

# Chesterfield Borough Council

## Asbestos Survey Methodology

**Prepared For:**



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**CHESTERFIELD BOROUGH COUNCIL  
ASBESTOS SURVEY METHODOLOGY**

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**CHESTERFIELD BOROUGH COUNCIL  
ASBESTOS SURVEY METHODOLOGY**

**INTRODUCTION**

It is essential that a clear methodology is adopted to ensure that the results of the inspections can be understood and managed effectively in the future. The site methodology and corresponding results can be broken into specific sections as set out below.

**1.0 PROPERTY INFORMATION**

1.1 Clearly identifying the property or block is very important. Reflecting this we have identified each property, block and common area separately assigning a Unique Property Reference Number (UPRN) and also a full line address and post code. In addition to this, basic information is also held regarding property type (house, flat etc) basic construction (low rise traditional etc) and approximate date built, as well as typical occupancy level within the property/building.

**2.0 LOCATION OF POTENTIAL ASBESTOS CONTAINING MATERIALS**

2.1 Where the surveyor identifies a material that may potentially contain asbestos, it is essential that a clear location is recorded. To facilitate this we have broken down the location into separate sections listed below with typical entry examples:

<b>Location Category</b>	<b>Typical Entry</b>
Level	Ground floor, first floor, roof void
Room	Lounge, kitchen, stairwell
Room detail	Used when more specific information within a room or stairwell etc is required
Location	Floor, wall, ceiling, shelf, ducting
Element	Textured coating, floor tile
Quantity	Quantity, such as 60 and unit of measure such as M2, LM

2.2 In addition to the above surveyor notes were also recorded where additional clarification of location was deemed appropriate.

2.3 All samples and no access areas were also photographed for further reference.

### 3.0 MATERIAL DESCRIPTION

3.1 Where a potential Asbestos Containing Material (ACM) was identified additional material information was also recorded, which is summarized below with typical entry examples:

Material Information	Typical Entry
Condition	High Damage, Low Damage, Medium Damage, Good
Treatment	Unsealed AIB, Composite material, Cement Product
Product Type	Asbestos Cement, Bitumen
Physical Structure	Debris, Plastic

### 4.0 SAMPLES

4.1 Where a material was suspected of containing asbestos a physical sample was taken by the surveyor, and tested through a UKAS accredited Laboratory.

4.2 For each sample taken a unique sample number was attributed and results populated stating fibre type, such as Amphibole (Excluding Crocidolite), Chrysotile and Crocidolite. Where the result returned was negative then a record of 'No Asbestos Detected' was recorded.

### 5.0 NO ACCESS AREAS

5.1 Inevitably certain no access areas will exist and also materials that are not appropriate to sample, as the damaged caused in sampling is unacceptable (boiler flues for example). In those cases the reason for not taking a sample should be noted. Typical categories recorded for no access are summarized below with examples of typical data entries.

No Access Category	Typical Entry
Locked Rooms, in accessible areas, no internal access to property	These are clearly noted and an assumption made that they may contain Asbestos
Material is accessed but no sample taken	Reason for no sample taken is given (physically not possible, resident refused, not appropriate due to potential damage in taking sample. A presumption is then made that the material is Asbestos

## 6.0 RISK ASSESSMENTS

6.1 For each appropriate ACM or presumed/strongly presumed ACM (where a sample) was not taken) a Risk assessment has been undertaken. This assessment can be broken down into 2 main categories: Material Score, and Priority Score. The following sets out the scoring methodology for each:

### Material Score

Material Score Category	Score	Example of Score
Product type (or debris from product)	1	Asbestos reinforced composites (plastic, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos Insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe 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, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc

Material Score Category	Score	Example of Score
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

### Priority Score

Priority Score Category	Score	Example of Score
<b>Normal occupant activity</b>		
Main type of activity in area	0	Rare disturbance activity (e.g. little used store room)
	1	Low disturbance activities (e.g. office type activity)
	2	Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMs)
	3	High levels of disturbance (e.g. fire door with asbestos insulating board sheet in constant use)
<b>Likelihood of disturbance</b>		
Location	0	Outdoors
	1	Large rooms or well-ventilated areas
	2	Rooms up to 100 m <sup>2</sup>
	3	Confined spaces
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent/amount	0	Small amounts or items (e.g. strings, gaskets)
	1	£10 m <sup>2</sup> or £10 m pipe run
	2	>10 m <sup>2</sup> to £50 m <sup>2</sup> or >10m to £50 m pipe run
	3	>50 m <sup>2</sup> or >50 m pipe run
<b>Human exposure potential</b>		
Number of occupants	0	None
	1	1 to 3
	2	4 to 10
	3	>10
Frequency of use of area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average time area is in use	0	<1 hour
	1	>1 to <3 hours
	2	>3 to <6 hours
	3	>6 hours

Priority Score Category	Score	Example of Score
<b>Maintenance activity</b>		
Type of maintenance activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve)
	<b>3</b>	High levels of disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of maintenance activity	0	ACM unlikely to be disturbed for maintenance
	1	£1 per year
	2	>1 per year
	3	>1 per month

6.1 For each score, or average score the numbers are added to create a single number for each category which are then further added together to create a total material priority assessment score.

## 7.0 RECOMMENDATIONS / ACTION

7.1 For each appropriate Asbestos Containing Material or presumed/strongly presumed ACM a general recommendation of “manage”, “Repair/Encapsulate” or “remove” has been entered.

## 8.0 DATA

8.1 All electronic data has been supplied to the Council in the Keystone KGI format for direct entry into the asbestos module of the software.

## 9.0 LIMITATIONS

9.1 A list of standard limitations are given at **Appendix 1**



APPENDIX 1  
LIMITATIONS OF SURVEY



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## LIMITATIONS

- 1.0 Electrical equipment has not been inspected e.g. fuse boxes, isolators, heaters, lights, etc without the presence of a qualified electrician or a certificate of disconnection. Mobile plant / moving parts of machinery have not been inspected unless specified by the client, and only with the presence of person(s) familiar with the operational procedures of the equipment in question. The surveyors have not attempted, by intrusive means, to identify any concealed asbestos in cavity walls or beneath cladding on structural beams, beneath decorative finishes or re-insulated services etc. The surveyors have not surveyed behind or above identified asbestos materials unless it was clear that the examination would not disturb the ACM. The surveyors have not carried out any works in areas where it is suspected that asbestos materials would be (uncontrollably) disturbed by their actions.
- 2.0 Areas requiring access above 3m height or a ladder of more than 3 steps will be assessed visually or recorded as limited or no access.
- 3.0 Surveyors will not have entered areas of extreme heat that exceeded the safety limits, or without the correct safety equipment and suitably qualified supervisor. Confined Spaces, as defined by the Confined Spaces Regulations 1997, will not have been surveyed. Radioactive areas will not have been surveyed.
- 4.0 Inspecting above / behind known or suspected ACMs will not have been undertaken unless a fully licensed asbestos removals contractor was in attendance to remove the materials (in accordance with current and relevant legislation) prior to investigation works.
- 5.0 Where an on-site risk assessment has indicated that it was not possible to survey an area safely, the surveyors will not have surveyed in order to comply with the relevant Health and Safety Regulations. Areas where specialist equipment is needed to gain access will not have been inspected e.g. lift shafts, floor ducts, boiler jackets, inside ventilation trunking, wall cavities etc. unless terms are agreed with the client. All services will have been considered as 'live' by unless evidence of disconnection has been provided by the client.
- 6.0 In non-accessible areas or sections in areas it must be assumed that asbestos is present until proven otherwise.