

Management Survey

Victoria Buildings
Queen Street
Falkirk
FK2 7AF

Survey date: 11 & 12 July 2017



Environmental Essentials Ltd.

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Total number of pages inclusive of appendices: 30

Contents

1. Executive Summary [Conclusions and actions]
2. Contract Review
3. Introduction and scope of works
4. Agreed survey exclusions and caveats
5. Survey methodology, risk assessments and recommendations

Appendix A General Building Comments

Appendix B Survey Results

Appendix C Bulk Analysis Results

Appendix D Plans

1. Executive Summary/Conclusions

Asbestos containing materials have been identified during this survey and the specific areas are categorized below in order according to the initial material risk assessment made by Environmental Essentials.

ACMs requiring removal

No material in this category

ACMs requiring remedial attention

No material in this category

ACMs requiring ongoing management

Building	Floor	Item	Location	Sample Ref	Recommendations
Victoria Buildings	0	Gaskets to metal pipework	056 - Boiler room	013	Monitor condition.

ACMs which are in a good/sealed condition have been identified and a Management Policy and Plan needs to be implemented to manage these materials safely. The Duty Holder should nominate a suitably competent person to monitor the condition of the in-situ ACMs at a minimum of 12 monthly intervals. It may be prudent to monitor the condition of ACMs that are easily accessible and present in consistently occupied areas at greater frequencies. The site may benefit from additional management actions such as labelling or the introduction of asbestos data to site induction packs. For further advice with regards to Asbestos Management Plans or the various management options available to you please contact your specific Project Manager at Environmental Essentials Ltd.

1. Executive Summary/Conclusions


Inaccessible areas

During the survey the following rooms/areas were inaccessible despite every effort being made by the survey team to gain access. For management purposes these rooms should be presumed to contain asbestos until arrangements can be made for access and assessment.

The Client should be aware that this section only contains a list of rooms/areas that were inaccessible. Elements or items within a room/area that were inaccessible (e.g. within timber boxings) will be recorded by the surveyor and these will be detailed within either Appendix A – General Building Comments, or Appendix B – Survey Results.

Building	Location Name/Number	Comments
Victoria Buildings	First floor 046 Cupboard	No keys were available during the 2017 management survey.
Victoria Buildings	First floor 054 Lift shaft	No engineer was present during the 2017 management survey.
Victoria Buildings	Ground floor 007 Lift machinery room	No keys were available during the 2017 management survey.
Victoria Buildings	Ground floor 028 Lift shaft	No engineer was present during the 2017 management survey.
Victoria Buildings	Ground floor 057 Boiler room store	The timber hatch can not be open as it is obstructed by metal pipework.

2. Contract Review

Name and address of site:	Victoria Buildings, Queen Street, Falkirk, FK2 7AF		
Name and address of client:	Falkirk Council - Development Services, Abbotsford House, Davids Loan, Falkirk, FK2 7YZ		
Client contact/representative:	Neil McKinnon		
Type of survey:	Management Survey		
Date of survey:	11& 12 July 2017		
Environmental Essentials Project No.	p-257369		
Project Manager:	Iain McCart		
Lead Surveyor[s]:	Ross Young	Signature	
Report technically reviewed by:	Kaye Down	Signature	
Report issue date:	26 July 2017		

3. Introduction and scope of works

- 3.1 Falkirk Council - Development Services commissioned Environmental Essentials Ltd to undertake a Management Survey of:
Victoria Buildings, Queen Street, Falkirk, FK2 7AF
- 3.2 Initial site observations:
This is a two storey public library / office building.
- 3.3 The purpose of the survey is to enable those responsible for the management of the site to compile the necessary risk assessments, ascertain any necessary restrictions on the operation of the site and make due provision for the management of asbestos containing materials [ACMs] identified as part of the duty holders ongoing obligations under Regulation 4 of the most current Control of Asbestos Regulations.
- 3.4 The scope of the survey was defined by Iain McCart and Neil McKinnon as:
Management survey

3. Introduction and scope of works

- 3.5 The following areas will be included within the scope of work and will be accessed and inspected as part of the survey if deemed necessary by the Client and Environmental Essentials with consideration to any maintenance activity or proposed works. This will be particularly relevant to refurbishment or demolition surveys although particular building use may mean that some may be required during a management survey.

Element	Usual inspection method (if applicable)	Included? Yes / No	Comments
Solid wall cavities	Removal of vent covers/window sills.	No	
Partition wall cavities	Inspection hole created with appropriate tools.	No	
Above fixed suspended ceilings	Inspection hole created with appropriate tools. May also be possible via the removal of flooring within areas above.	No	
Within boxings or risers (not formed with panelling of a suspect nature).	Removal of covering panels.	Yes	If access can be gained without causing damage.
Floor voids	Removal of flooring. Use of existing access points.	No	
Beneath window sills	Removal of window sills or inspection hole created with appropriate tools.	No	
Within fire doors	Removal of door furniture. Inspection hole created with appropriate tools.	No	
Beneath fixed flooring materials (e.g. laminate / ceramic tiles)	Removal of flooring.	No	
Beneath carpet or non-asbestos flooring	Removal of flooring	Yes	
Behind fixed wall cladding / coverings / tiles	Removal of cladding / coverings / tiles.	No	

3. Introduction and scope of works

Element	Usual inspection method (if applicable)	Included? Yes / No	Comments
Behind skirting and door frames	Removal of skirting and door frames.	No	
Beneath or behind furniture – e.g. bath panels / kitchen units	Removal of cladding panels / units. Inspection hole created with appropriate tools.	No	
Beneath non asbestos insulation to pipework / calorifiers etc	Removal of insulation materials.	Yes	
Behind non asbestos external soffits / fascias	Removal of soffit / fascia. Inspection hole created with appropriate tools.	No	
Roof voids	Inspection from the access hatch if no flooring available	Yes	
Inaccessible or locked rooms to which there are no keys available	Access gained using intrusive methods.	Yes	Client to provide access
Work at height where access equipment would be required	Inspection via MEWP or scaffold as appropriate.	No	
All areas found within site boundaries	Inspection of all areas within the site boundaries	Yes	

3.6 Site specific inclusions - None

4. Agreed exclusions and caveats

- 4.1 The following are standard exclusions which will be applied to the survey undertaken at the property. These will be discussed and pre-agreed with the Client prior to commencement of the survey, and will serve as specific caveats within the property survey report. **All areas excluded from the survey must be presumed to contain asbestos.**

Other exclusions may become apparent during the course of the survey which will be communicated to the Client before being applied to the survey report.

Item to be excluded from the survey	Excluded?	Comments
Within electric switchgear, fuse boxes, plant and other associated services.	Yes	
Within operational plant and machinery including boilers / calorifiers / lift machinery etc.	Yes	
Access behind / above existing ACM's which would require the use of a LARC and enclosure.	Yes	
Intrusion through solid ceiling slab or solid walls requiring additional specialist support services.	Yes	
Below external ground level	Yes	

- 4.2 Site Specific Exclusions - None

5. Survey methodology, risk assessments and recommendations

5.1 Survey Methodology, Risk Assessment and Recommendation

Environmental Essentials Ltd is UKAS Accredited as an Inspection Body under BS EN ISO 17020 which covers all types of asbestos survey. Environmental Essentials Ltd are also UKAS Accredited as a Testing Laboratory under BS EN ISO 17025 which covers both the sampling and analysis of bulk materials thought to contain asbestos.

Survey types as defined within HSG264 Asbestos: The Survey Guide are as follows:

Management Survey

A management survey is the standard survey and will identify and assess the risks from asbestos associated with normal occupancy of a building whilst also considering routine maintenance activities.

Refurbishment or Demolition Survey

These types of survey serve to identify all asbestos materials as far as reasonably practicable within the fabric of a building prior to any such works.

This survey was undertaken in accordance with the methods defined in HSG264 Asbestos: The survey guide, HSG248 Asbestos: The analysts' guide and Environmental Essentials' in-house procedures.

During the course of the survey, Environmental Essentials will have risk assessed each material identified and assigned individual risk scores. Materials can be risk assessed using two separate scoring systems – the material risk assessment and the priority risk assessment.

The material risk assessment considers the type and condition of ACMs and their ability to release fibres into the air. It comprises of four separate elements as follows:

- Product type
- Extent of damage and deterioration
- Surface treatment
- Asbestos type

A simple algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed or strongly presumed ACMs will be scored as containing crocidolite asbestos [3], unless analysis of similar samples from the building consistently show a different type or if there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Those materials with a material risk assessment score of 10 or more should be regarded as an immediate high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a risk score.

All management surveys will include a material risk assessment for asbestos containing materials identified. Unless requested by the Client or advised, materials identified within a demolition survey will not include a material risk assessment as it is anticipated that all materials will be removed from site.

The material risk assessment highlights immediately the materials of high risk. The priority for asbestos management is determined by carrying out a further assessment called the priority risk assessment.

5. Survey methodology, risk assessments and recommendations

This assessment is described in detail within HSE guidance document HSG 227, is the responsibility of the duty holder and should be carried out by a person with a detailed knowledge of the site and the activities performed within.

Environmental Essentials' can assist in this process by undertaking a priority risk assessment during the course of a survey, however it is ultimately the responsibility of the duty holder to consider this assessment to ensure it is correct using their knowledge of the operation and maintenance requirements of the premises.

The priority risk assessment addresses the likelihood of the asbestos material being disturbed. It is important to remember that even asbestos materials in the poorest condition only represent a risk to health if the fibres are disturbed into the air we breathe. The priority risk assessment algorithm takes into account factors such as:

- Maintenance activities
- Likelihood of disturbance
- Human exposure potential
- Occupant activity

The combination of the material and priority risk assessments forms the "total risk score" for each particular material, which is used as the basis of an asbestos management/action plan. If a Client has not requested a priority risk assessment then the total risk assessment stated within the survey results will be reflective of the material risk assessment only.

The undertaking of priority risk assessments falls outside Environmental Essentials' scope of UKAS Accreditation.

Examples of the algorithms used when compiling material and priority risk assessments can be seen within Table 1 and Table 3 of this survey report.

5.2 Recommendations

The survey team will make a recommendation for each ACM identified and this will be based upon the initial material risk assessment. Further priority risk assessments may identify alternative actions and timescales to be considered.

Recommendations are a subjective assessment made by the survey team at that point in time based upon their knowledge of asbestos materials and management only. Environmental Essentials Ltd cannot account for further changes in site conditions and use. Recommendations made will be as specific as possible at that point in time however will not take into account the logistics of site operations or budgets available to the client.

5.3 Bulk Identification

The analysis of bulk samples has been undertaken by Environmental Essentials' approved analytical laboratory, which holds accreditation by UKAS as a testing laboratory. Certification, for the analysis of samples taken during this survey, is detailed within Appendix C.

Certificates/Schedules of the Laboratory's UKAS accreditation can be provided at any time upon request.

Analysis of bulk samples was carried out in accordance with HSE Guidance HSG248 – The analysts' guide.

Terminology

"*Chrysotile*" = White asbestos

"*Amosite*", "*Grunerite*" = Brown asbestos

"*Crocidolite*", = Blue asbestos

"*Asbestos Actinolite*", "*Asbestos Anthophyllite*", "*Asbestos Tremolite*"

"*No asbestos detected*" – is attributed to the sample analysis as a result of organic, man-made mineral fibre or no fibres being detected within the sample mass.

5. Survey methodology, risk assessments and recommendations

Table 1 Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc.]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos Paper
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

Table 2 Accessibility Categories

Rating	Definition
Easy	ACM is not obscured and can be reached without access equipment.
Medium	ACM is obscured by easily removable building materials or can only be reached from standard step ladders.
Difficult	ACM is obscured by fixed / difficult to remove building materials or requires access equipment other than standard step ladders.

5. Survey methodology, risk assessments and recommendations

Table 3 Priority Risk Assessment Algorithm

Assessment Factor		Score	Examples of score variables			
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)			
	Secondary activities for area	As above	As above			
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces			
		Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed		
			Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run	
				Human exposure potential	Number of occupants	0 1 2 3
	Frequency of use of area	0 1 2 3				Infrequent Monthly Weekly Daily
		Average time area is in use	0 1 2 3			<1 hour >1 to <3 hours >3 to <6 hours >6 hours
			Maintenance activity		Type of maintenance activity	0 1 2 3
	Frequency of maintenance activity					0 1 2 3

Appendix A - General Building Comments


Appendix A - General Building Comments


This section contains general survey comments which have been applied by the surveyor. The Client should be aware that comments and observations relevant to the survey and any material samples taken or presumed may also be contained within Appendix B – Survey Results.


Building	Location Name/Number	Comments
Victoria Buildings	Floor 0 - Boiler room (056)	The boiler room has a concrete ceiling, sandstone walls and a concrete floor. Modern and dated wall mounted electrics, modern MMMF insulated metal pipework and redundant floor mounted Hamworthy boilers are within this area.
Victoria Buildings	Floor 0 - General comments (000)	The ceilings are lath and plaster above MMMF suspended ceiling tiles, the ceiling voids contain metal and plastic ducting, modern electrical wiring and metal pipework. The walls are plaster over brick and plasterboard, the floors are timber and concrete. The facings, skirting boards and doors are timber. Modern wall mounted electrics are throughout the building.
Victoria Buildings	Floor 2 - Roof void (055)	The roof void consists of the underside of the timber roof, timber joists, metal ducting, dated electrical wiring, fibreglass and metal water tanks with foam lagged metal pipework attached and MMMF insulation over the lath and plaster ceilings.
Victoria Buildings	Floor 99 - Externals (058)	The externals of this building consists of sandstone walls, metal pipework, timber and UPVC framed windows and timber doors.


Appendix B - Survey Results


Service Type	ManagementSurvey		
Project number	p-257369	Surveyors	Ross Young
Client	Falkirk Council - Development Services	Survey date	11 & 12 July 2017
Site Address	Victoria Buildings, Queen Street, Falkirk, FK2 7AF	Analyst	Emma Milne
		Analysis date	21 July 2017


	Sample No	Building	Floor	Analysis
	p-257369/001	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	002 - Circulation - Insulating board boxing	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-257369/002	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	010 - Kitchen - Bitumen sink pad	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Medium Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-257369/003	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	010 - Kitchen - Vinyl floor covering	Vinyl Floor	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Medium Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-257369/004	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	016 - Circulation - Insulating board cladding to boxings	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-257369/005	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	016 - Circulation - Insulating board cladding to boxings within ceiling void	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Medium Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-257369/006	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	022 - Cupboard - Vinyl floor covering below modern vinyl	Vinyl Floor	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Medium Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-257369/007	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - Circulation - Insulating board ceiling panels within ceiling void	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Difficult Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-257369/008	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - Circulation - Insulating board panel behind boiler	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Medium Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-257369/009	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - Circulation - Red vinyl floor covering	Vinyl Floor	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-257369/010	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - Circulation - Grey vinyl floor covering	Vinyl Floor	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-257369/011	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - Circulation - Stairnose strip	Reinforced plastic	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-257369/012	Victoria Buildings	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	040 - Staff Room - Bitumen sink pad	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Medium Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-257369/013	Victoria Buildings	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	056 - Boiler room - Gaskets to metal pipework	Gasket	12 Number	Asbestos gasket
	Product type	Condition	Surface Treatment	Asbestos type
	2	0	1	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
4	3	7	Difficult Access	
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	A composite sample of the gaskets was taken from various parts of the pipework.			

	Sample No	Building	Floor	Analysis
	p-257369/014	Victoria Buildings	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	056 - Boiler room - Insulation attached to the boilers	Insulation	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	0	-	Difficult Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-257369/As 008	Victoria Buildings	Ground Floor	Strongly Presumed No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	024 - Circulation - Insulating board strips to wall	Insulating board	N/A	Strongly Presumed Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
	0	0	-	Medium Access
	Recommended action	-		
	Recommendation comments	-		
Surveyor comments	This can be found where the pipework penetrates the wall above the boiler.			

Appendix C - Bulk Analysis Results



CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate No:	p-257369	Issue date:	26 July 2017
Page:	1 of 2	Samples Taken:	11 & 12 July 2017
Client:	Falkirk Council - Development Services	Sampled by:	Ross Young
Address:	Abbotsford House Davids Loan Falkirk FK2 7YZ	Date analysed:	21 July 2017
		Analysed by:	Emma Milne
		Laboratory:	Lab L2
		Site:	Victoria Buildings Queen Street Falkirk FK2 7AF

Sample No. [Lab Ref]	Site location:	Asbestos type detected:	Material typical of:
001	0 - 002 Circulation - Insulating board boxing	No asbestos detected	Non-asbestos material
002	0 - 010 Kitchen - Bitumen sink pad	No asbestos detected	Non-asbestos material
003	0 - 010 Kitchen - Vinyl floor covering	No asbestos detected	Non-asbestos material
004	0 - 016 Circulation - Insulating board cladding to boxings	No asbestos detected	Non-asbestos material
005	0 - 016 Circulation - Insulating board cladding to boxings within ceiling void	No asbestos detected	Non-asbestos material
006	0 - 022 Cupboard - Vinyl floor covering below modern vinyl	No asbestos detected	Non-asbestos material
007	0 - 024 Circulation - Insulating board ceiling panels within ceiling void	No asbestos detected	Non-asbestos material
008	0 - 024 Circulation - Insulating board panel behind boiler	No asbestos detected	Non-asbestos material
009	0 - 024 Circulation - Red vinyl floor covering	No asbestos detected	Non-asbestos material

Key: chrysotile 'white asbestos', asbestos grunerite [amosite] 'brown asbestos', crocidolite 'blue asbestos'

The analysis detailed in this certificate was undertaken by polarised light microscopy in accordance with our documented procedures which are in conformance with the guidelines detailed in the Health & Safety Executive guidance HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot be held responsible for the representative nature of the samples or accuracy of the sample descriptions.

The description of the type of product is based on a visual examination of the material and is given for guidance purposes only. Environmental Essentials accepts no liability for any actions the Client may take based on the product types detailed on this certificate.

Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation

This certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

Authorised by: Kaye Down

Position: Technical Reviewer

Signed:

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CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate No:	p-257369	Issue date:	26 July 2017
Page:	2 of 2	Samples Taken:	11 & 12 July 2017
Client:	Falkirk Council - Development Services	Sampled by:	Ross Young
Address:	Abbotsford House Davids Loan Falkirk FK2 7YZ	Date analysed:	21 July 2017
		Analysed by:	Emma Milne
		Laboratory:	Lab L2
		Site:	Victoria Buildings Queen Street Falkirk FK2 7AF

Sample No. [Lab Ref]	Site location:	Asbestos type detected:	Material typical of:
010	0 - 024 Circulation - Grey vinyl floor covering	No asbestos detected	Non-asbestos material
011	0 - 024 Circulation - Stairnose strip	No asbestos detected	Non-asbestos material
012	1 - 040 Staff Room - Bitumen sink pad	No asbestos detected	Non-asbestos material
013	0 - 056 Boiler room - Gaskets to metal pipework	Chrysotile	Asbestos gasket
014	0 - 056 Boiler room - Insulation attached to the boilers	No asbestos detected	Non-asbestos material
End of Report			

Key: chrysotile 'white asbestos', asbestos grunerite [amosite] 'brown asbestos', crocidolite 'blue asbestos'

The analysis detailed in this certificate was undertaken by polarised light microscopy in accordance with our documented procedures which are in conformance with the guidelines detailed in the Health & Safety Executive guidance HSG248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot be held responsible for the representative nature of the samples or accuracy of the sample descriptions.

The description of the type of product is based on a visual examination of the material and is given for guidance purposes only. Environmental Essentials accepts no liability for any actions the Client may take based on the product types detailed on this certificate.

Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation

This certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

Authorised by: Kaye Down

Position: Technical Reviewer

Signed:

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
E-mail: yorkshire@environmentalessentials.co.uk

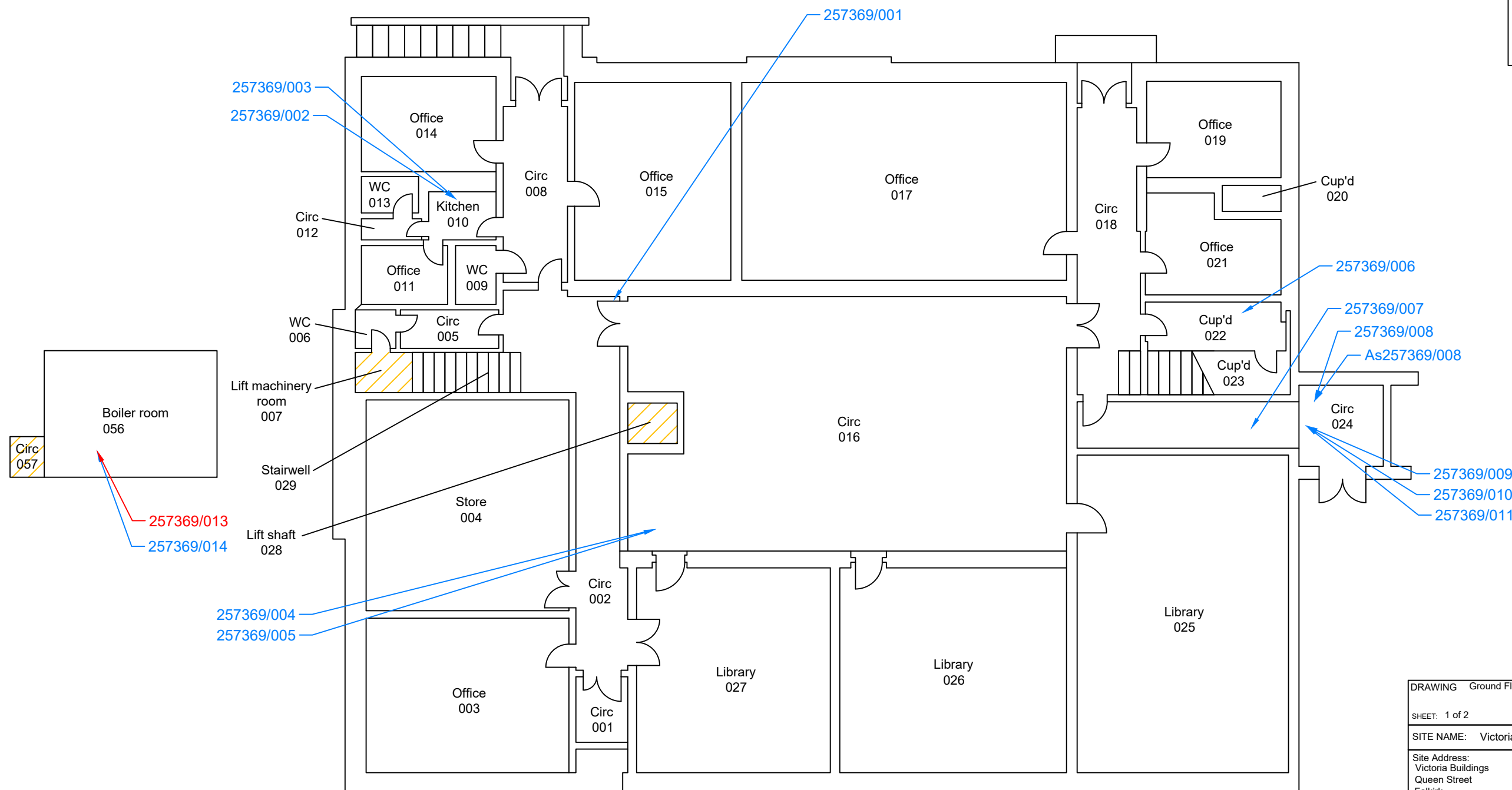
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Appendix D - Plans

KEY

-  ASBESTOS LOCATION
-  SAMPLE LOCATION
-  ASBESTOS REMOVED
-  AREAS OF NO ACCESS
-  ACCESS HATCH
-  SPECIFIED AREAS
-  WALL INTRUSION
-  CEILING INTRUSION
-  FLOOR INTRUSION



External - 058

Ground Floor










NOT TO SCALE

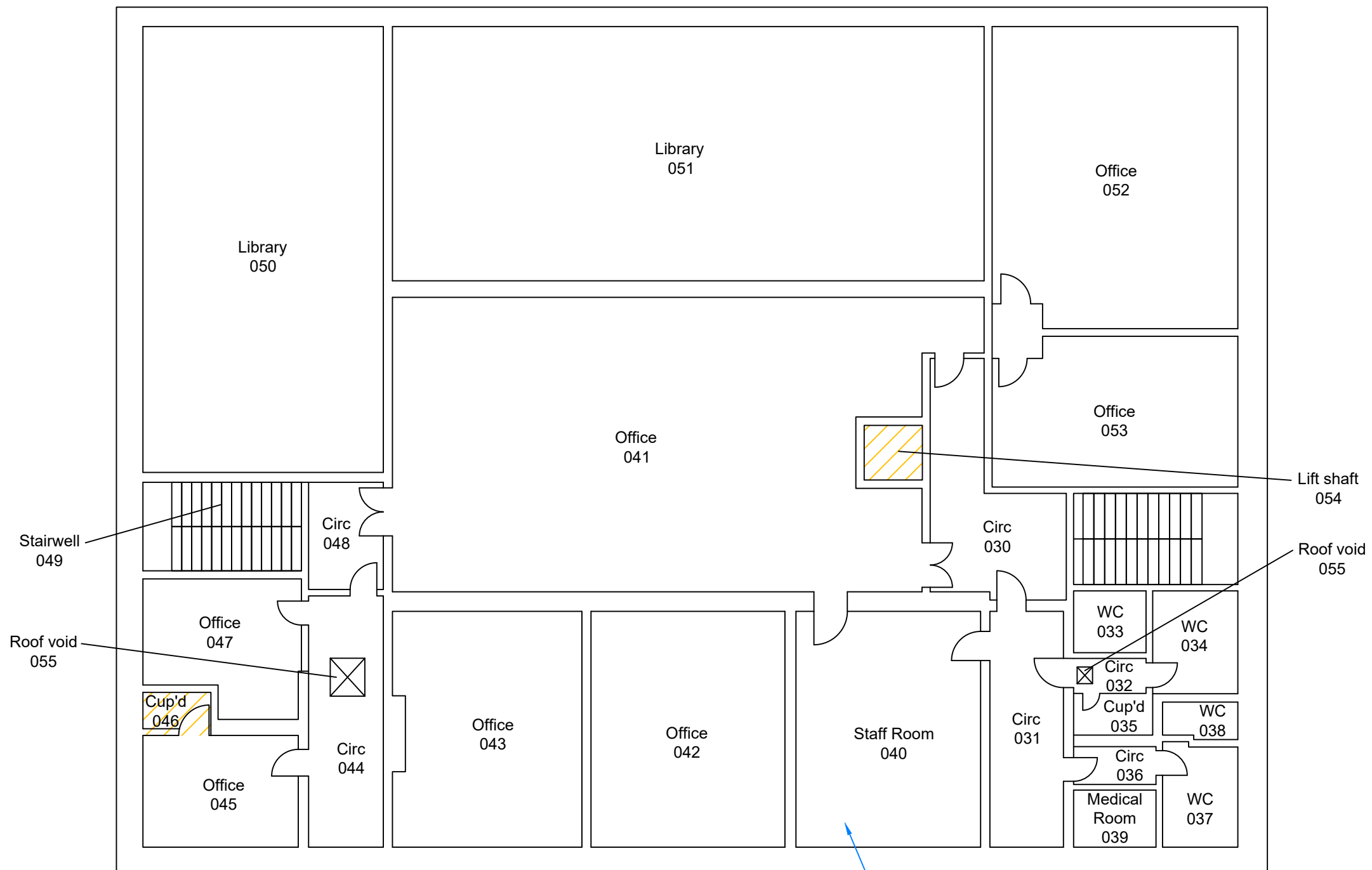
DRAWING Ground Floor	
SHEET: 1 of 2	
SITE NAME: Victoria Buildings	
Site Address: Victoria Buildings Queen Street Falkirk FK2 7AF	Project: P-257369 Survey Date: 11/07/17 - 12/07/17 Surveyors: RY Drawn By: TTS-SA
Client: Falkirk Council - Development Services	



This plan uses colour coding and should therefore only be relied upon when printed in colour. The information on this plan should be read in conjunction with the original report for the project number detailed above.

KEY

-  ASBESTOS LOCATION
-  SAMPLE LOCATION
-  ASBESTOS REMOVED
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-  WALL INTRUSION
-  CEILING INTRUSION
-  FLOOR INTRUSION



External - 058

First Floor

257369/012

NOT TO SCALE

DRAWING First Floor	
SHEET: 2 of 2	
SITE NAME: Victoria Buildings	
Site Address: Victoria Buildings Queen Street Falkirk FK2 7AF	Project: P-257369 Survey Date: 11/07/17 - 12/07/17 Surveyors: RY Drawn By: TTS-SA
Client: Falkirk Council - Development Services	



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