

Combined Survey, Risk Assessment and
Management Procedure for ACM's

Survey

Survey commissioned by: S.J. Gartside Property Management Services
of
The Estate Office
Cocker Avenue
Poulton Business Park
Lancashire

For and on behalf of
AMOC Ltd
of
4th Floor, St. Paul's Gate,
22-24 New Street,
St. Helier,
Jersey.
JE1 4TR
Channel Islands

Effective date of duty: February 1, 2015

Inspection by: Steven Gartside

Property: Unit C, Furness Drive, Poulton-le-Fylde.

Conditions: Warm and dry

General: All references to the property are made as if viewed from the front of the property.

Description: Built 2001.
Single storey, open plan, traditional brick cavity construction to a height of 2.m with metal cladding above, portal frame supporting fibre cement roofing sheets.

Heating: Oil burner in main warehouse

Included areas All

Excluded areas None

Date of Inspection: June 6, 2016

Date of Report: March 24, 2017

Notes:

Declaration

The surveyor has declared an interest in the property, in that he is the managing agent for the landlord/owner and receives a commission based income from securing tenants and collecting rents.

Aims

The survey has been conducted on an impartial basis at a time when the property is vacant and the landlord/owner has a duty of care under Regulation 4 of the "Control of Asbestos at Work Regulations 2002".

The aim of the survey is to locate and assess all instances of ACM's within and upon the property and to provide the information by way of written report, to permit the landlord/owner to (i) manage any risk reported, (ii) provide to any contractor undertaking repairs to the property a copy of the report and (iii) co-operate with any future tenant assuming the obligation of 'duty-holder' by way of contract, by providing a copy of the report.

Availability

The report will be available at anytime to any person either by way of a physical document or electronic document as a pdf. The original report will be maintained at the managing agents office(s) and will be updated according to the recommendations of the report itself.

Plans & Documentation

There are no plans available for the property, although the surveyor has a full knowledge of the construction and history of the property.

Plans were not produced within the process of survey, the layout and construction of the property is sufficiently simple to ensure that description alone is adequate to properly identify any part of it.

The previous duty holder was unable to provide a copy of any previous survey or risk assessment.

Method

The survey and report were prepared using the procedures set out in the document 'MDHS 100'

Type

The survey conducted was of type 1 (Presumptive)

The elimination of any materials as ACM's as a result of a Type 2 (sampling & analysis) survey is considered to be unlikely, any benefits to the landlord/owner through elimination would be minimal for the foreseeable future and would likely be reversed by the costs of a Type 2 survey.

Access

The property is of an open plan construction, the purpose of the property is rental and is constructed to a basic design to be fitted out by any occupying tenant in line with the requirement of their trade. As such there were no materials that presented a problem of access to the surveyor and all materials were inspected.

Process

Following an initial inspection of all materials within and upon the property and with consideration for the age of the property, a short list of materials that may be ACM's was established.

Possible ACM's were then thoroughly inspected and the following information was recorded:

- Location
- Extent
- Product Type
- Level of Identification
- Asbestos Type
- Accessibility
- Amount of Damage or Deterioration
- Surface Treatment
- Material Assessment Score
- Risk Category
- Other information

Reporting

Within the report the surveyors conclusions for each material is discussed in the context of this information. In summary a table containing required information is provided.

Conclusions

Asbestos is presumed and therefore should be regarded as present in the following products:-

1. Outer roof sheets

The **outer roof sheets** are located over the lining sheets (which are a polyurethane foam type material) and are visible only from outside the building, the entire roof surface is considered to be of the same product, it was noted that one sheet to the front elevation will need replacement/patching when the flue associated with the oil burning heater is removed. The common reference to this product is big six fibre cement roof sheeting. The sheeting is corrugated at six inch intervals providing strength to the sheeting.

As the property was constructed in 2001, the fibre cement board will be re-enforced with nylon strand rather than asbestos since asbestos contain roof sheets were not used by the contractor that built this property after 1997.

ACM look-a-likes

The following materials were initially identified as possible ACM's, either because of their appearance or they are known to be materials that could have contained ACM's.

None

Photographs



Risk Assessment

Survey

The survey has located no ACM's and as such there is no risk at the subject property.

ACM's are limited to fibre cement outer roof sheeting and are situated at a high level, generally inaccessible with day to day use of the property. The risk has been assessed as very low.