Asbestos Survey for

London Borough of Waltham Forest

at

Selwyn Junior School
Cavendish Road
Chingford
London
E4 9NG

TABLE OF CONTENTS

Names and Addresses

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Instructing Party:

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Site Full Name:

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E4 9NG

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SECTION ONE SURVEY OBJECTIVES

Survey Objectives

1 To carry out an asbestos location survey MDHS 100 - Type 2 survey of the following areas: Ground Floor of Selwyn and Cavendish Buildings and External Areas.

This survey was carried out on the 25th January 2006 by Lenny Gilmore and Richard Larwill.

2 To ascertain the presence of asbestos based materials as instructed by the client.

3 Type 1: Location and assessment survey (Presumptive Survey).
The purpose of the survey is to locate, as far as reasonably practicable, the presence and extent of any suspect asbestos containing materials in the building and assess their condition. No samples have been collected for analysis, identifications by visual inspection only. All areas have been accessed and inspected as far as reasonably practicable. All materials which can reasonably be expected to contain asbestos have been presumed to contain asbestos and assessed as such.

Type 2: Standard sampling, identification and assessment survey. (Sampling Survey).
The purpose and procedures used in this survey are the same as for Type 1, except that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect asbestos containing materials found, are collected and analysed to confirm asbestos type and content. Where the materials sampled are found to contain asbestos, other similar homogeneous materials used in the same way in the building, have been presumed to contain asbestos.

Type 3: Full Access Sampling and Identification Survey (Pre-demolition / Major Refurbishment Surveys).
This type of survey is used to locate and describe, as far as reasonably practicable, all asbestos containing materials (ACMs) in the building and may involve destructive inspection, as necessary, to gain access to all areas. A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs made. The survey is designed to be used as a basis for tendering the removal of ACMs from the building prior to demolition of major refurbishment works.

4 The essence of the survey was to investigate all areas, within the scope of the survey, to inspect the nature and condition of existing pipe work insulation, boarding and other suspected asbestos materials, to gain access above the suspended ceilings to view the ceiling void (where present) and to identify and record the location of all asbestos materials found during the survey.

5 To produce a report to identify areas of known or suspected asbestos materials.
To include a materials and priority assessment for each individual asbestos sample / inspection in accordance with the Control of Asbestos at Work Regulations.

6 To provide the basic information from which an effective asbestos management plan can be instigated.
To provide a basis for an asbestos register for the site.

7 To highlight the requirement for urgent action to reduce the risk of exposure to asbestos fibres.

8 To create an awareness that other asbestos materials may be present but not found and which should be added to the register when identified.

9 Report Authorised By ……

Date……..

SECTION TWO SITE DESCRIPTION

Site Description

The site consisted of the following areas:

Fibrous Materials Present - But Not Sampled and Presumed to be Non-Asbestos

Floor Name	*Room-Area*	*Insulation*	*Boarding*	*CeilingTile*	*Other*
Cavendish Building - Ground F	Head Teachers Office	☐	☐	☐	
	Main Office	☐	☐	☐	
	Paper Room	☐	☐	☐	
	Store 1	☐	☐	☐	
	Office	☐	☐	☐	
	Medical Room	☐	☐	☐	
	Entrance Lobby	☐	☐	☐	
	Disabled Toilet	☐	☐	☐	
	Staff Room	☐	☐	☐	
	Female Toilet 1	☐	☐	☐	
	Main Hall	☐	☐	☐	
	Cloak Area 1	☐	☐	☐	
	Female Toilet 2	☐	☐	☑	
	Male Toilet 1	☐	☐	☑	
	Cloak Area 2	☐	☐	☑	
	Classroom 1	☐	☐	☐	
	Classroom 2	☐	☐	☐	
	Classroom 3	☐	☐	☐	
	Classroom 4	☐	☐	☐	
	Classroom 5	☐	☐	☐	
	Classroom 6	☐	☐	☐	

Site Description

Floor Name	Room-Area	Insulation	Boarding	CeilingTile	Other
Selwyn Building - Ground Floor	Female Toilet 1	☐	☐	☐	
	Caretakers Office	☐	☐	☐	
	Corridor	☐	☐	☐	
	Female Toilet 2	☐	☐	☐	
	Main Hall	☐	☐	☐	
	Classroom 1	☐	☐	☐	
	Classroom 2	☐	☐	☐	
	Art Room	☐	☐	☐	
	Male Toilet 1	☐	☐	☐	
	Office 1	☐	☐	☐	
	PE Store	☐	☐	☐	
	Store	☐	☐	☐	
	Office 2	☐	☐	☐	
	Shower Room	☐	☐	☐	
	Classroom 3	☐	☐	☐	
	Music Room	☐	☐	☐	
	Male Toilet 2	☐	☐	☑	
	Classroom 4	☐	☐	☐	
	Classroom 5	☐	☐	☐	
	Classroom 6	☐	☐	☐	
	Classroom 7	☐	☐	☐	
	Main Boiler Room	☑	☑	☐	Pipe & Watertank Insulation Supalux Ceiling Panel

Floor Name	Room-Area	Insulation	Boarding	CeilingTile	Other
Selwyn Building - Basement	Boiler Room	☑	☑	☐	Pipework Insulation
	Store Room	☐	☐	☐	
	Oil Store	☐	☐	☐	

Site Description

Floor Name	*Room-Area*	*Insulation*	*Boarding*	*CeilingTile*	*Other*
Selwyn Building - Mobile Unit	Entrance Lobby	☐	☑	☐	Fibre Board Ceiling Panels
	Cloak Room	☐	☑	☐	Fibre Board Ceiling Panels
	Classroom1	☐	☑	☐	Fibre Board Ceiling Panels
	Cupboard 1	☐	☑	☐	Fibre Board Ceiling Panels
	Classroom 2	☐	☑	☐	Fibre Board Ceiling Panels
	Cupboard 2	☐	☑	☐	Fibre Board Ceiling Panels
	Classroom 3	☐	☐	☐	
	Store	☐	☐	☐	

Floor Name	*Room-Area*	*Insulation*	*Boarding*	*CeilingTile*	*Other*
External	Roof	☐	☐	☐	

INACCESSIBLE AREAS:

Building (and/or) Floor Level	*Room/Area (and/or) Component*
Cavendish Building - Ground Floor	Main Hall - No Access To High Level Ceiling
Cavendish Building - Ground Floor	Cloak Area 1 - No Access To High Level Ceiling
Cavendish Building - Ground Floor	Cloak Area 1 - No Access Through Loft Hatch
Cavendish Building - Ground Floor	No Acccess To High Level Ceilings In Classrooms 1-5
Selwyn Building - Ground Floor	Main Hall - No Access To High Level Ceiling
Selwyn Building - Ground Floor	No Acccess To High Level Ceilings In Classrooms 1-7
Selwyn Building - Ground Floor	Limited Access To Main Boiler Room
Selwyn Building - Basement	Oil Store - No Access (stock in the way of the door)
Selwyn Building - Basement	Store Room - Limited Access (due to stock)
Mobile Unit - Ground Floor	No Access Behind Mobile Unit (fenced off)
External	Roof - Limited Access

SECTION THREE SURVEY TECHNIQUE

Survey Technique

1 Each room / area was viewed for materials suspected to contain asbestos and representative samples taken for confirmation. Individual ceiling tiles were removed (where possible) and existing access hatches used to gain access to the ceiling voids and service ducts.

2 Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition.

3 Photographs were taken at all sample / inspection locations (unless otherwise stated).

4 All collected samples are analysed by an independent UKAS accredited laboratory.

5 Asbestos Bulk Sample Analysis is conducted using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light. (Based on HSE Publication MDHS 77).

6 This survey was carried out in accordance with the 'in - house' method documented in Procedure 001 and M.D.H.S. 100 current version at the time of the survey issue date.

7 All the recommendations described in this report are based upon assumptions made after consideration of the material assessment alone.
Due consideration should be given by the Duty Holder (under the Control of Asbestos at Work Regulations) to the priority assessment of the material to generate the risk assessment. Recommendations should be reviewed for suitability for each circumstance, However, statutory authorities or other bodies, could require amendments based on local knowledge, change in legislation, change in use or other specific criteria.

8 There were no deviations from the standard methods used.

SECTION FOUR SURVEY CAVEAT

Survey Caveat

1 This report is based upon a non-destructive inspection of an unfamiliar site

2 During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during other activities.
For reasons set out in this report, the report cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

3 All samples collected on site have been analysed and the results detailed in this report.

4 Debris / residue from previous asbestos removal projects may well be present in some areas i.e. plant rooms, ducts etc.
It must be recognised that asbestos removal techniques have greatly improved over the years following the introduction of more stringent legislation laying down enforceable guidelines, e.g. The Control of Asbestos at Work Regulations.
Asbestos removal prior to the introduction of this regulation would not be of today's standards, and there for debris / residue may be present beneath new coverings.
General asbestos debris / residue does not form part of this survey, however all good intentions are made for its discovery.

5 Where asbestos containing materials have been presumed / detected, it is possible that past degradation (or future deterioration) may contaminate localised areas.
The presence or extent of any such contamination cannot be visually identified or assessed without the use of Airborne Fibre Monitoring and Swab Sampling techniques etc... being employed.
This exercise would require a separate instruction / visit and would be subject to further cost implications, unless originally instructed as part of the survey.

6 We recommend that samples be taken of suspect materials which may be uncovered within the listed areas or within the areas of the site that were not included in this survey.

7 Aspect Contracts (Asbestos) Ltd cannot accept any liability for loss, injury, damage or penalty due to errors or omissions within this report, nor can they be held responsible for any damage caused due to sampling procedures utilised during the course of the survey.
Due to the nature and necessity of sampling for asbestos (type 2 & 3 surveys only) some residual risk is un avoidable, but will be limited to that necessary for the collection of the samples).

SECTION FIVE SURVEY NOTES

Survey Notes

1 Access could not be gained to several areas of the site, for example:-
Sealed or inaccessible loft spaces
Beneath fitted carpets/flooring
Areas, which have been bricked up or blocked off.

2 Whilst every effort was made to locate the presence of asbestos based materials, it proved difficult in some places due to:-
In-filling, alteration and refurbishment work which have taken place in the past. Asbestos which may be under of hidden from view by other materials which have been used for over-cladding.

3 It is possible that asbestos debris and asbestos boarding are present and have been missed by the survey team due to inaccessibility and the survey time constraints. Care must therefore be adopted, especially when carrying out refurbishment or demolition works. If suspect materials are uncovered then additional sampling should be undertaken.

4 Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding, none other than those detailed were found. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos panels) have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.

5 No air monitoring was carried out whilst the survey was undertaken.
Care was taken not to cause disturbance of fibre or contamination of clean surfaces.

6 This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.

7 Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition.

8 Installations that are suspected to contain asbestos but have not been inspected internally for reasons of safety (e.g. live electrical switchgear, power cables etc) or because it would entail destructive procedures that may effect the functional integrity of the item (e.g. fire doors) have been documented and a generic material/priority assessment applied.

9 Use has been made of both asbestos and non-asbestos materials in close proximity to one another. Caution must therefore be adopted when disturbing areas of mixed materials and all should be treated as asbestos.

10 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

11 The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.

12 Switchgear, equipment, fire door, machinery, ducting gaskets etc were not moved, opened up or examined for the purpose of this investigation except where hatches were available. However, a reference will be made in this report (if applicable) to such items if they were suspected to contain asbestos.

Survey Notes

13 The presence of Asbestos materials is evident within the building in a range of different uses. A survey of this duration cannot discover every individual location.

14 Samples taken from floor tiles (or similar materials) may include a bitumastic adhesive as part of the sample. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample unless otherwise stated.

15 Samples taken from certain materials contain only trace asbestos content which may not be uniform throughout the material e.g.. Textured Coatings, Artex etc. It is therefore possible for two or more samples from the same material to produce different analysis results. Care must be taken when Interpreting these results and the subsequent recommendations within this report. Where any doubt exists the material should be regarded as an asbestos containing material and treated as such until proven otherwise.

16 Areas above a three metre height will not be examined unless safe access is provided by others. No inspection was made to any part of the premises that required specialist access equipment other than stepladders. Any requirements for specialist access equipment has been excluded unless otherwise stated.

17 As part of the asbestos management plan all asbestos containing materials identified during this survey may be labelled with approved asbestos warning labels (A Labels) to prevent accidental damage. The process and extent of labelling will have been agreed with the client prior to this survey and would be the subject of a separate visit.

18 Future refurbishment work may disturb or damage asbestos containing materials. These materials should be suitably assessed and may require removal by a Licensed Asbestos Removal Contractor prior to such works.

19 Should any demolition works be undertaken all asbestos materials that are liable to be disturbed must be removed under controlled conditions prior to the commencement of demolition procedures.

20 It is possible that asbestos gaskets or seals may be present between flanges or joints but have not been identified during the survey due to inaccessibility or from being concealed by other materials. This likelihood should be considered and allowance should be made and due care taken during refurbishments or demolition works.

21 During demolition / refurbishment works if any suspicious materials thought to contain asbestos are located, and not included in this report, the report author should be contacted. The suspect material will be sampled by a qualified person, and taken for analysis to an independent UKAS accredited laboratory. Work should not continue on or near this material until the analysis results have been obtained, and the appropriate action taken.

22 Under no circumstance must any work with asbestos be undertaken without an assessment of work as detailed in Regulation 6 of the Control of Asbestos at Work Regulations. All work must be conducted in accordance with the Control of Asbestos at Work Regulations.

23 The report may be used as an initial asbestos register to which any later discoveries should be added. Its findings will instigate programming of the asbestos management plan

SECTION SIX SURVEY RECOMMENDATIONS

Survey Recommendations

1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. MDHS100 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totalled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in MDHS100 considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage;
Surface treatment;
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

Those with a score between 7 and 9 are regarded as medium risk;

Materials with a score between 5 and 6 are low risk; and

Scores of 4 or less are very low risk.

Priority Assessment and Algorithm

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. Management priority must be determined by carrying out a risk assessment which will also take into account factors such as:

Maintenance activity;
Occupant activity;
Likelihood of disturbance;
Human exposure potential.

THE RISK ASSESSMENT INCLUDES A MATERIAL ASSESSMENT AND A PRIORITY ASSESSMENT.

THE MATERIAL ASSESSMENT LOOKS AT THE TYPE AND CONDITION OF THE ACM AND THE EASE WITH WHICH IT WILL RELEASE FIBRES IF DISTURBED.

THE PRIORITY ASSESSMENT LOOKS AT THE LIKELIHOOD OF SOMEONE DISTURBING THE ACM.

The risk assessment can only be carried out with detailed knowledge of all the above. Although a surveyor may have some of the information which will contribute to the risk assessment and may be part of an assessment team, you, as the duty holder under CAW, are required to make the risk assessment, using the information given in the survey report and your detailed knowledge of the activities carried out within your premises. The risk assessment will form the basis of the management plan, so it is important that it is accurate.

MAINTENANCE ACTIVITY
The first and most important factor which must be taken into consideration is the level of maintenance activity likely to be taking place in an area. Maintenance trades such as plumbers and electricians are the group who the duty to manage is primarily trying to protect. There are two types of maintenance activity, planned and unplanned. Planned work can be assessed and carried out using procedures and controls to reduce exposure to asbestos. Unplanned work requires the situation to be dealt with as found and the controls that can be applied may be more limited. The frequency of maintenance activities also need to be taken into account in deciding what management action is appropriate.

OCCUPANT ACTIVITY
The activities carried out in an area will have an impact on the risk assessment. When carrying out a risk assessment the main type of use of an area and the activities taking place within it should be taken into account. For example a little used storeroom or an attic will rarely be accessed and so any asbestos is unlikely to be disturbed. At the other end of the scale, in a warehouse lined with asbestos insulating board panels, with frequent vehicular movements, the potential for disturbance of ACMs is reasonably high and this would be a significant factor in the risk assessment. As well as the normal everyday activities taking place in an area, any secondary activities will need to be taken into account.

LIKELIHOOD OF DISTURBANCE
The two factors that will determine the likelihood of disturbance are the extent or amount of the ACM and its accessibility/vulnerability. For example, asbestos soffits outdoors are generally inaccessible without the use of ladders or scaffolding, are unlikely to be disturbed. The asbestos cement roof of a hospital ward is also unlikely to be disturbed, but its extent would need to be taken into account in any risk assessment. However if the same ward had asbestos panels on the walls they would be much more likely to be disturbed by trolley/bed movements.

HUMAN EXPOSURE POTENTIAL
The human exposure potential depends on three factors: the number of occupants of an area, the frequency of use of the area, and the average time each area is in use. For example, a school boiler room is likely to be unoccupied, but may be visited daily for a few minutes. The potential for exposure is much less than say in a classroom lined with asbestos insulating board panelling, which is occupied daily for six hours by 30 pupils and a teacher.

PRIORITY ASSESSMENT ALGORITHMS
Taking all these factors into account in a logical, consistent manner is difficult. Using an algorithm will help you to produce priority assessments that have taken the factors into account in a consistent way. The number of factors relevant at any one site needs to be carefully considered, as the more factors included in an algorithm, the lower the influence of the most important risk factors becomes, and this may produce anomalies. For this reason it is recommended that the number of factors that are scored is limited to four, the same as the number of factors in the material assessment. There is no single set of factors that can be recommended that will apply equally to all types of premises. Therefore four general headings have been used and one or more factors can be taken into account and averaged under each heading to suit the circumstances. If you choose to use more than one factor under a general heading, then average the scores under that heading, rounding up where necessary.

Survey Recommendations

2

MATERIAL ASSESSEMENT
The material assessment looks at the type and condition of the asbestos containing material and the ease with which it will release fibres if disturbed.

The material assessment is produced by the application of the following algorithm.

Product Type (or debris from product)
1 Point - Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement
2 Points - Asbestos insulating board, millboard, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos felt paper
3 Points - Thermal insulation (eg: pipe and boiler lagging) sprayed asbestos, loose asbestos, asbestos mattresses and packing

Extent of Damage / Deterioration
0 Points - Good condition: no visible damage
1 Point - Low damage; a few scratches or surface marks; broken edges on boards, tiles etc
2 Points - Medium damage: significant breakage or materials or several small areas where asbestos has been damaged revealing loose asbestos fibres
3 Points - High damage or demolition of materials, sprays and thermal insulation. Visible asbestos debris

Surface Treatment
0 Points - Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
1 Point - Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
2 Points - Unsealed asbestos insulating board, or encapsulated laggings and sprays
3 Points - Unsealed lagging and sprays

Asbestos Type
1 Point - Chrysotile
2 Points - Amphibole asbestos excluding crocidolite
3 Points - Crocidolite

Survey Recommendations

3 PRIORITY ASSESSEMENT

The priority assessment looks at the likelihood of someone disturbing the asbestos containing material. The responsibility of this assessment rests with the client, being the duty holder under the Control of Asbestos at Work Regulations 2002.

The priority assessment is produced by the application of the following algorithm.

Normal Occupant Activity (main type of activity in area)
0 Points - Rare disturbance activity (e.g. little used store room)
1 Point - Low disturbance activities (e.g. office type activity
2 Points - Periodic disturbance (e.g. industrial or vehicular activity which may contact asbestos containing material
3 Points - High levels of disturbance (e.g. fire door with asbestos insulating board sheet in constant use
Secondary activities for area - As above

Likelihood of Disturbance
Location
0 Points - Outdoors
1 Point - Large rooms or well-ventilated areas
2 Points - Rooms up to 100m2
3 Points - Confined spaces

Accessibility
0 Points - Usually inaccessible or unlikely to be disturbed
1 Point - Occasionally likely to be disturbed
2 Points - Easily disturbed
3 Points - Routinely disturbed

Extent/amount
0 Points - Small amount or items (e.g. strings, gaskets)
1 Point - Less of equal to 10m2 or less or equal to 10m pipe run
2 Points - Greater than 10m2 or less or equal to 50m2 or Greater than 10m to less of equal to 50m pipe run
3 Points - Greater than 50m2 or Greater than 50m pipe run

Human Exposure Potential (number of occupants)
0 Points - None
1 Point - 1 to 3
2 Points - 4 to 10
3 Points - Greater than 10

Frequency of use or area
0 Points - Infrequent
1 Point - Monthly
2 Points - Weekly
3 Points - Daily

Average time area is in use
0 Points - Less than 1 hour
1 Point - Greater than 1 hour and less than 3
2 Points - Greater than 3 and less than 6
3 Points - Greater than 6

Survey Recommendations

Maintenance Activity
Type of maintenance activity
0 Points - Minor disturbance (e.g. possibility of contact when gaining access
1 Point - Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling
2 Points - Medium disturbance (e.g. lift one of two asbestos insulating board ceiling tiles to access a valve)
3 Points - High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)

Frequency of maintenance activity
0 Points - asbestos containing material unlikely to be disturbed for maintenance
1 Point - Less or equal to 1 per year
2 Points - Greater than 1 per year
3 Points - Less than 1 per month

4 The scores from the material assessment (i.e. the condition of the ACM or presumed ACM) are added to the scores of the priority assessment (the likelihood of disturbance), to give the overall risk assessment. Risk assessment scores for different ACMs can then be compared to develop your action plan. In many circumstances the scores will be similar, making decisions more difficult. For example a boiler house with asbestos pipe work insulation in poor condition may get the same or similar risk assessment score to an office with asbestos insulating board in reasonably good condition. This is simply because the ACM in the boiler house received a higher score than the ACM in the office because the ACM in the boiler house was in poor condition. However, the priority assessment for the office will get a higher score than the boiler house since the office is occupied more often. Add the scores together for the material and priority assessments, and you get similar scores. If this is the case then you may decide that the office needs doing first because it is used daily. On the other hand you may decide that the poor condition of the ACM in the boiler house means that it should be done first. If the office was a classroom, the young age of the occupants may be a deciding factor. Algorithms are provided to help you, but they are best guesses and will often require you to make your own additional judgements.

5 The recommendations shown in this report are based solely on the Material Assessment for each individual Asbestos Containing Material.

Aspects have made a judgement on your behalf for the Priority Assessment, this should be audited and checked by the Duty Holder for validity.

Should the duty holder require further consultation or assistance with the validation of the priority assessment, this would be subject to an additional visit / cost.

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**01**
Product:	Paper		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Heads Room	Identification:	Identified
Area:	Cavendish Building	Quantity:	25 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		

Asbestos ?	Yes	Material Risk Score:	6
Date:	25 January 2006	Material Risk Band:	Low Risk
		Priority Risk Score:	3
Next Inspection:	27 July 2006		

Action: Label and Manage

Material Comments: Asbestos Paper (ceiling tile lining)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**02**
Product:	Floor tile		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Paper Room	Identification:	Identified
Area:	Cavendish Building	Quantity:	20 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	4
Date:	25 January 2006	Material Risk Band:	Very Low Risk
Next Inspection:	25 January 2007	Priority Risk Score:	5
Action:	Manage only		

Material Comments:	Asbestos Floor Tiles

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**03**
Product:	Bitumen Pad		
Floor:	Ground Floor	Asbestos Type:	NADIS
Room:	Staff Room	Identification:	Identified
Area:	Cavendish Building	Quantity:	
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	No	Material Risk Score:	0
Date:	25 January 2006	Material Risk Band:	NADIS
Next Inspection:	Not Applicable	Priority Risk Score:	N/A

Action: No Action Required

Material Comments: NADIS - Bitumen Pad (beneath sink)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**04**
Product:	Cistern		
Floor:	Ground Floor	Asbestos Type:	Amosite
Room:	Female Toilet 1	Identification:	Identified
Area:	Cavendish Building	Quantity:	2 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		

Asbestos ?	Yes	Material Risk Score:	4
Date:	25 January 2006	Material Risk Band:	Very Low Risk
		Priority Risk Score:	3
Next Inspection:	25 January 2007		

Action: Label and Manage

Material Comments: Asbestos Toilet Cisterns (x2)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**05**
Product:	Cistern		
Floor:	Ground Floor	Asbestos Type:	Amosite
Room:	Female toilet 2	Identification:	Identified
Area:	Cavendish Building	Quantity:	5 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		

Asbestos ?	Yes	Material Risk Score:	4
Date:	25 January 2006	Material Risk Band:	Very Low Risk
		Priority Risk Score:	3
Next Inspection:	25 January 2007		

Action: Label and Manage

Material Comments: Asbestos Toilet Cisterns (x5)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**06**
Product:	Cistern		
Floor:	Ground Floor	Asbestos Type:	Amosite
Room:	Male Toilet 1	Identification:	Identified
Area:	Cavendish Building	Quantity:	2 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		

Asbestos ?	Yes	Material Risk Score:	4
Date:	25 January 2006	Material Risk Band:	Very Low Risk
		Priority Risk Score:	3
Next Inspection:	25 January 2007		

Action: Label and Manage

Material Comments: Asbestos Toilet Cistern (x2)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**07**
Product:	Paper		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Cloak Area 1	Identification:	Identified
Area:	Cavendish Building	Quantity:	12 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	6
Date:	25 January 2006	Material Risk Band:	Low Risk
Next Inspection:	27 July 2006	Priority Risk Score:	2

Action: Label and Manage

Material Comments: Asbestos Paper (ceiling tile linings)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**08**
Product:	Paper		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Cloak Area 1	Identification:	Identified
Area:	Cavendish Building	Quantity:	12 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	8
Date:	25 January 2006	Material Risk Band:	Medium Risk
Next Inspection:	25 April 2006	Priority Risk Score:	2

Action: Label and Manage

Material Comments: Asbestos Paper (ceiling tile linings, also present to skylights)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**09**
Product:	Cement Boarding		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Classroom 1	Identification:	Identified
Area:	Cavendish Building	Quantity:	2 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	4
Date:	25 January 2006	Material Risk Band:	Very Low Risk
Next Inspection:	25 January 2007	Priority Risk Score:	8

Action: Requires Encapsulation and Manage

Material Comments: Asbestos Cement Board (shelves to wall x2)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**10**
Product:	Cement Boarding		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Class Room 2	Identification:	Identified
Area:	Cavendish Building	Quantity:	2 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes		
Date:	25 January 2006		
Next Inspection:	27 July 2006		

Material Risk Score:	5
Material Risk Band:	Low Risk
Priority Risk Score:	8

Action: Requires Encapsulation, Label and Manage

Material Comments: Asbestos Cement Board (shelves to wall x2)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**11**
Product:	Cement Boarding		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Classroom 5	Identification:	Identified
Area:	Cavendish Building	Quantity:	<1 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	4
Date:	25 January 2006	Material Risk Band:	Very Low Risk
Next Inspection:	25 January 2007	Priority Risk Score:	4

Action: Requires Encapsulation, Label and Manage

Material Comments: Asbestos Board (infill panel above door)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**12**
Product:	Cistern		
Floor:	Ground Floor	Asbestos Type:	Amosite
Room:	Female Toilet 1	Identification:	Identified
Area:	Selwyn Building	Quantity:	5 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		

Asbestos ?	Yes	Material Risk Score:	4
Date:	25 January 2006	Material Risk Band:	Very Low Risk
		Priority Risk Score:	3
Next Inspection:	25 January 2007		

Action: Label and Manage

Material Comments: Asbestos Toilet Cisterns (x5)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**13**
Product:	Paper		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Female Toilet 1	Identification:	Identified
Area:	Selwyn Building	Quantity:	40 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	6
Date:	25 January 2006	Material Risk Band:	Low Risk
Next Inspection:	27 July 2006	Priority Risk Score:	2

Action: Label and Manage

Material Comments: Asbestos Paper (ceiling tile linings, also present in skylights and in female toilet 2)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**14**
Product:	Paper		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Corridor	Identification:	Identified
Area:	Selwyn Building	Quantity:	45 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	6
Date:	25 January 2006	Material Risk Band:	Low Risk
Next Inspection:	27 July 2006	Priority Risk Score:	2

Action: Label and Manage

Material Comments: Asbestos Paper - (ceiling tile linings, also present in skylights)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**15**
Product:	Floor tile		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Corridor	Identification:	Identified
Area:	Selwyn Building	Quantity:	30 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	3
Date:	25 January 2006	Material Risk Band:	Very Low Risk
Next Inspection:	25 January 2007	Priority Risk Score:	6
Action:	Manage only		

Material Comments:	Asbestos Floor Tiles

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**16**
Product:	Paper		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Caretakers Office	Identification:	Identified
Area:	Selwyn Building	Quantity:	10 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	6
Date:	25 January 2006	Material Risk Band:	Low Risk
Next Inspection:	27 July 2006	Priority Risk Score:	3

Action: Label and Manage

Material Comments: Asbestos Paper (ceiling tile linings)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**17**
Product:	Cistern		
Floor:	Ground Floor	Asbestos Type:	Amosite
Room:	Male Toilet 1	Identification:	Identified
Area:	Selwyn Building	Quantity:	1 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		

Asbestos ?	Yes	Material Risk Score:	4
Date:	25 January 2006	Material Risk Band:	Very Low Risk
		Priority Risk Score:	3
Next Inspection:	25 January 2007		

Action: Label and Manage

Material Comments: Asbestos Toilet Cistern

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**18**
Product:	Rope		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Art Room	Identification:	Identified
Area:	Selwyn Building	Quantity:	10 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	6
Date:	25 January 2006	Material Risk Band:	Low Risk
Next Inspection:	27 July 2006	Priority Risk Score:	3

Action: Manage only

Material Comments: Asbestos Rope (skylight glazing rope)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**19**
Product:	Cistern		
Floor:	Ground Floor	Asbestos Type:	Amosite
Room:	Male Toilet 2	Identification:	Identified
Area:	Selwyn Building	Quantity:	4 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		

Asbestos ?	Yes	Material Risk Score:	4
Date:	25 January 2006	Material Risk Band:	Very Low Risk
		Priority Risk Score:	3
Next Inspection:	25 January 2007		

Action: Label and Manage

Material Comments: Asbestos Toilet Cisterns (x4)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**20**
Product:	Durasteel		
Floor:	Basement	Asbestos Type:	Amosite & Chrysotile
Room:	Boiler Room	Identification:	Identified
Area:	Selwyn Building	Quantity:	1 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	5
Date:	25 January 2006	Material Risk Band:	Low Risk
Next Inspection:	27 July 2006	Priority Risk Score:	2

Action: Requires Encapsulation, Label and Manage

Material Comments: Asbestos Durasteel (door to oil store)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**21**
Product:	Bitumen Pad		
Floor:	Ground Floor	Asbestos Type:	NADIS
Room:	Classroom 1	Identification:	Identified
Area:	Mobile Unit	Quantity:	
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	No		
Date:	25 January 2006		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required

Material Comments: NADIS - Bitumen Pad (beneath sink)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**22**
Product:	Bitumen Pad		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Classroom 2	Identification:	Identified
Area:	Mobile Unit	Quantity:	<1 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes		
Date:	25 January 2006		
Next Inspection:	25 January 2007		

Material Risk Score:	3
Material Risk Band:	Very Low Risk
Priority Risk Score:	4

Action: Label and Manage

Material Comments: Asbestos Bitumen Pad (beneath sink)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**23**
Product:	Bitumen Pad		
Floor:	Ground Floor	Asbestos Type:	NADIS
Room:	Classroom 3	Identification:	Identified
Area:	Mobile Unit	Quantity:	
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	No	Material Risk Score:	0
Date:	25 January 2006	Material Risk Band:	NADIS
Next Inspection:	Not Applicable	Priority Risk Score:	N/A

Action: No Action Required

Material Comments: NADIS - Bitumen Pad (beneath sink)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**24**
Product:	Textured Coating		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	Classroom 3	Identification:	Identified
Area:	Mobile Unit	Quantity:	100 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes		
Date:	25 January 2006		
Next Inspection:	25 January 2007		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	5

Action: Label and Manage

Material Comments: Asbestos Textured Coating (ceiling also presnt in store)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**25**
Product:	Boarding		
Floor:	Ground Floor	Asbestos Type:	Amosite & Chrysotile
Room:	External	Identification:	Identified
Area:	Selwyn Building	Quantity:	2 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	6
Date:	25 January 2006	Material Risk Band:	Low Risk
Next Inspection:	27 July 2006	Priority Risk Score:	N/A
Action:	Requires Encapsulation, Label and Manage		

Material Comments:	Asbestos Board (porch ceiling panel)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**26**
Product:	Boarding		
Floor:	Ground Floor	Asbestos Type:	Amosite & Chrysotile
Room:	External	Identification:	Identified
Area:	Selwyn Building	Quantity:	2 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	6
Date:	25 January 2006	Material Risk Band:	Low Risk
Next Inspection:	27 July 2006	Priority Risk Score:	N/A

Action: Requires Encapsulation, Label and Manage

Material Comments: Asbestos Board (porch ceiling panel)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**27**
Product:	Cement Boarding		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	External	Identification:	Identified
Area:	Cavendish Building	Quantity:	10 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes	Material Risk Score:	4
Date:	25 January 2006	Material Risk Band:	Very Low Risk
Next Inspection:	25 January 2007	Priority Risk Score:	1

Action: Manage only

Material Comments: Asbestos Cement Board (infill panels at roof level x8)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**28**
Product:	Boarding		
Floor:	Ground Floor	Asbestos Type:	Amosite & Chrysotile
Room:	External	Identification:	Identified
Area:	Cavendish Building	Quantity:	2 m2
Surveyor Name:	Lenny Gilmore and Richard Larwill		

Asbestos ?	Yes	Material Risk Score:	6
Date:	25 January 2006	Material Risk Band:	Low Risk
Next Inspection:	27 July 2006	Priority Risk Score:	N/A

Action: Requires Encapsulation, Label and Manage

No Picture Available

Material Comments: Asbestos Board (porch ceiling panel)

Sample Inspection Record

Site Address:	Selwyn Junior School, Cavendish Road, Chingford, London, E4 9NG	Client Name:	London Borough of Waltham Forest
		Project Number:	C13064/04/(B)

Survey Type:	T 2	Sample/Inspection Number:	**29**
Product:	Debris		
Floor:	Ground Floor	Asbestos Type:	Chrysotile
Room:	External	Identification:	Identified
Area:	Selwyn Building	Quantity:	<1 Lm
Surveyor Name:	Lenny Gilmore and Richard Larwill		
Asbestos ?	Yes		
Date:	25 January 2006		
Next Inspection:	25 April 2006		

Material Risk Score:	9
Material Risk Band:	Medium Risk
Priority Risk Score:	N/A

Action: Requires Removal

Material Comments: Asbestos Debris (rope, loose on flat roof)

SECTION EIGHT MATERIAL ASSESSMENT SCHEDULE

Material Assessment

Site Name: Selwyn Junior School

Project Number: C13064/04/(B)

Area: **Cavendish Building**

Sample Number	Sample Date	Floor	Room	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Risk Score	Material Risk Band	Recommended Action
01	25/01/06	Ground Floor	Heads Room	2	1	2	1	6	Low Risk	Label and Manage
02	25/01/06	Ground Floor	Paper Room	1	2	0	1	4	Very Low Risk	Manage only
03	25/01/06	Ground Floor	Staff Room	0	0	0	0	0	NADIS	No Action Required
04	25/01/06	Ground Floor	Female Toilet 1	1	1	0	2	4	Very Low Risk	Label and Manage
05	25/01/06	Ground Floor	Female toilet 2	1	1	0	2	4	Very Low Risk	Label and Manage
06	25/01/06	Ground Floor	Male Toilet 1	1	1	0	2	4	Very Low Risk	Label and Manage
07	25/01/06	Ground Floor	Cloak Area 1	2	1	2	1	6	Low Risk	Label and Manage
08	25/01/06	Ground Floor	Cloak Area 1	2	3	2	1	8	Medium Risk	Label and Manage
09	25/01/06	Ground Floor	Classroom 1	1	1	1	1	4	Very Low Risk	Requires Encapsulation and Manage
10	25/01/06	Ground Floor	Class Room 2	1	2	1	1	5	Low Risk	Requires Encapsulation, Label and Manage
11	25/01/06	Ground Floor	Classroom 5	1	1	1	1	4	Very Low Risk	Requires Encapsulation, Label and Manage
27	25/01/06	Ground Floor	External	1	1	1	1	4	Very Low Risk	Manage only
28	25/01/06	Ground Floor	External	2	1	1	2	6	Low Risk	Requires Encapsulation, Label and Manage

Material Assessment

Site Name: Selwyn Junior School

Project Number: C13064/04/(B)

Area: **Mobile Unit**

Sample Number	Sample Date	Floor	Room	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Risk Score	Material Risk Band	Recommended Action
21	25/01/06	Ground Floor	Classroom 1	0	0	0	0	0	NADIS	No Action Required
22	25/01/06	Ground Floor	Classroom 2	1	1	0	1	3	Very Low Risk	Label and Manage
23	25/01/06	Ground Floor	Classroom 3	0	0	0	0	0	NADIS	No Action Required
24	25/01/06	Ground Floor	Classroom 3	1	1	1	1	4	Very Low Risk	Label and Manage

Material Assessment

Site Name: Selwyn Junior School

Project Number: C13064/04/(B)

Area: **Selwyn Building**

Sample Number	Sample Date	Floor	Room	Product Type	Extent of Damage	Surface Treatment	Asbestos Type	Material Risk Score	Material Risk Band	Recommended Action
12	25/01/06	Ground Floor	Female Toilet 1	1	1	0	2	4	Very Low Risk	Label and Manage
13	25/01/06	Ground Floor	Female Toilet 1	2	1	2	1	6	Low Risk	Label and Manage
14	25/01/06	Ground Floor	Corridor	2	1	2	1	6	Low Risk	Label and Manage
15	25/01/06	Ground Floor	Corridor	1	1	0	1	3	Very Low Risk	Manage only
16	25/01/06	Ground Floor	Caretakers Office	2	1	2	1	6	Low Risk	Label and Manage
17	25/01/06	Ground Floor	Male Toilet 1	1	1	0	2	4	Very Low Risk	Label and Manage
18	25/01/06	Ground Floor	Art Room	2	1	2	1	6	Low Risk	Manage only
19	25/01/06	Ground Floor	Male Toilet 2	1	1	0	2	4	Very Low Risk	Label and Manage
20	25/01/06	Basement	Boiler Room	1	1	1	2	5	Low Risk	Requires Encapsulation, Label and Manage
25	25/01/06	Ground Floor	External	2	1	1	2	6	Low Risk	Requires Encapsulation, Label and Manage
26	25/01/06	Ground Floor	External	2	1	1	2	6	Low Risk	Requires Encapsulation, Label and Manage
29	25/01/06	Ground Floor	External	3	3	2	1	9	Medium Risk	Requires Removal

SECTION NINE PRIORITY ASSESSMENT SCHEDULE

Priority Assessment

Note: Scores are averaged for each parameter to obtain risk score

Site Name: Selwyn Junior School

Project Number: C13064/04/(B)

Area: **Cavendish Building**

Sample Number	Sample Date	Floor	Room	Normal Occupant Activity		Likelihood of Disturbance			Human Exposure Potential			Maintenance Activity		Priority Risk Score
				Main Activity	Secondary Activity	Location	Accessibility	Extent / Amount	Number of Occupants	Frequency of Use	Average Time in Use	Type	Frequency	
01	25/01/06	Ground Floor	Heads Room	0	0	2	0	2	1	3	3	0	0	3
02	25/01/06	Ground Floor	Paper Room	2	0	2	3	2	0	3	0	0	0	5
04	25/01/06	Ground Floor	Female Toilet 1	1	0	2	1	1	0	3	1	0	0	3
05	25/01/06	Ground Floor	Female toilet 2	1	0	2	1	1	0	3	1	0	0	3
06	25/01/06	Ground Floor	Male Toilet 1	1	0	2	1	1	0	3	1	0	0	3
07	25/01/06	Ground Floor	Cloak Area 1	0	0	2	0	2	0	3	0	0	0	2
08	25/01/06	Ground Floor	Cloak Area 1	0	0	2	0	2	0	3	0	0	0	2
09	25/01/06	Ground Floor	Classroom 1	3	0	2	2	1	3	3	3	0	0	8
10	25/01/06	Ground Floor	Class Room 2	3	0	2	2	1	3	3	3	0	0	8
11	25/01/06	Ground Floor	Classroom 5	0	0	2	0	1	3	3	3	0	0	4
27	25/01/06	Ground Floor	External	0	0	0	0	2	0	0	0	0	0	1
28	25/01/06	Ground Floor	External	0	0	0	0	1	0	0	0	0	0	0

Priority Assessment

Note: Scores are averaged for each parameter to obtain risk score

Site Name: Selwyn Junior School

Project Number: C13064/04/(B)

Area: Mobile Unit

Sample Number	Sample Date	Floor	Room	Normal Occupant Activity		Likelihood of Disturbance			Human Exposure Potential			Maintenance Activity		Priority Risk Score
				Main Activity	Secondary Activity	Location	Accessibility	Extent / Amount	Number of Occupants	Frequency of Use	Average Time in Use	Type	Frequency	
22	25/01/06	Ground Floor	Classroom 2	0	0	2	0	1	3	3	3	0	0	4
24	25/01/06	Ground Floor	Classroom 3	0	0	2	0	3	3	3	3	0	0	5

Priority Assessment

Note: Scores are averaged for each parameter to obtain risk score

Site Name: Selwyn Junior School

Project Number: C13064/04/(B)

Area: Selwyn Building

Sample Number	Sample Date	Floor	Room	Normal Occupant Activity		Likelihood of Disturbance			Human Exposure Potential			Maintenance Activity		Priority Risk Score
				Main Activity	Secondary Activity	Location	Accessibility	Extent / Amount	Number of Occupants	Frequency of Use	Average Time in Use	Type	Frequency	
12	25/01/06	Ground Floor	Female Toilet 1	1	0	2	1	1	0	3	1	0	0	3
13	25/01/06	Ground Floor	Female Toilet 1	0	0	2	0	2	0	3	1	0	0	2
14	25/01/06	Ground Floor	Corridor	0	0	2	0	2	0	3	0	0	0	2
15	25/01/06	Ground Floor	Corridor	3	0	2	3	2	0	3	0	0	0	6
16	25/01/06	Ground Floor	Caretakers Office	0	0	2	0	2	1	3	2	0	0	3
17	25/01/06	Ground Floor	Male Toilet 1	1	0	2	1	1	0	3	1	0	0	3
18	25/01/06	Ground Floor	Art Room	0	0	2	0	2	3	3	1	0	0	3
19	25/01/06	Ground Floor	Male Toilet 2	1	0	2	1	1	0	3	1	0	0	3
20	25/01/06	Basement	Boiler Room	0	0	2	0	1	0	2	0	0	0	2
25	25/01/06	Ground Floor	External	0	0	0	0	1	0	0	0	0	0	0
26	25/01/06	Ground Floor	External	0	0	0	0	1	0	0	0	0	0	0
29	25/01/06	Ground Floor	External	0	0	0	0	0	0	0	0	0	0	0

SECTION TEN BULK ANALYSIS IDENTIFICATION REPORT

Spectra Analysis
Services Ltd

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Client:	ASPECT CONTRACTS (ASBESTOS) LTD		
Address:	**SURVEY DIVISION** ASPECT HOUSE HONYWOOD ROAD BASILDON, ESSEX SS14 3DS	Analysis Report No.	SAS/06/1945
Attention:	MR S HARVEY	Report Date.	02.02.06
Site Address:	SELWYN JUNIOR SCHOOL CAVENDISH ROAD CHINGFORD, LONDON	Site Ref No.	C13064-04
Date sample taken:	25.01.06	Page No:	1 Of 3
Date sample received:	30.01.06	No. of Samples:	29
Date of Analysis:	02.02.06	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Spectra Analysis Services Limited "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSG 248.
If samples have been DELIVERED the site address and actual sample location or sample type is as given by the client at the time of delivery. Spectra Analysis Services Limited are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstance Spectra Analysis Services Limited cannot be held responsible for the interpretation of the results shown. Spectra Analysis takes responsibility of information reported when samples are taken by a staff member of Spectra Analysis, however the sampling undertaken falls outside the scope of our accreditation and is not an accredited test.

SAS SAMPLE No.	CLIENT SAMPLE No.	Sample Location / Sample Type	Fibre Type Detected
1	1	CAVENDISH BUILDING - GROUND FLOOR – HEADS ROOM – PAPER	CHRYSOTILE
2	2	CAVENDISH BUILDING - GROUND FLOOR – PAPER ROOM - FLOOR TILE	CHRYSOTILE - FLOOR TILE & BITUMEN
3	3	CAVENDISH BUILDING - GROUND FLOOR – STAFF ROOM - BITUMEN PAD	NADIS
4	4	CAVENDISH BUILDING - GROUND FLOOR – FEMALE TOILET 1 – CISTERN	AMOSITE
5	5	CAVENDISH BUILDING - GROUND FLOOR – FEMALE TOILET 2 – CISTERN	AMOSITE
6	6	CAVENDISH BUILDING - GROUND FLOOR – MALE TOILET 1 – CISTERN	AMOSITE
7	7	CAVENDISH BUILDING - GROUND FLOOR – CLOAK AREA 1 – PAPER	CHRYSOTILE
8	8	CAVENDISH BUILDING - GROUND FLOOR – CLOAK AREA 1 – PAPER	CHRYSOTILE
9	9	CAVENDISH BUILDING - GROUND FLOOR – CLASSROOM 1 – BOARDING	CHRYSOTILE
10	10	CAVENDISH BUILDING - GROUND FLOOR – CLASSROOM 2 – BOARDING	CHRYSOTILE
11	11	CAVENDISH BUILDING - GROUND FLOOR – CLASSROOM 5 – BOARDING	CHRYSOTILE
12	12	SELWYN BUILDING - GROUND FLOOR – FEMALE TOILET 2 - CISTERN	AMOSITE

KEY: NADIS - No Asbestos Detected in Sample

All samples will be retained for a minimum of 6 Months

Analysed by:	D. KELLY	Authorised signatory:	
		Print name:	MISS. J. LEWIS

BULK 002- VER 6 20 OCT 05-QCM

2 Olympic Business Centre, Paycocke Road, Basildon, Essex SS14 3EX
Air Monitoring: Tel: 01268 272928/955 Fax: 01268 272985 Bulk Laboratory: Tel: 01268 534380 Fax: 01268 534977
Email: enquiries@spectra-analysis.co.uk Web: www.spectra-analysis.co.uk

Spectra Analysis
Services Ltd

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Client:	ASPECT CONTRACTS (ASBESTOS) LTD		
Address:	**SURVEY DIVISION** ASPECT HOUSE HONYWOOD ROAD BASILDON, ESSEX SS14 3DS	Analysis Report No.	SAS/06/1945
Attention:	MR S HARVEY	Report Date.	02.02.06
Site Address:	SELWYN JUNIOR SCHOOL CAVENDISH ROAD CHINGFORD, LONDON	Site Ref No.	C13064-04
Date sample taken:	25.01.06	Page No:	2 Of 3
Date sample received:	30.01.06	No. of Samples:	29
Date of Analysis:	02.02.06	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Spectra Analysis Services Limited "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSG 248.
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SAS SAMPLE No.	CLIENT SAMPLE No.	Sample Location / Sample Type	Fibre Type Detected
13	13	SELWYN BUILDING - GROUND FLOOR – FEMALE TOILET 1 – PAPER	CHRYSOTILE
14	14	SELWYN BUILDING - GROUND FLOOR – CORRIDOR – PAPER	CHRYSOTILE
15	15	SELWYN BUILDING - GROUND FLOOR – CORRIDOR - FLOOR TILE	CHRYSOTILE – TILE & BITUMEN
16	16	SELWYN BUILDING - GROUND FLOOR – CARETAKERS OFFICE – PAPER	CHRYSOTILE
17	17	SELWYN BUILDING - GROUND FLOOR – MALE TOILET 1 – CISTERN	AMOSITE
18	18	SELWYN BUILDING - GROUND FLOOR – ART ROOM – ROPE	CHRYSOTILE
19	19	SELWYN BUILDING - GROUND FLOOR – MALE TOILET 2 – CISTERN	AMOSITE
20	20	SELWYN BUILDING – BASEMENT – BOILER ROOM – BOARDING	AMOSITE – CHRYSOTILE
21	21	MOBILE UNIT - GROUND FLOOR – CLASSROOM 1 - BITUMEN PAD	NADIS
22	22	MOBILE UNIT - GROUND FLOOR – CLASSROOM 2 - BITUMEN PAD	CHRYSOTILE
23	23	MOBILE UNIT - GROUND FLOOR – CLASSROOM 3 - BITUMEN PAD	NADIS
24	24	MOBILE UNIT - GROUND FLOOR – CLASSROOM 3 - TEXTURED COATING	CHRYSOTILE

KEY: NADIS - No Asbestos Detected in Sample

All samples will be retained for a minimum of 6 Months

Analysed by:	D. KELLY	Authorised signatory:	
		Print name:	MISS. J. LEWIS

BULK 002- VER 6 20 OCT 05-QCM

2 Olympic Business Centre, Paycocke Road, Basildon, Essex SS14 3EX
Air Monitoring: Tel: 01268 272928/955 Fax: 01268 272985 Bulk Laboratory: Tel: 01268 534380 Fax: 01268 534977
Email: enquiries@spectra-analysis.co.uk Web: www.spectra-analysis.co.uk

Spectra Analysis
Services Ltd

CERTIFICATE FOR IDENTIFICATION OF ASBESTOS FIBRES

Client:	ASPECT CONTRACTS (ASBESTOS) LTD		
Address:	**SURVEY DIVISION** ASPECT HOUSE HONYWOOD ROAD BASILDON, ESSEX SS14 3DS	Analysis Report No.	SAS/06/1945
Attention:	MR S HARVEY	Report Date.	02.02.06
Site Address:	SELWYN JUNIOR SCHOOL CAVENDISH ROAD CHINGFORD, LONDON	Site Ref No.	C13064-04
Date sample taken:	25.01.06	Page No:	3 Of 3
Date sample received:	30.01.06	No. of Samples:	29
Date of Analysis:	02.02.06	Obtained:	DELIVERED

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using Spectra Analysis Services Limited "in house" method of transmitted/polarised light microscopy and centre stop dispersion staining, based on HSG 248.
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SAS SAMPLE No.	CLIENT SAMPLE No.	Sample Location / Sample Type	Fibre Type Detected
25	25	SELWYN BUILDING – EXTERNAL – BOARDING	AMOSITE - CHRYSOTILE
26	26	SELWYN BUILDING – EXTERNAL – BOARDING	AMOSITE – CHRYSOTILE
27	27	CAVENDISH BUILDING – EXTERNAL – BOARDING	CHRYSOTILE
28	28	SELWYN BUILDING – EXTERNAL – BOARDING	AMOSITE – CHRYSOTILE
29	29	SELWYN BUILDING – EXTERNAL - DEBRIS	CHRYSOTILE

KEY: NADIS - No Asbestos Detected in Sample

All samples will be retained for a minimum of 6 Months

Analysed by:	D. KELLY	Authorised signatory:	
		Print name:	MISS. J. LEWIS

BULK 002- VER 6 20 OCT 05-QCM

2 Olympic Business Centre, Paycocke Road, Basildon, Essex SS14 3EX
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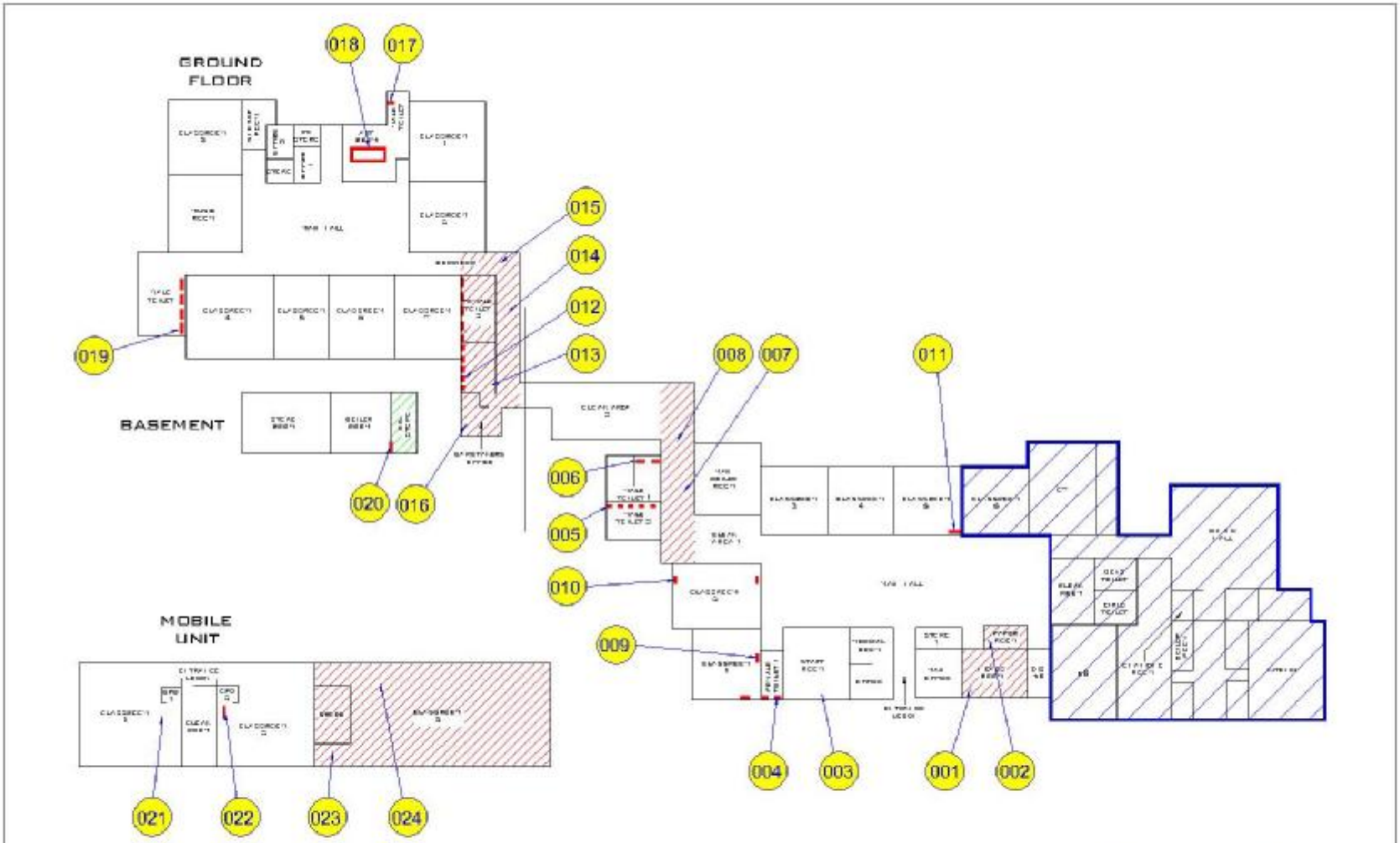
Email: enquiries@spectra-analysis.co.uk Web: www.spectra-analysis.co.uk

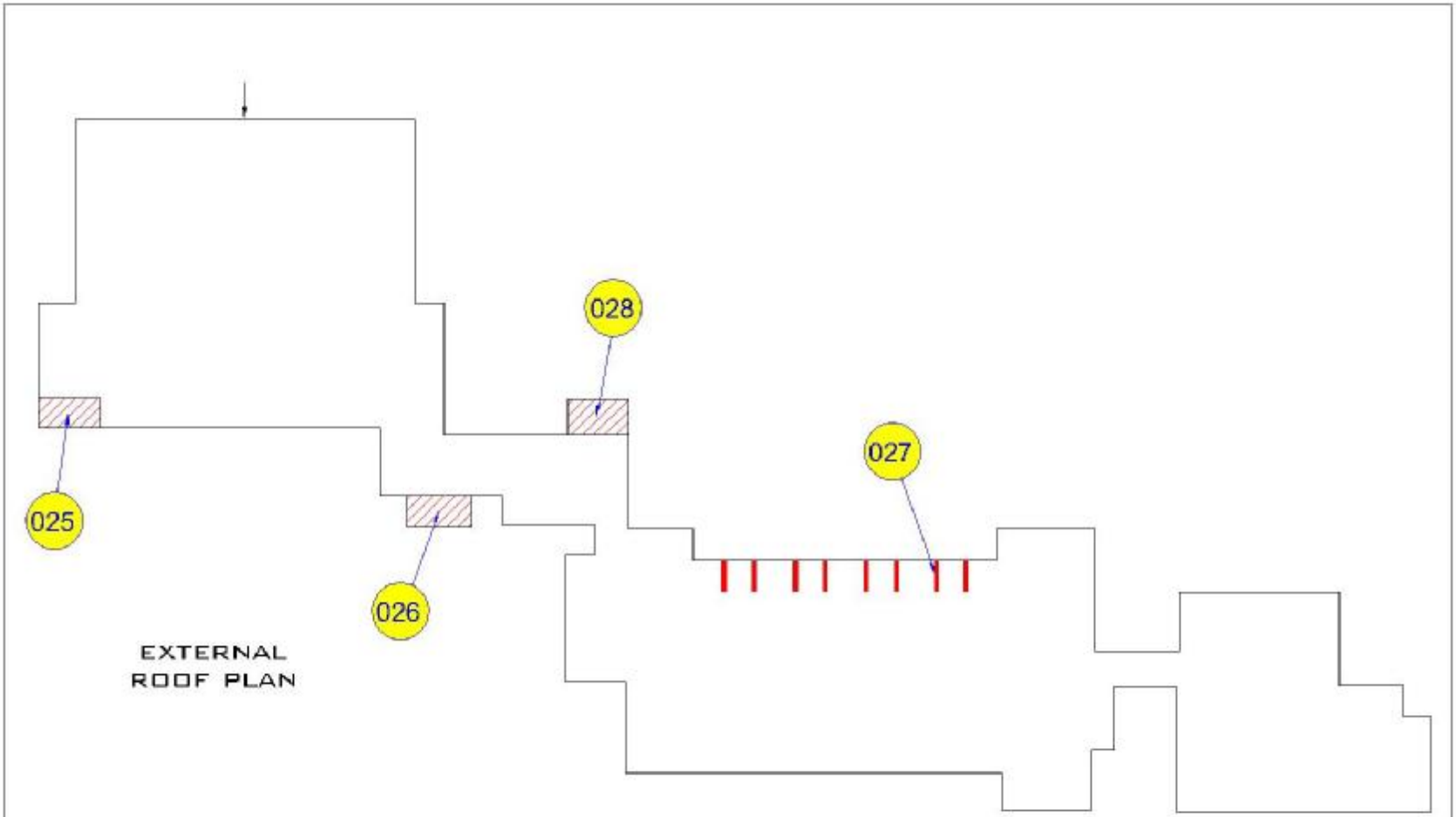
SECTION ELEVEN LOCATION DRAWINGS



Client	London Borough of Waltham Forest
Site Address	Selwyn Junior School, Cavendish Road, Chingford, London
Aspect Drawing No.	C13084/04
Date of Survey/Inspection	25/01/08
Surveyors	L Gillmore & L Harvey
	PAGE 1 of 2 Not to Scale

Inspection Reference Location =
Asbestos Present =
Inaccessible Areas =
Not Within Scope of Survey =

ASPECT



Client	London Borough of Waltham Forest
Site Address	Selwyn Junior School, Cavendish Road, Chingford, London
Aspect Drawing No.	C13084/04
Date of Survey/Inspection	28/01/08
Surveyors	L Gillmore & L Harvey
	PAGE 2 of 2 Not to Scale

Inspection Reference Location =

Asbestos Present =

Inaccessible Areas =

Not Within Scope of Survey =

ASPECT