

BES Consulting

Report Transmittal Form

Task No.: 115977 Client Contact: Bill Thomas
Start Date: 02/06/2005 Instructed by: Bill Thomas

Client: Warrington Borough Council
Environment & Regeneration Dept
Palmyra House
Palmyra Square North
Warrington WA1 1JN

Transmittal notice to: Bill Thomas

TRANSMITTAL NOTICE:

ON RECEIPT OF THE REPORT ENCLOSED WHICH RELATES TO:- STOCKTON HEATH CP SCHOOL
EDGERTON STREET, STOCKTON HEATH WARRINGTON CHESHIRE WA4 6DT

PLEASE COMPLETE THE SECTION BELOW AND RETURN THIS TRANSMITTAL NOTICE AS
CONFIRMATION TO US THAT THE REPORT HAS BEEN RECEIVED.

Signature of person who received the
report:.....

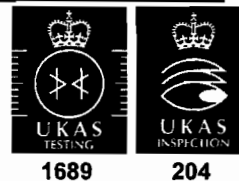
Please print name:.....Date.....

*It would be most helpful if you could assist us by answering the following questions and make any comments to help us
improve our service to you.*

Was this report produced on time? Yes / No Was the report sent to the correct person and address? Yes / No

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Comments:



UKAS Accredited Asbestos Surveying, Testing, Sampling and Identification • HSE Licensed Asbestos Project Managers •
Pressure Vessel Testing • Property Database Systems • Risk & Fire Assessment • Data Collection, Collation & Dissemination

BES House,
10 Broad Lane,
Moldgreen
Huddersfield.
HD5 9BX

Telephone +44 (0)1484 545533
Facsimile +44 (0) 1484 545577
Email: info@besconsulting.co.uk
Web: www.besconsulting.co.uk

BES Consulting Limited Registered in England No. 3422161 Registered office 5 Eldon Place Bradford BD1 1AU HSE Asbestos Licence No. 4890004201 Also at London and Episkopi (Cyprus)
Document 1



ASBESTOS SURVEY REPORT TRANSMITTAL NOTICE

30 September 2005 07:54:48

MDHS 100 and CAWR 2002 Reports V11_2002

Asbestos Survey Report

Property: STOCKTON HEATH CP
SCHOOL
EDGERTON STREET
STOCKTON HEATH
WARRINGTON
CHESHIRE
WA4 6DT



Property Ref: WN2112

Site Ref:

Task No.: 115977

BES Project Ref: T2 - Warrington Borough Council

Start Date: 02/06/2005

Lead Surveyor: Jerry Wood

Client: Warrington Borough Council
Environment & Regeneration Dept
Palmyra House
Palmyra Square North
Warrington WA1 1JN

Client Contact: Bill Thomas

Instructed by: Bill Thomas

BES Client ID: WARR

Verifier's signature: *PP as Cont*

Authoriser's signature: *BW Thomas PP*

Verified by: J Buckingham

Authorised by: L Wainwright BSc (Hons) CCP (Asb)

Date of Verification: 16/08/2005

Date of Authorisation: 30/9/05

Transmittal notice to: Bill Thomas

ASBESTOS REPORT INDEX

Section 2: Executive Summary
Section 3: Asbestos Summary
Section 4: Asbestos Register
Section 5: Duty Holder's Action Plan

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Section 7: Survey Planning
Section 8: Certificates of Bulk Sample Analysis
Appendix A: Documented Survey Method CN1044
Appendix B: Limit of Financial Liability (if instructed to provide)

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

This report is part of an asbestos management plan and should be retained on the premises for dissemination by the Duty Holder to anyone who may disturb asbestos containing materials or for inspection by statutory authorities.



1689



204

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BES House,
10 Broad Lane,
Moldgreen
Huddersfield.
HD5 9BX

Telephone +44 (0)1484 545533
Facsimile +44 (0) 1484 545577
Email: info@besconsulting.co.uk
Web: www.besconsulting.co.uk

BES Consulting Limited Registered in England No. 3422161 Registered office: 5 Eton Place Bradford BD1 3AU HSE Asbestos Licence No. 4999004251 Also at: London and Episkopi (Cyprus)
Document 1

Executive Summary

STOCKTON HEATH CP SCHOOL

EDBERTON STREET
STOCKTON HEATH
WARRINGTON, CHESHIRE
WA4 6BD

Property ID: WN2112

Introduction:

BES Consulting Limited were instructed to survey for asbestos containing materials (ACM's) in these premises. The survey has been carried out in accordance with instructions received. The scope of the survey carried out is summarised below, and is in accordance with HSE document MDHS 100 and in-house approved documented methods.

BES Consulting Limited are UKAS accredited to carry out: sampling; surveying for asbestos Types 1, 2 and 3 surveys; and material identification in bulk samples. Refer to Appendix A for full details.

Survey instructions and information provided by the client:

This Task No. 115977
Survey all areas occupied by client
Survey Type instructed: Type 2
Details if a mixed type of survey carried out: Type 2 for all areas occupied by client.
Exclusions/ special requirements: Nursery in Annex 1 - not surveyed as privately owned and run.
Surveying and sampling constraints i.e. out of hours working: N/A
Existing plans ref. provided: N/A
Historic asbestos data ref. provided: N/A
Proposal plans ref. provided: N/A

Risk Assessments:

MATERIAL RISK ASSESSMENT: HSE document method MDHS 100 (2001) states that ACM's with a material risk assessment score of 10 to 12 have a high potential to release fibres if disturbed. ACMs with material risk assessment scores of between 7 and 9 have a medium potential to release fibres when disturbed, scores 5 and 6 a low potential, and scores of 4 or less have a very low potential. The asbestos surveyor has responsibility for assessing the material risk score.

PRIORITY RISK ASSESSMENT: Guidance associated with the Control of Asbestos at Works Regulations 2002 also requires the duty holder(s) to assess the risks associated with the activities on the premises, additional to those considered in the material risk assessment. The priority risk assessment covers both normal occupational activities and maintenance works. Although the duty holder has a responsibility for priority risk scoring, BES Consulting will collect this information during the survey based on perceived occupational activities. This information will remain draft until considered, agreed or amended by the duty holder who should assess the priority risk assessment records in Section 5 of the report and return a signed and dated copy to BES Consulting for updating. A Section 4 Asbestos Register will be issued on request (or made available over the internet to Asbestos Controller subscribers).

TOTAL RISK SCORE (TRS): Both material and priority risk scores are algorithms, each add up to a maximum of 12. The TRS is calculated by adding the material and priority risk score together. The TRS enables the duty holder to assess the risk based on the information known at any point in time. The TRS can change, for example when ACM is encapsulated or a room becomes less frequently accessed the TRS will reduce. Damage or increased maintenance activity can increase the TRS. When comparing ACM's, those with larger TRS's pose increased risk relatively.

Please contact our Technical Manager should further guidance be required (srhodes@besconsulting.co.uk).

Recommendations based on Action Priority groups

The Action Priority is used to segregate TRS information into four groups. Action Priority group 1 is considered high risk, group 2 medium risk, group 3 low risk and group 4 very low risk. Action Priority groups can help simplify other asbestos management requirements such as budgeting, planning and programming of works in accordance with a Management Plan.

The Matrix below summarises Action Priority grouping as guidance to the Dutyholder on what action is required. The TRS is calculated by adding the material risk assessment score to the priority risk assessment score.

Action Priority Groups	TRS 0-12			
	1 - high risk	2 - medium risk	3 - low risk	4 - very low risk

Action Priority 1 - High Risk: immediate management actions.

Action Priority 1 ACMs should normally be considered for removal at the earliest opportunity, or as otherwise determined by the duty holder's Management Plan and/ or Policy. It may be possible to reduce the risk by changing an area's use or encapsulating/ sealing the ACM, however it is important to consider the cost of this action against the continued asbestos management costs and eventual future costs associated with a major project or demolition. When considering encapsulation or sealing, reducing the risk to a low or very low risk action priority is normally the minimum objective.

In all cases Action Priority 1 ACMs should trigger an urgent management action which must be taken to initiate a safe system of work in the vicinity of the ACM.

Where removal is not practical or economically viable in relation to the client's circumstances, the affected area should be strictly controlled in terms of access and in certain cases excluded from normal occupational or maintenance activity.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Action Priority 2 - Medium Risk: programmed remediation and management actions.

Action Priority 2 ACMs should be considered for programmed remediation, either removal or encapsulation/ sealing. Where the TRS of the ACM can be reduced to a low or very low action priority group then this can be considered as a management action option. Action Priority 2 ACMs management action strategy should be documented in the Management Plan and/ or Policy. Programmed remediation should consider other activities, such as pre-planned maintenance, refurbishment projects, etc. Additionally, it is usual to also factor in the cost of ongoing asbestos management, including any impact on revenue-raising activities where risk management actions restrict access to otherwise commercially usable areas etc. It may be possible to reduce the risk by changing an area's use or encapsulating/ sealing the ACM, however it is important to consider the cost of this action against the continued asbestos management costs and eventual future costs associated with a major project or demolition. When considering encapsulation or sealing, reducing the risk to a low or very low risk action priority is normally the minimum objective.

In all cases Action Priority 2 ACMs require management action be taken to initiate a safe system of work in the vicinity of the ACM.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Any access to areas with Action Priority 2 ACMs should be strictly controlled by the Duty Holder to ensure all persons on the site remain safe from the potential of exposure to airborne asbestos from any activity he authorises to carry out on site.

Action Priority 3 - Low Risk: longer term management actions.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Asbestos removal of Action Priority 3 ACMs should only be considered where maintenance or any other activity will pose a significant risk to the any occupant with regards to exposure to airborne asbestos fibre. Low risk ACMs will normally be considered for removal during a major refurbishment or during demolition works, or at a time the product requires replacement or renewal.

Action Priority 4 - Very Low Risk: long term management actions.

An audit at least every 12 months is to be carried out, to ensure the control measures are effective and to check the material condition remains the same[refer CAWR 4(9)]. This should be recorded in writing and used to update the plan and asbestos register.

Asbestos removal of Action Priority 4 ACMs should only be considered where maintenance or any other activity will pose a significant risk (often unlikely) to any occupant with regards to exposure to airborne asbestos fibre. Very low risk ACMs will normally considered for removal during a major refurbishment or during demolition works, or at a time when the product requires replacement or renewal.

Imminent risk of exposure - reporting procedure

Where occupational exposure is identified or considered likely, as identified either by the BES Consulting surveyor's site visit or by the duty holder, then the activity must be stopped and the incident recorded by the duty holder. Where the incident occurs at the time a BES Consulting surveyor is on site then this will be reported to the client or the person placing the instruction or any other authorised person as advised. BES Consulting will report to the client: in any situation when it is likely the Control Limit or Action Level (as defined by CAWR 2002) is being (or likely to be) exceeded; save where the client is already aware either prior to BES Consulting's surveyor visiting site or as advised by the site contact, then no report will be made.

Projects - major refurbishment or demolition: Type 3 surveys

Asbestos registers are normally based on MDHS 100 Type 2 survey data. When a major refurbishment or demolition is to be carried out it is a requirement that a Type 3 asbestos survey takes place. It is important that the designer(s) of the project provide a full written brief and plans of the project areas to ensure that the surveyor is sufficiently thorough, so where works are not required then damage to the fabric of the building can be avoided. Type 3 asbestos surveys are intrusive and will cause damage similar to when a structural engineer or building surveyor carries out 'intrusive sectional inspections'. The asbestos surveyor's objective, utilising his experience and comprehension of the written project brief, is to locate or predict all ACMs within the project area (including those areas where services or access may be gained to facilitate the project). The asbestos register and asbestos summary sections of this report show on a record by record basis whether a Type 3 asbestos survey has been carried out in a particular room or area. Where a new project is commissioned, or there is a significant design change to a planned project then advice should be sought from the asbestos surveyor to ensure the Type 3 survey is still valid (if not additional Type 3 surveying will be required).

Textured Coatings- important note:

Sampling methods carried out in accordance with MDHS 100 may not always identify asbestos through analysis for asbestos fibre, this is due to the often inconsistent nature of the material.

Where "No Asbestos Detected" or a mixture of results is recorded, then asbestos containing textured coatings may not be always correctly represented by the sampling process. Specialist SEM analysis of "No Asbestos Detected" samples may provide a greater degree of certainty as to the presence of asbestos fibres in samples taken from textured coatings.

Assistance and practical help:

BES Consulting Limited can assist the duty holder to write, review and implement an Asbestos Policy and Asbestos Management Plan.

Additional assistance can be provided as follows:

- Assessment of contractors for competency and resourcing.
- Assist or manage the procurement of asbestos abatement services.
- Project Manage in accordance with our HSE Asbestos License asbestos abatement programmes.
- Undertake statutory clearance testing and inspections and issue certificates.
- Maintain and update asbestos records using electronic database systems or provide internet based asbestos registers
- Provide training.
- Carry out statutory six monthly or annual asbestos audits and provide the premises with updated register.
- Undertake Statutory Type 3 surveys for refurbishment or demolition works.

Asbestos overview for this task:

The table below summarises the findings of this survey task. For clarity this summary excludes any previous asbestos material found in this property (all information collected on this and any previous task is detailed in full in sections 3, 4 and 5 of this report). If this section is blank then no asbestos has been detected within the scope of this survey.

Floor	Room ID and Description	Material Description	Comments	Total Risk Score (Maximum 24)	Priority Code
Basement	35 35 B A22 P18	Thermal Insulation	Insulating debris to pipework. Limited access.	15	2
Basement	35 35 B A22 P18	Thermal Insulation	Insulating debris within MMMF insulation to pipework. Limited access.	15	2
Basement	35 35 B A22 P18	Thermal Insulation	Insulation debris to wall and steelwork.	15	2
Basement	35 35 B A22 P18	Thermal Insulation	Insulation to pipework. Limited access.	13	2
Ground	28 28 LSU A86 P38	Cement Product	Cement product to window sill adjacent to room ID 29 (Client ID 29 STO). Roof void not accessed.	9	3
Ground	55 55 K A63 P44	Cement Product	Cement product lining to kitchen ceiling.	9	3
First	45 45 T A46 P27	Vinyl Product	Vinyl product to floor. Roof void not accessed.	8	4
Ground	55 55 K A63 P44	Cement Product	Cement product door heads over 2 no. doors.	8	4
Ground	41 22a STF/WC A2 P6	Plastic/ Reinforced PVC	1 no. PVC toilet cistern.	8	4
First	45 45 T A46 P27	Bituminous Product	2 no. bituminous pads to underside of sink unit.	8	4
First	47 47 T A41 P25	Bituminous Product	2 no. bituminous pads to underside of sink unit. Roof void not accessed.	8	4
First	48 48 T A41 P25	Bituminous Product	2 no. bituminous pads to underside of sink unit. Roof void not accessed.	8	4
Ground	11 11 T A41 P25	Bituminous Product	2 no. bituminous pads to underside of sink unit.	8	4
Ground	12 12 T A41 P25	Bituminous Product	2 no. bituminous pads to underside of sink unit.	8	4
Ground	13 13 T A41 P25	Bituminous Product	2 no. bituminous pads to underside of sink unit.	8	4
Ground	14 14 T A41 P25	Bituminous Product	2 no. bituminous pads to underside of sink unit.	8	4
Ground	16 16 STF A46 P27	Bituminous Product	2 no. bituminous pads to underside of sink unit.	8	4
Ground	17 17 T A46 P27	Bituminous Product	2 no. bituminous pads to underside of sink unit.	8	4
Basement	35 35 B A22 P18	Cement Product	Cement product lining to door.	7	4
Ground	58 58 KWC A5 P9	Plastic/ Reinforced PVC	1 no. PVC toilet cistern.	7	4
Basement	31 31 CIRC A21 P18	Cement Product	Cement product lining to door on stairs. Limited access due to storage.	6	4

Ground	59	59 K/STO A5 P9	Cement Product	Cement product lining to ceiling.	6	4
First	39	39 CTK A3 P7	Bituminous Product	Bituminous product as adhesive to floor tile. No asbestos found in floor tile.	6	4
Ground	2	2 STF/WC A4 P8	Plastic/ Reinforced PVC	1 no. PVC toilet cistern.	6	4
Ground	64	63a T A19 P20	Cement Product	Cement product to boxing.	6	4
Ground	69	69 CP A54 P29	Cement Product	Cement product boxing to wall.	6	4
Basement	35	35 B A22 P18	Gaskets	Gaskets to pipework.	5	4
First	37	37 STO A4 P9	Thermoplastic Tile	Floor tiles.	5	4
First	51	51 STO A10 P17	Thermoplastic Tile	Floor tiles.	5	4
Ground	68	67a STO A3 P7	Thermoplastic Tile	Floor tiles and bituminous adhesive.	5	4
Ground	69	69 CP A54 P29	Thermoplastic Tile	Floor tiles and bituminous adhesive in cloakroom area.	5	4
Roof	72	Roof	Cement Product	Profiled cement product roof over annex 1 - nursery.	4	4
External	71	External	Cement Product	Profiled cement product to both gable ends of annex 1 - nursery.	4	4
External	71	External	Cement Product	Cement product canopies over 2 no. entrances to room ID 61 (Client ID 61 D).	3	4
External	71	External	Cement Product	Cement product fillets to roof ID 58 (Client ID 58 K/WC).	2	4

End of Section 2

Duty Holder's Action Plan: STOCKTON HEATH CP SCHOOL

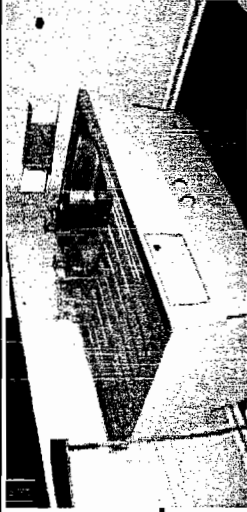
Warrington, Borough Council
WN2112

EDGERTON STREET STOCKTON
HEATH WARRINGTON CHESHIRE, WAA
9DT

Asbestos Summary - details from the asbestos register:

Floor Level and room ID	Room Description	Material Description	Approx Amount	Sample Comments
47	47 T A41 P25	Sink Pads Bituminous Product	2	062/408 2 no. bituminous pads to underside of sink unit. Roof void not accessed.

Record ID: 1447812
MDHS 100 Survey Type: Type 2
Task No: 115977



Asbestos Action Priority for this ACM (1 to 4):

4

Note: Action Priorities 3 and 4 are 'Low' and 'Very Low' risk priorities in accordance with HSE guidance. Often no more than awareness control actions are required. Where operational use of the premises changes, making the material more vulnerable, or damage has occurred re-evaluation of the algorithms and action priority is required.

Action Priorities (Based on Total Risk Scores): 1 = High risk (19-24); 2 = Medium risk (13-18); 3 = Low risk (9-12); 4 = Very Low risk (1-8)

MDHS 100 Material Risk Assessment Algorithm

Bituminous Product	1
Good Condition-no visible damage	0
Composite materials reinforced plastic, resins etc	0
Chrysotile	1
Analysis: Chrysotile Trace	

CAWR 2002 Duty Holder Priority Risk Assessment Algorithm

Low disturbance	1	>10
Low disturbance	1	Daily
Rooms up to 100m2	2	>6/Hr
Routinely visited	3	Minor disturbance possible
Small amounts or items (String, gaskets)	0	Unlikely to be disturbed

MDHS 100 Risk Score (out of 12): 2 + Dutyholder's Risk Score (out of 12, as per HSE guidance): 6 = Total Risk Score TRS (out of 24): 8

Action Plan as agreed by the Dutyholder:

STEP 1) Is the asbestos an Action Priority 3 or 4 and still in good condition? (if the MDHS 100 risk score for the material is 6 or less selecting YES will normally be OK).

STEP 2) Can site management controls through awareness training and signage be implemented to manage this risk safely?

STEP 3) Can the asbestos be physically protected or can access be controlled (permit to work, for example)?

STEP 4) Some form of remedial work (encapsulation or removal) will be required. Explain what will be done and within what timescale? If unsure tick 'assistance required' box.

STEP 5) Confirm date actioned and list certificates received (keep all documentation as proof that work has been done correctly).

YES (no further action) Explain what will be done and by when:
If NO (go to step 2)

YES (explain how):
If NO (go to step 3)

YES (explain how):
If NO (go to step 4)

YES (explain how): Assistance Required Check box if you require BES Consulting to:
1) carry out the action specified; 2) provide guidance; or 3) attend to carry out an audit.

Confirm when done: Confirm details when action has been carried out:

Duty Holder's Action Plan: STOCKTON HEATH CP SCHOOL

Warrington Borough Council
WN2112

EDGERTON STREET STOCKTON
HEATH WARRINGTON, CHESHIRE WAA
9DT

Asbestos Summary - details from the asbestos register:

Floor Level and room ID	Room Description	Element	Material Description	Approx Sample Amount	Comments	Record ID	MDHS 100 Survey Type	Task No.
Ground 2	STF/WC A4 P8	Toilet Cistern	Plastic/Reinforced PVC	1	062/389 1 no. PVC toilet cistern.	1447353	Type 2	115977

Asbestos Action Priority for this ACM (1 to 4):

4 Note: Action Priorities 3 and 4 are 'Low' and 'Very Low' risk priorities in accordance with HSE guidance. Often no more than awareness control actions are required. Where operational use of the premises changes, making the material more vulnerable, or damage has occurred re-evaluation of the algorithms and action priority is required.

Action Priorities (Based on Total Risk Scores): 1 = High risk (19-24); 2 = Medium risk (13-18); 3 = Low risk (9-12); 4 = Very Low risk (1-8)

MDHS 100 Material Risk Assessment Algorithm

Plastic/ Reinforced PVC	1
Good Condition-no visible damage	0
Composite materials reinforced plastic, resins etc	0
Amphibole excluding Crocidolite	2
Analysis: Amosite Medium	

CAWR 2002 Duty Holder Priority Risk Assessment Algorithm

Rare disturbance	0	None
Rare disturbance Rooms up to 100m2	0	Daily
Routinely visited	2	<1/1hr
Small amounts or items (String, gaskets)	3	Minor disturbance possible
	0	Unlikely to be disturbed

MDHS 100 Risk Score (out of 12): 3 + Dutyholder's Risk Score (out of 12, as per HSE guidance): 3 = Total Risk Score TRS (out of 24): 6

Action Plan as agreed by the Dutyholder:

STEP 1) Is the asbestos an Action Priority 3 or 4 and still in good condition? (if the MDHS 100 risk score for the material is 6 or less selecting YES will normally be OK).

STEP 2) Can site management controls through awareness training and signage be implemented to manage this risk safely?

STEP 3) Can the asbestos be physically protected or can access be controlled (permit to work, for example)?

STEP 4) Some form of remedial work (encapsulation or removal) will be required. Explain what will be done and within what timescale? If unsure tick 'assistance required' box.

STEP 5) Confirm date actioned and list certificates received (keep all documentation as proof that work has been done correctly).

YES (no further action) Explain what will be done and by when:
If NO (go to step 2)

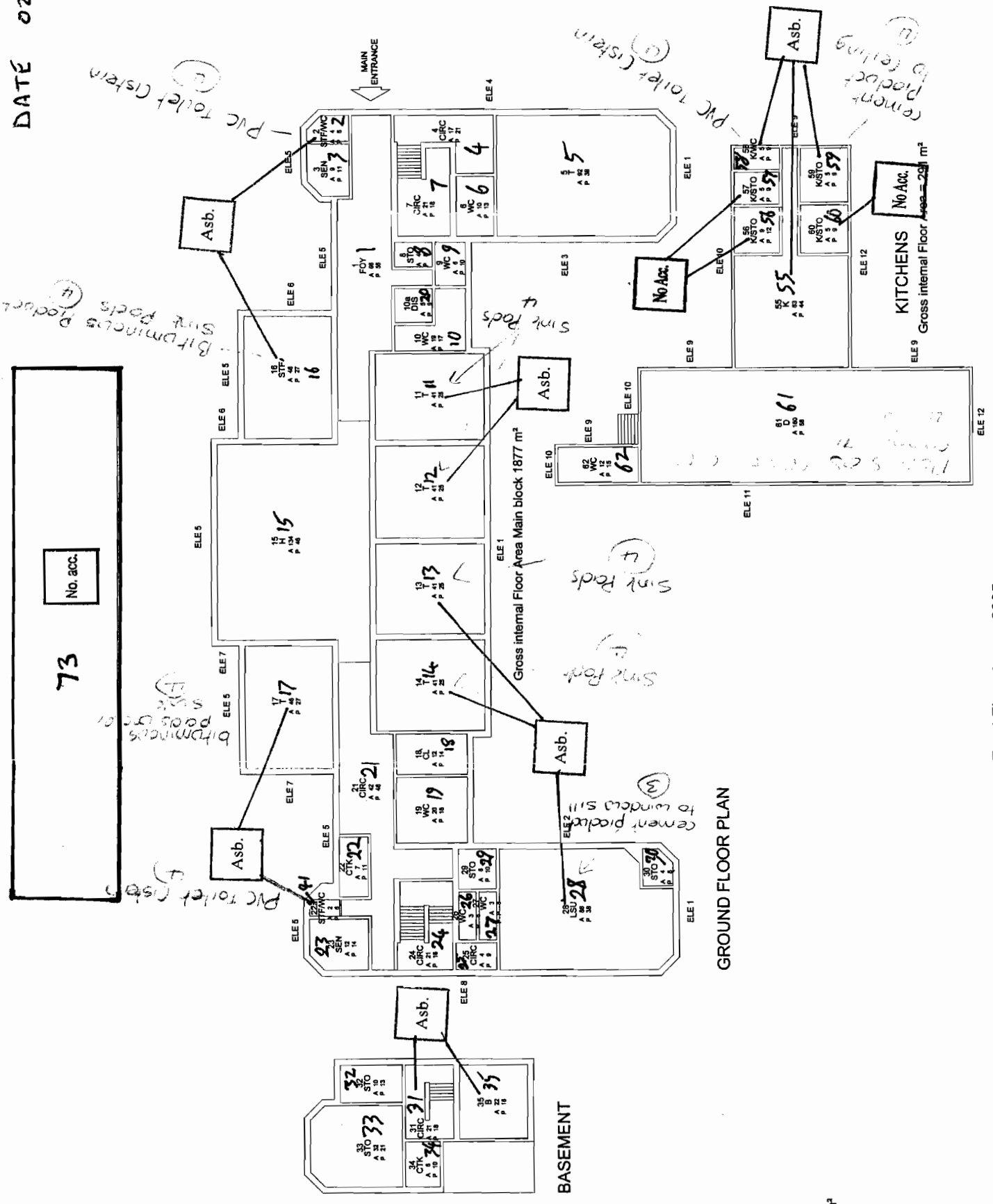
YES (explain how):
If NO (go to step 3)

YES (explain how):
If NO (go to step 4)

YES (explain how): Assistance Required Check box if you require BES Consulting to:
1) carry out the action specified; 2) provide guidance; or 3) attend to carry out an audit.

Confirm when done: Confirm details when action has been carried out:

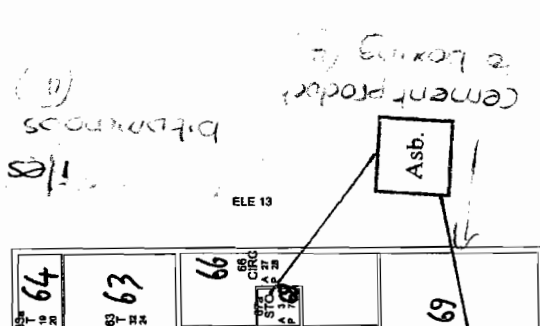
ANNEX 1 NURSERY



GROUND FLOOR PLAN

Total Floor Area = 2395 m.sq.

ANNEXE 2
 Gross internal Floor Area = 177 m²



BASEMENT