UKAS INSPECTION
0340

life environmental services

Asbestos Re-inspection Report (with Priority Assessments)

Merton Abbey Primary School
High Path, London, SW19 2JY

Job Number: B95971/1
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London Borough of Merton	Life Environmental Services Limited
Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX	4 Ducketts Wharf, South Street, Bishop's Stortford, Hertfordshire, CM23 3AR
	Tel: 01279 503117

Life Environmental - Survey Report Guide

This guide explains the Section content of the survey report. Failure to use the information provided in the report correctly may result in incorrect information or assumptions being obtained.

Section 1.0 Executive Summary

The Executive Summary contains details of the scope and extent of the works. The reader must ensure that the scope covers the required areas and that any variations do not impact on any proposed works or management of the site. **All areas of no access should be considered as containing asbestos until proven otherwise.**

In Revisions the Asbestos Removed summary lists all asbestos-containing materials (ACMs) removed between this inspection and its predecessor.

Recommended Actions provides a summary of all identified and presumed asbestos-containing materials (ACMs). ACMs are listed by recommendation with those requiring urgent attention listed first. Also listed are: Presumed items, Limited and No Access areas and features.

The Asbestos Register presents ACMs by building, floor & location. It provides a detailed list of all items included within the survey where samples have been taken and found to be positive or items are presumed to contain asbestos. The asbestos type will be shown within the analysis column. The Asbestos Register also includes areas where there was Limited or No Access which should be assumed to contain asbestos until further access can be gained.

A Material Assessment algorithm has been completed for all ACMs, as has a Priority Assessment. The accuracy of the Priority Assessment requires a detailed knowledge of the property and is the responsibility of the dutyholder, who should review and confirm the Priority Assessments (also see Section 4.0).

Recommendations within this report are based on the condition of the asbestos and the Material Assessment. Prior to carrying out these recommendations' consideration should be given to the Priority Assessment Algorithm.

Section 2.0 Introduction

The Introduction provides a general overview of the purpose, aims and type of survey undertaken. It also presents Project particulars and Quality Assurance.

Section 3.0 Re-inspection Findings – Survey Data Sheets

Survey Data Sheets contains detailed information on all suspect items with a photographic record of each item.

Section 4.0 Re-inspection Findings - Priority Assessments

This section contains scores for the individual Priority Assessment parameters.

Appendices 1 & 2 - Definitions & Recommended Guidance & Material & Priority Assessment algorithms

These contain a general guidance relating to Samples, Assessments and Recommendations and a detailed Risk Assessment explanation.

Appendix 3 - Additional Bulk Samples

This section provides analysis information and results of any new samples taken.

Appendix 4 - Survey Drawings

All locations will be given a unique reference number which corresponds to the location detailed within the Asbestos Register. The drawings highlight areas containing ACM's and areas of limited or no access. In the case of planned works, a check should always be made of adjacent areas.

Table of Contents

1.0 Executive Summary

The brief for these works was to carry out a Re-inspection Survey (as defined in HSG 264) for the presence of asbestos-containing materials within the locations as identified below:

1.1 Scope of Works:

Re-inspection of previously identified ACM's

The scope of the survey should be noted in conjunction with all agreed exclusions and any additional access limitations. Additional limitations may affect the validity of this report and additional works may be required in order to ensure the report is fit for purpose.

1.2 Revisions

The following summarises any items removed between this most recent inspection and its predecessor. Otherwise it will be blank.

1.3 Recommended Actions

Below is a summary of all re-inspected identified and presumed asbestos and guidance on necessary actions which should be taken to prevent potential exposure to Asbestos Containing Materials (ACMs).

There is a specific requirement in the Control of Asbestos Regulations 2012 ('CAR 2012') for all ACMs that are affected by the scope of the refurbishment works to be removed before the works commence. However, it is acknowledged that the works may not be carried out immediately, and so there is still the need to manage these ACMs during this interval, as is the case if the ACM's do not have to be removed or if the related works do not go ahead. Therefore, all the ACMs have been given a Material Assessment to enable them to be managed in the interim according to the appropriate Recommendation.

Please note the colour coding of the management actions is based on the recommendation only and is not determined by the Material Assessment scores, these are explained within the original asbestos survey report. Some lower risk items may be recommended for removal based on its location or usage rather than the score only.

Please contact Life Environmental Services Ltd for advice in dealing with any asbestos in poor, unsealed or damaged condition or for assistance in developing your Management Plan, and scheduling re-inspections.

Manage and Re-inspect

ACMs have been identified which are in an acceptable condition. A management policy and plan need to be implemented to manage these materials safely.

Building	Floor	Location Description	Item	Material	Level of Identification	Material Assessment
Merton Abbey Primary School	Ext	Ext: External	Cement roof tiles	Cement Product	Strongly Presumed (SP)	4
Merton Abbey Primary School	Ext	Ext: External	Cement roof tiles	Cement Product	Strongly Presumed (SP)	4

Presumed Items

It was not possible to access the following items in order to closely inspect and/or sample. These items should be presumed to contain asbestos until suitable access can be arranged in order to inspect and/or sample to confirm or refute the presence of asbestos.

Building	Floor	Location Description	Item	Material	Level of Identification	Material Assessment
Merton Abbey Primary School	0	0/018: Classroom	Bitumen adhesive beneath parquet flooring	Bitumen Product	Presumed (P)	2

Areas of No Access and Limited Access: All locations were accessible at the time of this survey.

1.4 Asbestos Register

ACMs identified or presumed during the survey. Please note, some items may be detailed under Floor 'Multiple' if the room is present over multiple floors. This includes areas where there was Limited or No Access which should be assumed to contain asbestos until further access can be gained

Building	Floor	Location	Level of ID	Item	Extent	Material Assessment (MA)					Item Accessibility	Priority Assess't (PA) Score	Recommendation
						Product Type	Condition	Surface Treatment	Asbestos Type	Total MA Score			
Merton Abbey Primary School	0	0/018: Classroom	P	Bitumen adhesive beneath parquet flooring	40 m²	Bitumen Product	0	0	Chrysotile	2	Usually inaccessible or unlikely to be disturbed	4	Not sampled – Sample Required
Merton Abbey Primary School	Ext	Ext: External	SP	Cement roof tiles	200 m²	Cement Product	1	1	Chrysotile	4	Usually inaccessible or unlikely to be disturbed	1	Manage and Re-inspect
Merton Abbey Primary School	Ext	Ext: External	SP	Cement roof tiles	200 m²	Cement Product	1	1	Chrysotile	4	Usually inaccessible or unlikely to be disturbed	2	Manage and Re-inspect

2.0 Introduction

2.1 Purpose and Aim of survey

The purpose of the re-inspection survey is to help the duty holder manage asbestos in these premises. It provides sufficient information for an asbestos register to be maintained in accordance with HSG 264 so that the duty holder can carry out a Risk Assessment and prepare a suitable Management Plan in accordance with Reg 4 of the Control of Asbestos Regulations 2012 (CAR 2012).

The aim of the re-inspection survey is to report on the current condition and surface treatment of the previously identified ACMs and does not verify the original identification. If access is gained to any areas or features not previously accessible, they will be surveyed and included in the report.

2.2 Re-inspection Report

Each section of this report focuses on one or two aspects; no section should be taken and read as a stand-alone document. It is imperative that each section is read in conjunction with each other.

This re-inspection report forms an addendum to the original survey. The original survey report should be referred to for the following items of information:

- Information on the original survey methodology/caveats
- Original laboratory bulk analysis certificate of analysed samples
- Original drawings

It should be noted that this report is not intended as a Scope of Works for asbestos removal and that a detailed technical document could be provided upon request.

If any maintenance works are to be undertaken within the areas not accessed, then a further survey and assessment should be carried out prior to these works.

2.3 Project Particulars

Life Environmental Services Ltd received an order of confirmation to undertake a Re-inspection Survey from Ronald Bateman. This order has been accepted on the basis of the original Quotation and Survey Plan and our terms and conditions of business.

The brief for these works was to carry out a re-inspection of the Asbestos Containing Materials (ACMs) within Merton Abbey Primary School.

This re-inspection considered any damage and disturbance to items identified in the above survey. Every effort has been made to access any areas that were previously not accessible in the original survey. Where such locations have still not been accessed, asbestos should be presumed to be present within these areas.

2.4 Quality Assurance

Client Details:	London Borough of Merton	
Date(s) of Survey:	13/04/2023	
Surveyor(s):	Lead Surveyor(s): Nathan Ruddcowl-Brooker Assistant Surveyor(s):	
Checked & Prepared by:	Matthew Richards	14/04/2023
Technical Review:	Nathan Ruddcowl-Brooker	
Life Environmental Project Manager:	Karen Poynter	

Building	Merton Abbey Primary School	**Floor**	0
Location Description	0/018: Classroom	**Record Origin Report**	B15789

Item	Bitumen adhesive beneath parquet flooring		
Level of Identification (ID)	Presumed (P)	**Sample No.**	
Material	Bitumen Product	**Extent**	40 m²
Accessibility	Usually inaccessible or unlikely to be disturbed		
Identification	Chrysotile		

Material Assessment							
Product Type	1	**Condition**	0	**Surface Treatment**	0	**Asbestos Type**	1
Priority Assessment (for more detail see Section 4.0)							
Occupant Activity	0	**Disturbance**	1	**Human Exposure**	3	**Maintenance Activity**	0
Scoring Summary							
Material Score	2	**Priority Score**	4	**Total Risk**	6	**Risk Priority**	VERY LOW

Recommended Action	**Not sampled – Sample Required**
Further Information	No change as of reinspection 2023.

Building	Merton Abbey Primary School	**Floor**	Ext
Location Description	Ext: External	**Record Origin Report**	B15789

Item	Cement roof tiles		
Level of Identification (ID)	Strongly Presumed (SP)	**Sample No.**	
Material	Cement Product	**Extent**	200 m²
Accessibility	Usually inaccessible or unlikely to be disturbed		
Identification	Chrysotile		

Material Assessment							
Product Type	1	**Condition**	1	**Surface Treatment**	1	**Asbestos Type**	1
Priority Assessment (for more detail see Section 4.0)							
Occupant Activity	0	**Disturbance**	0	**Human Exposure**	0	**Maintenance Activity**	1
Scoring Summary							
Material Score	4	**Priority Score**	1	**Total Risk**	5	**Risk Priority**	VERY LOW

Recommended Action	**Manage and Re-inspect**
Further Information	No change as of reinspection 2023.

3.0 Re-inspection Findings – Survey Data Sheets

Building	Merton Abbey Primary School	**Floor**	Ext
Location Description	Ext: External	**Record Origin Report**	B15789

Item	Cement roof tiles		
Level of Identification (ID)	Strongly Presumed (SP)	**Sample No.**	
Material	Cement Product	**Extent**	200 m²
Accessibility	Usually inaccessible or unlikely to be disturbed		
Identification	Chrysotile		

Material Assessment							
Product Type	1	**Condition**	1	**Surface Treatment**	1	**Asbestos Type**	1
Priority Assessment (for more detail see Section 4.0)							
Occupant Activity	0	**Disturbance**	1	**Human Exposure**	0	**Maintenance Activity**	1
Scoring Summary							
Material Score	4	**Priority Score**	2	**Total Risk**	6	**Risk Priority**	VERY LOW

Recommended Action	**Manage and Re-inspect**
Further Information	No change as of reinspection 2023

4.0 Re-inspection Findings – Priority Assessments

The scores for the individual Priority Assessment parameters for the four human exposure factors are shown for all ACM's, along with their average scores which appear in Section 3.0 Re-inspection Findings – Survey Data Sheets.

It is the responsibility of the Dutyholder to review and confirm these Priority Assessments.

Building	Floor	Location	Item	Extent	Normal occupant activity	Likelihood of disturbance				Human exposure potential				Maintenance activity		
					Main type of activity in area	Location	Accessibility	Extent/ amount	Average Score	Number of occupants	Frequency of use of area	Average time in area	Average Score	Type of maintenance	Frequency of activity	Average Score
Merton Abbey Primary School	0	0/018: Classroom	Bitumen adhesive beneath parquet flooring	40m²	0	2	0	2	1	3	3	3	3	0	0	0
Merton Abbey Primary School	Ext	Ext: External	Cement roof tiles	200m²	0	0	0	0	0	0	0	0	0	0	1	1
Merton Abbey Primary School	Ext	Ext: External	Cement roof tiles	200m²	0	0	0	3	1	0	0	0	0	0	1	1

Appendix 1: Definitions & Recommended Guidance

Level of Identification

Sample (S)	A physical sample was taken on site by the Surveyor and analysed by the laboratory.
Cross reference (X)	No sample was taken but the material is visually similar to a sample that has been analysed from the survey. This is a form of Strong Presumption as defined in HSG264.
Strongly Presumed (SP)	No sample was taken but due to the appearance of the material and with the surveyor's knowledge and experience the material has been identified as containing asbestos.
Presumed (P)	No sample was taken and therefore due to this lack of information the material or item must be presumed to contain asbestos. This will often be because the item could not be sampled due to excessive height (such as soffits) or an item could not be inspected (or sampled) as this may have presented a risk to the Surveyor (e.g. opening up live plant and electrics).
Note:	The process of re-inspection only reports on the condition of the previously identified asbestos-containing items and does not verify the original identification. With re-inspection reports or reports which encompass both reinspected data and new data, if the Sample No. contains a non-Life Environmental Services Ltd report number and reference, or if similar reference is made in Further Information, then this material has been sampled and analysed, or cross referenced, or Strongly Presumed, or Presumed, and then reported by a UKAS-accredited third party.
No Access (NA) or Limited Access (LA)	There was either Limited or No Access to the area. The area should be assumed to contain asbestos of an unspecified nature until further access can be gained to inspect.
Inspected Area (IA)	This illustrates that a particular area within a room has been inspected and no suspect materials were identified. It is an opportunity for the surveyor to photograph and record that a particular element has been inspected without the need to sample. This will usually be during a refurbishment survey.

Life Environmental Services Ltd operates a system called CSP which is a continually live reporting system. This means that where Life Environmental Services Ltd has previously attended the site, the relevant records and information from existing surveys can be included in this current report. Where this occurs then sample numbers shall run concurrently and sequentially from the last sample number recorded in the previous report. As a result, each record in 'Survey Findings – Survey Data Sheets' (Section 3.0 of the report) shall define 'Record Origin Report'. This is the report reference number where that record was first reported, which may be a different report number to this current one.

Only Samples (S) taken during this survey shall appear on the Bulk Certificate associated with this survey. To review sample analysis and the bulk certificate for a previous sample please refer to the report whose number is referenced in 'Record Origin Report' in the record for that sample or, in the case of a third party, refer to the report whose number is referenced in the Sample No. or the Further Information for that item.

Non-suspect items

The surveyor will record non-suspect items only when a previously non-accessed area is accessed for the first time. This will include non-asbestos materials which can be confused as containing asbestos by those who have less experience of ACMs. This will include modern vinyl products, modern bitumen products, etc. The surveyor may record other non-asbestos items as determined during the survey. These will be reported in Section 3.0 of this report in the Further Information of the Inspected Area entry for the newly accessed area.

Floor

All ACMs are detailed by location number, with the relevant floor given by numerical value. However, in instances where a room or location is present over more than one floor (e.g. Staircases and Lift Shafts) the floor may be detailed as 'Multiple'. Hence when reviewing the Asbestos Register to gain an overview of an entire floor, it is necessary to consult two sections of the register, firstly the relevant floor, secondly any 'Multiple' locations that may be present.

Recommendations

The various recommendations given within this report are explained below:

Manage & Re-inspect

Where asbestos is left in situ there is a duty to formulate and implement a Management Plan to help prevent accidental damage and exposure.

The basic requirements of this policy are (from HSG 264):

- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all asbestos-containing materials
- Maintain it in a good state of repair and regularly monitor the condition
- Inform anyone who will potentially come into contact with or disturb the material as to its location and condition
- Have arrangements and procedures in place, so that work which may disturb the materials complies with the Control of Asbestos Regulations 2012
- Review the plan at regular intervals.

Label

A decision should be taken as to whether to label ACMs. The decision will depend on the confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site can be effective.

Labelling ACMs should not be solely relied on as a control measure; however, it is an effective method of preventing exposure to building occupants (and, in particular, maintenance workers). If, for any reason, management procedures fail, it may act as an effective last barrier to uncontrolled damage to the ACM.

It may not always be prudent or practical to label all installations of asbestos; for example, high level items such as roof sheets, flue cowls and soffits or items such as gaskets to pipe flanges, textured coating and floor tiles.

Encapsulate

When this recommendation has been given, the ACM is raw and requires encapsulating with a suitable sealant or the existing sealant or covering has deteriorated and the installation requires either a complete or partial re-encapsulation.
We recommend that sealing or painting of insulating board, insulation or spray coatings should be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012).

Repair

The material has sustained damage to some area or areas and requires attention to make good the material so that it can be managed safely. This will often involve some element of decontamination if debris is associated with the damage.

Enclose/Protect

A specific recommendation may be made to protect an ACM with a physical barrier to prevent accidental damage to the ACM. Enclosing the ACM involves erecting an airtight barrier to prevent the migration of asbestos fibres and is suitable when the ACM is in reasonable condition. The barrier or enclosing material should be fire-rated and heat resistant, and with a low risk of water damage. If future access is likely to be required for maintenance or repairs, then removal may be the best longer term option.

Remove

If an item is recommended for removal it has either sustained damage and is posing an increased risk in its current condition; or due to its location it is considered high risk as it could easily be disturbed in the future. Where materials are recommended to be removed, one of the following methods should be used.

- **Removal by Licensed Contractor**

Where an ACM is damaged, in a position whereby it may be vulnerable to damage or will be disturbed in forthcoming refurbishment / maintenance works; then a recommendation for removal has been made.

All work with asbestos must be carried out in accordance with the Control of Asbestos Regulations 2012.

Work with asbestos insulation, asbestos coating and asbestos insulation board should in most cases be undertaken by a licensed contractor and is likely to be subject to a 14-day notification to the HSE, (as per the Control of Asbestos Regulations 2012). Works should be carried out in accordance to HSG 247 - Asbestos: The licensed contractors guide.

Items of asbestos debris, residue or dust may require either a localised decontamination of the immediate area adjacent to the identified asbestos or a full decontamination of the room/area.

The exact extent of any asbestos installation or asbestos debris / residue / dust may not always be stated within the survey report. The survey report will also not state which methods of removal/decontamination should be followed and does not represent a Scope/Specification of Works.

- **Removal by Approved Contractor**

This will include removal of lower risk materials such as Asbestos Cement, Bitumen Products, Reinforced Composites, and Floor Tiles etc. As of 6 April 2012, work with certain ACM will be classed as Notifiable, Non-Licensed Work (NNLW), depending on material type and work being carried out and the likelihood of fibre release. This work will require notification to the relevant enforcing authority (no minimum notification period); training and medical examinations for staff carrying out the work and health registers kept for this staff if the work is being carried out by non-licensed operatives.

Works on or removal of such materials should be carried out following the guidelines of the HSE within HSG 210 Asbestos Task Manual. Whilst there is no requirement for these works to be carried out by a licensed contractor, in practice it is unlikely that an unlicensed contractor will possess the necessary expertise or insurance to undertake such works properly.

The Control of Asbestos Regulations 2012 does not necessarily require such removal works to be undertaken by a licensed contractor. However, it is good practice, and we would strongly have recommended that all removal works are undertaken by a licensed contractor.

Restrict Access

Materials have been identified that are in a damaged condition often with associated debris that can be easily disturbed. As such access to the area should be prevented to all persons until such a time when the area has been deemed safe for reoccupation. This will usually be once removal works have been completed.

No Access – Inspection Required

Access to the given location was either not possible at all or only limited access was possible. In both instances there is the potential for unidentified asbestos being present and as such the area must be treated as containing asbestos until full access is possible.

Arrangements should be made at the earliest opportunity to revisit locations where access was not possible, or access was limited in order that such areas can be inspected fully.

Not Sampled – Sample Required

Items and materials that are presumed to contain asbestos will also be given the recommendation of 'Not sampled – sample required'. In these instances, the item or material should be treated as containing asbestos until arrangements can be made to access such items or materials in order to carry out an inspection or sample to confirm or otherwise the presence of asbestos.

No Recommendation Required

Asbestos has not been identified and as such no further action is required.

Recommended Guidance

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met, the following recommendations should be implemented:

Undertake suitable and sufficient Risk Assessments of identified ACMs against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

The findings of the survey be brought to the attention of those persons who are likely to encounter asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 9 of the Control of Asbestos Regulations 2012.

Implement an Asbestos Management Policy, Plan and review process in compliance Regulation 4 of the Control of Asbestos Regulations 2012.

During the course of the survey it may not have been possible to access all areas of the site. Details of areas requiring further access is identified within the Data Sheets and Executive Summary of this report. In accordance with HSG 264, asbestos is presumed to be present within these areas and should be treated accordingly until further inspection and analysis of building fabric and services proves otherwise.

Where asbestos debris or asbestos in poor condition has been found it is recommended that access is restricted to these areas in accordance with Regulation 11 of the Control of Asbestos Regulations 2012 and that air monitoring is carried out within adjacent areas in order to assess airborne fibre levels.

All identified asbestos to be appropriately identified and subject to Risk Assessment, management, and re-inspection.

Appendix 1: Definitions & Recommended Guidance

Site specific recommendations in respect to the location and condition of asbestos materials identified during the course of this inspection are detailed in the Survey Data Sheets and Asbestos register. In considering the management of asbestos materials identified to date, these recommendations should be referred to and complied with.

It is recommended that work on, or removal of, both licensed and non-licensed ACMs is undertaken by a licensed asbestos removal contractor so that the Duty Holder / Client can have confidence that the contractor has provided the correct level of training and has the experience and knowledge necessary to deal with these products safely.

It is a requirement of CAR 2012 that further intrusive investigations and sampling be carried out where any refurbishment, maintenance, or similar activity is planned that may expose asbestos materials. This should be a refurbishment/demolition survey as documented by HSG 264.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification.

Appendix 2: Material & Priority Assessment Algorithms

Where ACMs have been identified or presumed to be present a **Material Assessment Algorithm** has been calculated as detailed in HSG 264 and reproduced in line with the table overleaf.

The Material Assessment is an assessment of the condition of the ACM, or the presumed ACM, and its potential to release asbestos fibres in the event of it being disturbed in some way. This Material Assessment will give a good initial guide to the priority for management as it will identify the materials which will most readily release airborne asbestos fibres if disturbed. However, there are other factors to take into account when prioritising action. These are considered in the Priority Assessment which is described later.

For each of the four variables given by the table a score is allocated. The four scores are added together to give a Material Assessment score of between 2 and 12.

HIGH POTENTIAL 10-12
Materials with scores of 10 or more should be regarded as high potential to release fibres if disturbed;

MEDIUM POTENTIAL 7- 9
Those materials with a score between 7 and 9 are regarded as medium potential to release fibres.

LOW POTENTIAL 5-6
Materials with a score between 5 and 6 are low potential to release fibres.

VERY LOW POTENTIAL 4 or less
Scores of 4 or less are very low potential to release fibres.

Section	Sample Variable	Score	*Examples of Score*
A	Product type (or debris from product).	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paint 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 and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
B	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.
C	Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
		1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), cement sheets, etc.
		2	Unsealed AIB, or encapsulated lagging and sprays.
		3	Unsealed lagging and sprays.
D	Asbestos type	1	Chrysotile.
		2	Amphibole asbestos excluding Crocidolite.
		3	Crocidolite.
Material Assessment Score = A + B + C + D			

The Material Assessment identifies the high hazard materials, which are those that will most readily release asbestos fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the Material Assessment will be the materials that should be given priority for remedial action. Management priority must be determined by carrying out a Risk Assessment which will also take into account the likely maintenance activity; occupant activity; likelihood of disturbance; and human exposure potential.

Appendix 2: Material & Priority Assessment Algorithms

The **Priority Assessment Algorithm** looks at the likelihood of someone disturbing the ACM. **Please note Priority Assessments have been undertaken as part of this survey.**

A legal requirement to carry out a Risk Assessment for all work activities exists under the Management of Health and Safety at Work Regulations 1999. The requirement to assess the risk posed by asbestos is further enforced by the Control of Asbestos Regulations 2012. These regulations require that asbestos present in the workplace must not present a hazard to health

The risks from asbestos should be assessed and managed for all identified or presumed ACMs. The Risk Assessment or priority rating will establish the likelihood of people being exposed to the hazard and identify the measures to be taken that will either eliminate the hazard or adequately control it.

The risks from asbestos should be assessed and managed for all identified or presumed ACMs. Having identified the asbestos and its potential to release fibres when disturbed in the Material Assessment, the Priority Assessment establishes the likelihood of people disturbing and being exposed to the hazard. It is then incorporated in the Risk Assessment that identifies the measures to be taken that will either eliminate the hazard or adequately control the risk.

The Priority Assessment takes into account various factors, many of them being human-related, which are: location and extent of the asbestos material; the level of occupancy of the area; the activities carried out in the area; the frequency of maintenance, including cleaning. The Priority Assessment Score is calculated on the average scores for each of the four human exposure factors given by the table on the following page.

A detailed Priority Assessment can only be carried out with the detailed knowledge of these parameters and so can only be effectively achieved with direct input from the building occupiers or managers. The dutyholder is required to carry out the risk assessment under CAR2012, using the information from the survey and their detailed knowledge of the property and the activities carried out within.

The Priority Assessment in this survey uses either data supplied by the client/dutyholder or, in its absence, utilises generic scores for each location, where the location type is defined either by name (e.g. on plan) or by the surveyor's observation.

It is the responsibility of the Duty Holder to complete the Priority Risk Assessment, and ensure it remains up to date and accurate.

Risk Assessment

The **Risk Assessment Priority Algorithm** is calculated by adding the **Material Assessment Score** obtained during the survey to the **Priority Assessment Score**.

HIGH RISK - 18 POINTS OR MORE
The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal/containment of the ACM. If delay in remedial action is likely to occur the affected area should initially be sealed-off and appropriate warning signs posted.

MEDIUM RISK - 14-17 POINTS
This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore, all asbestos should be contained/sealed/encapsulated.

LOW RISK - 9-13 Points
This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage.

VERY LOW RISK 8 or less
Similarly this category requires regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/local accidental damage

Appendix 2: Material & Priority Assessment Algorithms

Section	Factor	Score	Examples of Score
Normal Occupant Activity Score = E			
E	**Main Type of Activity**	0	Rare Disturbance activity (e.g. Store Room)
		1	Low Disturbance Activity (e.g. Office)
		2	Periodic Disturbance (May contact ACMs)
		3	High Level of disturbance (e.g. panel on door)
	Secondary Activity	As above	As above
Likelihood of Disturbance Score = Average of F + G + H			
F	**Location**	0	Outdoors
		1	Large Rooms or well-ventilated Areas
		2	Rooms up to 100sqm
		3	Confined Spaces
G	**Accessibility**	0	Usually Inaccessible or unlikely to be disturbed
		1	Occasional Disturbance
		2	Easily Disturbed
		3	Routinely Disturbed
H	**Extent/amount**	0	Very Small Amounts
		1	<10sqm or <10lm
		2	>10sqm to <50sqm or >10lm to <50lm
		3	<50sqm or >50lm
Human Exposure Potential Score = Average of I + J + K			
I	**No of Occupants**	0	None
		1	1-3
		2	4-10
		3	>10
J	**Frequency of Use**	0	Infrequent
		1	Monthly
		2	Weekly
		3	Daily
K	**Average Time in Use**	0	<1 Hour
		1	>1 hour and <3 hours
		2	>3 hours to <6 hours
		3	>6 Hours
Maintenance Activity Score = Average of L + M			
L	**Type of Maintenance Activity**	0	Minor disturbance e.g. possible contact
		1	Low disturbance e.g. removing light bulb
		2	Medium Disturbance
		3	High levels of disturbance
M	**Frequency of Maintenance Activity**	0	ACM unlikely to be disturbed
		1	≤1 per year
		2	>1 per year
		3	>1 per month

Appendix 3: Certificate & Schedule of Additional Bulk Samples

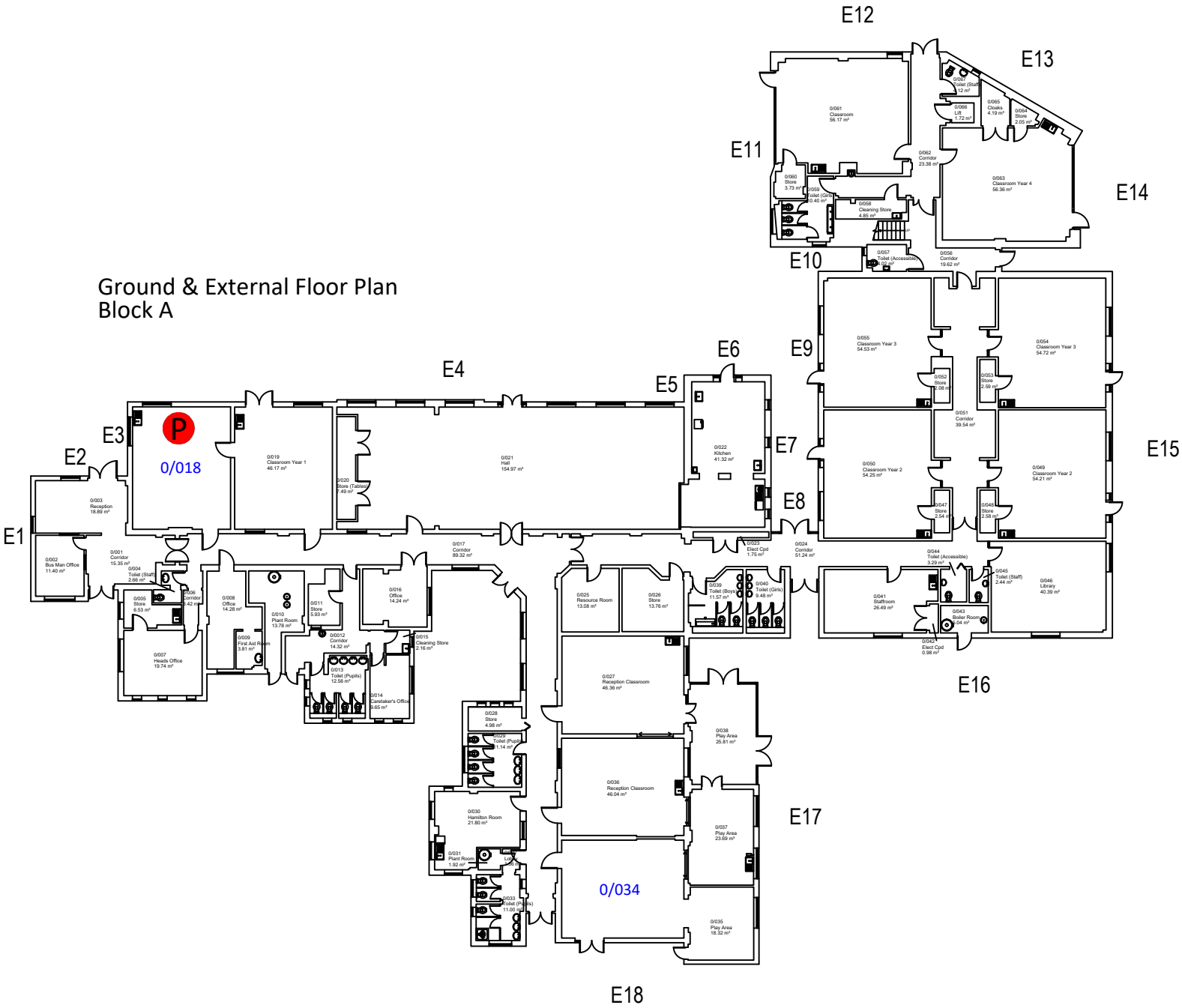
No samples were taken within the scope of this survey.

Appendix 4: Survey Drawings

Drawing Not to Scale

Drawing should not be viewed in isolation. Please refer to Report Asbestos Register.

Ground & External Floor Plan
Block A



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life environmental services

Life Environmental Services Ltd.
4 Ducketts Wharf
South Street
Bishop's Stortford CM23 3AR
Telephone: 0844 335 1281
Email: enquiries@lifeenvironmental.com
www.lifeenvironmental.co.uk
Registered in England No. 3053057

SURVEY PLAN - Standard

Merton Abbey Primary School

Job No.: B95971

Key

001	- Location Number
■	- Location Outside Scope
●	- Asbestos Present (Please refer to register)
P	- Asbestos Presumed or Strongly Presumed (Please refer to register)
▲	- Access Limitation Within Area (Please refer to register)
S0001	- Asbestos Removed
S0001	- Positive Sample
X0001	- Cross Referenced Positive Sample
S0001	- Sample - No Asbestos Detected
X0001	- Cross Referenced Sample - No Asbestos Detected

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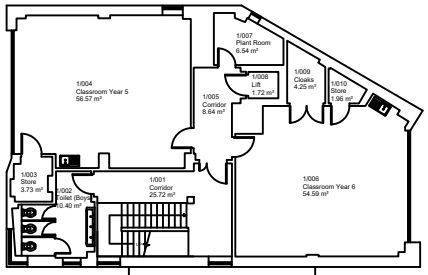
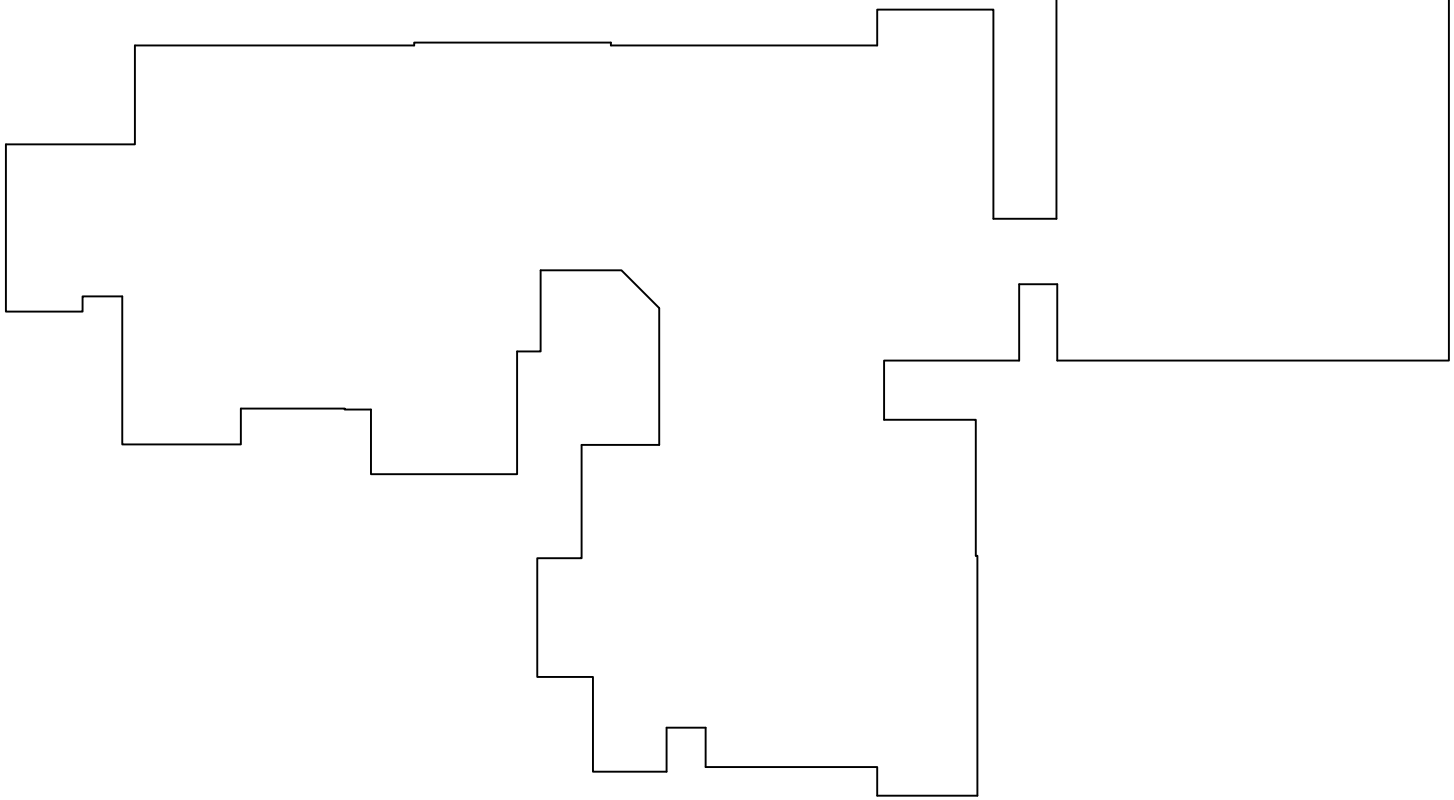
Drawing Not to Scale

Drawing should not be viewed in isolation. Please refer to Report Asbestos Register.



First Floor Plan
Block A



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Drawing Not to Scale

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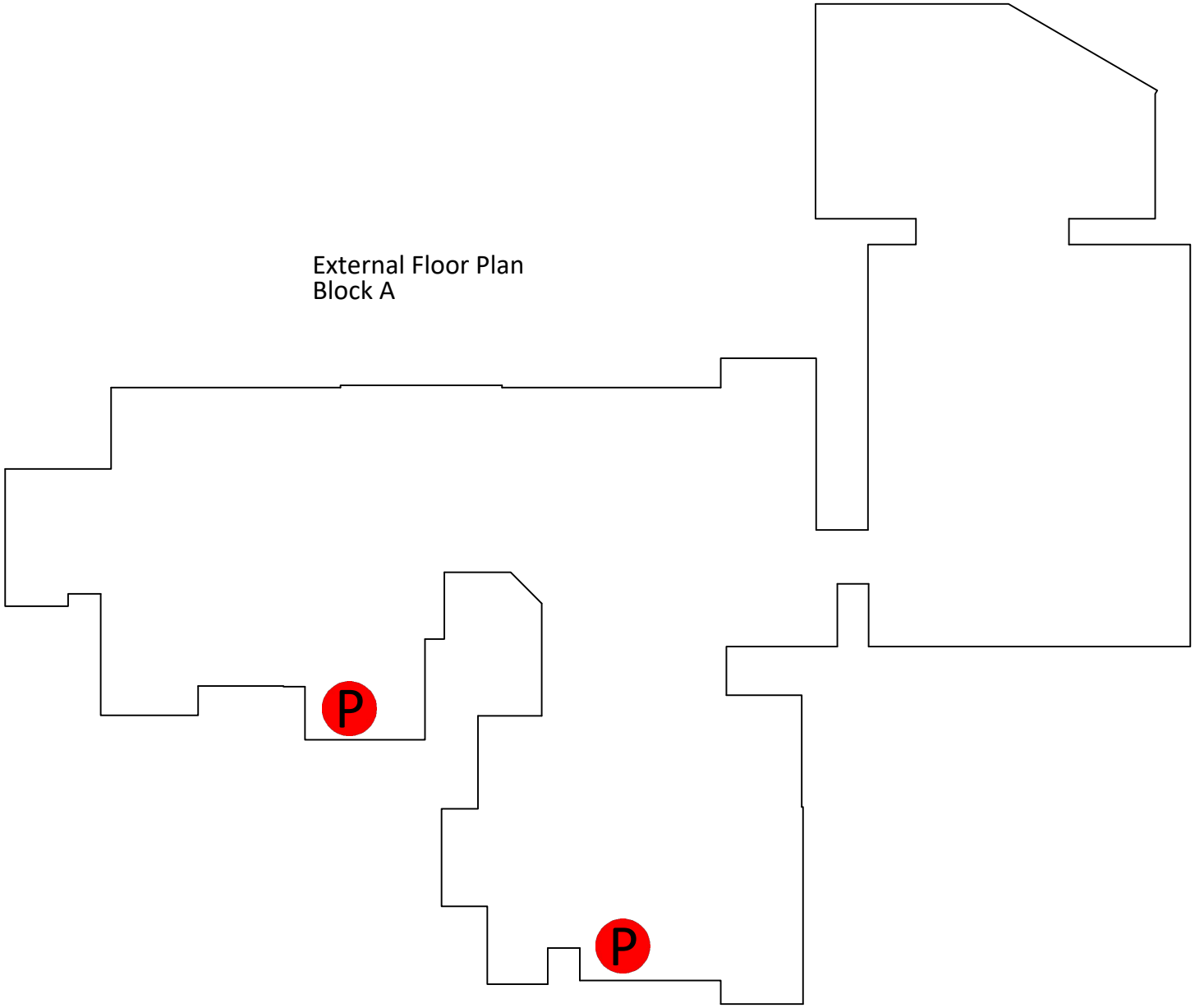
External Floor Plan
Block A



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