

Asbestos Refurbishment Survey



**BDU Building
West Nottinghamshire College
Chesterfield Road
Mansfield
NG19 7BB**

on behalf of

AA Projects Limited

Project Number:	Survey Date:	Issue Date:
B-36549	08 April 2022	22 April 2022

Overview of Services Provided by Acorn Analytical Services

UKAS Accredited Services*

Asbestos Surveys

Management, Refurbishment, Demolition Surveys
Asbestos Re-inspections

Asbestos Testing

Specific Sampling
Bulk Sample Analysis
Air Testing, 4 Stage Clearances

Non-UKAS Accredited Services

Asbestos Consultancy

Project Management, Specifications, Work Tenders, Contractor Selection
UKATA Asbestos Awareness Training
Asbestos Due Diligence
Asbestos Database Provision
Asbestos in Soil Surveys
Asbestos in Soils Testing

Asbestos Remediation

Assistance with Asbestos Repair, Encapsulation, Removal

Consultancy

Hazardous Material Surveys
Anthrax and Lead in Paint Testing
Floor Plans and Measured Building Plans

NORTHAMPTON	LEEDS (HEAD OFFICE)	LONDON
OFFICE and UKAS LABORATORY 32 Quarry Park Close Charter Gate Moulton Park Industrial Estate Northampton NN3 6QB T: 01604 648 928 E: south@acornasbestos.co.uk	OFFICE and UKAS LABORATORY The Old Print Works Carr Street Cleckheaton BD19 5HG T: 01924 443 552 E: info@acorn-as.com	CLIENT OFFICE Kemp House 152 City Road London EC1V 2NX T: 020 8168 0895 E: london@acornasbestos.co.uk

*The following services are included within the scope of Acorn Analytical Services' UKAS accreditations: Management, Refurbishment and Demolition Surveys, Asbestos Re-inspections, Bulk Sample Analysis, Air Testing, 4 Stage Clearances.

- UKAS Type C Inspection Body Accreditation to ISO17020 – Reference 0370
- UKAS Testing Laboratory to ISO17025 – Reference 2418

All UKAS accredited services are provided by the Northampton and Leeds offices.

All other services as listed are not covered by UKAS and are outside the scope of our accreditations.

Executive Summary

The executive summary gives a brief outline of the asbestos containing materials (ACMs) identified on site. It also details the risk assessment score associated with these materials which have been listed in risk order. Areas where no access or limited access was gained are also included within this summary. These areas must be presumed to contain ACMs until proven otherwise. Although this section provides a summary, all sections of this report should be read.

Scope & Building Details

Further to instructions received from Nick Sherring of AA Projects Limited, an Asbestos Refurbishment Survey was carried out within BDU Building at West Nottinghamshire College, prior to the new suspended ceilings and lighting programme, with specified walls also being removed and external cladding to walls and window replacement. The building is C1950s single storey brick construction with pitched roofs. This survey was carried out by Jerry Wood.

Asbestos Containing Materials

Building	Floor	Room	Description	Product Type	Material Risk Score
BDU Building	Ground Floor	Ext 1 - External 1	Thermal insulation debris within void. Void area approx 14m ²	Thermal Insulation	11
BDU Building	Ground Floor	Ext 1 - External 1	Thermal insulation debris within void. Void area approx 14m ²	Thermal Insulation	11
BDU Building	Ground Floor	202 - Classroom	Cement underlining to roof accessed via skylight door. Continues over Lobby and WCs	Cement	4
BDU Building	Ground Floor	DWC1 - Accessible WC	Cement underlining to roof accessed via skylight door in Classroom 202.	Cement	4
BDU Building	Ground Floor	EL01 - Entrance Lobby	Cement underlining to roof accessed via skylight door in Classroom 202.	Cement	4
BDU Building	Ground Floor	FWC1 - Female WC	Cement underlining to roof accessed via skylight door in Classroom 202.	Cement	4
BDU Building	Ground Floor	205 - Office	Floor tiles and adhesive beneath carpet and screed	Thermoplastic Tiles & Bitumen Adhesive	2
BDU Building	Ground Floor	207 - Classroom	Bitumen adhesive beneath carpet	Bitumen	2

Areas Not Accessed

Building	Floor	Room	Description
BDU Building	Ground Floor	Ext 2 - External 2	Restricted access within Roof Void due to redundant storage.

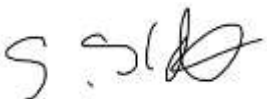

Contents

1.0	Survey Introduction	6
2.0	Survey Location Descriptions	8
3.0	Areas Not Accessed	15
4.0	Risk Assessment	16
5.0	Asbestos Register	38
	Appendix I Certificate of Bulk Analysis	39
	Appendix II Plans	42

Client and Site Information

Client	Site Address	Project Number	Survey Date	Issue Date
AA Projects Limited Jackson House Sibson Road Sale Manchester M33 7RR	BDU Building West Nottinghamshire College Chesterfield Road Mansfield NG19 7BB	B-36549	08 April 2022	22 April 2022

Report Signatures

Reported and Issued By		Surveyor and Quality Check By	
Samantha Slater		Jerry Wood	

1.0 Survey Introduction

- 1.1 This is an Asbestos Refurbishment Survey Report written to facilitate the management and/or removal of asbestos containing materials (ACMs) detailed in this section.
- 1.2 Further to instructions received from Nick Sherring of AA Projects Limited, an Asbestos Refurbishment Survey was carried out within BDU Building at West Nottinghamshire College, prior to the new suspended ceilings and lighting programme, with specified walls also being removed and external cladding to walls and window replacement. The building is C1950s single storey brick construction with pitched roofs. This survey was carried out by Jerry Wood.
- 1.3 This report provides detailed information and results following an Asbestos Refurbishment Survey. The survey and subsequent report was carried out in full accordance with HSG264 Asbestos: The Survey Guide, HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures' and implemented with Acorn Analytical Services documented in house procedures.
- 1.4 An Asbestos Refurbishment Survey is needed before any refurbishment work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place. A Refurbishment Survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling. The survey will involve destructive inspection as necessary. Please note that as refurbishment takes place, ACMs may be uncovered that were virtually and physically impossible, even under the restraints of a refurbishment survey, to locate and identify e.g. below solid concrete floors and other solid structural elements.
- 1.5 There is a specific requirement under Control of Asbestos Regulations 2012 (Regulation 7) for all ACMs to be removed, as far as reasonably practicable, before refurbishment or final demolition. Removing of ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc). Under CDM, the survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The Survey Report should be supplied by the Client to Designers and Contractors who may be bidding for the work, so that the asbestos risks can be addressed.
- 1.6 In this type of survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, as the asbestos removal may not take place for some time, the ACMs condition has been assessed so that materials can be managed.
- 1.7 Where sampling was carried out as part of the Refurbishment Survey, samples from each type of suspect ACM were collected and analysed. If the material sampled was found to contain asbestos, they were considered to be representative of other similar materials used in the same way in the building. Bulk Sampling was undertaken in-line with the recognised safe procedures in order to cause minimal possible potential risk to health of the building occupants and visitors.

Asbestos Duty Implications


The dutyholder has express undertakings to comply with the Control of Asbestos Regulations 2012. If asbestos has been identified, there will be recommendations detailed in the asbestos data sheets within the report. The recommendations fall within three categories: Manage, Remediate or Remove. If the dutyholder does not follow the recommendations, they risk being in breach of the Regulations. Breaches of Regulation can result in a number of outcomes, including: HSE Verbal Warning, HSE Letter, Improvement Notice, Prohibition Notice, Prosecution, Fines, Costs, Victim Surcharges or Custodial Sentence.





More information on types of notices and penalties can be found on the Health and Safety Executive's website here:





- Examples of notices: <https://www.hse.gov.uk/enforce/enforcementguide/notices/notices-types.htm>
- Examples of maximum penalties: <https://www.hse.gov.uk/enforce/enforcementguide/court/sentencing-examples.htm>
- The HSE Enforcement Management Model: <https://www.hse.gov.uk/enforce/emm.pdf>





2.0 Survey Location Descriptions




- 2.1 This document is an Asbestos Survey report and is intended to provide the reader with specific detailed information on the locations of asbestos containing materials (ACMs) identified at the site.
- 2.2 Detailed asbestos information can be found within the specific asbestos data sheets within this report. The following location descriptions have been compiled and are intended to aid in a general understanding of the overall construction of the site. The descriptions contain a basic site layout and general build information. Appended to each location description is a list of rooms accessed during the survey. The location descriptions are not intended to be utilised as and do not constitute a general building or construction material survey.





Building: BDU Building			
Location:	Construction Overview	Photos	
Ground Floor	<p>201 Classroom</p> <p>Refurbishment Note. New ceilings and lighting. Window replacement.</p> <p>MMMF ceiling tiles, wood panelling to underside of roof. plasterboard stud dividing wall. Brick walls to external. Solid floors. Metal window frames to brick walls. Floor trench accessed adjacent entry door.</p>		





Building: BDU Building			
Location:	Construction Overview	Photos	
Ground Floor	<p>202 Classroom</p> <p>Refurbishment Note. New ceilings and lighting. Window replacement.</p> <p>Plasterboard ceiling and boxing Plasterboard / solid and plasterboard stud walls. Solid floors. PVC window frames to brick walls.</p>		
Ground Floor	<p>203 Classroom</p> <p>Refurbishment Note. New ceilings and lighting. Window replacement.</p> <p>MMMF ceiling tiles, wood panelling to underside of roof. Brick walls. Solid floors. Metal window frames to brick walls. Modern electrics.</p>		

Building: BDU Building			
Location:	Construction Overview	Photos	
Ground Floor	<p>204 Classroom</p> <p>Refurbishment Note. New ceilings and lighting. Window replacement.</p> <p>MMMF ceiling tiles, wood panelling to underside of roof. plasterboard stud dividing wall. Brick walls to external. Solid floors beneath carpet and modern vinyl. Metal window frames to brick walls.</p>		
Ground Floor	<p>205 Office</p> <p>Refurbishment Note. New ceilings and lighting. Window replacement. Remove dividing stud wall to 206.</p> <p>Wood panelling to underside of roof. Brick walls. Plasterboard / timber dividing stud wall. Solid floor beneath floor coverings Metal window frames to brick walls.</p>		

Building: BDU Building			
Location:	Construction Overview	Photos	
Ground Floor	<p>206 Office</p> <p>Refurbishment Note. New ceilings and lighting. Window replacement. Remove dividing stud wall to 205 Classroom.</p> <p>Wood panelling to underside of roof. Brick walls. Plasterboard / timber dividing stud wall. Parquet floor beneath carpet. Metal window frames to brick walls. Modern electrics.</p>		
Ground Floor	<p>207 Classroom</p> <p>Refurbishment Note. New ceilings and lighting. Window replacement.</p> <p>Wood panelling to underside of roof. Plasterboard stud dividing walls. Brick external walls. Solid floor beneath carpet. Metal window frames to brick walls.</p>		


Building: BDU Building			
Location:	Construction Overview	Photos	
Ground Floor	<p>208 Classroom</p> <p>Refurbishment Note. New ceilings and lighting. Window replacement. Removal of internal walls.</p> <p>MMMF ceiling tiles, fibreglass quilt insulation over. Wood panelling to underside of roof. Plasterboard stud dividing wall. Brick walls to external. Wood parquet floor beneath carpet. Metal window frames to brick walls.</p>	 	
Ground Floor	<p>208a Communication Room</p> <p>Refurbishment Note. New ceilings and lighting. Window replacement. Removal of internal walls.</p> <p>MMMF ceiling tiles, fibreglass quilt insulation over. Wood panelling to underside of roof. Plasterboard stud dividing wall. Brick walls to external. Wood parquet floor beneath carpet. Metal window frames to brick walls.</p>		

Building: BDU Building			
Location:	Construction Overview	Photos	
Ground Floor	<p>DWC1 Accessible WC</p> <p>Refurbishment Note. New ceilings and lighting.</p> <p>Plasterboard ceiling. Solid and plasterboard stud walls. Solid floor beneath modern vinyl.</p>		
Ground Floor	<p>EL02 Entrance Lobby</p> <p>Refurbishment Note. New ceilings and lighting. Window replacement. Removal of internal walls.</p> <p>MMMF ceiling tiles, fibreglass quilt insulation over. Wood panelling to underside of roof. Plasterboard stud dividing wall. Brick walls to external. Wood parquet floor beneath carpet. Metal window frames to brick walls.</p>		
Ground Floor	<p>EL03 Entrance Lobby</p> <p>Refurbishment. New lighting.</p> <p>Fibreboard ceiling. Brick walls. Concrete floor</p>		

Building: BDU Building			
Location:	Construction Overview	Photos	
Ground Floor	<p>FWC1 Female WC</p> <p>Refurbishment Note. New ceilings and lighting. External wall to be demolished to original building line.</p> <p>Refurbishment Note. Plasterboard ceiling. Solid and plasterboard stud walls. Solid floor beneath modern vinyl. Wood window frame to brick walls.</p>		
External	<p>99 External</p> <p>Overclad external walls. Remove / replace windows. Demolish external canopy / female toilet wall to front elevation.</p> <p>Brick walls. Metal, wood and pvc windows.</p>		

3.0 Areas Not Accessed

3.1 The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted. The Client and or Duty Holder must presume that asbestos containing materials (ACMs) are present within all restricted or non-accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

Building	Floor	Room	Description	Location Photo
BDU Building	Ground Floor	Ext 2 - External 2	Restricted access within Roof Void due to redundant storage.	

4.0 Risk Assessment

Material Assessment

- 4.1 The risk categories detailed within this report are part of the Material Assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide. Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as having a medium potential and those materials with a score between 5 and 6 are regarded as having a low potential to release fibres if disturbed. Scores of 4 or less have a very low potential to release fibres and those materials which are analysed and found to be non-asbestos are not given a Material Assessment score.
- 4.2 The following algorithm is a Material Assessment that identifies high-risk materials; those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the Material Assessment will be the materials that should be given priority for a remedial action.
- 4.3 The following tables contain examples of scores which are combined to calculate a total score of between 2 and 12. The total score forms the Material Assessment score.

Product Type

Score	Examples
1	Asbestos reinforced composites (plastics, resins, mastics, roofing, felts, vinyl floor tiles, semi rigid paints or decorative finishes asbestos cement etc.)
2	Asbestos insulating board, mill boards, 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.

Damage Extent

Score	Examples
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 fibres.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Surface Treatment

Score	Examples
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

Score	Examples
1	Chrysotile
2	Amphibole asbestos excluding Crocidolite.
3	Crocidolite

Priority Assessment

- 4.4 The priority risk assessments detailed within this report are part of the priority assessment algorithm as detailed within HSG227 a comprehensive guide to Managing Asbestos in premises. Priority risk assessments and total risk scores are outside UKAS Accreditation held by Acorn Analytical Services.
- 4.5 The material assessment identifies the high risk materials, that is, those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.
- 4.6 Management priority must be determined by carrying out a risk assessment, which will also take into account additional factors such as:
- Maintenance activity
 - Occupant activity
 - Likelihood of disturbance
 - Human exposure potential
- 4.7 These additional factors represent the information required to formulate the required priority risk assessments.
- 4.8 The following table describes the basic considerations to be taken into account when evaluating the overall priority risk.

Occupant Activity

Assessment Factor:	Score:	Examples of Score Variables:
Main Activity: Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
Secondary Activity:	As Above	As Above

Likelihood of Disturbance

Assessment Factor:	Score:	Examples of Score Variables:
Location:	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Rooms up to 100m ²
	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 (e.g. strings, gaskets)
	1	<10 m ² or <10 Lm
	2	>10 m ² to <50m ² or >10 Lm to <50 Lm
	3	>50 m ² or >50 Lm

Human Exposure Potential

Assessment Factor:	Score:	Examples of Score Variables:
Number of Occupants:	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of Area Usage:	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Area in Use Per Day:	0	< 1 Hour
	1	> 1 Hour to < 3 Hours
	2	> 3 Hour to < 6 Hours
	3	> 6 Hours

Maintenance Activity

Assessment Factor:	Score:	Examples of Score Variables:
Type of Maintenance Activity:	0	Minor disturbance (e.g. access)
	1	Low disturbance (e.g. changing light bulbs)
	2	Medium disturbance (e.g. lift asbestos tiles)
	3	High levels of disturbance (e.g. removal of acm)
Frequency of Maintenance Activity:	0	ACM unlikely to be disturbed for maintenance
	1	<1 per year
	2	>1 per year
	3	>1 per month

Priority Assessment Risk Definitions

- 4.9 The assessment algorithm helps to produce priority assessments in a consistent format.
- 4.10 Scores from the material assessment and the priority assessment are added together to give the overall risk assessment. Risk assessment scores for different locations can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions on frequency checks more dependent on the knowledge of the Duty Holder / Responsible Person.
- 4.11 Algorithms are provided as a guide, but they are assessments and will often require the Duty Holder / Responsible Person to make their own additional judgments.

Priority Risk Guide to Action Plan

Risk of Fibre Release	Score	Guide to Action Plan
High	>18	Urgent Action / Remove
Medium	14 – 17	Remediate / Encapsulate & Monitor
Low	9 – 13	Monitor Six to Twelve Months
Minor	1 – 8	Monitor Annually

- 4.12 The “Guide to Action Plan” forms the basis of the action plan relating to the asbestos containing materials. If any elements change to the material risk or priority risk assessments then these need to be reflected and updated here so that the actions are based on the most up to date information.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	202 - Classroom
Description	Cement underlining to roof accessed via skylight door. Continues over Lobby and WCs
Sample Reference	S004
Quantity	60 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Cement	1

Condition	
Low Damage	1
Surface Treatment	
Sealed Cement	1

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	0
Average Time	Maintenance Activity	Freq of Maintenance
0	2	1
Material Risk Score:		Priority Risk Score:
4		5
Total Risk Score:		Risk Description:
9		Low Risk

Comments

Roof void area over part of Room 202 Classroom and over Entrance Lobby and Toilets.

Recommendations

Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	203 - Classroom
Description	Woven door seal to electric box
Sample Reference	S001
Quantity	1 Unit



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Woven Textile	2

Condition	
Good Condition	0
Surface Treatment	
Sealed Woven	1

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	203 - Classroom
Description	Vinyl flooring beneath carpet
Sample Reference	S002
Quantity	85 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Vinyl	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	205 - Office
Description	Floor tiles and adhesive beneath carpet and screed
Sample Reference	S003
Quantity	35 m ²



Material Assessment

Analysis Result	
Chrysotile (Tile and Bitumen)	1
Product Type	
Thermoplastic Tiles & Bitumen Adhesive	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	2
Extent of Material	No of Occupants	Frequency of Use
2	3	3
Average Time	Maintenance Activity	Freq of Maintenance
3	1	2
Material Risk Score:		Priority Risk Score:
2		8
Total Risk Score:		Risk Description:
10		Low Risk

Comments

N/A

Recommendations

Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections. Although not a legal requirement, labelling the material as asbestos should be considered to reduce the risk of accidental disturbance. If however the asbestos containing material is likely to be disturbed during the refurbishment works then it should be removed and disposed of in full accordance with current and relevant legislation prior to the refurbishment works being undertaken.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	205 - Classroom
Description	Textured coating to wood underling to roof
Sample Reference	Ref S006
Quantity	65 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

Sample referenced to a sample previously collected during the survey

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	206 - Classroom
Description	Textured coating to wood underling to roof
Sample Reference	Ref S006
Quantity	65 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

Sample referenced to a sample previously collected during the survey

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	207 - Classroom
Description	Bitumen adhesive beneath carpet
Sample Reference	S005
Quantity	48 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Bitumen	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
1	2	2
Extent of Material	No of Occupants	Frequency of Use
2	3	3
Average Time	Maintenance Activity	Freq of Maintenance
3	1	2
Material Risk Score:		Priority Risk Score:
2		8
Total Risk Score:		Risk Description:
10		Low Risk

Comments

N/A

Recommendations

Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	207 - Classroom
Description	Textured coating to wood underling to roof
Sample Reference	S006
Quantity	65 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	DWC1 - Accessible WC
Description	Cement underlining to roof accessed via skylight door in Classroom 202.
Sample Reference	Ref S004
Quantity	60 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Cement	1

Condition	
Low Damage	1
Surface Treatment	
Sealed Cement	1

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	0
Average Time	Maintenance Activity	Freq of Maintenance
0	2	1
Material Risk Score:		Priority Risk Score:
4		5
Total Risk Score:		Risk Description:
9		Low Risk

Comments

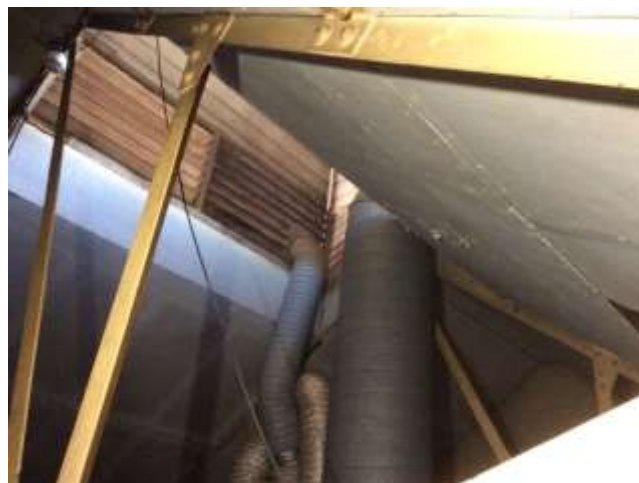
Roof void area over part of Room 202 Classroom and over Entrance Lobby and Toilets.
A sample of the material was not collected however it should be strongly presumed to contain asbestos

Recommendations

Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	EL01 - Entrance Lobby
Description	Cement underlining to roof accessed via skylight door in Classroom 202.
Sample Reference	Ref S004
Quantity	60 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Cement	1

Condition	
Low Damage	1
Surface Treatment	
Sealed Cement	1

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	0
Average Time	Maintenance Activity	Freq of Maintenance
0	2	1
Material Risk Score:		Priority Risk Score:
4		5
Total Risk Score:		Risk Description:
9		Low Risk

Comments

Roof void area over part of Room 202 Classroom and over Entrance Lobby and Toilets.
A sample of the material was not collected however it should be strongly presumed to contain asbestos

Recommendations

Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	Ext 1 - External 1
Description	Thermal insulation debris within void. Void area approx 14m ²
Sample Reference	S007
Quantity	15 m ²



Material Assessment

Analysis Result	
Amosite, Chrysotile	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	3	0
Extent of Material	No of Occupants	Frequency of Use
2	0	0
Average Time	Maintenance Activity	Freq of Maintenance
0	2	1
Material Risk Score:		Priority Risk Score:
11		4
Total Risk Score:		Risk Description:
15		Medium Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	Ext 1 - External 1
Description	Thermal insulation debris within void. Void area approx 14m ²
Sample Reference	S008
Quantity	15 m ²



Material Assessment

Analysis Result	
Amosite	2
Product Type	
Thermal Insulation	3

Condition	
High Damage	3
Surface Treatment	
Unsealed Insulation	3

Priority Assessment

Occupancy Activity	Location	Accessibility
0	3	0
Extent of Material	No of Occupants	Frequency of Use
2	0	0
Average Time	Maintenance Activity	Freq of Maintenance
0	2	1
Material Risk Score:		Priority Risk Score:
11		4
Total Risk Score:		Risk Description:
15		Medium Risk

Comments

N/A

Recommendations

Urgent action is required to restrict access to this location. The asbestos containing material should be removed and disposed of in full accordance with current and relevant legislation.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	Ext 1 - External 1
Description	Textured coating to brick walls
Sample Reference	S009
Quantity	26 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	Ext 1 - External 1
Description	Textured coating to wood ceiling panels
Sample Reference	S010
Quantity	15 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	Ext 2 - External 2
Description	Textured coating to brick walls
Sample Reference	Ref S009
Quantity	26 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

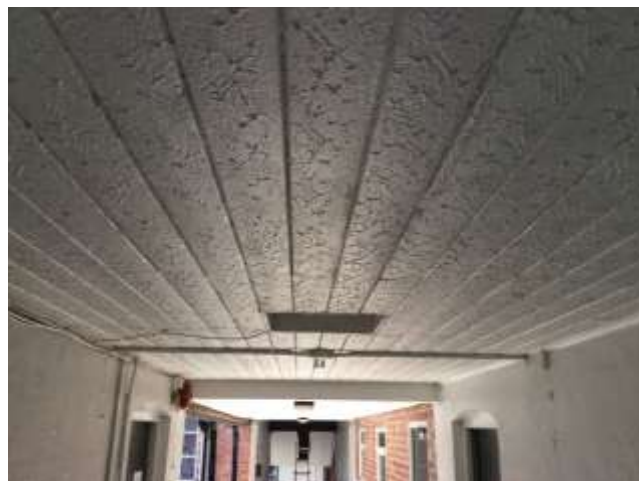
Sample referenced to a sample previously collected during the survey

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	Ext 2 - External 2
Description	Textured coating to wood ceiling panels
Sample Reference	Ref S010
Quantity	15 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Textured Coating	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

Sample referenced to a sample previously collected during the survey

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

Survey Data Sheet

Building	BDU Building
Floor	Ground Floor
Room	FWC1 - Female WC
Description	Cement underlining to roof accessed via skylight door in Classroom 202.
Sample Reference	Ref S004
Quantity	60 m ²



Material Assessment

Analysis Result	
Chrysotile	1
Product Type	
Cement	1

Condition	
Low Damage	1
Surface Treatment	
Sealed Cement	1

Priority Assessment

Occupancy Activity	Location	Accessibility
0	2	3
Extent of Material	No of Occupants	Frequency of Use
3	0	0
Average Time	Maintenance Activity	Freq of Maintenance
0	2	1
Material Risk Score:		Priority Risk Score:
4		5
Total Risk Score:		Risk Description:
9		Low Risk

Comments

Roof void area over part of Room 202 Classroom and over Entrance Lobby and Toilets.
A sample of the material was not collected however it should be strongly presumed to contain asbestos

Recommendations

Whilst the asbestos containing material continues to remain undisturbed, no immediate action is required. However a system of ongoing management should be implemented which includes routine condition inspections.

Survey Data Sheet

Building	BDU Building
Floor	External
Room	99 - External
Description	Felt to flat roof over front entrance and part Female WC
Sample Reference	S011
Quantity	20 m ²



Material Assessment

Analysis Result	
No Asbestos Detected	0
Product Type	
Felt	1

Condition	
Good Condition	0
Surface Treatment	
Composite (Self Sealed)	0

Priority Assessment

Occupancy Activity	Location	Accessibility
N/A	N/A	N/A
Extent of Material	No of Occupants	Frequency of Use
N/A	N/A	N/A
Average Time	Maintenance Activity	Freq of Maintenance
N/A	N/A	N/A
Material Risk Score:		Priority Risk Score:
N/A		N/A
Total Risk Score:		Risk Description:
N/A		N/A

Comments

N/A

Recommendations

No asbestos was detected within the sample collected and as such no further action is required.

5.0 Asbestos Register

Building	Floor	Room	Description	Accessibility	Product Type	Damage Extent	Surface Treatment	Analysis Result	Quantity	Risk Score	Action
BDU Building	Ground Floor	202 - Classroom	Cement underlining to roof accessed via skylight door. Continues over Lobby and WCs	Difficult	1	1	1	Chrysotile	60 m ²	9	Manage
BDU Building	Ground Floor	205 - Office	Floor tiles and adhesive beneath carpet and screed	Difficult	1	0	0	Chrysotile (Tile and Bitumen)	35 m ²	10	Manage or Remove
BDU Building	Ground Floor	207 - Classroom	Bitumen adhesive beneath carpet	Easy	1	0	0	Chrysotile	48 m ²	10	Manage
BDU Building	Ground Floor	DWC1 - Accessible WC	Cement underlining to roof accessed via skylight door in Classroom 202.	Difficult	1	1	1	Chrysotile	60 m ²	9	Manage
BDU Building	Ground Floor	EL01 - Entrance Lobby	Cement underlining to roof accessed via skylight door in Classroom 202.	Difficult	1	1	1	Chrysotile	60 m ²	9	Manage
BDU Building	Ground Floor	Ext 1 - External 1	Thermal insulation debris within void. Void area approx 14m ²	Medium	3	3	3	Amosite, Chrysotile	15 m ²	15	Remove / Urgent Restrict Access
BDU Building	Ground Floor	Ext 1 - External 1	Thermal insulation debris within void. Void area approx 14m ²	Medium	3	3	3	Amosite	15 m ²	15	Remove / Urgent Restrict Access
BDU Building	Ground Floor	FWC1 - Female WC	Cement underlining to roof accessed via skylight door in Classroom 202.	Difficult	1	1	1	Chrysotile	60 m ²	9	Manage

Appendix I Certificate of Bulk Analysis

Certificate of Bulk Analysis for Asbestiform Materials

The samples were analysed using polarised light microscopy with dispersion staining in accordance with Acorn Analytical Services Limited documented in-house procedures based upon HSE document 'HSG248: The Analyst Guide'. Where Acorn Analytical Services Limited did not take the sample(s), the results given are based upon information supplied by those taking the sample(s). In this instance, Acorn Analytical Services Limited guarantees the accuracy of the sample analysis only. This test report should not be reproduced, except in full, without written permission from Acorn Analytical Services Limited. Opinions and interpretations raised on this certificate are outside the scope of UKAS accreditation, including product type.

Client and Site Details

Client Details	Site Address	Project Number
AA Projects Limited Jackson House Sibson Road Sale Manchester M33 7RR	BDU Building - West Nottinghamshire College Chesterfield Road Mansfield NG19 7BB	B-36549

Samples Taken By

Samples Taken By	Company	Date Samples Taken
Jerry Wood	Acorn Analytical Services Limited	08 April 2022

Bulk Analysis Results

Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S001	Woven Textile	Ground Floor	203 Classroom	Woven door seal to electric box	No Asbestos Detected
S002	Vinyl	Ground Floor	203 Classroom	Vinyl flooring beneath carpet	No Asbestos Detected
S003	Thermoplastic Tiles & Bitumen Adhesive	Ground Floor	205 Office	Floor tiles and adhesive beneath carpet and screed	Chrysotile (Tile and Bitumen)
S004	Cement	Ground Floor	202 Classroom	Cement underlining to roof accessed via skylight door. Continues over Lobby and WCs	Chrysotile
S005	Bitumen	Ground Floor	207 Classroom	Bitumen adhesive beneath carpet	Chrysotile



Acorn Analytical Services Limited • The Old Print Works - Carr Street - Cleckheaton - BD19 5HG

T: 0844 800 0895 • E: info@acorn-as.com • W: www.acorn-as.com

Bulk Analysis Results

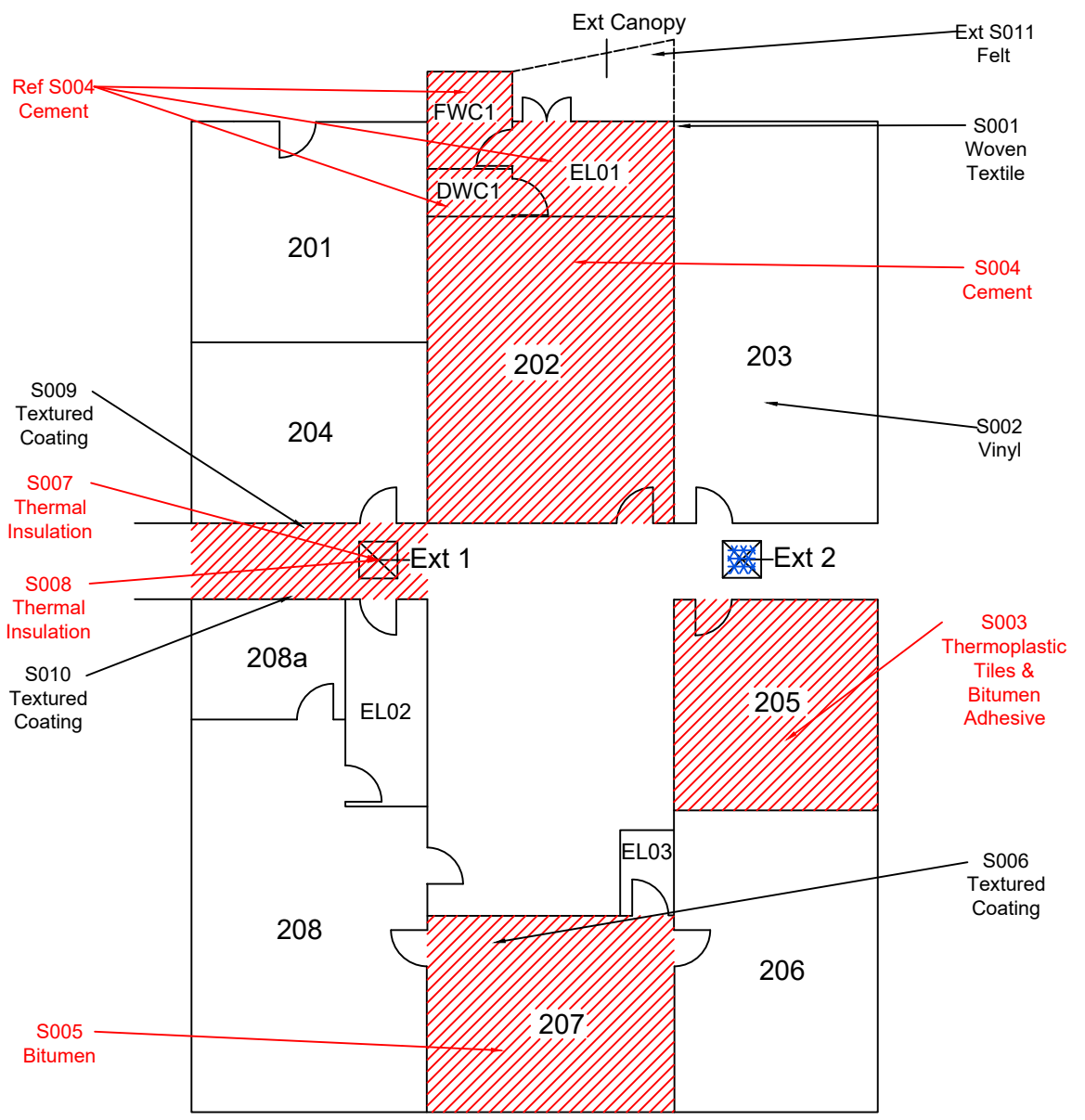
Sample Reference	Product Type	Floor	Room Number and Functionality	Description and Location of Material	Analysis Result
S006	Textured Coating	Ground Floor	207 Classroom	Textured coating to wood underling to roof	No Asbestos Detected
S007	Thermal Insulation	Ground Floor	Ext 1 External 1	Thermal insulation debris within void. Void area approx 14m ²	Amosite, Chrysotile
S008	Thermal Insulation	Ground Floor	Ext 1 External 1	Thermal insulation debris within void. Void area approx 14m ²	Amosite
S009	Textured Coating	Ground Floor	Ext 1 External 1	Textured coating to brick walls	No Asbestos Detected
S010	Textured Coating	Ground Floor	Ext 1 External 1	Textured coating to wood ceiling panels	No Asbestos Detected
S011	Felt	External	99 External	Felt to flat roof over front entrance and part Female WC	No Asbestos Detected

Signatures

Analysed & Issued By	Signature	Date
Leah Valente		11 April 2022

Appendix II Plans

Ground Floor




Client:
AA Projects Limited


Site:
BDU Building
West Nottinghamshire
College
Chesterfield Road
Mansfield
NG19 7BB

Project Number:
B-36549 - Plan 1 of 1

Additional Information:

- Plans not to scale
- For more information please see the relevant section within the main report

 Contains Asbestos

 Outside Scope of Survey

 Limitation/No access Within Room

#Warning This Report is NOT an Asbestos Scoping Document

Asbestos Reports vs Asbestos Scoping / Tender Documents

What's the difference?

So, what is the difference between an Asbestos Report and an Asbestos Scoping / Tender Document? Well, asbestos reports are just that, they are documents produced to highlight the items that have been identified during a survey or reinspection.

The report confirms whether the item is asbestos containing, along with a host of other information such as its condition, location, product type, surface treatment. Additional information exists such as its quantity and location along with a photograph of the item itself.

What information doesn't it provide?

What an asbestos report does not do is to provide enough surrounding information to be an all-encompassing specification for tender. You see, to scope an asbestos project properly then additional information must be collected and detailed out so that all parties pricing for the works fully understand the project and what the project outcome looks like to the client.

The specification should also detail all ancillary works and details required to complete the works both safely and effectively. These could look at working hours, hazards on site, other trades for the works such as electricians or gas engineers through to additional site security requirements.

Another huge part of a project that needs to be considered are timeframes, client restrictions and also any item that is required by the client themselves that they need to undertake for a successful project to go ahead.

Who should price the works?

Finally, as part of the scoping and tender process the right contractors must be approached to provide costs for the works. These must be all pre vetted to ensure that they meet the client's requirements for insurance, professionalism and competency purposes. All of this information must be checked prior to issuing a specification to the approved contractors.

Depending on the size and complexity of the works separate site visits are then usually undertaken to bottom out any contractual questions and to ensure that any tender collusion risk is negated.

How is it all evaluated?

A deadline date should be set for the tenderers to return their costs. When they return these, they should be in a consistent format so that a consistent and like for like evaluation can be undertaken. At this stage any obscure costs or comments that come in should then be questioned and discussed for each tender return. Only when this process has been followed can the appropriate decision be made as to who is the best contractor for the project, who has understood it correctly and who has priced it appropriately.

How can Acorn help with this headache?

We're Asbestos Experts

At Acorn we regularly prepare specifications and tender asbestos works on behalf of our clients. They understand the complexities that surround asbestos work and they simply do not have the time to even consider this. We regularly update our approved list of contractors as we know who pricing is well and who is best for the type of works required. The type of works we help our clients tender and mange range from small one-off projects through to multi million-pound asbestos projects.

To get help with any required works in this report, just reply to the reporter who sent you this report and we will provide all the assistance you need to ensure you get the right project completed for the right price.