

Property Asbestos Management Plan

Block ID:	12847		
Property Address:	24 TO 32 Dumbiedykes Road, Edinburgh, EH8 9UU		
Version No:		Date Issued:	04 September 2026
Authorised Signatory:		Review Date:	04 September 2027

Asbestos Register	City of Edinburgh Council
Asbestos Management Plan (PAMP)	
Premises: 24 TO 32 DUMBIEDYKES ROAD	Block ID: 12847

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Date	Version	Authorised By	Comments¹
04.09. 26	1	MRozycka	Updated 17.09.2026

¹ See also Table 6.4 for details of changes to risk profiles and actions

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1.0 Introduction and Scope	
1.1	The City of Edinburgh Council (CEC) recognises the duty imposed by Regulation 4 of the <i>Control of Asbestos Regulations 2012</i> (CAR12) to 'manage' asbestos risks as well as the remaining obligations under CAR12 to ensure works do not put any people at undue risk. In particular, the following duties set out in HSE Guidance Note <i>HSG264 Asbestos - The survey guide</i> in respect of routine management, refurbishment and demolition work of premises are recognised: • To take reasonable steps to determine the location of materials likely to contain asbestos • To presume materials to contain asbestos, unless there are good reasons not to do so • To make and maintain a written record of the location of the asbestos containing materials and presumed asbestos containing materials • To assess and monitor the condition of asbestos containing materials and presumed asbestos containing materials • To assess the risk of exposure from asbestos containing materials and presumed asbestos containing materials and prepare a written plan of the actions and measures necessary to manage the risk (i.e. the 'management plan') and • To take steps to see that these actions are carried out.
1.2	HSG264 <i>Asbestos - The survey guide</i> sets out the following main aspects involved in the 'Duty to Manage Asbestos': • Appoint person to 'manage' asbestos • Find out if asbestos containing materials present: Check plans/drawings Carry out survey. If none are found this is to be recorded and no further action is necessary. If asbestos containing materials are identified, then these require action by: 1. Recording (on drawings/ the asbestos register) 2. Risk assessment (taking into consideration factors such as: ease of disturbance, maintenance activities, area occupancy etc.) 3. Preparation of a management plan in which Asbestos containing materials: 1. in good condition are monitored 2. which are damaged are removed or repaired • All maintenance work on the premises is managed by: - Training staff - Managing contractors - Checking all work against plan/register - Control of work itself by complying with CAR 2012 (ACOP, all guides and Asbestos essentials etc.)
1.3	CEC recognises it's responsibility to ensure that the possible presence of asbestos, and appropriate actions, are considered at all stages of normal occupancy, repairing, refurbishing and demolishing of premises.
1.4	The term 'management plan' which is widely used in relation to asbestos is often confusing. In practice, this should not infer one specific document. Rather, a collection of processes and systems must be adopted to ensure the overall 'duty to manage' is discharged. To this end, the City of Edinburgh Council has in place an Asbestos Management System (AMS) comprising policies and procedures which, collectively, define the whole range of arrangements designed to ensure the organisation has in place a proper management 'system'. This Asbestos Management System includes, for example: • An Asbestos Register which contains wide ranging asbestos survey, sampling and testing information for the organisation's property portfolio • Asbestos policy documents (both corporate and departmental) • Defined procedures for including asbestos considerations in maintenance, repair, refurbishment and demolition work • Defined procedures for asbestos related works • Defined procedures for asbestos surveying, sampling and testing The Asbestos Management System and Procedures must be adhered to by all City of Edinburgh council staff. All of the documents that it comprises of are reviewed and updated on a regular basis.

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1.5	The over-arching management system noted above is supplemented by this Property Asbestos Management Plan (PAMP) designed to define the particular asbestos situation within the common areas of these specific premises along with bespoke arrangements for managing the associated risks. This PAMP has 3 principal purposes: 1. To summarise the known asbestos position within the common areas 2. To summarise the actions being / to be taken to ensure that the risk from any known or suspected asbestos is adequately managed for building occupants 3. To provide proposed workers (or others intending to disturb the fabric of the common areas) with information on asbestos containing materials (ACM's) in order that appropriate precautions may be taken, including the development of risk assessments and/or additional surveying or sampling if appropriate to avoid inadvertent disturbance of asbestos (Note 1). <i>Note 1: It is a legal requirement for an Asbestos Refurbishment/Demolition Survey to be carried out where demolition or refurbishment work is planned. This will identify any asbestos containing materials which are not deemed a risk for normal occupancy, but which may be breached by works (e.g. asbestos behind walls, in non-accessible areas, etc.) Care must be taken to upgrade any historic 'Management' survey data to these Asbestos Refurbishment/Demolition Survey information prior to breaching building fabric or to carry out additional surveying where inadequate data is available for any reason (e.g. if a specific area to be worked upon has no known asbestos status).</i>
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2.0 Asbestos Risk	
2.1	It is important to differentiate between the REAL risks associated with asbestos materials and the PERCEIVED risks, as incorrect perception of risk can often result in unwarranted concern over health risks. The common perceived risk for asbestos is often that 'one fibre can kill'. The real risk, as shown by the fairly recent work of Prof Seaton at Aberdeen and Prof Gibb at Cardiff, is that lungs from victims of asbestos related deaths generally contain in excess of 100million asbestos fibres at the point of death.
2.2	The serious diseases associated with asbestos are all diseases of the deep lung. To contract these diseases, fairly substantial quantities of asbestos have to be inhaled (note that medical/scientific data, as seen above, now exists in relation to dose-response relationships associated with asbestos exposure). The real risks associated with asbestos materials would not, therefore, simply depend upon its presence but on the airborne concentration of fibres in the atmosphere and the duration of exposure.
2.3	Therefore, the presence of an asbestos containing material in and of itself does not necessarily constitute a risk to health. However, there is a potential risk to health if such material is disturbed or damaged. An isolated accidental exposure to asbestos fibres for a short duration is extremely unlikely to result in the development of asbestos related diseases. However, regular exposure – even at relatively low levels – can present a risk as 'cumulative exposure' develops over time.
2.4	This PAMP has been designed to provide all relevant parties with suitable and sufficient asbestos information and to ensure that appropriate actions are taken to manage the asbestos risks associated with both normal occupancy and proposed works on the premises.

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3.0 Building Information

Block ID	12847	Building	24 To 32 Dumbiedykes Road
Address	24 TO 32 Dumbiedykes Road, Edinburgh, EH8 9UU	Postcode	EH8 9UU
Construction date	1960 To 1979	Usage	Communal Areas
Architect	Negotiated	Contractor	G Wimpey & Co Ltd

4.0 Asbestos Source Data

4.1	Section 6 consists of data gathered over the life of the premises and work carried out during this period.
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5.0 Risk Profiles and Action Levels

5.1	For each known or suspected Asbestos Containing Material detailed in Table 6.2, the risk profile associated with the material was assessed and an Action Level assigned. The risk profile associated with the material was assessed from its inherent hazardous properties, condition, location and vulnerability, which included an appraisal of the use and occupancy of the area in which the Asbestos Containing Material is located, resulting in each asbestos containing material or affected area being given an appropriate Action Level. A summary of each action level is given below.
	Immediate Action Required Asbestos materials within this action category are in a condition or location which requires urgent attention and are usually not suited to any form of containment programme, therefore should be removed, or environmentally cleaned as soon as possible. Any disturbance of Asbestos materials within this action category is likely to expose personnel to elevated levels of airborne respirable asbestos fibres and also liable to spread the contamination through the building.
	Remedial Work Required Asbestos materials within this action category are in a location and/or condition which requires some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works, Asbestos materials within this action category may be assigned a manage and monitor rating.
	Manage and Monitor Asbestos materials within this action category are in a condition and/or location which do not give rise to significant health risk. They may be left in situ provided the material remains undisturbed by normal occupancy, routine operations and by personnel carrying out their normal daily work activities. In most circumstances the Asbestos Containing Material will require regular inspection and monitoring to ensure the risk profile does not increase.
	Investigate Further Items within this action category require further assessment to fully explore the risks. Once an appropriate assessment has been made, a classification of manage and monitor/ remedial work required, or immediate action required will be given.

6.0 Asbestos Register

6.1	Although the following asbestos register summarises the risk profile and the actions being taken to
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	manage these risks, reference should be made to the source data for detailed information on the raw findings, sample analysis, surveying risk scores and other technical data which were utilised in carrying out these risk appraisals. It is also important to review the areas of no access listed within table 6.3 which must be assumed to contain asbestos until proven otherwise. <u>Key to abbreviations used in tables:</u> ACM – Asbestos containing material LARC = Licensed Asbestos Removal Contractor NLW = non-licensed work NNLW = notifiable non-licensed work Level of Identification These are utilised throughout the asbestos register and are defined as per the table below.	
	Asbestos Confirmed	Material has been sampled and confirmed to contain asbestos fibres
	Asbestos Strongly Presumed	Material has been visually identified as being identical to a previously sampled material therefore is likely to contain asbestos fibres
	Asbestos Presumed	An item or area which is inaccessible and may contain asbestos

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6.2 Asbestos Register

Asbestos Register				
Block:	12847	Block name:	24 TO 32 DUMBIEDYKES ROAD	
Report Date:	04 September 2026	Postcode:	EH8 9UU	

Location		Part Location		Comments	
AU 1st Floor		*Infill (side) panel		1st_Access Deck Window infill panels,. In many cases the original panels are still present and are asbestos cement. In other cases the entire window has been replaced	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only	None	More than 50 sq metres, or 50 metres pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU 1st Floor		*Textured coating to ceiling		1st_Landing Textured coatings	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc.)		Strongly presumed Chrysotile only	Asbestos Strongly Presumed	10 to 50 sq metres area or 10 to 50 metres pipe run	177380414
Material risk	Low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU 1st Floor		*Textured coating to ceiling		1st Laundry Room ceiling	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or		Strongly presumed Chrysotile only	Asbestos Strongly Presumed	10 to 50 sq metres area or 10 to 50 metres pipe run	177380414

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decorative finishes, etc.)					
Material risk	Very low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU 1st Floor		*Textured coating to ceiling		1st_Laundry_Room_2 Textured coating to ceiling	
Product Type Description	Asbestos Type	Level of Identification	Extent	Sample ref	
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc.)	Strongly presumed Chrysotile only	Asbestos Strongly Presumed	10 to 50 sq metres area or 10 to 50 metres pipe run	177380414	
Material risk	Very low	Priority risk	Very low	Overall risk	Very low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU 1st Floor		*Textured coating to ceiling		RHS staircase residue of textured coating to concrete ceiling	
Product Type Description	Asbestos Type	Level of Identification	Extent	Sample ref	
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc.)	Strongly presumed Chrysotile only	None	More than 50 sq metres, or 50 metres pipe run	None	
Material risk	Very low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU 1st Floor		*Transom panel above door/window		1st_Laundry_Room_2 Door transom panel boarded over	
Product Type Description	Asbestos Type	Level of Identification	Extent	Sample ref	
Score 2 - Asbestos insulating board, mill boards, other low-	Strongly presumed Amphibole and	Asbestos Strongly	Less than 10 sq metres area, or	228880414	

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density insulation boards		mixed	Presumed	10 metre pipe run	
Material risk	Medium	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location	Part Location		Comments		
AU 1st Floor	Ceiling		1st_Access Deck Ceiling The part of the ceiling close to the communal stair is concrete. All other parts of the ceiling are asbestos cement.		
Product Type Description	Asbestos Type	Level of Identification	Extent	Sample ref	
Score 1 - Asbestos cement	Strongly presumed Chrysotile only	None	More than 50 sq metres, or 50 metres pipe run	None	
Material risk	Low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken		Action Comments			

Location	Part Location		Comments		
AU 1st Floor	Door		1st_Access Deck Door transom panel - boarded over and stickered		
Product Type Description	Asbestos Type	Level of Identification	Extent	Sample ref	
Score 2 - Asbestos insulating board, mill boards, other low-density insulation boards	Strongly presumed Amphibole and mixed	None	Less than 10 sq metres area, or 10 metre pipe run	None	
Material risk	Medium	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken		Action Comments			

Location	Part Location		Comments		
AU 2nd Floor	*Textured coating to ceiling		2nd_Laundry_Room ceiling Textured coatings		
Product Type Description	Asbestos Type	Level of Identification	Extent	Sample ref	
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles,	Strongly presumed Chrysotile only	Asbestos Strongly Presumed	10 to 50 sq metres area or 10 to 50 metres pipe run	177380414	

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semi-rigid paints or decorative finishes, etc.)					
Material risk	Very low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU 2nd Floor		*Textured coating to ceiling		2nd_Landing Textured coating to ceiling	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc.)		Strongly presumed Chrysotile only	Asbestos Strongly Presumed	10 to 50 sq metres area or 10 to 50 metres pipe run	177380414
Material risk	Low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU 3rd Floor		*Infill (side) panel		3rd_Access Deck Window infill panels Care must be taken with all window infill panels at each flat. The original panels may be present and are asbestos cement. In other cases the entire window has been replaced and the infill panel r	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only	None	More than 50 sq metres, or 50 metres pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU 3rd Floor		*Textured coating to ceiling		3rd_Laundry_Room Textured coating to ceiling	
Product Type Description		Asbestos Type	Level of	Extent	Sample ref

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			Identification		
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc.)		Strongly presumed Chrysotile only	Asbestos Strongly Presumed	10 to 50 sq metres area or 10 to 50 metres pipe run	177380414
Material risk	Very low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location	Part Location		Comments		
AU 3rd Floor	*Textured coating to ceiling		3rd_Landing Textured coating to ceiling		
Product Type Description	Asbestos Type	Level of Identification	Extent	Sample ref	
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc.)	Strongly presumed Chrysotile only	Asbestos Strongly Presumed	10 to 50 sq metres area or 10 to 50 metres pipe run	177380414	
Material risk	Low	Priority risk	Very low	Overall risk	Low
Action Date		Action Target date		Action End Date	
Action Undertaken		Action Comments			

Location	Part Location		Comments		
AU 3rd Floor	*Textured coating to ceiling		3rd_Access Deck Textured coating to ceiling		
Product Type Description	Asbestos Type	Level of Identification	Extent	Sample ref	
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc.)	Strongly presumed Chrysotile only	Asbestos Strongly Presumed	More than 50 sq metres, or 50 metres pipe run	177380414	
Material risk	Low	Priority risk	Very low	Overall risk	Low
Action Date		Action Target date		Action End Date	
Action Undertaken		Action Comments			

Location	Part Location	Comments
AU 3rd Floor	*Textured coating to ceiling	3rd_Laundry_Room_2 Textured

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				coating to ceiling	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc.)		Strongly presumed Chrysotile only	Asbestos Strongly Presumed	10 to 50 sq metres area or 10 to 50 metres pipe run	177380414
Material risk	Very low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU 3rd Floor		*Transom panel above door/window		3rd_Access Deck Door Transom panels are present over the doors to the stores and laundry room at the far end of the deck	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 2 - Asbestos insulating board, mill boards, other low-density insulation boards		Strongly presumed Amphibole and mixed	Asbestos Strongly Presumed	Less than 10 sq metres area, or 10 metre pipe run	228880414
Material risk	Medium	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU 3rd Floor		*Transom panel above door/window		3rd_Laundry_Room_2 Door transom panel	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 2 - Asbestos insulating board, mill boards, other low-density insulation boards		Strongly presumed Amphibole and mixed	None	Less than 10 sq metres area, or 10 metre pipe run	None
Material risk	Medium	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
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AU 3rd Floor		Ceiling	3rd_Access Deck Ceiling The part of the ceiling close to the communal stair is concrete. All other parts of the ceiling are asbestos cement.		
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only	None	More than 50 sq metres, or 50 metres pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU Ground Floor		*Textured coating to ceiling		Ground_Laundry_Room Textured coating to ceiling	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc.)		Strongly presumed Chrysotile only	Asbestos Strongly Presumed	10 to 50 sq metres area or 10 to 50 metres pipe run	177380414
Material risk	Very low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
AU Ground Floor		*Textured coating to ceiling		Ground_Landing Textured coating to ceiling	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, etc.)		Strongly presumed Chrysotile only	Asbestos Strongly Presumed	10 to 50 sq metres area or 10 to 50 metres pipe run	177380414
Material risk	Low	Priority risk	Very low	Overall risk	Low
Action Date		ActionTarget date		ActionEnd Date	
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Location		Part Location		Comments	
Outside repairs		*Cowel; Roof cowl(s)		Exterior Roof vents and cowls	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only	None	Less than 10 sq metres area, or 10 metre pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Very low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
Outside repairs		*Undercloak		Exterior Undercloaks	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only	None	More than 50 sq metres, or 50 metres pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Very low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

Location		Part Location		Comments	
Outside repairs		Soffits		Exterior Soffits	
Product Type Description		Asbestos Type	Level of Identification	Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only	None	10 to 50 sq metres area or 10 to 50 metres pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Very low
Action Date		ActionTarget date		ActionEnd Date	
Action Undertaken			Action Comments		

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6.3 No Access Areas (Whole Areas)

The following areas have not been accessed within this property. For non-accessed areas within specific rooms or externally please see the asbestos register within section 6.

	Location	Part location	Comments
1	AU 1st Floor	Area (rooms - should be locations)	1st_stores - Accessed from the 1st access deck. These stores could not be accessed at the time of the survey. The AIB infill panels can be accessed from inside this store.
2	AU 3rd Floor	Area (rooms - should be locations)	3rd_Stores - Accessed from the 3rd access deck. These stores could not be accessed at the time of the survey. The AIB infill panels can be accessed from inside this store.
3	Basement	Area (rooms - should be locations)	Basement_Access - At the time of the survey the metal gate was locked and it was not possible to access the basement. If this area contains tenants' stores it is very likely that asbestos board infills are present.

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6.4 Non Asbestos Data

	Location	Part Location	Comments	Attribute	Material
1	AU 1st Floor	*Stair Nosing/ stair tread	1st_Landing Stair tread	Plastic	No Asbestos Present
2	AU 1st Floor	Ceiling	1st_Laundry_ Room_2 Ceiling	Concrete	No Asbestos Present
3	AU 1st Floor	Ceiling	1st_Laundry_ Room Ceiling	Concrete	No Asbestos Present
4	AU 1st Floor	Ceiling	1st_Landing Ceiling	Concrete	No Asbestos Present
5	AU 1st Floor	Door	1st_Laundry_ Room Doors	Timber	No Asbestos Present
6	AU 1st Floor	Door	1st_Access Deck Doors	Timber	No Asbestos Present
7	AU 1st Floor	Door	1st_Laundry_ Room_2 Doors	Metal	No Asbestos Present
8	AU 1st Floor	Floor	1st_Access Deck Floor	Concrete	No Asbestos Present
9	AU 1st Floor	Floor	1st_Laundry_ Room Floor	Concrete	No Asbestos Present
10	AU 1st Floor	Floor	1st_Laundry_ Room_2 Floor	Concrete	No Asbestos Present
11	AU 1st Floor	Floor	1st_Landing Floor Screed	Non asbestos materials and equipment e.g. modern electrical equipment, boilers etc.	No Asbestos Present
12	AU 1st Floor	Floor	1st_Landing Floor	Concrete	No Asbestos Present
13	AU 1st Floor	Rubbish chute (and elements)	1st_Access Deck Rubbish chute The rubbish chute is by the group of three stores. The asbestos board door has been replaced by a metal one.	Concrete	No Asbestos Present
14	AU 1st Floor	Rubbish chute (and elements)	1st_Landing Rubbish chute	Concrete	No Asbestos Present
15	AU 1st Floor	Wall	1st_Access Deck Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
16	AU 1st Floor	Wall	1st_Landing Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
17	AU 1st Floor	Wall	1st_Laundry_ Room Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
18	AU 1st Floor	Wall	1st_Laundry_ Room_2 Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
19	AU 1st Floor	Window	1st_Access Deck Windows	UPVC	No Asbestos Present

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20	AU 2nd Floor	*Stair Nosing/ stair tread	2nd_Landing Stair tread	Plastic	No Asbestos Present
21	AU 2nd Floor	Ceiling	2nd_Landing Ceiling	Concrete	No Asbestos Present
22	AU 2nd Floor	Ceiling	2nd_Laundry_ Room Ceiling	Concrete	No Asbestos Present
23	AU 2nd Floor	Door	2nd_Laundry_ Room Doors	Metal	No Asbestos Present
24	AU 2nd Floor	Floor	2nd_Laundry_ Room Floor	Concrete	No Asbestos Present
25	AU 2nd Floor	Floor	2nd_Landing Floor	Concrete	No Asbestos Present
26	AU 2nd Floor	Floor	2nd_Landing Floor Screed	Non asbestos materials and equipment e.g. modern electrical equipment, boilers etc.	No Asbestos Present
27	AU 2nd Floor	Wall	2nd_Laundry_ Room Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
28	AU 2nd Floor	Wall	2nd_Landing Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
29	AU 3rd Floor	*Stair Nosing/ stair tread	3rd_Landing Stair tread	Plastic	No Asbestos Present
30	AU 3rd Floor	Ceiling	3rd_Landing Ceiling	Concrete	No Asbestos Present
31	AU 3rd Floor	Ceiling	3rd_Laundry_ Room_2 Ceiling	Concrete	No Asbestos Present
32	AU 3rd Floor	Ceiling	3rd_Laundry_ Room Ceiling	Concrete	No Asbestos Present
33	AU 3rd Floor	Door	3rd_Laundry_ Room_2 Doors	Timber	No Asbestos Present
34	AU 3rd Floor	Door	3rd_Laundry_ Room Doors	Timber	No Asbestos Present
35	AU 3rd Floor	Door	3rd_Access Deck Doors	Timber	No Asbestos Present
36	AU 3rd Floor	Door	3rd_Landing Small door over rubbish chute	Metal	No Asbestos Present
37	AU 3rd Floor	Floor	3rd_Access Deck Floor	Concrete	No Asbestos Present
38	AU 3rd Floor	Floor	3rd_Laundry_ Room_2 Floor	Concrete	No Asbestos Present
39	AU 3rd Floor	Floor	3rd_Landing Floor Screed	Non asbestos materials and equipment e.g. modern electrical equipment, boilers etc.	No Asbestos Present
40	AU 3rd Floor	Floor	3rd_Landing Floor	Concrete	No Asbestos Present
41	AU 3rd Floor	Floor	3rd_Laundry_ Room Floor	Concrete	No Asbestos Present
42	AU 3rd Floor	Rubbish chute (and elements)	3rd_Access Deck Rubbish chute The	Concrete	No Asbestos Present

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			chute is situated by the group of three stores. The AIB door above the chute has been replaced with a metal door.		
43	AU 3rd Floor	Rubbish chute (and elements)	3rd_Landing Rubbish chute	Concrete	No Asbestos Present
44	AU 3rd Floor	Wall	3rd_Laundry_Room Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
45	AU 3rd Floor	Wall	3rd_Landing Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
46	AU 3rd Floor	Wall	3rd_Access Deck Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
47	AU 3rd Floor	Wall	3rd_Laundry_Room_2 Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
48	AU 3rd Floor	Window	3rd_Access Deck Windows	UPVC	No Asbestos Present
49	AU Ground Floor	*Stair Nosing/ stair tread	Ground_Land ing Stair tread	Plastic	No Asbestos Present
50	AU Ground Floor	Ceiling	Ground_Land ing Ceiling	Concrete	No Asbestos Present
51	AU Ground Floor	Ceiling	Ground_Laund ry_Room Ceiling	Concrete	No Asbestos Present
52	AU Ground Floor	Door	Ground_Laund ry_Room Doors	Timber	No Asbestos Present
53	AU Ground Floor	Floor	Ground_Laund ry_Room Floor	Concrete	No Asbestos Present
54	AU Ground Floor	Floor	Ground_Land ing Floor	Concrete	No Asbestos Present
55	AU Ground Floor	Floor	Ground_Land ing Floor Screed	Non asbestos materials and equipment e.g. modern electrical equipment, boilers etc.	No Asbestos Present
56	AU Ground Floor	Rubbish chute (and elements)	Ground_Land ing Rubbish chute Two chute doors are present.	Concrete	No Asbestos Present
57	AU Ground Floor	Wall	Ground_Land ing Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
58	AU Ground Floor	Wall	Ground_Laund ry_Room Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
59	Bin store	*Infill (side) panel	Bin_Store Door Infill Panel	Timber	No Asbestos Present
60	Bin store	Ceiling	Bin_Store	Concrete	No Asbestos

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			Ceiling		Present
61	Bin store	Door	Bin_Store Doors	Metal	No Asbestos Present
62	Bin store	Floor	Bin_Store Floor	Concrete	No Asbestos Present
63	Bin store	Wall	Bin_Store Walls	Concrete	No Asbestos Present
64	Outside repairs	*Roof tiles	Exterior Roof Tiles	Concrete	No Asbestos Present
65	Outside repairs	Door	Exterior Doors	Metal	No Asbestos Present
66	Outside repairs	Facia(s)	Exterior Facia Boards	Timber	No Asbestos Present
67	Outside repairs	Rainwater goods	Exterior Rain Water Goods	UPVC	No Asbestos Present
68	Outside repairs	Wall	Exterior Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
69	Outside repairs	Window	Exterior Windows	UPVC	No Asbestos Present

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6.5 Historic Asbestos Data

The following table outlines all asbestos work carried out within the communal areas during the lifetime of this building.

Asbestos Action			
Block:	12847	Block name:	24 TO 32 DUMBIEDYKES ROAD

Location	Part Location	Sub Location
AU 3rd Floor	Door	
Asbestos type	Action undertaken	Action Comments
BOARDS		
Action Date	Action Target Date	Action End Date

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7.0 Works Procedures

7.1	All works to be carried out on the fabric of the premises will be subject to scrutiny and managed in accordance with the specific requirements of this PAMP (i.e. any relevant actions noted for each location will be complied with). The organisation's Asbestos Management System (AMS) and all relevant works procedures will also be adhered to and, in a wider sense, all reasonable efforts will be made to comply with all applicable risk and safety legislation, including but not limited to the following: • Health and Safety at Work Act etc. 1974 • Management of Health and Safety at Work Regulations 1999 • Control of Asbestos Regulations 2012 – HSE Document L143 Regulations, Approved Code of Practice and Guidance • HSE Guidance INDG 223 A Short Guide to Managing Asbestos in Premises • HSE Guidance HSG264 Asbestos: A survey guide • HSE Guidance HSG227 Managing Asbestos in Premises	
7.2	Proper appraisal of this PAMP (in particular Tables 6.2 and 6.3) and any associated asbestos surveys will determine whether asbestos containing materials may be encountered in the planned works or whether additional surveying / investigation is required. This will, in turn, identify the appropriate course of action which may include the re-planning of works or the incorporation of asbestos risk considerations in otherwise non-asbestos works. It may also require the commissioning of a LARC for asbestos major works (licensable) or a competent contractor for asbestos minor works (NLW or NNLW). All such activities would be carried out in accordance with the organisation's Asbestos Management System and Asbestos Procedures.	
7.3	For the avoidance of doubt, all proposed works which have the potential to disturb asbestos containing materials will require provision of a full risk assessment and method statement (RAMS) and, in the case of asbestos works a Plan of Work (POW), which will be appraised and agreed prior to commencement. Advice will be taken from independent and impartial Asbestos Consultants or Project Managers where appropriate.	
7.4	Personnel Responsible for ensuring compliance:	Housing Operations Asbestos Team housingasbestos@edinburgh.gov.uk
7.5	See detailed procedures and processes on the City of Edinburgh Council Intranet.	

8.0 Normal Occupancy

8.1	Table 6.2 summarises any specific asbestos risks associated with normal occupancy of, and entry into, defined areas of the premises. Any required actions to manage these risks have also been defined.
8.2	Table 6.3 summarises the areas not covered in Table 6.2 and in which it must be assumed that asbestos is present.
8.3	If any person has any concerns in relation to this PAMP or the possibility of an asbestos risk within the premises, see Section 11.

9.0 Emergency Procedures

9.1	Emergencies, by definition, require immediate action and it is not realistic to define a standardised model response. Emergency services will be required to deal with each situation on its own merits and remedial action taken as appropriate. In the event that any asbestos containing materials may have been impacted by the emergency, advice will be taken from the organisation's Asbestos Team on the most appropriate action and early consultation with premises occupants will be held.
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9.2	In the event that suspected asbestos containing materials are disturbed or exposures are suspected, the following procedure will be adopted. Note that this is in addition to the organisation's over-arching Asbestos Incident procedure as detailed in the Asbestos Management System. 1. Stop work immediately (or as soon as it is safe to do so) and prevent anyone else from accessing the area. This may include other site operatives, contractors, tenants etc. 2. Everyone should leave the area/ property via the nearest exit. The person(s) affected are to remain outside, standing apart and away from other operatives or tenants. 3. Operatives should phone their Team Leader or Asbestos Team to make them aware of what has happened and wait for them to arrive on site. 4. The Asbestos Team should be contacted immediately either by the operatives or their Team Leader (see contact details below). As soon as the Asbestos Team is notified of any potential disturbance it is their first priority to come to site as soon as possible.
9.3	See detailed procedures and processes on the City of Edinburgh Council Intranet.

10.0 Monitoring

10.1	This PAMP is a 'lone' working document specific to the premises and, as such, requires regular monitoring to ensure the risk control measures remain in place and valid. Regular re-inspections of asbestos containing materials will also be carried out in accordance with the survey recommendations and/or observations made through regular monitoring.	
10.2	Personnel Responsible for PAMP monitoring and updating:	Housing Operations Asbestos Team housingasbestos@edinburgh.gov.uk

11.0 Contact Details

11.1	If any person has any concerns in relation to this PAMP or the possibility of an asbestos risk within the premises, they should make contact using the details below.	
11.2	Contact for Asbestos Officers:	housingasbestos@edinburgh.gov.uk Asbestos Team/ Housing Strategy and Development Housing Housing, Family Support and Fair Work/ Place, G5 Business Centre, Waverley Court, 4 East Market Street, Edinburgh , EH8 8BG
11.3	Organisation's emergency/ out of hours asbestos contacts:	Follow the City of Edinburgh Council standard out of hours procedure
11.4	Other relevant contacts:	Repairs Direct: 0131 200 2345
Appendix list		1 Building Plan 2 Emergency Procedure