks - perhaps with a full team meeting discussing the project and thrashing out what hazards are to be expected - agreeing how they would be mitigated and assigning responsibility

- Identifying residual risk (for the H&S File) - this will flow from the initial meetings, hazards identified that remain after the job is finished.

11.2.4 Assessment of work which exposes employees to asbestos (as detailed in regulation 6 of the ***Control of Asbestos Regulations 2012***):

The Control of Asbestos Regulations 2012 Approved Code of Practice L143 Managing and working with asbestos, and guidance place strict duties on those who have repair and maintenance responsibilities for premises, because of a contract or tenancy, to manage the risk from asbestos in those premises. Where there is no contract or tenancy the person in control will be the duty holder. There is also a duty of co-operation on other parties under the Approved Code of Practice and guidance.

Who has a duty to Manage asbestos?

A wide range of people potentially have obligations under this regulation, including employers and the self-employed, if they have responsibilities for maintaining or repairing non-domestic premises, and the owner of those premises, whether they are occupied or vacant. In all these cases, regulation 4 of CAR may apply, but the extent of the practical duties will be determined by contractual and other existing legal obligations towards the property.

Specific legal duties under regulation 4 of CAR 2012

The broad requirements on employers and others are to:

- Take reasonable steps to find materials likely to contain asbestos;
- Presume materials contain asbestos, unless there is strong evidence to suppose they do not;
- Assess the risk of the likelihood of anyone being exposed to asbestos from these materials;
- Make a written record of the location and the condition of the ACMs and presumed ACMs and keep it up to date;
- Repair or remove any material the contains or is presumed to contain asbestos, is necessary, because of the likelihood of disturbance, and its location or condition;
- Prepare a plan to manage that risk and put it into effect to ensure that;
- Information on the location and condition of ACMs is given to people who may disturb them;
- any material known or presumed to contain asbestos is kept in a good state of repair;
- Monitor the condition of ACMs and presumed ACMs; and
- Review and monitor the action plan and the arrangements made to put it in place;

11.2.5 Information, Instruction and Training (as detailed in Regulation 10 of CAR 2012):

Every employer shall ensure that adequate information, instruction and training is given to his employees who are liable to be exposed to asbestos so that they are aware of the risks and the precautions that should be observed.

11.2.6 Use of ***Control Measures (as detailed in Regulation 12 of CAR 2012)***:

Every employer who provides personal protective equipment shall ensure that it is properly used. Every employer shall make full and proper use of any personal protective equipment and if he discovers any defect he shall report it to his employer.

11.2.7 Maintenance of ***Control Measures (as detailed in Regulation 13 of CAR 2012)***:

Every employer who provides any personal protective equipment shall ensure that it is maintained in a clean and efficient state, in efficient working order and in good repair.

- 11.2.8 ***Provision and Cleaning of Protective Clothing (as detailed in Regulation 14 of CAR 2012):***
Every employer shall provide adequate and suitable protective clothing for his employees who are exposed to asbestos. The employer shall ensure that any protective clothing provided, is either disposed of as asbestos waste or adequately cleaned.

11.3 **Removal**

- 11.3.1 When it is not possible to seal an asbestos material effectively and it is likely to release dust, it may be decided to remove it completely. If it is necessary to disturb asbestos materials frequently, for example, for maintenance purposes, the cost of the precautions required may make it more cost effective to replace them. However, it should be recognised that removal often leads to higher short-term dust levels than sealing the material in place, and appropriate precautions must be taken.

Removal may involve complete removal of board or lagging for example, or simply removal of a small vulnerable area from an installation. Temporary repair, sealing or enclosure may be required to render asbestos material safe pending removal. When asbestos fire protection material is removed, it must be immediately replaced with materials having at least an equivalent fire rating.

Removal of sprayed asbestos, lagging and asbestos insulating board should generally be carried out by a Contractor licensed by the Health and Safety Executive (HSE).

Work with materials in which the asbestos fibres are firmly linked in a matrix do not require to be conducted by a licensed contractor. The definition of licensable work is given in paragraph 30 Managing and working with asbestos. The Control of Asbestos Regulations 2012 Approved Code of Practice and guidance, although it is recommended that all such works are undertaken by a licensed contractor.

- 11.3.2 The ***Control of Asbestos Regulations 2012, entitled 'Asbestos'*** sets down a single control limit for the level of airborne asbestos fibres for all asbestos types, this being 0.1 fibres per cubic centimetre averaged over a continuous 4 hour period.

It should be noted, however, that this level refers to those who would expect to come into contact with asbestos as part of their employment. There are currently no levels set for the general public. However, in terms of non-occupation exposure, airborne fibre levels should be controlled to as low as reasonably practicable. For most practicable purposes, this effectively means less than 0.01 fibres/ml.

Should one wish to disturb this material, the above level must not be exceeded.

- 11.3.3 Any intended de-contamination/removal work should be undertaken in accordance with a detailed specification.

The specification should include for:-

a) The continued operational requirements.

b) The continuation of the current refurbishment works and the following legislation:-

1) ***The Control of Asbestos Regulations 2012***

2) ***L143 Managing and working with asbestos***

3) ***Health and Safety at Work etc. Act 1974.***

4) ***HSG248: Asbestos: The analysts' guide for the sampling, analysis and clearance procedures.***

- 5) *Construction (Design and Management) Regulations 2015.*
 - 6) *Control of Substances Hazardous to Health Regulations 2002.*
 - 7) *HSG247 Asbestos: The Licensed Contractors' Guide*
 - 8) *Respiratory Protective Equipment at Work; A Practical Guide HSG53.*
 - 9) *A comprehensive guide to Managing Asbestos in Buildings HSG227.*
 - 10) *HSG 264: Asbestos: The Survey Guide*
 - 11) *Asbestos Essentials Task Manual HSG210.*
 - 12) *The Hazardous Waste (England & Wales) Regulations 2005 as amended by the Hazardous Waste (England & Wales) Regulations 2009*
- c) Further reading:
- *Asbestos MS13.*
-