

Asbestos Report

24 TO 32 Dumbiedykes Road, Edinburgh,
EH8 9UU

Block name and code	Date Issued
12847 24 TO 32 DUMBIEDYKES ROAD	17 August 2026

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Asbestor Register	City of Edinburgh Council
Premises: 24 TO 32 DUMBIEDYKES ROAD	Block ID: 12847

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1.0 Summary

1.1 Introduction

The following report details all Asbestos Containing Materials (ACMs) that have been identified at 24 TO 32 Dumbiedykes Road, Edinburgh, EH8 9UU. There may be further ACMs present within the property which have yet to be identified therefore please read the document carefully prior to conducting any work. If any part of the project could impact any areas which have not been accessed (including floor voids, ceiling voids etc.) then please contact your housing officer who will organise a survey of these areas prior to works taking place.

1.2 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 4.0.

	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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2.0 Introduction

2.1 General Site Information

All ACMs listed within the building have been assessed to ascertain their current condition and the likelihood of being disturbed during normal occupancy. In order to assess the risk from any ACMs present within the property we require all contractors to consider their activity in proximity to any asbestos materials.

A demolition/refurbishment asbestos survey may be required prior to any planned refurbishment or alterations that affect the fabric of the building. If any planned works are likely to damage or disturb ACMs then the asbestos risk must be managed, which may include the removal of the ACM.

2.2 Asbestos Disturbance

In the event of an asbestos disturbance, please leave all items (tools etc.) in situ and vacate the area immediately, ensuring to close doors upon exit. If email is available, please contact the asbestos team at mail to: housingasbestos@edinburgh.gov.uk who will organise remedial action as a matter of urgency. If no email is available, please contact your CEC contact within the housing team who will relay all relevant information to the asbestos team.

2.3 Terms and abbreviations

Throughout the report the following terms and abbreviations may be used:

ACM:	Asbestos containing material(s)
MMMF:	Any machine made mineral fibre, fibreglass, Rockwool and ceramic fibre material.
AIB:	Asbestos Insulating Board.
AC:	Asbestos Cement.
Chrysotile:	Commonly known as white asbestos.
Amosite:	Commonly known as brown asbestos.
Crocidolite:	Commonly known as blue asbestos.
Amphibole:	Generic name of the mineral group of all asbestos types, excluding Chrysotile.
Serpentine:	Generic name of the mineral group that includes Chrysotile.

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3.0 Material and Priority Assessment

The asbestos register within section 4 records each specific ACM with their identified asbestos content, their location and the overall risk. The risk has been determined by combining the respective material assessment and the priority assessment scores, which combined give a total risk score for that material in that particular location.

3.1 Material Risk Assessment

The material assessment concentrates solely on the likelihood of the ACM releasing airborne fibres, taking into account its type and condition. Each score is determined by combining the four main parameters that determine the amount of fibre release from an ACM:

Product type	Surface treatment
Extent of damage or deterioration	Asbestos type

Each parameter is scored as per the material assessment (MA) algorithm in appendix A. The parameters in the table are as given in the HSE guidance note HSG264 'Asbestos: The survey guide' (2012).

3.2 Priority Risk Assessment

The priority assessment is determined by carrying out an assessment on the likelihood of an ACM being disturbed. Priority assessments take into consideration the factors below:

Normal Occupant Activity	Human Exposure Potential
Maintenance Activity	Likelihood of Disturbance

Each parameter is scored as per the priority assessment (PA) algorithm in appendix B. The parameters in the table are as given in the HSE guidance note HSG227 'A Comprehensive Guide to Managing Asbestos in Premises' (2012).

3.3 Total Risk Score

The scores for material and priority assessments are added to give a total risk value, which in turn gives an overall risk for each ACM.

3.4 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

4.0 Asbestos Register

Asbestos Register			
UPRN:	12847	Block name:	24 TO 32 DUMBIEDYKES ROAD
Date:	17 August 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		Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only		More than 50 sq metres, or 50 metres pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Low

Location		Part Location		Comments	
AU 1st Floor		*Textured coating to ceiling		1st_Landing Textured coatings	
Product Type Description		Asbestos Type		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		10 to 50 sq metres area or 10 to 50 metres pipe run	177380414
Material risk	Low	Priority risk	Very low	Overall risk	Low

Location		Part Location		Comments	
AU 1st Floor		*Textured coating to ceiling		1st_Laundry_Room ceiling	
Product Type Description		Asbestos Type		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		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

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Location		Part Location		Comments	
AU 1st Floor		*Textured coating to ceiling		1st_Laundry_Room_2 Textured coating to ceiling	
Product Type Description		Asbestos Type		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		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

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		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		More than 50 sq metres, or 50 metres pipe run	None
Material risk	Very low	Priority risk	Very low	Overall risk	Low

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		Extent	Sample ref
Score 2 - Asbestos insulating board, mill boards, other low-density insulation boards		Strongly presumed Amphibole and mixed		Less than 10 sq metres area, or 10 metre pipe run	228880414
Material risk	Medium	Priority risk	Very low	Overall risk	Low

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		Extent	Sample ref

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Score 1 - Asbestos cement		Strongly presumed Chrysotile only		More than 50 sq metres, or 50 metres pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Low

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

Location		Part Location		Comments	
AU 2nd Floor		*Textured coating to ceiling		2nd_Laundry_Room ceiling Textured coatings	
Product Type Description		Asbestos Type		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		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

Location		Part Location		Comments	
AU 2nd Floor		*Textured coating to ceiling		2nd_Landing Textured coating to ceiling	
Product Type Description		Asbestos Type		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		10 to 50 sq metres area or 10 to 50 metres pipe run	177380414
Material risk	Low	Priority risk	Very low	Overall risk	Low

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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		Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only		More than 50 sq metres, or 50 metres pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Low

Location		Part Location		Comments	
AU 3rd Floor		*Textured coating to ceiling		3rd_Laundry_Room Textured coating to ceiling	
Product Type Description		Asbestos Type		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		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

Location		Part Location		Comments	
AU 3rd Floor		*Textured coating to ceiling		3rd_Landing Textured coating to ceiling	
Product Type Description		Asbestos Type		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		10 to 50 sq metres area or 10 to 50 metres pipe run	177380414
Material risk	Low	Priority risk	Very low	Overall risk	Low

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

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		to ceiling	
Product Type Description	Asbestos Type	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	More than 50 sq metres, or 50 metres pipe run	177380414
Material risk	Low	Priority risk	Very low
		Overall risk	Low

Location	Part Location	Comments	
AU 3rd Floor	*Textured coating to ceiling	3rd_Laundry_Room_2 Textured coating to ceiling	
Product Type Description	Asbestos Type	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	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

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	Extent	Sample ref
Score 2 - Asbestos insulating board, mill boards, other low-density insulation boards	Strongly presumed Amphibole and mixed	Less than 10 sq metres area, or 10 metre pipe run	228880414
Material risk	Medium	Priority risk	Very low
		Overall risk	Low

Location	Part Location	Comments	
AU 3rd Floor	*Transom panel above door/ window	3rd_Laundry_Room_2 Door transom panel	
Product Type Description	Asbestos Type	Extent	Sample ref
Score 2 - Asbestos insulating board, mill boards, other low-density insulation boards	Strongly presumed Amphibole and mixed	Less than 10 sq metres area, or 10 metre pipe	None

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				run	
Material risk	Medium	Priority risk	Very low	Overall risk	Low

Location		Part Location		Comments	
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		Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only		More than 50 sq metres, or 50 metres pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Low

Location		Part Location		Comments	
AU Ground Floor		*Textured coating to ceiling		Ground_Laundry_Room Textured coating to ceiling	
Product Type Description		Asbestos Type		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		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

Location		Part Location		Comments	
AU Ground Floor		*Textured coating to ceiling		Ground_Landing Textured coating to ceiling	
Product Type Description		Asbestos Type		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		10 to 50 sq metres area or 10 to 50 metres pipe run	177380414
Material risk	Low	Priority risk	Very low	Overall risk	Low

Location	Part Location	Comments
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Outside repairs		*Cowl; Roof cowl(s)		Exterior Roof vents and cowls	
Product Type Description		Asbestos Type		Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only		Less than 10 sq metres area, or 10 metre pipe run	None
Material risk	Low	Priority risk	Very low	Overall risk	Very low

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

Location		Part Location		Comments	
Outside repairs		Soffits		Exterior Soffits	
Product Type Description		Asbestos Type		Extent	Sample ref
Score 1 - Asbestos cement		Strongly presumed Chrysotile only		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

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5.0 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_Ro om_2 Ceiling	Concrete	No Asbestos Present
3	AU 1st Floor	Ceiling	1st_Laundry_Ro om Ceiling	Concrete	No Asbestos Present
4	AU 1st Floor	Ceiling	1st_Landing Ceiling	Concrete	No Asbestos Present
5	AU 1st Floor	Door	1st_Laundry_Ro om 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_Ro om_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_Ro om Floor	Concrete	No Asbestos Present
10	AU 1st Floor	Floor	1st_Laundry_Ro om_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	No Asbestos Present

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				etc.)	
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
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

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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 chute is situated by the group of three stores. The AIB door above the chute has been replaced with a metal door.	Concrete	No Asbestos Present
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	No Asbestos Present

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				etc.)	
48	AU 3rd Floor	Window	3rd_Access Deck Windows	UPVC	No Asbestos Present
49	AU Ground Floor	*Stair Nosing/ stair tread	Ground_Landing Stair tread	Plastic	No Asbestos Present
50	AU Ground Floor	Ceiling	Ground_Landing Ceiling	Concrete	No Asbestos Present
51	AU Ground Floor	Ceiling	Ground_Laundr y_Room Ceiling	Concrete	No Asbestos Present
52	AU Ground Floor	Door	Ground_Laundr y_Room Doors	Timber	No Asbestos Present
53	AU Ground Floor	Floor	Ground_Laundr y_Room Floor	Concrete	No Asbestos Present
54	AU Ground Floor	Floor	Ground_Landing Floor	Concrete	No Asbestos Present
55	AU Ground Floor	Floor	Ground_Landing 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_Landing Rubbish chute Two chute doors are present.	Concrete	No Asbestos Present
57	AU Ground Floor	Wall	Ground_Landing Walls	Masonry (Brick/ concrete block/ plaster/ stone etc.)	No Asbestos Present
58	AU Ground Floor	Wall	Ground_Laundr y_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 Ceiling	Concrete	No Asbestos 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

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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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Assessment Parameter	Score	Description
Product type (or debris from product)	1	Asbestos–reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g.pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/ deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage:significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.

Total MA Score	Potential to Release AsbestosFibres (Risk Rating)
10-12	HIGH
7-9	MEDIUM
5-6	LOW
2-4	VERY LOW

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Assessment Parameter	Score	Description
Normal occupant activity Main type of activity	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)
Secondary activities for area	As above	As above
Likelihood of disturbance Location	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100 m2
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (eg strings, gaskets)
	1	approx 10 m2 or approx 10 m pipe run.
	2	>10 m2 to approx 50 m2 or >10 m to approx 50 m pipe run
	3	>50 m2 or >50 m pipe run
Human exposure potential Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours
Maintenance activity Type of maintenance activity	0	Minor disturbance (eg possibility of contact when gaining access)
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	approx 1 per year
	2	>1 per year
	3	>1 per month