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2780

NATAS Environmental Ltd
Asbestos Survey for
North Norfolk District Council

At the Site of
Cafe And Shops
West Promenade
Cromer
North Norfolk



AUTHORISATION

Report Status:		ISSUED 13 Mar 2009	
Report Reference:		09/0205/02	
Name		Signature	Date
Compiled by:	Lance Dowd		13 Mar 2009
Reviewed by:	Michael Doherty		13 Mar 2009
Surveyor:	Michael Doherty		19 Feb 2009
P402 Qualified Person Accepting Technical Responsibility On Behalf Of NATAS Environmental Ltd			

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 2 / 29			

CONTENTS

No.	Section	Page No.
1	Site Photo	Page 1
2	Authorisation	Page 2
3	Introduction	Page 4
4	Introduction Detail	Page 5
5	Objectives	Page 6
6	Techniques	Page 7
7	Variations	Page 12
8	Areas Included	Page 13
9	Areas Excluded	Page 14
10	Caveat	Page 15
11	Notes	Page 17
12	Inspection Summary	Page 18
13	Asbestos Report	Page 19
14	Presumed Asbestos Report	Page 20
15	Non Asbestos Materials Report	Page 21
16	No Asbestos Visually Identified Report	Page 22
17	No Access Report	Page 23
18	Site Plan(s)	Page 24
19	Bulk Certificate(s)	Page 26
20	Conclusions & Recommendations	Page 28

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 3 / 29			

INTRODUCTION

This property, known as Cafe And Shops West Promenade, Cromer, North Norfolk was subjected to a "Type Two" Location and Sampling asbestos survey in accordance with the guidance given within HSE guidance note MDHS100 (Method For The Determination of Hazardous Substances - Surveying, Sampling and Assessment of asbestos containing materials- July 2001). This survey report includes Material Assessments only. Priority assessments have not been included.

The survey was carried out on 19 Feb 2009 by Michael Doherty of NATAS Environmental Ltd

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 4 / 29			

DETAILS OF THE PROPERTY

SURVEY SITE: West Promenade Cafe And Shops

SURVEY LOCATION: Cromer

CURRENT USE OF BUILDING: Commercial

SPECIFIC ACCESS RESTRICTIONS: None

COMMISSIONED BY: North Norfolk District Council

PURPOSE: To comply with applicable Health & Safety Legislation and the Control of Asbestos Regulations 2006 (CAR) in particular "The duty to manage asbestos in non-domestic premises" Regulation 4.

SURVEY CONDUCTED BY: Michael Doherty

SURVEY DATE: 19 Feb 2009

SURVEY TYPE: (MDHS100) Type Two

SPECIFIC INSTRUCTIONS:

Specific Customer Instructions:

- a) Concealed Areas drawn to our attention: No advice received
- b) Survey of inaccessible voids/cavities under/within or behind floors, walls, fixed (non-suspended) ceilings, claddings, and panels: Not inspected
- c) Customer's removal of carpets, furniture, wall fixtures: Not moved unless requested
- d) Client limitations upon sampling/testing frequency: No restrictions - as per tender
- e) Property occupied by staff and public no labels: Sample locations to be marked on drawings
- f) Details of known asbestos: None advised
- g) Specific requirements to make good sample locations: Make good/safe
- h) All live electrical equipment and electrical services were not inspected and are deemed outside the scope of a "Type Two" survey
- i) The Customer has requested that the survey is a material assessment survey only

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 5 / 29			

OBJECTIVES

1. To carry out a survey of the subject building to identify asbestos containing materials (ACMs) within readily accessible locations where inspection does not involve the damage to the building infrastructure or furnishings. (Material assessment survey only)
2. To collect sufficient information on the presence, location and condition of ACMs.
3. To calculate material assessments for all identified and presumed asbestos containing materials.
4. To produce a report, indicating areas containing identified and presumed ACMs, together with relevant information on the types of asbestos found and their condition, thus providing sufficient information to enable the person or persons responsible for the building, to formulate an ongoing asbestos management plan.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 6 / 29			

TECHNIQUES

1. All reasonable steps were taken to ensure all areas indicated within the report were examined for the presence of asbestos containing materials.
2. Areas which were not accessed, for whatever reason, are clearly listed and presumed to contain asbestos, pending further investigation.
3. Representative samples were taken of suspected asbestos containing materials and were sent for analysis to a laboratory accredited for the analysis of asbestos in bulk samples.
4. Where materials of a similar type exist, only a small percentage of the materials were sampled, on the assumption that the other similar materials were identical to those sampled. The number and types of samples taken comply with the recommendations given in MDHS 100.
5. Where suspected asbestos containing materials were observed but physical access to such material to obtain a sample was deemed unsafe, the materials have been noted as Presumed Asbestos Containing Materials based upon the nature and use of the material and the opinion of the surveyor.
6. Results of analysis together with other relevant information on the location and condition of asbestos containing materials were used to calculate material assessments in compliance with procedures listed in MDHS 100 - The Surveying and Sampling of Asbestos Containing Materials in Buildings.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
			Page 7 / 29

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORES
Product Type (or Debris from Product)	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, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal Insulation (e.g. pipe 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.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination 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.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 8 / 29			

BULK SAMPLING PROCEDURES

GENERAL

Sampling and analysis of bulk materials is necessary firstly to identify the presence of asbestos and secondly to identify the asbestos type. Sampling should not be conducted where there is a hazard posing an unacceptable risk e.g. electrical installation or confined space, or where the sampling may damage the critical integrity of the material e.g. roofs or fire door. Only suitably trained, qualified, experienced and authorised staff will undertake bulk sampling

PRECAUTIONS

HAZARDS TO THIRD PARTIES

Before sampling commences it is essential to ensure that other persons in the vicinity will not be exposed to any hazards from the sampling operation. In the context of sampling, the vicinity will constitute a radius of approximately 3m. To this end, sampling will not be undertaken in normally occupied areas. The entrance to any sampling area or room will be clearly identified with a notice and/or caution symbol.

Where there is a team of two, the second person may be used to prevent access to area as long as the safety of persons sampling is not compromised e.g. working on a ladder un-footed. This may not always be practicable where more than one entrance/exit is present.

DUST CONTROLS

Care should be taken to minimise disturbance to suspect asbestos materials and to any existing dust or debris. Taking samples inevitably involves some damage to materials and therefore, potentially, releases fibres into the air.

To minimise or control fibre release at source the following sampling protocol should be applied:

- A. Sampling should be kept to a minimum without compromising the detection of asbestos containing materials or asbestos within products.
- B. If a material is damaged then the sample must be taken so as not to create more damage. This may not be appropriate for non-homogeneous materials.
- C. Dust suppressant sprays will be used, where appropriate, to wet the material prior to sampling to minimise fibre release.
- D. Where appropriate, adhesive tapes may be applied to the sample point prior to sampling in order to prevent fragments of materials being released.
- E. Water impregnated tissues or wet wipes may be used as liners to pliers when breaking samples from high density materials.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 9 / 29			

F. Where there is a remote chance of falling debris; surfaces below will be protected by polythene sheeting. Following sampling, the area will be cleaned using an H-type vacuum.

G. No power tools will be used for any sampling.

PERSONAL PROTECTIVE EQUIPMENT

Disposable coveralls will be worn when there is a likelihood of asbestos contaminating the operatives clothing. Coveralls used will be Type 5 with elasticated hood, cuffs and ankles. They will be worn over normal clothing and carefully turned inside out when removed. All used overalls will be disposed of as asbestos waste.

Where site specific hazards are identified, other types of PPE may be required.

RESPIRATORY PROTECTIVE EQUIPMENT

Appropriate RPE will be worn during sampling when asbestos is likely to be disturbed.

Staff authorised to conduct bulk sampling will be trained in use, selection and maintenance of RPE.

SAMPLING TECHNIQUE

The sampling technique involves the removal of a representative sample of material following the dust control measures detailed above. Hand tools are used to cut, snap, lever, core, prise, or pluck the sample with as little disturbance as possible. The sample is then placed immediately in a sealable sample bag and then double bagged into a second sealable sample bag. The sample bags are labelled with the site reference and the sample number. This procedure is not fully prescriptive and site situations should reflect best practices. The sampler must rely on his/her experience to determine a suitable technique.

In the event of a significant generation of dust during sampling, the area will be cleaned using an H-type vacuum, if applicable and, if necessary, followed by air testing.

If at the planning stage it is determined that gross contamination of clothing may occur e.g. crawling through asbestos pipe work ducts, then full decontamination procedures will be implemented in accordance with HSG 247 The Asbestos Contractors Guide.

UNIQUE SAMPLING IDENTIFICATION

All samples taken are given a unique site reference and sample number.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 10 / 29			

All sample bags must be marked with the following information:

Sample number, Site reference, Sampling date, Report number, Client and site (outer bag only)

In the event of a significant generation of dust during sampling, the area will be cleaned using an H-type vacuum, if applicable and, if necessary, followed by air testing.

If at the planning stage it is determined that gross contamination of clothing may occur e.g. crawling through asbestos pipework ducts, then full decontamination procedures will be implemented in accordance with HSG 247 The Asbestos Contractors Guide.

WASTE DISPOSAL

Upon completion of sampling, all contaminated cloths, clothing, bags or other associated material will be placed in a sealed plastic bag and disposed of as asbestos waste.

SAMPLING STRATEGY

Unless there are any client specific requirements then the following sampling strategy will be adopted.

Sampling frequency is based on knowledge of the homogeneity of a manufactured product, evidence of repairs, likelihood of contamination, etc. It will be at the discretion of the sampler to adapt all factors relating to sampling frequency depending on site specific circumstances.

Customer Name	North Norfolk Distriet Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009

VARIATIONS

There were no variations from NATAS Environmental Ltd standard Type Two survey procedures as documented in the NATAS Environmental Ltd Manual under Appendix 1.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 12 / 29			

AREAS INCLUDED

As requested by the customer and as per the drawings of the site. Requirements of customer and all limitations with respect to access are noted in the report.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 13 / 29			

AREAS EXCLUDED

All live plant and electrical installation behind fixed ceiling and wall panels, underground ducts/chambers etc. Other areas are those that the customer has requested that there should be no access and where access may be limited due to causing excessive damage e.g. where there is laminate flooring or where tiles have been placed over access points etc.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 14 / 29			

CAVEAT

Every effort has been made to identify all asbestos containing materials (ACM's) so far as was reasonably practical to do so within the scope of the survey and the report. Methods used to carry out the survey were agreed with the customer prior to work being commenced.

Survey techniques used involve trained and experienced surveyors using a combined approach with regard to visual examination and necessary bulk sampling. It is always possible after a survey that Asbestos based materials of one sort or another may remain undetected in the property or area covered by that survey, this could be due to various reasons:

1. Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
2. Materials may be hidden or obscured by other items or cover finishes i.e. Paint, over boarding, disguising etc. where this is the case then its detection will be impaired.
3. Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
4. Debris from previous Asbestos removal projects may well be present in some areas; general Asbestos debris does not form part of this survey, however all good intentions are made for its discovery.
5. Where an area has previously been stripped of Asbestos i.e. Plant rooms, ducts etc. and new coverings added, it must be pointed out that Asbestos removal techniques have improved steadily over the years since its introduction. Most notably the Control of Asbestos Regulations 2006, which lays down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below new coverings.
6. This survey will detail all areas accessed and all samples taken, where an area is not covered by this survey it will be due to No Access for one reason or another i.e. working operative, sensitive location or just simply no access. It may have been necessary for the limits of the surveyor's authority to be confirmed prior to the survey.
7. Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey, no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the Health and Safety at Work Act (1974) for both themselves and others.
8. In the building where Asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of the survey should be treated with caution and sampled accordingly.
9. Certain materials contain Asbestos to varying degrees and some may be less densely contaminated at certain locations (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout (Non-Homogeneous)
10. Where a survey is carried out under the guidance of the owner of the property, or their representative, then the survey will be as per his/her instructions and guidance at that time.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 15 / 29			

11. NATAS Environmental Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
12. NATAS Environmental Ltd cannot be held responsible for any damage caused as part of this survey, carried out on the customer's behalf. Due to the nature and necessity of sampling for Asbestos some danger is unavoidable and will be limited to just that necessary for the taking of the sample.
13. Sampling of materials necessarily involves damaging the building fabric. Whilst reasonable efforts are made to minimise the extent of damage it is inevitable that some may occur to surfaces and décor. NATAS Environmental Ltd, therefore, is not liable for the repair or re-installment of such to original condition.
14. It is not possible both in terms of costs and time, to sample each and every panel, tile or materials of similar type. Where these exist, representative samples of similar, homogenous type materials will be sampled, on the assumption that other like materials are of an identical composition. It is therefore possible that other such materials of apparently identical composition may vary and as such could contain asbestos not detected in samples taken.

For the reasons set out above we cannot give assurances that all asbestos containing materials have been located.

All extents given in the report are estimations and are given for guidance purposes only.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 16 / 29			

NOTES

1. Air monitoring was not carried out either during or on completion of sampling. Safe sampling techniques were employed to ensure that no contamination was caused by the sampling process.
2. Diagrams and plans included are not to scale, unless otherwise indicated but are a true representation of the building at the time of the survey.
3. The survey and sampling techniques employed were undertaken with reference to and consideration of the various asbestos guidance notes, in particular, the MDHS 100, The Surveying and Sampling of Asbestos Containing Materials in Buildings July 2001.
4. All recommendations contained in this report, have been made taking full account of the types, locations, amounts and condition of asbestos containing materials. Where suspected asbestos containing materials have not been sampled, assumptions have been made that they contain Crocidolite and assessments calculations reflect this.
5. All areas/elements noted as 'No Access' must be presumed to contain ACM's until further inspections prove otherwise.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
			Page 17 / 29

INSPECTION SUMMARY

Ass No.	Sample Ref.	Building	Floor	Room / Location	Qty	Element	Product Type	Remark	Surface Treatment
001	N/A	Main	Ground	Shop	N/A	Not Applicable	Not Applicable		Not Applicable
	Sampled	Asbestos Type		Mat Ass.	Condition	HSE Notify	Recommendation		
	No	No Asbestos Visually Identified		N/A	Not Applicable	N/A	NOT APPLICABLE		
Ass No.	Sample Ref.	Building	Floor	Room / Location	Qty	Element	Product Type	Remark	Surface Treatment
002	S001	Main	Ground	Kitchen	1.00 small item(s)	Sink	Sink Pad		Composite materials
	Sampled	Asbestos Type		Mat Ass.	Condition	HSE Notify	Recommendation		
	Yes	No Asbestos Detected		N/A	Good condition	N/A	NOT APPLICABLE		
Ass No.	Sample Ref.	Building	Floor	Room / Location	Qty	Element	Product Type	Remark	Surface Treatment
003	N/A	Main	Ground	Store Off Kitchen	N/A	Not Applicable	Not Applicable		Not Applicable
	Sampled	Asbestos Type		Mat Ass.	Condition	HSE Notify	Recommendation		
	No	No Asbestos Visually Identified		N/A	Not Applicable	N/A	NOT APPLICABLE		
Ass No.	Sample Ref.	Building	Floor	Room / Location	Qty	Element	Product Type	Remark	Surface Treatment
004	N/A	Main	External	Building Perimeter	N/A	Not Applicable	Not Applicable	Render To Brick Walls, Cast Iron Downpipes, Concrete Soffits And Roof	Not Applicable
	Sampled	Asbestos Type		Mat Ass.	Condition	HSE Notify	Recommendation		
	No	No Asbestos Visually Identified		N/A	Not Applicable	N/A	NOT APPLICABLE		

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 18 / 29			

ASBESTOS REPORT

No confirmed asbestos containing materials were identified at the time of the survey.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 19 / 29			

PRESUMED ASBESTOS REPORT

No presumed asbestos containing materials were identified at the time of the survey.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 20 / 29			

NON ASBESTOS MATERIALS

On analysis no asbestos fibres were detected in the following materials

Ass No.	Building / Floor / Room	Element	Material Type	Remarks	Sample Ref.
002	Main / Ground / Kitchen	Sink	Sink Pad		S001

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 21 / 29			

NO ASBESTOS VISUALLY IDENTIFIED

On visual inspection, no suspect materials were identified within the following locations.

Please note: The term used within this report 'no asbestos visually identified' relates to no asbestos containing materials being detected at the time of the survey and not that no asbestos containing materials exist within the survey area. The possibility still exists that asbestos containing materials may be present. If asbestos containing materials are later discovered/revealed the actions detailed in the asbestos management plan should be applied

Assessment No.	Building	Floor	Room	Area
001	Main	Ground	Shop	All
003	Main	Ground	Store Off Kitchen	All
004	Main	External	Building Perimeter	All

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 22 / 29			

NO ACCESS

All areas included in the survey were accessed.

Customer Name	North Norfolk Distret Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
			Page 23 / 29

SITE PLAN(S)

XXX - Confirmed asbestos containing material

XXX - Strongly presumed asbestos containing material

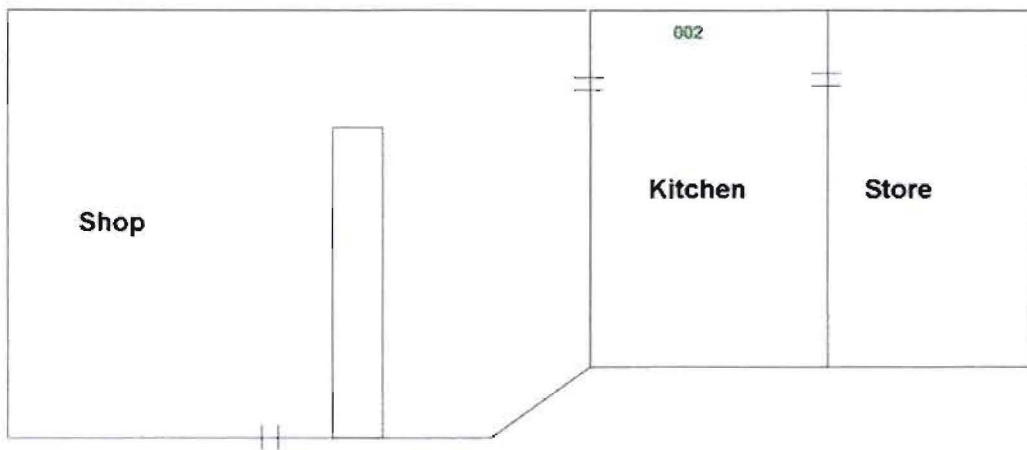
XXX - Presumed asbestos containing material

XXX - Confirmed non asbestos containing material

XXX - Area of no access

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 24 / 29			

West Prom Café And Shop



Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 25 / 29			

CERTIFICATE(S) OF BULK ANALYSIS

Certificate for Identification of Asbestos Fibres

Certificates are produced by independent UKAS accredited Laboratories

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
			Page 26 / 29



Resource & Environmental
Consultants (Asbestos) Ltd.

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Moy*	69A Killynan Street, Moy, Co. Tyrone, BT71 7EA T: 028 8778 9180 F: 028 8778 9172 E: wtyrce@rectd.co.uk



*Laboratory has accreditation pending

Certificate of Analysis for Bulk Identification

REC Job Number	ASB-09-BT-298	No. of Samples Submitted	1
Customer Order No.	0205	Samples Submitted by	Client
Date Samples Submitted	12 th March 2009	Sampled by	Client
Customer Address	NATAS Environmental Ltd West Court 1301 Stratford Road, Hall Green Birmingham B28 9HH	Site Address	West Promenade Café & Shop Cromer
Samples Analysed in	Braintree	Date Samples Analysed	14 th March 2009

Sample No.	Origin / Location of Sample	Material	Asbestos Type
1	S001-Kitchen	Sink Pad	NAD

REC (Asbestos) Ltd. accepts no responsibility for sampling activities undertaken by the client. Analysis is conducted in accordance with HSG 246 / RECASB01. Where soil analysis requires the taking of representative sub samples, the cone and quarter technique is used as described in RECASB01. The material description shall be regarded as tentative and is not included in the UKAS Accreditation for this laboratory. Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. NAD = No Asbestos Detected.

Comments:

Analysed by	Tam Smith
Position	Asbestos Laboratory Manager
Signed	
Date	16 th March 2009

Authorised by	Tam Smith
Position	Asbestos Laboratory Manager
Signed	
Date	16 th March 2009

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 27 / 29			

CONCLUSIONS & RECOMMENDATIONS

GUIDANCE FOR REMEDIAL ACTIONS

This report contains MATERIAL ASSESSMENTS for each identified or presumed asbestos containing material. It does not automatically follow that those materials assigned the highest scores in the material assessment will be the materials that should be given priority for a remedial action therefore in order to determine asbestos management priority further assessments (PRIORITY ASSESSMENTS) must be made taking into account other factors such as the occupancy and activities carried out within the premises that may effect the risk of damage or disturbance of the materials.

The PRIORITY ASSESSMENT is a requirement of the Asbestos Duty Holder and when completed should be added to the material assessment score to provide a TOTAL RISK SCORE. The priority assessment may be delegated to and conducted by the asbestos surveyor who must involve the Duty Holder in the process due to the specific knowledge of use and occupancy within the premises being assessed.

The results of these assessments must be added to the material assessment scores, thus indicating a scale of risk for suspected and identified asbestos containing materials within the building. The total scores for all materials must then be placed into risk bands which then assign suitable management actions indicating the need for remedial works, including the repair or removal of any materials considered of a high risk and the ongoing monitoring of remaining asbestos containing materials.

Suitable actions for the management of asbestos must be prescribed in the Duty-Holders Asbestos Management Plan (AMP). It must be considered that the obligation of the duty-holder is to "manage" asbestos and therefore "suitable" actions may vary from one duty-holder to the next due to varying types and uses of each property. In general terms a higher TOTAL RISK SCORE means a higher priority for a management or remedial action.

The following recommendations are provided as guidance when considering suitable management actions. The numerical score is the Total Risk Score assigned to each material by adding the Material Assessment and the Priority Assessments Scores. These recommendations are given for guidance purposes only and the duty-holder must consider whether they are suitable for their own individual circumstances.

RECOMMENDED MANAGEMENT ACTIONS FOR TOTAL RISK SCORES.

RISK BAND A

18 - 24 POINTS

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION

Materials falling within this band are likely to be causing immediate risk and require urgent remedial action (such as removal or encapsulation). Persons should not be allowed to enter areas containing these materials until such remedial work has been completed and certified, unless they are authorised to do so and are wearing suitable protective equipment to protect them from contamination by asbestos.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 28 / 29			

RISK BAND B

14 -17 POINTS

MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION

The condition of materials falling in this category indicates that unless steps are taken in the near future to repair, seal or remove them, they may release fibre and as such pose a threat to persons working in or entering the areas where they are situated.

RISK BAND C

9 -13 POINTS

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION

This category indicates the need for regular monitoring, in case there is some deterioration in the condition or subsequent damage. Frequency of monitoring will vary for different material types and their locations and must therefore be assessed on an individual basis.

RISK BAND D

2 - 8 POINTS

LOW RISK REQUIRING ANNUAL INSPECTION

Materials in this category are considered low risk and unlikely to release asbestos fibres unless subject to damage and deterioration.

Note: the range of possible Total Risk Score is 2-24.

Customer Name	North Norfolk District Council	Report Ref No	09/0205/02
Address	Cafe And Shops West Promenade	Job Survey Date	19 Feb 2009
Page 29 / 29			