Argyll and Bute Council
Comhairle Earra Ghàidheal agus Bhòid

Operational Services
Director: Andrew R. Law

Property Services
Argyll House, Dunoon, Argyll, PA23 8AJ
Tel: (01369) 704000 **Fax:** (01369) 708554
e mail : neil.leckie@argyll-bute.gov.uk
Website: www.argyll-bute.gov.uk

Ask For: Neil Leckie
Our Ref: NL/PM
Your Ref:
Date: 5 February 2007

Dear Officer in Charge

CONTROL OF ASBESTOS REGULATIONS 2006

Property Services are responsible for managing asbestos in compliance with the above regulations.

To assist in this role we are issuing the enclosed asbestos survey report and foreword to each occupied property.

This document should be kept in a central location and be made available on request to contractors carrying out maintenance and/or alterations to the building.

The document should also be made available to any interested parties, eg Health & Safety officers.

If you have any queries or concerns please contact the Property Services Manager at the above address or on Tel: 01369 708566.

Yours faithfully

Neil Leckie
Property Services Manager

Argyll Bute COUNCIL

PROPERTY SERVICES

ASBESTOS

INTRODUCTION

The Council has a duty to manage asbestos in compliance with current statutory Health & Safety legislation.

Public concern and awareness regarding potential dangers to health from asbestos and asbestos based products is well known and increasingly better understood.

The purpose of this paper is to inform what policies and procedures are in force should an asbestos related problem be identified with your property.

IDENTIFICATION AND RECORDING

The Council has undertaken a visual survey and areas of possible asbestos have been recorded.

This information is held by Property Services, a copy will be held in the premises.

REVIEW AND CONTAINMENT

Property Services monitor the physical state of all known asbestos.

Asbestos identified as high risk was either removed or treated in 2005/06 and medium risk in 2006/07.

Any alterations to buildings holding stable asbestos require independent air checks to be carried out prior to and on completion of the works.

Containment is achieved by sealing, painting and physical encapsulation.

It is only when suspected surfaces or materials are damaged or ruptured that action must be taken. Any new circumstances such as damage by vandalism or deterioration by water ingress should immediately be reported to the property officer.

Alterations or works which may disturb existing fabric are regarded as a potential hazard and will be cleared by Property in advance.

PLANNED REMOVAL FOR MAINTENANCE

Where an identified asbestos based material is to be removed, cut or worked, for service or maintenance purposes, Property will ensure that the necessary procedures are adopted.

PLANNED PROGRESSIVE REMOVAL

It is the Council's policy to remove and replace asbestos based materials with non asbestos based equivalents or encapsulate and monitor

REFERENCES

- Argyll & Bute Council – Policy on Asbestos Management Ref: PER/GEN/19
- Control of Asbestos Regulations 2006
- The Management of Asbestos in Non-Domestic Premises Approved Code of Practice & Guidance

DEARLE&HENDERSON

89 Kilbowie Road
Clydebank G81 1BL

Tel: 0141 952 3364 Fax: 0141 952 9542
Email: information@d-h.co.uk

S1366, KILBRANNAN HOUSE, CAMPBELTOWN, ASBESTOS SURVEY

Inspection Dates: 22ND September 2004

Site Address: Kilbrannan House, Bolgam Street, Campbeltown

Client Address: Argyll and Bute Council

Dearle & Henderson Limited
Registered Office: Tower House 10 Southampton Street London WC2E 7HA. Registered No.

DISTRIBUTION / APPROVAL SHEET

DISTRIBUTION			
Date	Issued to:	Name	No.
14.01.05	Argyll and Bute Council	Brian Gray	1
		File	1

Document Status/Issue No: Draft		Date of Issue:
Issued to: Argyll and Bute Council		Job No: S1366
	Name:	Signature:
Surveyor:	Michael Watson	
Checked:	Bill Brown	
Approved:		
Issued for and on behalf of Dearle & Henderson by the above signatories.		Tel: Fax: Email:

FOREWORD

- This document has been prepared by Dearle & Henderson with all reasonable skill, care and diligence within the terms of the contract with the Client and within the limitations of the resources devoted to it by agreement with the Client.

- This document is confidential to the Client. Dearle & Henderson accept no responsibility whatsoever to third parties to whom this document, or any part thereof, is made known. Any such party relies upon the document at their own risk.

- This document shall not be used for engineering or contractual purposes unless signed above by the author and the approver for and on behalf of Dearle & Henderson, and unless the document status is 'Final'

1.0 EXECUTIVE SUMMARY

1.1 A Type 2 survey was carried out at Kilbrannan House, Campbeltown. Areas that were not accessible have been recorded in Appendix B.

1.2 The survey did not include for Asbestos Containing Materials (ACM's) found as ground litter, except as reported; this survey should therefore not be considered as a ground survey.

1.3 Provided in this report is an asbestos summary table that includes materials known to contain asbestos or where, for good reason, have been presumed to contain asbestos.

1.4 The areas specifically identified and thought to contain asbestos at the time of inspection are recorded as Material Assessment Data Sheets contained in Appendix C and are listed in the asbestos register in appendix A.

1.5 Management actions are the next legal responsibility of the Client and should be based upon the information contained herein along with advice received from the building occupants about existing and proposed use and any known or anticipated works. Whilst we are happy to help you in this area it is outside the scope of this report.

1.6 Under legal responsibilities, we draw your attention specifically to Regulation 4 of the Control of Asbestos of Work Regulations 2002 and the duty under this Regulation to Manage Asbestos. Reference should be made to this legislation and all other applicable legislation as part of the Asbestos Management Plan.

1.7 Should any major refurbishment or demolition works be carried out to any building covered by this report, then a Type 3 Survey as defined by MDHS 100 will need to be undertaken.

1.8 General Site Description

Traditional Built two-story office block with pitched concrete tiled roof with red brick and painted rendered external walls. Built Circa 1970. There are offices housed to the First and Ground Floors with a common Loft space above.

The age and construction of this building suggests that additional asbestos containing materials (ACM's) will be found in the construction when a Type 3 Survey is undertaken. This could be in areas where fire stopping has been undertaken or contained within "sandwich" construction or even used as permanent shuttering.

1.9 List ACMs;

Sample No.	Location	Use of Material	Asbestos Type
MW220904V011	Ground Floor WC's	Toilet Cistern	Presumed Amosite
MW220904V013	Female WC 0/006	Toilet cistern	Presumed Amosite
MW220904S014	Stairs to First Floor	Stair Nosing Strips	Chrysotile
MW220904V016	Stairs 1/011	Stair Nosing Strips	Presumed Chrysotile
MW220904S017	Stairwell 1/011	Ceiling Board	Amosite
MW220904V018	Main loft 2/001	Ceiling board	Presumed Amosite

2.0 INTRODUCTION

2.1 Instructions were received from Mr Neil Leckie of Argyll and Bute Council to proceed with Type 2 Asbestos Surveys and in line with a property list received from Brian Gray on the 20th July 2004.

2.2 The survey work was undertaken during a site visit on the 22nd of September 2004 with a view to assessing areas where a Type 3 should be undertaken. The survey has been carried out and reported in conformity with the procedures set out in HSE Document MDHS 100.

2.3 All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross-referenced.

3.0 AUTHORISATION

3.1 Should Argyll and Bute Council wish to pass copies of the report to other parties for information, the whole of the report should be copied but no professional liability or

warranty shall be extended to other parties by Dearle & Henderson Ltd in this connection without the explicit written agreement thereto by Dearle & Henderson Ltd.

3.2 This document is submitted in connection with a contract to supply goods/services and is issued only on the basis of strict confidentiality.

4.0 PURPOSE, AIMS AND OBJECTIVES

4.1 The purpose of this survey was to undertake a Type 2: Standard sampling, identification and assessment survey of the property, where circumstances would allow (see 7.9). Where it was not possible to undertake a Type 2 survey in areas where conditions prevented this level of survey, a Type 1: Location and assessment survey (presumptive survey) was undertaken. Both types as described in HSE document MDHS 100.

4.2 The aim was to locate, as far as reasonably practicable, the presence and extent of any suspect materials that may contain asbestos in the premises and assess their condition, vulnerability, surface treatment, product type and extent.

4.3 The objective of this report is to provide accurate information in order to;

- Form an asbestos register for the site as part of an Asbestos Management Plan.
- Highlight any urgent action required to reduce the risk of exposure to asbestos.
- To clearly identify that not all asbestos is likely to be found as part of this survey.

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

4.5 All the recommendations described in this report are standardised and based upon material assessment sheets for each individual inspection. The assessments take into account the type of asbestos, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or others bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.

4.6 Future refurbishment or demolition works may disturb or damage asbestos containing materials. Such materials should be suitably treated and some may require removal by a Licensed Asbestos Removal Contractor. This report may be used to identify known asbestos however it must be supplemented by a Type 3 Survey "Full access sampling and identification survey (pre-demolition/major refurbishment survey) as referred to in HSE publication MDHS 100.

4.7 From the data contained in this report the client must (with the information of the buildings use & future plans) undertake a priority assessment of the materials found, we at Dearle & Henderson can assist with this process

5.0 DESCRIPTION OF THE SITE

5.1 Drawings were not supplied prior to site visit. A brief plan was sketched on survey visit, which shows the current layout. Dearle & Henderson can take no responsibility for buildings not defined accurately by these drawings.

6.0 EXTENT OF SURVEY

6.1 Areas included in the inspection are as described in the Material assessment sheets in Appendix C only.

6.2 This report is based upon a non-destructive inspection of an unfamiliar site with only a site address to act as guide as to the extent of the inspections required and the demise of premises. During the course of the inspections all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building. The survey was limited to those areas accessed at the time of the survey.

6.3 It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any survey as being definitive. It shall always remain a possibility that further asbestos containing materials may be found. For reasons set out in this report, Dearle & Henderson Limited cannot give an assurance that all asbestos materials have been found.

6.4 Asbestos may be concealed from view by other materials that have been used for over-cladding. In-filling, alteration and refurbishment work which, has taken place in the past, may also hide asbestos containing materials. All reasonable and practical measures have been taken to uncover hidden asbestos where the use of ACMs can be assessed as realistic based on the age, type and condition of the structure or element. This includes core samples of pipe insulation to check for residual asbestos insulation and sampling behind panels where possible. Where such inspections revealed possible ACMs samples were taken as described herein. The results of these inspections, tests and samples are only representative of the location inspected.

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

6.6 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except where hatches were available. However, a reference has been made in this report to such items if they were suspected to contain asbestos. No access was made to any live electrical fuse boxes or switchgear.

6.7 Access may not have been gained to several areas of the site, for example:- Sealed or inaccessible loft spaces or inaccessible lift shafts and escalators. These are detailed within this report.

6.8 We have not inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused unacceptable damage to decoration, fixtures, fittings or the structure. Therefore we are unable to report on any asbestos as may be present in these areas.

6.9 We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance.

6.10 We have not generally inspected any areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings.

6.11 A limited inspection only has been carried out of pipework concealed by overlaying non-asbestos insulation. Previous asbestos removal may not have been undertaken to today's standard and may have left pieces of debris lying in concealed areas (especially pipework). Inspection of pipework has therefore been restricted to the insulation visible. The presence of debris to pipework, which is not readily visible or would require the removal and replacement of overlying non-asbestos insulation, has been considered outside the scope of this survey.

6.12 Fire doors have not been opened up or inspected beyond a visual inspection; consequently they have not been sampled and therefore not included in the Summary. It may be prudent to presume they contain ACM's.

6.13 It is impractical, at this stage, to take samples of asbestos cisterns or toilet seats and these items should be assumed to contain asbestos unless specifically stated to the contrary.

6.14 Similarly, gaskets to pipe flanges and fittings and caulking materials used as fire stopping have not been tested and are not included in the Register unless specifically referred to.

6.15 We have not generally inspected any part requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless otherwise specifically stated.

6.16 We have not reported on concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.

6.17 No responsibility is accepted for the presence of asbestos in voids (underfloor, floor wall or ceiling) other than those opened during the investigation.

6.18 Samples have not been taken where prohibited or prevented by the client, tenant or their representative.

6.19 Where asbestos containing materials have been presumed or detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the

use of airborne fibre monitoring and swab sampling techniques etc being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction and would be the subject of further charges.

6.20 Floor tiles (or similar material) may include a bitumastic adhesive. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.

6.21 Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density.

6.22 Asbestos Cement items and Asbestos Insulation Board materials have only been visually identified using the surveyor's judgement and experience. Density analysis of these materials has not been carried out.

6.23 Air monitoring to determine fibre levels in the atmosphere was not undertaken.

7.0 SURVEY METHODS

7.1 On arrival at the premises to be surveyed the team will inform the client, or representative, of their attendance. The team will conform to any signing in/out procedures exercised at the site and attend an induction where applicable.

7.2 Initially the team will familiarise themselves with the premises and cross-reference the layout to the plans provided. Should any discrepancies be apparent the plans will be amended to reflect the current building lay out. Where no plans are available the team shall compare the premises with the description provided by the senior management and generate plans on-site. In addition a note will be made of any areas likely to require keys for access and brought to the attention of the client or representative.

7.3 During this initial familiarisation the surveyors will take into account the type, construction and age of the premise to be surveyed and current or former equipment and types of processes carried out in them. These variables are likely to influence the presence and location of ACMs. However, surveyors should be cautious of basing judgements on the age of a building and its fabric. Specifications may have been altered during construction of the building or poor removal practice may have left debris and residues now partially concealed by substitute materials.

8.0 COMMENCEMENT OF THE SURVEY

8.1 The surveyors will select a suitable starting point for the commencement of the survey. This will typically be at the highest or lowest level of the building and at an outermost corner.

8.2 The team will proceed to survey the room in a systematic fashion starting at the highest level, farthest from the entry point. The team will inspect the composition of all building fabric and fixtures working around the area at progressively lower levels. As well as prominent materials the team will need to inspect accessible voids, ducts, risers etc. In the case of Type 3 surveys a more intrusive approach will be adopted involving inspection of non-accessible materials i.e. those behind cladding, inside heaters, etc.

9.0 IDENTIFYING SUSPECTED ACM'S

9.1 The survey team will rely on their qualifications and experience to identify suspected asbestos containing materials (ACMs), identification of characteristics such as location, appearance and other properties will also be adopted. Insulating board and other asbestos containing products are often used to give increased fire protection to structural beams and pillars, fire doors, risers, service ducts, stairwells, ceilings, lift shafts and around heaters. ACMs may sometimes be concealed by non-asbestos materials. ACMs may be present to plant/equipment requiring heat insulation such as boilers, furnaces, ovens, fires, storage radiators, heat exchangers, calorifiers, as well as connecting pipes, etc., and equipment may also have asbestos containing friction components. A table of asbestos products is shown in Section 3. This is not a definitive list and surveyors must exercise vigilance throughout the survey to identify suspected ACMs in unexpected locations. Surveyors should allow for asbestos containing materials hidden from view by floor coverings, infill boards, ceiling tiles and such like. Every reasonable effort must be made to investigate beyond false finishes/coverings so as to uncover as many asbestos containing materials as is reasonably practicable.

9.2 Once the survey team detects a suspected ACM a representative sample of the material may be taken (Type 2 or 3 survey only) using the procedure described in Asbestos Sampling Procedures Manual. All relevant data and observations will be logged following the procedures described in Asbestos Inspection Procedures Manual. Similarly, Type 1 inspections, referrals, or materials suspected to contain asbestos that cannot be sampled (for example fire doors) will be documented under the same Procedure Manual,

NB where a team identifies a suspected asbestos containing material, which they consider, constitutes a high risk to personnel the client will be informed immediately.

9.3 The process will be repeated until the team is confident, that as far as reasonably practicable, all the incidents of ACMs have been identified for the level of intrusion adopted. The team will then continue to the next or adjacent room/area and repeat the procedure. This process will be repeated until all areas within the scope of the survey have been inspected including external areas and outbuildings where applicable.

9.4 Despite the room-by-room approach the team will make a note of any suspected ACMs, which traverse horizontally or vertically between adjoining rooms or levels. The team will endeavour to trace their extent taking into consideration the structure of the building.

10.0 SURVEY COMPLETION

10.1 On completion of the survey the team will check all areas on the plans have been accessed. Where notes have been made to areas not accessed further attempts to gain entry will be made before leaving the site. The presence of all data, observations and specific notes recorded will be checked, when the team are satisfied that all recorded information is correct they will inform the client or representative of their departure from site.

Level of Identification

10.2 Bulk sample analyses were carried out at a laboratory in accordance with HSE publication MDHS77 and in-house methods to ISO 17025 in accordance with UKAS accreditation standard.

10.3 Presumptions in the absence of sample analysis are noted as 'Presumed' and 'Strongly Presumed'.

10.4 Where a material cannot be 'sampled', for example where an area is not accessible (e.g., high ceiling) or safe sampling cannot be undertaken because areas are in occupation, the asbestos type will be presumed by reasoned argument or considered as crocidolite containing, similarly asbestos content will be presumed as high in absence of the above. Therefore, the level will be denoted as 'Presumed', unless:

- Sample analysis of similar materials within the building show a different asbestos type (mastered samples)
- There are visible fibres within the material
- There is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

In the above cases, the level of identification will be denoted as 'Strongly Presumed'.

11.0 MATERIAL ASSESSMENTS SHEET GUIDE

11.1 For each sample/inspection, a material assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials. The scoring for each parameter is based on the material assessment algorithm set out in MDHS 100, which is shown below.

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, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (eg 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 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, Al B (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.

11.2 The four main parameters which determine the risk of fibre release from an ACM when subject to a standard disturbance are:

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

11.3 In addition to the material assessment, an assessment is also made of the vulnerability of the material. These are defined as

- Easy - Trafficked or touched on a regular basis
- Medium - Within accessible zone of personnel without access aids
- Difficult - Access equipment required or covered material.

11.4 The material assessment identifies the high-risk materials, that is, those which will mostly readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action. Management priority must be determined by carrying out a risk assessment that will take into account factors such as:

- the location of the material;
- its extent;
- the use to which the location is put;
- the occupancy of the area;
- the activities carried out in the area; and
- the likelihood/frequency with which maintenance activities are likely to take place.

12.0 RISK EVALUATION DEFINITIONS

12.1 Each sampled or presumed Asbestos Containing Material identified during the survey has been allocated a material assessment based on its overall score obtained by adding together the individual scores 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 shows a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used. The score denotes the potential to release fibres if disturbed.

- High Risk Material - 10 points or more
- Medium Risk Material - 7-9 points
- Low Risk Material - 5-6 points
- Very Low Risk Material - 4 or less points
- N/A – Not Applicable as No Asbestos Detected in Sample (NADIS)

12.2 The final material assessment has been based on interpretation of current legislation and guidance. The evaluations and associated terms shall require review when other considerations, such as future legislation or building use, come into effect.

12.3 These material assessment scores should be considered as a guide to the overall probability' of the asbestos containing materials to release asbestos fibre. Changes to any of the above criteria shall necessitate the need for reassessment of the risk value.

Appendix A

ASBESTOS SUMMARY

APPENDIX A (REGISTER)

S 1366 Argyll & Bute Asbestos Surveys - Kilbrannan House, Asbestos Summary Table

NOTE: The Sample / Visual No. may not start at 001

MAA=Material Assessment Algorithm

Sample / Visual No	Building	Floor	Room	Position	Description / Product Type	Extent	Damage / Deterioration	Surface Treatment	Level of Identification	Fibre Type	Content	Vulnerability	MAA
MW220904S017	Block 1	First	Stairs: 1/011	Ceiling	Ceiling Board (Insulating Board)	10 Sq. M	Good Condition	Painted/encapsulated board	Sample Analysed	Amosite	Not Given	Medium	5
MW220904V016	Block 1	First	Stairs: 1/011	Stairs	Stair Nosing (Plastic)	20 M	Good Condition	Reinforced composite material	Strongly Presumed	Chrysotile	Not Given	Easy	2
MW220904S014	Block 1	First	Stairs: 1/006	Stairs	Stair Nosing (Plastic)	20 M	Good Condition	Reinforced composite material	Sample Analysed	Chrysotile	Not Given	Easy	2
MW220904V013	Block 1	Ground	Female WC: 0/006	Wall	Shires Toilet Cisterns x2 (Plastic)	2 No. Items	Good Condition	Reinforced composite material	Strongly Presumed	Amosite	Not Given	Easy	3
MW220904V011	Block 1	Ground	Male WC: 0/005	Wall	Shires Toilet Cistern (Plastic)	1 No. Items	Good Condition	Reinforced composite material	Strongly Presumed	Amosite	Not Given	Easy	3
MW220904V018	Block 1	Loft/Void	Main Loft 2/001	Ceiling to Area 1/011	Ceiling Board (Insulating Board)	10 Sq. M	Good Condition	Unsealed Board	Strongly Presumed	Amosite	Not Given	Difficult	6

Appendix B

SCHEDULE OF "NO ACCESS"

Appendix B

SCHEDULE OF "NO ACCESS" – Kilbrannan Hose, Islay

BLOCK /BUILDING	FLOOR/AREA	ROOM/SPACE	LOCATION
Block1 (CMP/02)	Loft/Void (CMP/02/002)	Main Loft (CMP/02/001)	Above Area 1/001
Block1 (CMP/02)	External Elevations (CMP/02/003)	-	Roof (CMP/03/001)

Appendix C

MATERIAL ASSESSMENT SHEETS

Appendix D

Asbestos Survey Record - No. MW220904S008

Summary	Sink Pad	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

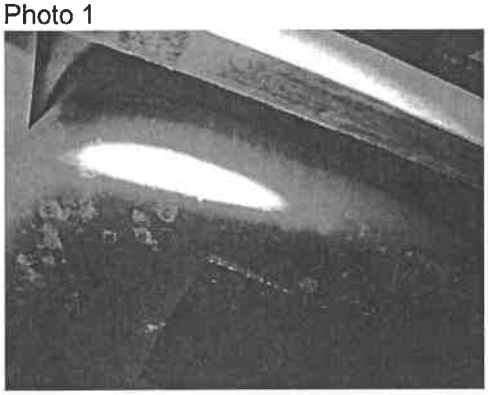
Building	Block1
Room	Canteen: 0/001
Floor	Ground
Position	Sink Unit
Description	Bitumen
Extent	1 No. Items

Lab Details

Level of Identification	Sample Analysed
Sample No.	MW220904S008
Visually Similar to Sample	
Fibre Type Identified	**NADIS**
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment		**Score**	**Range**
Product Type	N/A		1-3
Damage/Deterioration	N/A		0-3
Surface Treatment	N/A		0-3
Asbestos Type	N/A		0-3
	Total:	N/A	
	Risk Evaluation:	N/A	
	Vulnerability:	N/A	

Photo 1



Appendix D

Asbestos Survey Record - No. MW220904S009

Summary	Grey Vinyl Floor Tile	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

Building	Block1
Room	Print Room: 0/007
Floor	Ground
Position	Floor
Description	Vinyl
Extent	6 Sq. M

Lab Details

Level of Identification	Sample Analysed
Sample No.	MW220904S009
Visually Similar to Sample	
Fibre Type Identified	**NADIS**
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment		**Score**	**Range**
Product Type	N/A		1-3
Damage/Deterioration	N/A		0-3
Surface Treatment	N/A		0-3
Asbestos Type	N/A		0-3
	Total:	N/A	
	Risk Evaluation:	N/A	
	Vulnerability:	N/A	

Photo 1

Appendix D

Asbestos Survey Record - No. MW220904S010

Summary	Grey Vinyl Floor Tile	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

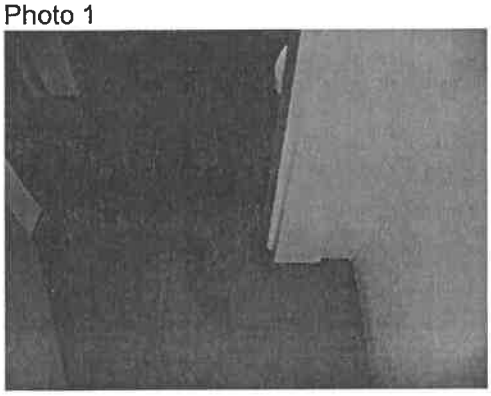
Building	Block 1
Room	Male WC: 0/005
Floor	Ground
Position	Floor
Description	Vinyl
Extent	5 Sq. M

Lab Details

Level of Identification	Sample Analysed
Sample No.	MW220904S010
Visually Similar to Sample	
Fibre Type Identified	**NADIS**
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment		**Score**	**Range**
Product Type	N/A		1-3
Damage/Deterioration	N/A		0-3
Surface Treatment	N/A		0-3
Asbestos Type	N/A		0-3
	Total:	N/A	
	Risk Evaluation:	N/A	
	Vulnerability:	N/A	

Photo 1



Appendix D

Asbestos Survey Record - No. MW220904V011

Summary	Shires Toilet Cistern	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

Building	Block1
Room	Male WC: 0/005
Floor	Ground
Position	Wall
Description	Plastic
Extent	1 No. Items

Lab Details

Level of Identification	Strongly Presumed
Sample No.	MW220904V011
Visually Similar to Sample	
Fibre Type Identified	**Amosite**
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment		**Score**	**Range**
Product Type	Plastic	1	1-3
Damage/Deterioration	Good Condition	0	0-3
Surface Treatment	Reinforced composite material	0	0-3
Asbestos Type	Amosite	2	0-3
	Total:	**3**	
	Risk Evaluation:	Very Low Risk	
	Vulnerability:	Easy	

Photo 1

Appendix D

Asbestos Survey Record - No. MW220904V012

Summary	Grey Vinyl Floor Tiles	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

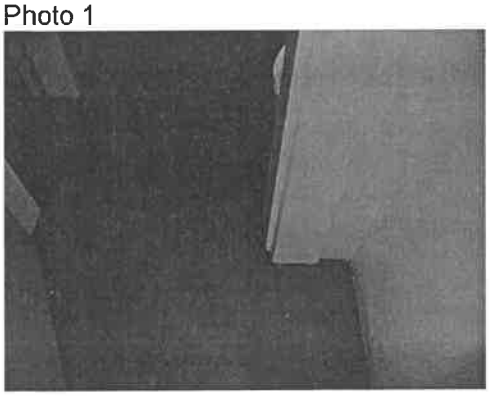
Building	Block1
Room	Female WC: 0/006
Floor	Ground
Position	Floor
Description	Vinyl
Extent	6 Sq. M

Lab Details

Level of Identification	Strongly Presumed
Sample No.	MW220904V012
Visually Similar to Sample	MW220904S010
Fibre Type Identified	**NADIS**
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment		**Score**	**Range**
Product Type	NA		1-3
Damage/Deterioration	NA		0-3
Surface Treatment	NA		0-3
Asbestos Type	NA		0-3
	Total:	NA	
	Risk Evaluation:	NA	
	Vulnerability:	NA	

Photo 1



Appendix D

Asbestos Survey Record - No. MW220904V013

Summary	Shires Toilet Cisterns x 2	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details		**Lab Details**	
Building	Block1	Level of Identification	Strongly Presumed
Room	Female WC: 0/006	Sample No.	MW220904V013
Floor	Ground	Visually Similar to Sample	
Position	Wall	Fibre Type Identified	**Amosite**
Description	Plastic	% Asbestos Fibres	
Extent	2 No. Items	2nd Fibre Type Identified	

Material Assessment		**Score**	**Range**
Product Type	Plastic	1	1-3
Damage/Deterioration	Good Condition	0	0-3
Surface Treatment	Reinforced composite material	0	0-3
Asbestos Type	Amosite	2	0-3
	Total:	**3**	
	Risk Evaluation:	Very Low Risk	
	Vulnerability:	Easy	

Photo 1

Appendix D

Asbestos Survey Record - No. MW220904S014

Summary	Stair Nosing	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

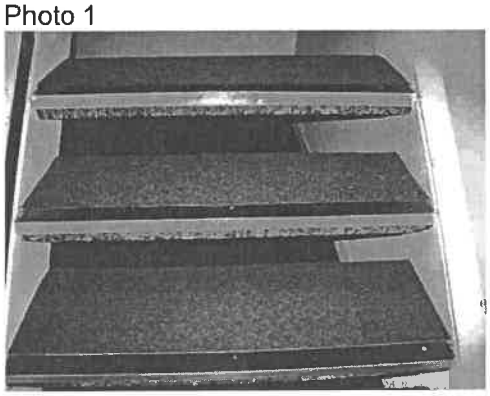
Building	Block1
Room	Stairs: 1/006
Floor	First
Position	Stairs
Description	Plastic
Extent	20 M

Lab Details

Level of Identification	Sample Analysed
Sample No.	MW220904S014
Visually Similar to Sample	
Fibre Type Identified	**Chrysotile**
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment		**Score**	**Range**
Product Type	Plastic	1	1-3
Damage/Deterioration	Good Condition	0	0-3
Surface Treatment	Reinforced composite material	0	0-3
Asbestos Type	Chrysotile	1	0-3
	Total:	**2**	
	Risk Evaluation:	Very Low Risk	
	Vulnerability:	Easy	

Photo 1



Appendix D

Asbestos Survey Record - No. MW220904S015

Summary	Grey Vinyl Floor Tile	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

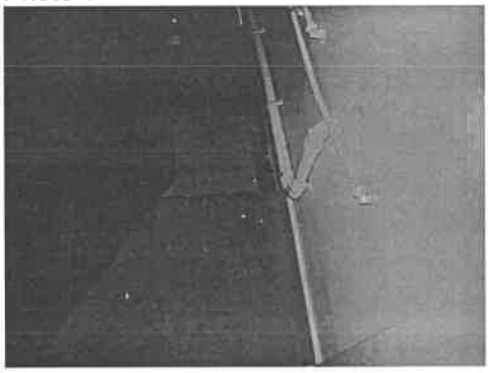
Building	Block1
Room	Cleaners Store: 1/008
Floor	First
Position	Floor
Description	Vinyl
Extent	2 Sq. M

Lab Details

Level of Identification	Sample Analysed
Sample No.	MW220904S015
Visually Similar to Sample	
Fibre Type Identified	**NADIS**
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment		**Score**	**Range**
Product Type	N/A		1-3
Damage/Deterioration	N/A		0-3
Surface Treatment	N/A		0-3
Asbestos Type	N/A		0-3
	Total:	N/A	
	Risk Evaluation:	N/A	
	Vulnerability:	N/A	

Photo 1



Appendix D

Asbestos Survey Record - No. MW220904V016

Summary	Stair Nosing	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

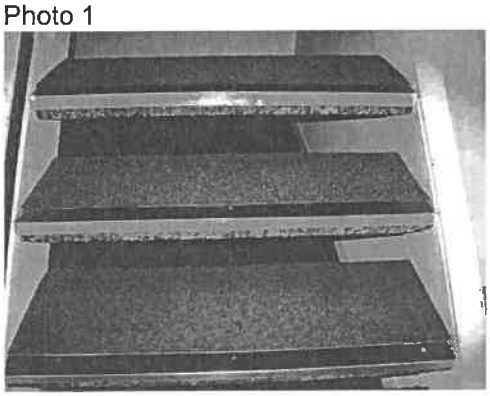
Building	Block1
Room	Stairs: 1/011
Floor	First
Position	Stairs
Description	Plastic
Extent	20 M

Lab Details

Level of Identification	Strongly Presumed
Sample No.	MW220904V016
Visually Similar to Sample	MW220904S014
Fibre Type Identified	**Chrysotile**
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment		**Score**	**Range**
Product Type	Plastic	1	1-3
Damage/Deterioration	Good Condition	0	0-3
Surface Treatment	Reinforced composite material	0	0-3
Asbestos Type	Chrysotile	1	0-3
	Total:	**2**	
	Risk Evaluation:	Very Low	
	Vulnerability:	Easy	

Photo 1



Appendix D

Asbestos Survey Record - No. MW220904S017

Summary	Ceiling Board	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

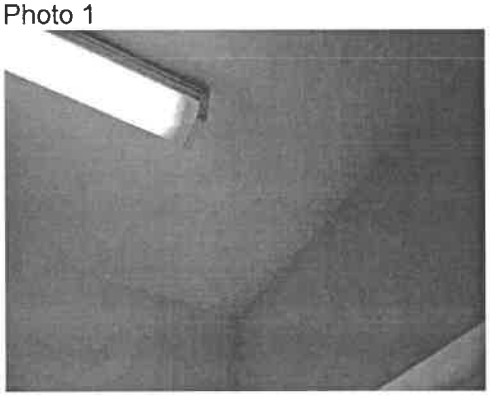
Building	Block1
Room	Stairs: 1/011
Floor	First
Position	Ceiling
Description	Insulating Board
Extent	10 Sq. M

Lab Details

Level of Identification	Sample Analysed
Sample No.	MW220904S017
Visually Similar to Sample	
Fibre Type Identified	**Amosite**
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment		**Score**	**Range**
Product Type	Insulating Board	2	1-3
Damage/Deterioration	Good Condition	0	0-3
Surface Treatment	Painted/encapsulated board	1	0-3
Asbestos Type	Amosite	2	0-3
	Total:	**5**	
	Risk Evaluation:	Low Risk	
	Vulnerability:	Medium	

Photo 1



Appendix D

Asbestos Survey Record - No. MW220904V018

Summary	Ceiling Board	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

Building	Block1
Room	Main Loft: CMP/02/001
Floor	Loft/Void
Position	Ceiling Board to Area 1/011
Description	Insulating Board
Extent	10 Sq. M

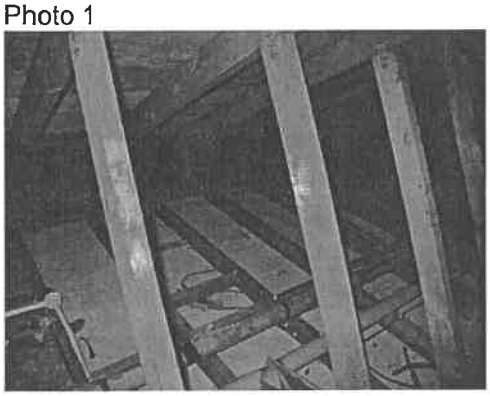
Lab Details

Level of Identification	Strongly Presumed
Sample No.	MW220904V018
Visually Similar to Sample	MW220904S017
Fibre Type Identified	**Amosite**
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment

		Score	Range
Product Type	Insulating Board	2	1-3
Damage/Deterioration	Good Condition	0	0-3
Surface Treatment	Unsealed board	2	0-3
Asbestos Type	Amosite	2	0-3
	Total:	**6**	
	Risk Evaluation:	Low	
	Vulnerability:	Difficult	

Photo 1



Appendix D

Asbestos Survey Record - No. MW220904V019

Summary	Water Tank	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

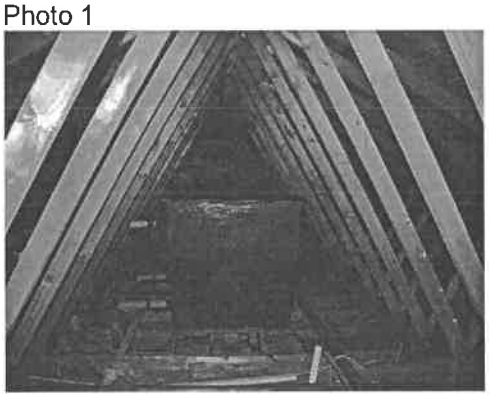
Building	Block1
Room	Main Loft: CMP/02/001
Floor	Loft/Void
Position	Above Area 1/001
Description	
Extent	

Lab Details

Level of Identification	**No Access**
Sample No.	
Visually Similar to Sample	
Fibre Type Identified	
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment	**Score**	**Range**
Product Type		1-3
Damage/Deterioration		0-3
Surface Treatment		0-3
Asbestos Type		0-3
Total:	No Access	
Risk Evaluation:	No Access	
Vulnerability:	No Access	

Photo 1



No crawl boards for safe access

Appendix D

Asbestos Survey Record - No. MW220904V020

Summary	High Level Roof	Survey Date	22/09/2004
Surveyor	Michael Watson		
Site	Kilbrannan House		

Site Details

Building	Block1
Room	Roof: CMP/03/001
Floor	External Elevations
Position	
Description	
Extent	

Lab Details

Level of Identification	**No Access**
Sample No.	
Visually Similar to Sample	
Fibre Type Identified	
% Asbestos Fibres	
2nd Fibre Type Identified	

Material Assessment	**Score**	**Range**
Product Type		1-3
Damage/Deterioration		0-3
Surface Treatment		0-3
Asbestos Type		0-3
Total:	No Access	
Risk Evaluation:	No Access	
Vulnerability:	No Access	

Photo 1

Appendix D

LABORATORY RESULT OF SAMPLES

Appendix D

Bodycote MATERIALS TESTING

UKAS TESTING 0568

Bodycote Glasgow Analytical, 4 Bleasdale Court, Clydebank, Glasgow G81 2LE
Tel: 0141 941 2022, Fax: 0141 952 7099

Test Certificate

Dearle & Henderson
89 Kilbowie Road
Clydebank

G81 1BL

Attn: Mr A.R Lang

REF No A121682 : Issue 1
Ord No S1366

Date Tested 14/10/04
Date Reported 14/10/04
Date Received 11/10/04

Item - Analysis of material from Kilbrannan House

Specification - Client Requirement

Bulk Testing - ASB/01

Sample	Description	Result	Comments
001:008322	MW/220904/S008	No Asbestos Detected	Nil
002:008323	MW/220904/S009	No Asbestos Detected	Nil
003:008324	MW/220904/S010	No Asbestos Detected	Nil
004:008325	MW/220904/S014	Chrysotile(White Asbestos)	Trace
005:008326	MW/220904/S015	No Asbestos Detected	Nil
006:008327	MW/220904/S017	Amosite(Brown Asbestos)	AIB

Certificate Comments

Sampling was carried out by the client or his agent.

Sampling location details and sample information were supplied with the sample.

Test procedure ASB/01 is based on Health and Safety Executive procedure MDHS 77.

Asbestos material identification is based on visual examination only. Comments are not covered by UKAS accreditation.

End of Text

Appendix D

Bodycote MATERIALS TESTING

Bodycote Glasgow Analytical, 4 Bleasdale Court, Clydebank, Glasgow, G81 2LE
Tel: 0141-941-2022: Fax. 0141-952-7096

UKAS TESTING 0568

Test Certificate

Dearle & Henderson REF No A121682 : Issue 1

Analysis of material from Kilbrannan House

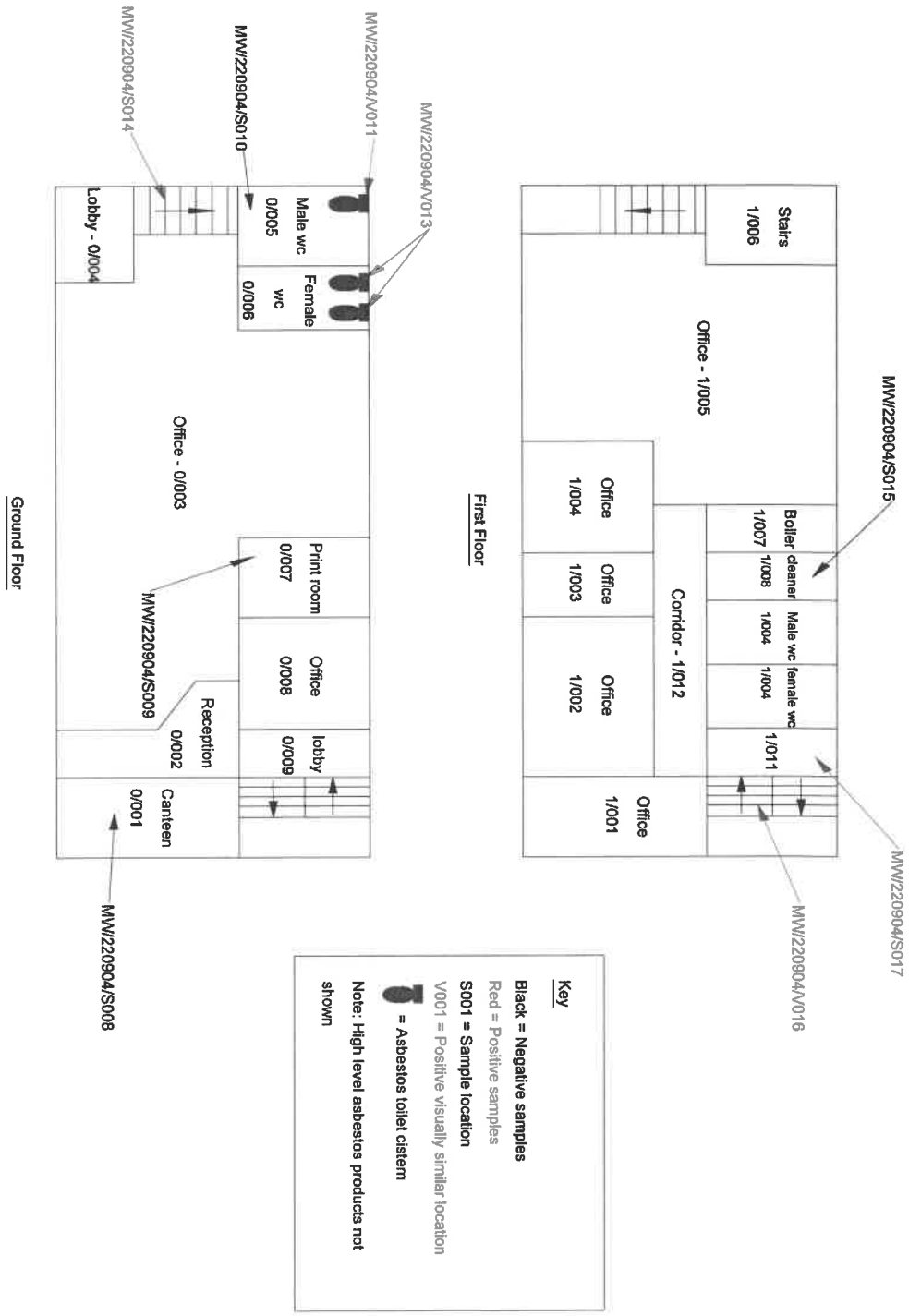
Tested by P Craig

D Cook
Asbestos Manager
For and on the authority of
Bodycote Glasgow Analytical

Appendix E

PLANS

Appendix E


S1366 - Kilbrannan House (Campbeltown)
First Floor
Stairs 1/006
Office - 1/005
Boiler cleaner 1/007
1/008
Male wc 1/004
female wc 1/004
1/011
Corridor - 1/012
Office 1/004
Office 1/003
Office 1/002
Office 1/001
MW/220904/S015
MW/220904/S017
MW/220904/V016
Ground Floor
Lobby - 0/004
Male wc 0/005
Female wc 0/006
Office - 0/003
Print room 0/007
Office 0/008
lobby 0/009
Reception 0/002
Canteen 0/001
MW/220904/V011
MW/220904/V013
MW/220904/S014
MW/220904/S010
MW/220904/S009
MW/220904/S008
Key
Black = Negative samples
Red = Positive samples
S001 = Sample location
V001 = Positive visually similar location
= Asbestos toilet cistern
Note: High level asbestos products not shown