

Management Survey

Outdoor Activities
Victoria Buildings
Queen street
FK2 7AF

Survey date: 01 March 2017



Environmental Essentials Ltd.

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Total number of pages inclusive of appendices: 31

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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

Building	Floor	Item	Location	Sample Ref	Recommendations
Outdoor Activities	0	Insulating board ceiling tiles	013 - Electrics	008	Remedial – Encapsulate and then monitor condition.

It is recommended that both occupancy within these areas and the condition of the ACMs is continually assessed until remediation works is complete. All works, whether licensed or non-licensed, must be undertaken in accordance with the most current Control of Asbestos Regulations and supporting ACOPs and guidance notes. For further advice please contact your specific Project Manager at Environmental Essentials Ltd.

ACMs requiring ongoing management

No material in this category

1. Executive Summary/Conclusions

Inaccessible areas

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.

No areas were inaccessible at the time of the survey.

2. Contract Review

Name and address of site:	Outdoor Activities, Victoria Buildings, Queen street, 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:	01 March 2017		
Environmental Essentials Project No.	p-242572		
Project Manager:	Iain McCart		
Lead Surveyor[s]:	Patrick O Neill	Signature	
Report technically reviewed by:	Jacquelyn Hay	Signature	
Report issue date:	15 March 2017		

3. Introduction and scope of works

- 3.1 Falkirk Council - Development Services commissioned Environmental Essentials Ltd to undertake a Management Survey of:
Outdoor Activities, Victoria Buildings, Queen street, FK2 7AF
- 3.2 Initial site observations:
One storey unit.
- 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 form 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
Outdoor Activities	Floor 0 - Electrics (012)	No access within live electrics.
Outdoor Activities	Floor 0 - Electrics (013)	No access within live electrics.
Outdoor Activities	Floor 0 - General comments (000)	Plasterboard ceilings. Plaster to brick, timber, plasterboard and modern ceramic walls. Timber, concrete, quarry tile and vinyl flooring. Timber doors, frames and skirtings. Timber windows and frames. Modern sanitary ware.
Outdoor Activities	Floor 1 - Roof void (017)	Timber pitched roof. MMMF, timber and plasterboard flooring. Limited access due to excessive storage.
Outdoor Activities	Floor 99 - Externals (018)	Timber roof. Timber wall cladding. Brick walls. Timber windows and doors. Timber canopy. Cast iron rainwater goods. Timber soffits and fascia.


Appendix B - Survey Results


Service Type	Management Survey		
Project number	p-242572	Surveyors	Patrick O Neill
Client	Falkirk Council - Development Services	Survey date	01 March 2017
Site Address	Outdoor Activities, Victoria Buildings, Queen street, FK2 7AF	Analyst	Carrie McKechnie
		Analysis date	13 March 2017


	Sample No	Building	Floor	Analysis
	p-242572/001	Outdoor Activities	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	001 - Entrance - 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-242572/002	Outdoor Activities	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	001 - Entrance - Brown 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-242572/003	Outdoor Activities	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	003 - Equipment store - Insulating board panel behind heater	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-242572/004	Outdoor Activities	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	004 - Bike store - Ceramic wall tile adhesive	Adhesive	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-242572/005	Outdoor Activities	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	004 - Bike store - Bituminous coating below sinks	Adhesive	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-242572/006	Outdoor Activities	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	009 - Male wash - Cistern	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	Medium Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-242572/007	Outdoor Activities	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	012 - Electrics - Bitumen cable wrap	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-242572/008	Outdoor Activities	Ground Floor	Amosite Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	013 - Electrics - Insulating board ceiling tiles	Insulating board	2 m ²	Asbestos insulating board
	Product type	Condition	Surface Treatment	Asbestos type
	2	1	2	2
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
7	-	7	Medium Access	
Recommended action	Remedial – Encapsulate and then monitor condition.			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-242572/009	Outdoor Activities	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	018 - Externals - Window mastic	Mastics	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-242572/010	Outdoor Activities	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	018 - Externals - Roof covering	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	Difficult Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-242572/As 001	Outdoor Activities	Ground Floor	Strongly Presumed No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	015 - File room - Grey vinyl floor covering	Vinyl Floor	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	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-242572/As 001	Outdoor Activities	Ground Floor	Strongly Presumed No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	016 - Office - Grey vinyl floor covering	Vinyl Floor	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	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-242572/As 001	Outdoor Activities	Ground Floor	Strongly Presumed No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	003 - Equipment store - Grey vinyl floor covering	Vinyl Floor	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	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-242572/As 001	Outdoor Activities	Ground Floor	Strongly Presumed No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	002 - Lounge - Grey vinyl floor covering	Vinyl Floor	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	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-242572/As 002	Outdoor Activities	Ground Floor	Strongly Presumed No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	015 - File room - Brown vinyl floor covering	Vinyl Floor	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	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-242572/As 002	Outdoor Activities	Ground Floor	Strongly Presumed No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	016 - Office - Brown vinyl floor covering	Vinyl Floor	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	Easy Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-242572/As 004	Outdoor Activities	Ground Floor	Strongly Presumed No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	005 - Drying room - Ceramic wall tile adhesive	Adhesive	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	Difficult Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-242572/As 004	Outdoor Activities	Ground Floor	Strongly Presumed No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	006 - Changing room - Ceramic wall tile adhesive	Adhesive	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	Difficult Access	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-242572/As 007	Outdoor Activities	Ground Floor	Strongly Presumed No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	013 - Electrics - Bitumen cable wrap	Bituminous products	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	-			

Appendix C - Bulk Analysis Results



CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate No:	p-242572	Issue date:	15 March 2017
Page:	1 of 2	Samples Taken:	01 March 2017
Client:	Falkirk Council - Development Services	Sampled by:	Patrick O'Neill
Address:	Abbotsford House Davids Loan Falkirk FK2 7YZ	Date analysed:	13 March 2017
		Analysed by:	Carrie McKechnie
		Laboratory:	Lab L2
		Site:	Outdoor Activities Victoria Buildings Queen street FK2 7AF

Sample No. [Lab Ref]	Site location:	Asbestos type detected:	Material typical of:
001	0 - 001 Entrance - Grey vinyl floor covering	No asbestos detected	Non-asbestos material
002	0 - 001 Entrance - Brown vinyl floor covering	No asbestos detected	Non-asbestos material
003	0 - 003 Equipment store - Insulating board panel behind heater	No asbestos detected	Non-asbestos material
004	0 - 004 Bike store - Ceramic wall tile adhesive	No asbestos detected	Non-asbestos material
005	0 - 004 Bike store - Bituminous coating below sinks	No asbestos detected	Non-asbestos material
006	0 - 009 Male wash – Cistern	No asbestos detected	Non-asbestos material
007	0 - 012 Electrics - Bitumen cable wrap	No asbestos detected	Non-asbestos material
008	0 - 013 Electrics - Insulating board ceiling tiles	Amosite Chrysotile	Asbestos insulating board

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: Jacquelyn Hay

Position: Deputy Quality Manager

Signed:

Midland Office (Lab L1) - Unit 3 Arlington Court, Silverdale Enterprise Park, Newcastle under Lyme, Staffordshire, ST5 6SS. Tel: 0845 456 9953.

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NB - "Laboratory: Mobile" indicates material sample analysis undertaken within the UKAS Accredited Mobile Laboratory Facility.



CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate No:	p-242572	Issue date:	15 March 2017
Page:	2 of 2	Samples Taken:	01 March 2017
Client:	Falkirk Council - Development Services	Sampled by:	Patrick O'Neill
Address:	Abbotsford House Davids Loan Falkirk FK2 7YZ	Date analysed:	13 March 2017
		Analysed by:	Carrie McKechnie
		Laboratory:	Lab L2
		Site:	Outdoor Activities Victoria Buildings Queen street FK2 7AF

Sample No. [Lab Ref]	Site location:	Asbestos type detected:	Material typical of:
009	99 - 018 Externals - Window mastic	No asbestos detected	Non-asbestos material
010	99 - 018 Externals - Roof covering	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: Jacquelyn Hay

Position: Deputy Quality Manager

Signed:

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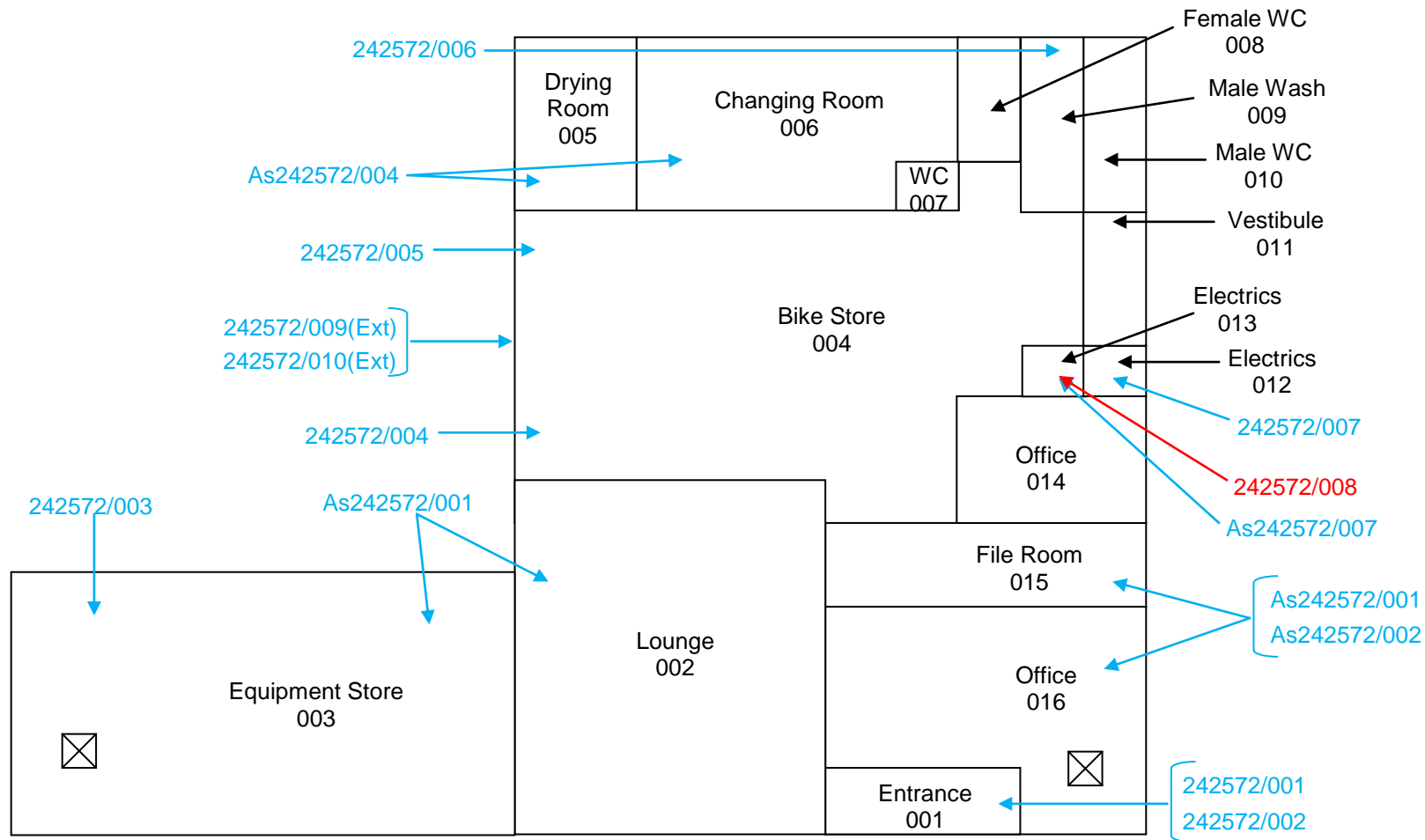
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Appendix D - Plans



Ground Floor

Roof void - 017
External - 018

Not to Scale

Client:	Project:	Surveyors:
Falkirk Council - Development Services	P-242572	PON
Site:	Survey Date:	Drawn By:
Outdoor Activities	01/03/17	TTS - JG

➔ Asbestos Sample Location
 ➔ Non Asbestos Sample Location
 ➔ Asbestos Removed Location

+ Wall Intrusion
 ○ Ceiling Intrusion
 ✕ Floor Intrusion
 ⊠ Duct/Void access
 ▨ Areas of No Access
 ■ Specified Area

Page 1 of 1

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.