

Asbestos Survey Report



Client **Gloucestershire County Council**
Site Ref **Boiler Room**
Address **Stroud Library
Lansdown
Stroud
GL5 1BB**
Report Date **27 April 2009**
Report Issue Date **06 May 2009**
Report Reference **CWE/MM/GCC/SLBR/270409**
Survey Type **3**



*Asbestos
Consultancy Practice*

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CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Section A

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CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Report Details

Site Address	Stroud Library (Boiler Room), Lansdown, Stroud, GL5 1BB
Client	Gloucestershire County Council
Client Contact	Mr Paul Reynolds
Client Address	Corporate Building Services, Resources Directorate, Shire Hall, Westgate Street, Gloucester, GL1 2TG
Client Ref	N/A
Survey Date	27 April 2009
Report Reference	CWE/MM/GCC/SLBR/270409
Survey Carried Out By	Mr M McKitterick
Analytical Laboratory	AC&MS Ltd – Bulk Sample Analysis
Report Issue Date	06 May 2009

Document Prepared by

Technical Manager **A Trott**

Document QA checked by

Quality Assurance Manager **A Attarid**



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Introduction

This report details the findings of an asbestos survey commissioned by the client. The main aim and objectives of the survey were as follows:

- To identify areas where asbestos is present
- To identify the type and extent of asbestos material where present
- To assess the state of repair and condition of asbestos containing materials in order to provide a material risk assessment

Unless otherwise stated the survey was conducted in order to enable compliance with regulation 4 of The Control of Asbestos Regulations 2006. All work was conducted with strict adherence to documented in-house procedures (QSD/P/R/4/MAR/06), the current MDHS 100 methodology, together with our standard terms and conditions.

The scope of work requested was limited to the areas identified by the client.

A written report, including recommendations and photographic data, has been submitted by Surveying Consultant(s) of CWE Services Limited.

Where the client made site plans available for this survey we have, where possible, incorporated them into this report. Where site plans were not made available by the client for this survey, CWE have produced outline plans of the areas surveyed for the purposes of this report.

This report only relates to the situation on the day of the site visit and cannot take into account subsequent changes in circumstances.

Site Details

- A Building type**
Boiler House
- B Approx age of construction**
-
- C Number of floors/levels**
One
- D Building construction type**
Brick

Please note: The information detailed in items B & D have been supplied by the client or clients representative. CWE cannot take responsibility for inaccuracies of the supplied information



CWE Services Limited
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Damery Works
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Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
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Survey Type

The nature of this survey was of an inspection at accessible locations, as stated in the guidelines produced by the Health and Safety Executive, MDHS 100, "Surveying, sampling and assessment of asbestos-containing materials". A summary of these is available below.

The survey type conducted, forming this report, is indicated by the tick in the appropriate box in the section below.

Survey Type	Survey Scope
Type 1 Location and assessment survey (presumptive survey)	The purpose of the Type 1 survey is to locate the presence, extent and condition of suspect ACMs within a building. The survey defers the need to sample suspect ACMs until a later time (e.g. prior to demolition or major refurbishment). The Duty Holder bears the potential additional cost for the management of some non-asbestos containing materials presumed to contain asbestos. All areas should be accessed as far as reasonably practicable or must be presumed to contain asbestos. Any materials that can reasonably be expected to contain asbestos must be strongly presumed to contain asbestos. All other materials where expectations of their asbestos content may be lower will be presumed to contain asbestos. All presumed and strongly presumed items must be assessed, treated as containing asbestos and reviewed accordingly.
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 ACM found are collected and analysed to confirm or refute the Surveyor's judgment. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos. Less homogeneous materials will require a greater number of samples. The number should be sufficient for the surveyor to make an assessment of whether asbestos is or is not present. Sampling may take place simultaneously with the survey or, as in the case of some larger surveys, can be carried out as a separate exercise after the Type 1 survey is completed.
✓ Type 3 Comprehensive 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 ACMs in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A comprehensive 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 or major refurbishment so <u>the survey does not assess the condition of the asbestos</u> , other than to note areas of damage or where additional asbestos debris may be expected to be present.



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Survey Methodology

The survey methodology is indicated by the tick in the appropriate box next to the survey type.

Survey Type	Survey Scope
Type 1 Location and assessment survey (presumptive survey)	All accessible areas within the site as indicated by the client have been inspected in order to determine the presence of asbestos containing materials. The Surveyor(s) have accomplished all tasks necessary to identify asbestos containing materials as far as is reasonably practicable. The inspection included, but was not necessarily limited to, the following: ○ A thorough on-site visual inspection. During the inspection, the Surveyor(s) identified and quantified suspected ACMs. ○ All areas of homogenous material have been identified, based upon previous experience of laboratory bulk analysis results. ○ Identified all locations where ACMs may be present but cannot be inspected, with the reason it could not be inspected. ○ Completing a Survey Summary Form of suspect ACMs, whether later proven to contain asbestos or not.
Type 2 Standard Sampling, Identification and Assessment Survey (sampling survey)	The survey methodology for this type of survey is as above, together with the following: ○ Where the Surveyor(s) suspected a material containing asbestos, a sample was taken for analysis. ○ The samples were chosen as being representative of the material under investigation. ○ All sampling was undertaken following the HSE guidance note MDHS 100, causing the minimum possible disruption and potential risk to the health of building occupants and visitors. ○ All bulk sample analysis, swab sample analysis and air reassurance testing (if applicable) was carried out by a UKAS Accredited laboratory.
✓ Type 3 Comprehensive Access Sampling and Identification Survey (pre-demolition / major refurbishment Surveys)	The survey methodology for this type of survey is as above, together with the following: ○ The Surveyor(s) assessed the risk of fibre release before carrying out the survey. ○ Investigation was carried out incorporating the shadow vac technique using an H type vacuum in order to minimise potential fibre release. ○ Where fibre release was assessed to be of sufficiently high risk, a polythene enclosure was erected and suitable PPE utilised.



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Limitations of the Survey

General

This report contains findings based upon initial visual inspection during the course of the survey. All reasonable efforts were made to identify the presence of materials containing asbestos within the surveyed areas.

Asbestos is sometimes concealed within the fabric of buildings or within sealed building voids, so it is not always possible to regard the findings in any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during any alteration, refurbishment or demolition works.

Areas of reported “**no access**” have attempted to be re-accessed on one further occasion, if the survey duration was of two days or more. No further access attempt has been made for surveys of one day or less. For all types of survey where “**no access**” is reported, outlining the reasons why access was not available indicates that the area specified was not accessible at the time of the survey. The client's attention is drawn to the possibility that further ACMs may be in the area and consequently caution should be applied. Areas not identified in this report should be considered as **not accessed**. Further investigation may be required to these areas.

Where the Surveyor(s) identified **actual** or **presumed** asbestos containing material, no further inspection behind such material was possible. No account has been made for materials located behind unknown voids and spaces. Should the presumed or identified material be subsequently proven not to contain asbestos following bulk sample analysis, then further inspection work should be conducted at the formal request of the client.

The quantification stated in this report, are based on the Surveyor's estimates. They are intended to indicate approximate size and volume of asbestos based material and should not be used for contractual purposes alone. A further site visit may be prudent, for estimation/contractual purposes.

Manufactured products containing asbestos have been extremely diverse. CWE have done all that is reasonably practicable to identify such materials. Certain decorative coatings and plasters may contain very small quantities of asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired or patched at different times. It is, therefore, possible that any “Artex” samples taken may not be representative of the entire coating. Recent research suggests that, in some cases, the fibres may have diameters below 0.1µm. These may not be visible by the optical microscopy method described in HSE publications HSG248.



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
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Specific

Unless specifically requested by the client and agreed by CWE, access to the following has not been achieved.

Heights above 2.5 metres

We have not inspected any areas requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless requested in writing by the client. Unless stated and agreed by prior arrangement, no access above 2.5 metres has been made. External access to a property has been limited to 2.5 metres from ground level.

Fragile or pitched roof structures

Inspection has not been undertaken on pitched roofs. Flat roofs with little or no edge protection have only been inspected as far as deemed safe. No access has been made closer than 2.5 metres from exposed edges.

Open sewers or drains

Areas such as open sewers or drains that have a known biological hazard, together with the potential for fast flowing water, etc, have not been inspected.

Areas of chemical or biological hazard

Inspection within such areas that have a known chemical or biological hazard have not been inspected, unless at CWE's agreement. Full training and protective equipment is supplied by the client.

Confined spaces or areas of potential hazard

Representative access only has been made to risers, ducts above slab level and boxing, where the anticipated hazard and level of risk from the process of inspection is sufficiently low enough to proceed. We have not reported on concealed spaces, flues, ducts, voids or any similarly enclosed areas, which would have necessitated the use of specialist equipment or tools.

Service ducts with no visible means of access

Inspection has not been undertaken to any service ducts or similar voids that exist within the fabric of the building where the extent or presence is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

Lift, hoist machinery and open shafts

Lifts, lift shafts, hoists or similar which require the attendance of a specialist engineer have not been inspected without a competent engineer being present. These areas are excluded from the report. The provision and arrangement of such specialist engineers are at the expense of the client. Access within plant, machinery and other similar fixtures and fittings has not been attempted, unless by prior agreement of CWE and the client.



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Specific (continued)

Live machinery, including lift machinery and escalators

Inspection of electrical systems and subsystems etc has not been attempted if the Surveyor(s) were unsure as to their state of isolation. All electrical systems which require inspection by the client require confirmation that the electrical system has been isolated by a competent person (for example, an electrical engineer).

Enclosed floor voids, ceiling voids and similar spaces – (Included within Type 3 Survey)

Unless requested by the client, inspection to areas that may have caused damage to decoration, fixtures, fittings or the structure, have been excluded from the survey. CWE is unable to report on any asbestos that may be present in these areas. No responsibility is accepted for the presence of asbestos in voids (under floor, floor, wall or ceiling) other than those opened up during the investigation.

Areas beneath floor coverings, soft furnishings and decorations – (Included within Type 3 Survey)

We have not inspected any areas or surfaces that require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings, other than at selected locations where appropriate.

Joints, seals, lagging within equipment, pipework etc that may impact upon the structural integrity of the item – (Included within Type 3 Survey)

A limited inspection only has been carried out on valves, flanges, ovens, etc. where pipework is concealed by overlying non-asbestos insulation. Inspection of pipework has been restricted primarily to the insulation visible.

Areas of insect and animal infestation, including areas with animal excreta

We have not inspected any areas or surfaces that, prior to investigation, require the removal of animal excreta, carcasses and other such biological hazards.

Type 2 & 3 surveys

Samples have not been taken where the act of sampling would endanger the Surveyor(s) or affect the functional integrity of the item concerned. For example, fuses within electrical boxes, gaskets, fire doors, ropes associated with heating, glazing or power plant, etc.

Sample/s have been taken of materials suspected to be asbestos in the building, to the requisite density only.

Bulk samples have been taken from all materials which, upon visual inspection, appeared likely to contain asbestos.



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Risk Assessment

Risk assessment covers two areas:

- **Material Risk Assessment:** Material risk assessment relates directly to the material and its current condition.
- **Priority Risk Assessment:** Priority risk assessment relates to the material (risk assessment) within its environmental surroundings. It takes into account further factors such as occupancy levels and maintenance activity in order to produce a risk figure.

A more detailed explanation of each is available in the following sections.

Material Risk Assessment

The four main parameters which will determine the amount of fibres released from an ACM when subject to a standard disturbance are:

- product type
- extent of damage or deterioration
- surface treatment
- asbestos type

Each parameter is scored as: High = 3, Medium = 2 or Low = 1; two categories also allow a nil score. The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Presumed or strongly presumed asbestos containing materials are scored as: Crocidolite (3), unless analysis of similar samples from the building show a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used.

An overview of the risk categories can be seen in the following table.

Score	Comments
≥10	High Risk Such items should be regarded as high risk, with a significant potential to release fibres if disturbed
7 - 9	Medium Risk
≤6	Low Risk



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Examples of scoring for each parameter are given in the table below.

Material Assessment Algorithm		
Sample Variable	Score	Examples of scores
Product type (or debris)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi - rigid paints or decorative finishes, asbestos cement etc.).
	2	Asbestos insulating board, millboards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulating (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/ deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles, etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or de-lamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: Reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite.
	3	Crocidolite.
Total		

'High' Risk Category

Materials in the 'high' category require **urgent** consideration. Factors to be taken into account include future use of the building, company policy and available finance. The following options may be appropriate:-

- o Complete removal.
- o Encapsulation, sealing or other protection including marking with appropriate warning labels.
- o Decontamination works.
- o Close monitoring of condition and potential for persons to be exposed to airborne asbestos fibres. (These may involve air sampling adjacent to the material to determine whether airborne asbestos fibres are being produced)



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
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Tel: 0871 2000 900
Fax: 0871 2000 902
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'Medium' Risk Category

The condition of any material in the 'medium' category requires regular monitoring and a programme of management. Encapsulation or removal may well be appropriate in the medium to long term.

'Low' Risk Category

'Low' risk category materials are generally of a cement, resin or plastic based material and are not considered to cause any immediate concern as these are unlikely to present any significant risk under reasonably foreseeable circumstances. Periodic condition monitoring under a management regime is advisable.

Priority Risk Assessment

In addition to that identified by the 'material assessment' score, consideration must also be given to the other users activities in and around the building. This Duty Holders Priority Assessment method and score is detailed in the HSE guidance A Comprehensive Guide to Managing Asbestos in Premises (HSG227). This score is added to the MDHS100 Material Assessment Score. The higher the Total Risk Score, the greater the risk of exposure to occupants.

The priority risk assessment looks at the likelihood of someone disturbing the ACM. The factors taken into account are listed below:

Factor	Comments
Maintenance activity	Type of maintenance and frequency of maintenance
Occupant activity	Main activity and Secondary activities
Likelihood of disturbance	Location, accessibility and extent/amount
Human exposure potential	Number of occupants, frequency of use of the area and average time area is in use

This survey does not provide a "Priority" risk assessment. The responsibility for such risk assessments being conducted is that of the Duty holder responsible for the property concerned. CWE Services Ltd can assist with the implementation and auditing of risk management systems on the client's behalf. For further assistance and technical advice, please contact a CWE Technical Manager.



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
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Recommendations

The following risk categories provide the three classifications of risk used within this survey. In general: ***The higher the number the higher the risk***

The recommendation given against each recorded material is derived from the material assessment for each recorded instance of asbestos and the initial risk assessment made by the Surveyors during the survey. Details of the scoring system utilised can be found in the previous section.

The recommended actions have been confined to a limited number of key actions. They can be seen in the following table.

Recommendation	Comments
Remove	Removal of asbestos containing materials is recommended on the basis that its condition and location could result in exposure to persons, spread of asbestos, or release to the environment.
Repair / Encapsulate	Repair or complete encapsulation is recommended as an alternative to removal, where reasonably safe and possible to do so.
Environmental Clean	Recommended where contamination from existing or removed asbestos containing materials could result in exposure, spread, or release of asbestos into the environment.
Air Monitoring	Recommendations where the risk of exposure of persons to airborne asbestos fibre may be or may have been possible, and determination of such exposure is warranted.
Restrict Access	Access to be restricted to personnel working under controlled circumstances, with protection where determined.
Prohibit Access	Prohibit access to all personnel pending remedial action.
Re-inspect Periodically (Manage)	Re-inspection of ACMs every 6 months to a year.



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Unit 1
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Tel: 0871 2000 900
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Where the recommended action for a material is to encapsulate or label and manage in situ, the client should be aware that these materials **must** be removed prior to any works or activity likely to cause disturbance to the material. A risk assessment should be made as part of the management regime in advance of any planned works, maintenance or similar.

Any activity involving the removal, encapsulation or disposal of licensable asbestos containing materials must be done in accordance with the provisions of The Control of Asbestos Regulations 2006.

Records of any non-asbestos materials identified during this survey can be found in the Asbestos Register in section C of this report.

The client should be aware that the findings of this report do not constitute either a full risk assessment or a management plan.

Where any doubt may exist regarding management measures to be implemented, then either the most cautious route should be adopted, or more detailed risk assessment undertaken. CWE Services Ltd can assist with the implementation and monitoring of management systems on the client's behalf. For further assistance and technical advice, please contact a CWE Technical Manager.



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Unit 1
Damery Works
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Duty To Manage Asbestos

Regulation 4 of The Control of Asbestos Regulations 2006, prescribes duties that must be complied with when managing the risk from asbestos in non-domestic premises. Under Regulation 4(3) duty holders must ensure that a suitable and sufficient assessment is made to determine whether asbestos is present or liable to be present in a premise. During such an assessment, Regulation 4(5) states that account should be taken of any plans, the age, and other relevant information about the building.

Regulation 4(4) requires reasonable steps to be taken when making the assessment, and the condition of any asbestos present or assumed to be considered.

Regulation 4(10) states that measures must be taken to:

- a. Review and revise the management plan.
- b. Implement the measures specified in the plan.
- c. Record such implementation.

The client or duty holder is wholly responsible for implementing measures or management of asbestos identified or presumed within the premises, and reviewing the plan as under Regulation 4(10).

We would recommend that a full risk assessment, including priority assessment, is carried out to the requirements of HSG 227 – A Comprehensive Guide to Managing Asbestos in Premises – as issued by the Health and Safety Executive. On completion of a risk assessment, a plan to manage asbestos can then be prepared.

Monitoring the condition of identified asbestos, containing materials is recommended at least every six months to a year, or at shorter intervals as advised, to enable compliance with regulation 4.(9) of The Control of Asbestos Regulations 2006

CWE Services Ltd can assist with the preparation and implementation of such a plan to enable full compliance with the regulations. For further assistance and technical advice please contact a CWE Technical Manager.



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Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
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Tel: 0871 2000 900
Fax: 0871 2000 902
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Survey Summary

The aim of this section is to provide a quick overview of all identified ACMs, presumed or strongly presumed. The full details for each item within this summary can be found in the Asbestos Register in Section C.

Prior to the completion of a Priority Risk Assessment, the Material Risk Assessment shown in the table below provides guidance on prioritising those materials which may require remedial action. As outlined in the Risk Assessment section the following risk assessment categories have been used.

Items greater or equal to **10** should be regarded as **High Risk**, with a significant potential to release fibres if disturbed. Items between **7** and **9** should be regarded as **Medium Risk**. Items below and equal to **6** should be regarded as **Low Risk**.

The following table contains a summary of each of the positively identified ACMs. They have been identified by a combination of bulk sampling, identification of visually identical materials, and by presumption or strong presumption.

Survey Summary Table

ACMs detected as part of this survey

Item	Level	Location	Material Description	Quantity	Material Risk
1	Ground	Boiler House – Boiler 'B'	Presume asbestos containing materials within boiler	Non Quantifiable	High
5	Ground	Boiler House	Asbestos compressed gasket to viewing hatch to flue (Black) at rear of boiler	<1m ²	Low
6	Ground	Boiler House	Asbestos compressed gaskets to flanges throughout	Non Quantifiable	Low
7	Ground	Boiler House	Asbestos compressed gasket to floor below pipework in wall void	<1m ²	Low
8	Ground	Boiler House	Asbestos lagging insulation to Calorifier (Green)	2m ²	Medium
9	Ground	Boiler House	Asbestos lagging insulation to pipework (Green)	20 Lm	Medium
10	Ground	Boiler House	Asbestos lagging residue to walls, pipework and ceiling throughout	Non Quantifiable	High
11	Ground	Boiler Room	Asbestos lagging insulation to pipework (Red)	30 Lm	Medium
12	Ground	Boiler Room	Asbestos lagging insulation to pipework (Red)	30 Lm	Medium
14	Ground	Boiler Room	Asbestos woven rope seals (3) to hatches at rear of boiler	<1m ²	Medium
15	Ground	Boiler Room	Asbestos bonded bitumen paint to pipework (Black)	8 Lm	Low
16	Ground	Boiler House	Presume asbestos containing material within all wall mounted electrical switch gears	Non Quantifiable	High

Areas of no access

Areas where no access has been gained are as follows

Level	Location	Reason for no access
		All areas within the scope of this survey were accessed



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Section C

Client	Gloucestershire County Council
Site Ref	Boiler Room
Address	Stroud Library, Lansdown, Stroud, GL5 1BB
Report Date	27 April 2009
Report Reference	CWE/MM/GCC/SLBR/270409

Asbestos Register



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Section C

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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
1	Ground	Boiler House / Boiler 'B'	3	Presume	Non Quantifiable			
			Material Description		Material Risk			
			Presume asbestos containing materials within boiler		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
					3	3	3	3
			Additional Information		Score - Material Risk			
			Strebel Boiler – Manufacturer advises that the putty used to join the sections together, door rope seal and flue hood contained asbestos.. Restricted access behind casing of boiler without Engineer present		12		High	
			Recommendations		Accessibility			
Bulk sample analysis is required to confirm presumption		Medium						
		Review Date						
		April 2010						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
2	Ground	Boiler House / Boiler 'A'	3	Visual Inspection	-			
			Material Description		Material Risk			
			No suspect materials observed		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
					-	-	-	-
			Additional Information		Score - Material Risk			
			Modern gaskets to boiler Restricted access behind casing of boiler without engineer present Modern Potterton Rapido F200 1994 model boiler Confirmed by Potterton – No asbestos present within boiler.		-		-	
					Accessibility			
			-		-			
					Review Date			
-								
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				



CWE Services Limited
 Unit 1
 Damery Works
 Woodford
 Berkeley
 Gloucestershire
 GL13 9JR

Tel: 0871 2000 900
 Fax: 0871 2000 902
 enquiries@cwegroup.co.uk
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Section C

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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
3	Ground	Boiler House	3	SLBR/01	-			
			Material Description		Material Risk			
			Gaskets to front and rear of boiler flanges		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Some MMMF insulation to pipework in boiler room including foam		Score - Material Risk			
					-	-		
			Recommendations		Accessibility			
			No asbestos detected in sample. No further action is required		-			
					Review Date			
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
4	Ground	Boiler House	3	SLBR/02	-			
			Material Description		Material Risk			
			Gaskets to bulkhead within boiler		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Restricted access to Boiler 'A' Chrome flue pipe Access would risk unnecessary or irreparable damage		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			No asbestos detected in sample. No further action is required		-			
Review Date								
		-						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				



CWE Services Limited
 Unit 1
 Damery Works
 Woodford
 Berkeley
 Gloucestershire
 GL13 9JR

Tel: 0871 2000 900
 Fax: 0871 2000 902
 enquiries@cwegroup.co.uk
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Section C

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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
5	Ground	Boiler House	3	SLBR/03	<1m ²			
			Material Description		Material Risk			
			Asbestos compressed gasket to viewing hatch to flue (Black) at rear of boiler		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
					2	1	1	1
			Additional Information		Score - Material Risk			
					5		Low	
					Recommendations		Accessibility	
			Remove under asbestos controlled conditions		High			
Review Date								
		April 2010						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
6	Ground	Boiler House	3	SLBR/04	Non Quantifiable			
			Material Description		Material Risk			
			Asbestos compressed gaskets to flanges throughout		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
					2	1	1	1
			Additional Information		Score - Material Risk			
					5		Low	
					Accessibility			
			Remove under asbestos controlled conditions		High			
Review Date								
April 2010								
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				



CWE Services Limited
 Unit 1
 Damery Works
 Woodford
 Berkeley
 Gloucestershire
 GL13 9JR

Tel: 0871 2000 900
 Fax: 0871 2000 902
 enquiries@cwegroup.co.uk
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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
7	Ground	Boiler House	3	Presume	<1m ²			
			Material Description		Material Risk			
			Presume asbestos compressed gasket to floor below pipework in wall void		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		2	1	1	1
			Restricted access into void Unable to take sample		Score - Material Risk			
					5		Low	
			Recommendations		Accessibility			
			Bulk sample analysis is required to confirm presumption		High			
Review Date								
		April 2010						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
8	Ground	Boiler House	3	SLBR/04A	2m ²			
			Material Description		Material Risk			
			Asbestos lagging insulation to calorifier (Green) in boiler room		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		3	0	2	2
					Score - Material Risk			
					7	Medium		
			Recommendations		Accessibility			
			Remove under asbestos controlled conditions		High			
Review Date								
		April 2010						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				



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 Damery Works
 Woodford
 Berkeley
 Gloucestershire
 GL13 9JR

Tel: 0871 2000 900
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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
9	Ground	Boiler House	3	As SLBR/04A	20 Lm			
			Material Description		Material Risk			
			Asbestos lagging insulation to pipework (Green)		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		3	1	2	2
					Score - Material Risk			
					8	Medium		
			Recommendations		Accessibility			
Remove under asbestos controlled conditions		High						
		Review Date						
		April 2010						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
10	Ground	Boiler house	3	As SLBR/04A	Non Quantifiable			

Section C

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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
11	Ground	Boiler Room	3	SLBR/05	30 Lm			
			Material Description		Material Risk			
			Asbestos lagging insulation to pipework (Red)		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		3	1	2	2
			Pipework visually similar throughout		Score - Material Risk			
					8	Medium		
			Recommendations		Accessibility			
Remove under asbestos controlled conditions		High						
		Review Date						
		April 2010						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
12	Ground	Boiler Room	3	SLBR/06	30 Lm			
			Material Description		Material Risk			
			Asbestos lagging insulation to pipework (Red)		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		3	1	2	2
			Pipework visually similar throughout		Score - Material Risk			
					8		Medium	
			Recommendations		Accessibility			
Remove under asbestos controlled conditions		High						
		Review Date						
		April 2010						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				



CWE Services Limited
 Unit 1
 Damery Works
 Woodford
 Berkeley
 Gloucestershire
 GL13 9JR

Tel: 0871 2000 900
 Fax: 0871 2000 902
 enquiries@cwegroup.co.uk
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Section C

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 Report Date 27 April 2009
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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
13	Ground	Boiler Room	3	SLBR/07	-			
			Material Description		Material Risk			
			Gaskets to rear of Boiler 'B' to large rusted block		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		-	-	-	-
			Restricted access to rear of Boiler 'B' due to asbestos containing material (lagging) Unable to remove rear panel		Score - Material Risk			
					-		-	
			Recommendations		Accessibility			
			No asbestos detected in sample. No further action is required		-			
Review Date								
-								
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
14	Ground	Boiler Room	3	SLBR/08	<1m ²			
			Material Description		Material Risk			
			Asbestos woven rope seals (3) to hatches at rear of Boiler 'B'		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		2	2	3	1
			Situated to front of rusted block and below		Score - Material Risk			
					8	Medium		
			Recommendations		Accessibility			
			Remove under asbestos controlled conditions		High			
Review Date								
April 2010								
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				



CWE Services Limited
 Unit 1
 Damery Works
 Woodford
 Berkeley
 Gloucestershire
 GL13 9JR

Tel: 0871 2000 900
 Fax: 0871 2000 902
 enquiries@cwegroup.co.uk
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Section C

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Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
15	Ground	Boiler Room	3	SLBR/09	8 Lm			
			Material Description		Material Risk			
			Asbestos bonded bitumen paint to pipework (Black)		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		1	0	0	1
			Some modern gaskets to flanges Some MMMF foam insulation		Score - Material Risk			
					2	Low		
			Recommendations		Accessibility			
Remove under asbestos controlled conditions		High						
		Review Date						
		April 2010						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				

Item	Level	Location / Room number	Survey Type	Sample Reference	Quantity			
16	Ground	Boiler House	3	Presume	Non Quantifiable			
			Material Description		Material Risk			
			Presume asbestos containing material within all wall mounted switch / fuse boxes visually similar to photograph		Product Type	Extent of Damage	Surface Treatment	Asbestos Type
			Additional Information		3	3	3	3
			Solid floor, walls and ceiling Timber door Some modern fuse boxes		Score - Material Risk			
					12		High	
			Recommendations		Accessibility			
Bulk sample analysis is required to confirm presumption		Medium						
		Review Date						
		April 2010						
Ceiling	Ceiling Soffit	Wall	Flooring	Other				
-	Concrete	Block work	Screed	Pipework - Lagged				



CWE Services Limited
 Unit 1
 Damery Works
 Woodford
 Berkeley
 Gloucestershire
 GL13 9JR

Tel: 0871 2000 900
 Fax: 0871 2000 902
 enquiries@cwegroup.co.uk
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Section D

Client	Gloucestershire County Council
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Address	Stroud Library, Lansdown, Stroud, GL5 1BB
Report Date	27 April 2009
Report Reference	CWE/MM/GCC/SLBR/270409

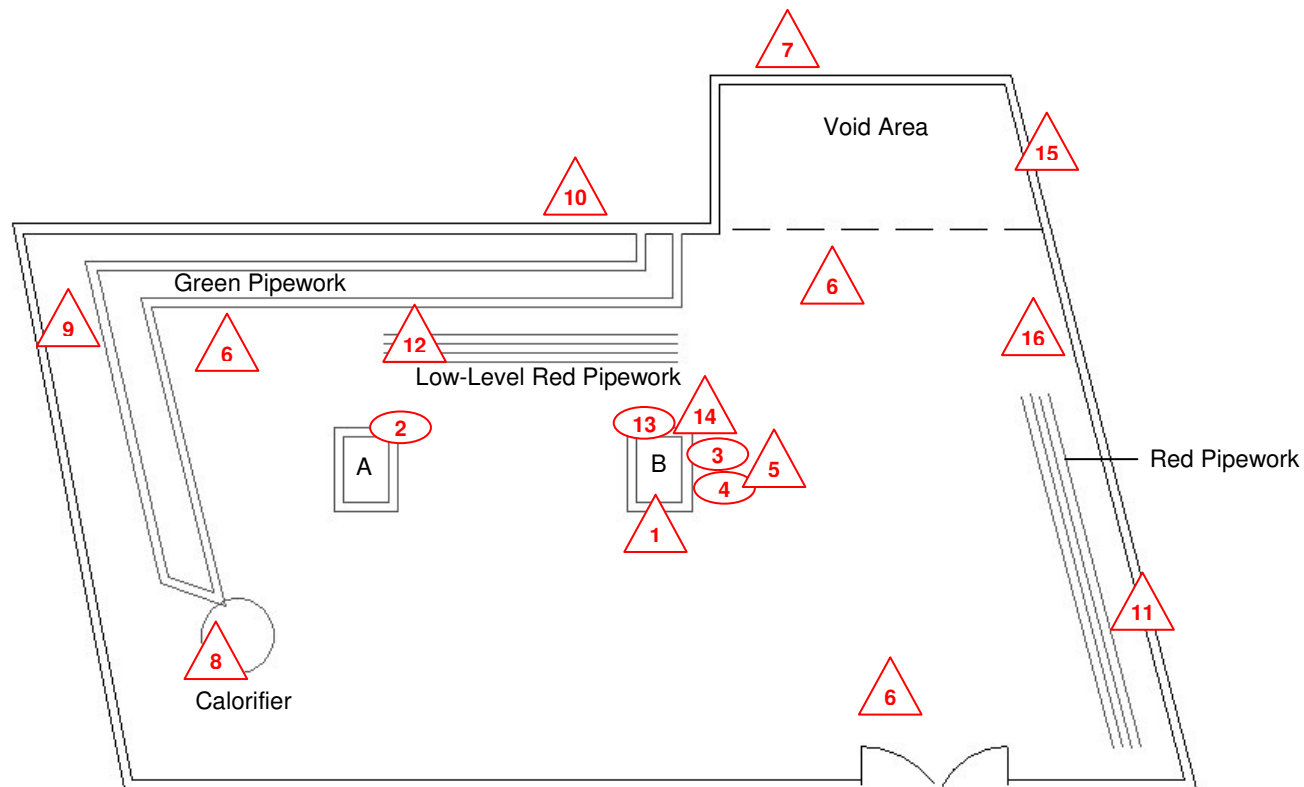
Site Plans



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Site Plan 1 of 1

Client	Gloucestershire County Council
Site Ref	Boiler Room
Address	Stroud Library, Lansdown, Stroud
Report Date	27 April 2009
Report Ref	CWE/MM/GCC/SLBR/270409

THIS SITE PLAN SHOULD BE READ IN CONJUNCTION WITH THE FULL ASBESTOS SURVEY REPORT

FLOOR **GROUND FLOOR**

AREA **BOILER ROOM
ALL AREAS**

KEY	Register Item Numbers
	Positive or Presumed Asbestos
	Non-Asbestos



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR



NOT TO SCALE

All locations are approximate

Limitations of reported information

The information contained within this report of the locations of asbestos containing materials (ACMs) should not be treated as either exhaustive or definitive. It should always be assumed that there may be other ACMs present, hidden or undetected within the fabric of the building. Further investigations may be necessary when carrying out works likely to disturb the fabric of the building.

Section E

Client	Gloucestershire County Council
Site Ref	Boiler Room
Address	Stroud Library, Lansdown, Stroud, GL5 1BB
Report Date	27 April 2009
Report Reference	CWE/MM/GCC/SLBR/270409

Certificate of Analysis & Air Monitoring Certificates



CWE Services Limited
Unit 1
Damery Works
Woodford
Berkeley
Gloucestershire
GL13 9JR

Tel: 0871 2000 900
Fax: 0871 2000 902
enquiries@cwegroup.co.uk
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Section E

Client Gloucestershire County Council
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 Address Stroud Library, Lansdown, Stroud, GL5 1BB
 Report Date 27 April 2009
 Report Reference CWE/MM/GCC/SLBR/270409

Scanned Document



20 - 24 High Street, Rayleigh, Essex, SS6 7EF

Phone - 01268-776000

Fax - 01268-776300

E mail - info@acandms.co.uk

Web - www.acandms.co.uk

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	CWE Services Ltd	Analysis Report No.	AC&MS/09/0637
Address:	Unit 1, Damery Works, Woodford, Berkeley, GL13 9JR	Report Date:	05/05/09
Attention:	Artia Attarid	Site Ref No.	Unknown
Site Address:	Stroud Library, Lansdown, Stroud, Glos, GL5 1BB	Page No:	1 Of 1
Date sample taken:	Unknown	No. of Samples:	10
Date sample received:	05/05/09	Obtained:	Delivered
Date of Analysis:	05/05/09		

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using AC & MS Ltd "in house" method of transmitted/polarised light microscopy and on-site stop dispersion staining, based on HSE's 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. AC & MS Ltd are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances AC & MS Ltd cannot be held responsible for the interpretation of the results shown. AC & MS Ltd takes responsibility of information reported when a staff member of AC & MS Ltd takes the sample(s).

THIS TEST REPORT SHALL NOT BE REPRODUCED, EXCEPT IN FULL, WITHOUT THE WRITTEN APPROVAL OF AC&MS LTD.

AC&MS Sample No.	CLIENT Sample No.	Sample Location / Sample Type	Fibre Type Detected
01	SLBR01	Gasket To Front & Rear Of Boiler B	NADIS
02	SLBR02	Gaskets To Bulkhead Within Boiler	NADIS
03	SLBR03	Gasket To Viewing Hatch To Black Flue Pipe	Chrysotile
04	SLBR04	Gasket To Flanges Throughout	Chrysotile
05	SLBR04A	Insulation To Calorifier	Amosite & Chrysotile
06	SLBR05	Pipe Insulation To Pipework	Amosite & Chrysotile
07	SLBR06	Pipe Insulation To Pipework	Amosite & Chrysotile
08	SLBR07	Gasket To Rusted Block	NADIS
09	SLBR08	Rope Seals x 3	Chrysotile
10	SLBR09	Bitumen Paint	Chrysotile

Samples of material thought to contain asbestos are examined in the analytical laboratory, they are examined by eye, followed by more detailed examination using a low powered stereo microscope (X8 to X40 magnification), one or more representative sub-samples may be prepared mechanically and/or chemically for further examination. Fibres observed in the course of these examinations are categorised tentatively on the basis of morphology and certain physical properties. Each fibre type recognised is sampled by selecting a few fibres or bundles, these are mounted in a refractive index (RI) liquid chosen to match the most likely asbestos type. The fibres are then positively identified as one of the six regulated asbestos types on the basis of their detailed optical properties using polarised light microscopy (PLM) with X80 onwards magnification, as appropriate to the type of sample.

NADIS	= NO ASBESTOS DETECTED IN SAMPLE
CROCIDOLITE	= Typically Known as Blue Asbestos (Amphibole Group)
AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
CHRYSTOTILE	= Typically Known as White Asbestos (Serpentine Group)
ANTHOPHYLLITE	= Asbestos (Amphibole Group)
ACTINOLITE	= Asbestos (Amphibole Group)
TREMOLITE	= Asbestos (Amphibole Group)

All samples will be retained in the laboratory for a minimum of 6 Months.

Analysed by:	Stuart Cooper	Authorised signatory:	
Typed by:	Lisa Smith	Print name:	Sharon Couzens

BULK 002-VER728-JUN-08-QCM



CWE Services Limited
 Unit 1
 Damery Works
 Woodford
 Berkeley
 Gloucestershire
 GL13 9JR

Tel: 0871 2000 900
 Fax: 0871 2000 902
enquiries@cwegroup.co.uk

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United Kingdom Accreditation Service

ACCREDITATION CERTIFICATE



INSPECTION BODY
No. 156

CWE Services Ltd

is accredited as a Type C body in accordance with the recognised International Standard ISO/IEC 17020:1998
General Criteria for the operation of various types of bodies performing inspection.

This accreditation demonstrates technical competence for a defined scope as detailed in and at the locations specified in the schedule to this certificate.

The schedule to this certificate is an essential accreditation document and from time to time may be revised and reissued by the United Kingdom Accreditation Service. The most recent issue of the schedule of accreditation, which bears the same accreditation number as this certificate, is available from the UKAS website www.ukas.com.

This accreditation is subject to continuing conformity with United Kingdom Accreditation Service requirements. The absence of a schedule on the UKAS website indicates that the accreditation is no longer in force.

Accreditation Manager, United Kingdom Accreditation Service

Initial Accreditation date
31 October 2001

This certificate issued on
20 November 2006

The Department of Trade and Industry (DTI) has entered into a memorandum of understanding with the United Kingdom Accreditation Service (UKAS) through which UKAS is recognised as the national body responsible for assessing and accrediting the competence of organisations in the fields of calibration, testing, inspection and certification of systems, products and persons



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Woodford
Berkeley
Gloucestershire
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Fax: 0871 2000 902
enquiries@cwegroup.co.uk

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