

Asbestos Survey



Survey to Identify Asbestos Containing Materials



CLIENT

Malcolm Campbell
Per Graham & Sibbald
1 Greenmarket
Dundee
DD1 4QB

REFERENCE

06/48

REPORT DATE

21/12/06

SURVEY DATE

20/12/06

SITE ADDRESS

Old Bank
33-39 Murraygate
Dundee

SURVEYOR

Ross Duguid

7 Fairfield Street
Dundee
DD3 8HX

Report Date: 21/12/06

Tel: 01382 810090

Fax: 01382 810233

Our Reference Number: RM/IM/06/48

Email: ron.mitchell@intona.co.uk

Survey carried out by: Ross Duguid

Dear Sir/Madam

Re: Old Bank 33-39 Murraygate Dundee

Upon your instruction an asbestos survey has been carried out at the above premises. The report has been divided into separate sections as follows:

General Site and Survey Information

Report Summary

Specific Recommendations

General Recommendations

Labelling

Monitoring

Explanatory Notes Relating To Appendices

Register/Assessment Sheets of Asbestos-Containing Materials - (Appendix 1)

Register Sheets of Non-Asbestos-Containing Materials - (Appendix 2)

Site Plan(s) - (Appendix 3)

Bulk Analysis Report - (Appendix 4)

Annual Inspection Form - (Appendix 5)

I trust the above is suitable to your requirements but please do not hesitate to contact me on 01382 810090 should you require any further information. May I take this opportunity to thank you for using our services.

Yours sincerely



R Mitchell
Surveyor

Site: Old Bank
33-39 Murraygate
Dundee

Survey Date: 20/12/06
Surveyor: Ross Duguid

GENERAL SITE AND SURVEY INFORMATION

Objectives of Survey

The aim of the survey was, as far as reasonably practicable, to locate and assess all the Asbestos Containing Materials (ACM's) present in the building. Our report, which follows, sets out the findings of the survey to assist you in managing the risks arising from the presence of any ACM's found in the building as required by The Health and Safety at Work etc Act 1974 and the Control of Asbestos at Work Regulations 2002.

Areas Surveyed

All Areas

Areas Excluded/Inaccessible

Door in hallway of basement locked, no access

Survey Method

The survey and assessment has been carried out in accordance with the Health & Safety Executive guidance document MDHS (Methods for the Determination of Hazardous Substances) 100 - Surveying, sampling and assessment of asbestos-containing materials.

Type of Survey

A 'Type 2' Survey as defined by MDHS 100 has been carried out. In this type of survey representative samples of suspected asbestos containing materials are collected and analysed for the presence of asbestos. Where analysis confirms the presence of asbestos, other similar homogeneous materials used in the same way in the building will be strongly presumed to also contain asbestos.

Limitations of Survey

Whilst every effort has been made to access and record each and every occurrence of asbestos materials in this property, some suspect materials may remain inaccessible until such time as major disturbance to plant or building structure occurs. Consequently, it is not possible to define any particular area as being 'asbestos-free', although no accessible suspect asbestos materials may have been noted.

Fire Doors

Where fire doors exist they may contain an inner layer of asbestos containing material for fire retardation purposes. The presence of such an inner layer is difficult to determine without causing significant damage to the door. Therefore fire door sampling is not normally undertaken unless specifically requested. Under normal circumstances any asbestos contained within a fire door does not present a risk to health but caution and correct procedures must be exercised during any maintenance work, drilling etc.

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REPORT SUMMARY

General Description of Property

Directions are as if facing front elevation unless otherwise stated.

This property is an: Old Bank Premises

Roof: Traditional timber pitched and slated with dome

External Walls: Stone

Internal Walls: Framed and boarded and render on stone

Stair: Solid Construction

Intermediate Floors: Solid Construction

Ground Floors: Solid Construction and traditional suspended

Basement Floors: Solid Construction

Windows: Timber

Heating System: Gas Central Heating

Other Features: N/A

Survey Findings - Building Structure/General Components

The following items were found to contain asbestos by laboratory analysis,

N/A

The following items were sampled and by laboratory analysis found not to contain asbestos,

- 1, Old lagging in roof void
- 2, Rubber wire cover in roof void
- 3, Latex backing on floor throughout top floor
- 4, Lino on stairs
- 5, Tar on floor store 2 top floor
- 6, Backing on floor at window office 3 top floor
- 7, Floor backing in shower room
- 8, Brown backing in middle of floor office 2 top floor
- 9, Backing on floor at rear window office 2 top floor
- 10, Carpet in recess cupboard office 2 top floor
- 11, Lino in recess cupboard office 2 top floor

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- 12, Kitchen ceiling artex
- 13, Wall render in kitchen
- 14, Tile adhesive on ceiling tiles in shower room
- 15, Backing on floor at window office 1 top floor
- 16, Floor backing in hall main floor
- 17, Floor backing on landing on main floor
- 18, Paint and render above suspended ceiling store 1 main floor
- 19, Floor backing store 2 main floor
- 20, Lino under safe store 2 main floor
- 21, Floor backing in small office main floor
- 22, Black floor backing in small office main floor
- 23, Floor tile in gents main floor
- 24, Floor lino and backing in office 1 main floor
- 25, Various floor debris main floor
- 26, Fire brick main entrance hall (west)
- 27, Ceramic floor tile main floor
- 28, Floor screed office 7 main floor
- 29, Floor tile office 4 main floor
- 30, Fire coals main hall
- 31, Floor covering basement rear entrance
- 32, Ceiling covering throughout basement
- 33, Black floor covering basement store 2
- 34, Wall render basement
- 35, Floor screed boiler room

Survey Findings - Plant and Services

The following items were presumed or strongly presumed to contain asbestos but were not analysed due to their location or the possibility of damage to the item,

- 1, Fuse board hall top floor
- 2, Gas boiler in boiler room basement
- 3, Main electrical cable at electric box main floor

More detailed information on the above noted items can be found within the Register / Assessment sheets.

SPECIFIC RECOMMENDATIONS

Site: Old Bank
33-39 Murraygate
Dundee

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Building Structure/General Components

Care should be taken if any works are to be carried out behind plasterboard walls or below floors, there is a possibility of asbestos containing material having been covered over during renovations.

Plant and Services Components

N/A

Guidance on this type of work can be obtained from the HSE (Health and Safety Executive) (HSE InfoLine 08701 545500) and their guidance books 'Asbestos Essentials' (C150) and 'Managing Asbestos in premises' (HSG 227) are particularly useful (available from HSE books- Tel no' 01787 881165).

GENERAL RECOMMENDATIONS

The location and condition of any asbestos containing materials (ACM's) which remain must be made known to any contractor or person who is employed to carry out maintenance or other works in the vicinity. This report and the asbestos registers should be made available to enable suitable risk assessments to be drawn up prior to commencement of any works. Precautions should be taken to avoid disturbance of the ACM's.

Amendments

When any remedial works are undertaken, the supplied asbestos register should be amended on the appropriate sheet (see Appendix 1). Any clearance certificates or other relevant documentation identifying the extent of the works undertaken should be retained with the register.

Please note that where removal, repair, encapsulation or enclosure have been recommended, you will, in most cases, need to employ an HSE licensed asbestos contractor to carry out the work.

LABELLING

The Management Regulations require that suitable labelling and/or signs are put in place if there are no other appropriate preventative or protective measures. Information about the location and condition of any ACM's must be provided to every person liable to disturb it.

A way of doing this is to clearly label, where reasonably practicable, all the ACM's or suspected ACM's on the premises. These labels will need to be checked from time to time as labels can fall off or be removed, painted over or hidden. Labelling in certain areas may be sensitive and therefore the positioning of any labels requires discussion prior to their implementation.

MONITORING

**Site: Old Bank
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Dundee**

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Surveyor: Ross Duguid

Any ACM – identified or suspected – will need to be inspected periodically to check that it has not deteriorated or been damaged. We recommend that these buildings are inspected a minimum of every twelve months.

The duty holder shall ensure that any Asbestos Containing Materials are checked periodically for deterioration and/or damage. A minimum period of 6-12 months is recommended by Regulation 4 of the Control of Asbestos at Work Regulations 2002.

The responsibility for the arrangement of the next inspection date falls to the client. We can, if requested, arrange to contact you in approximately 11 months time, to arrange the next inspection date.

Next Inspection Date: Not required if removal is carried out

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Surveyor: Ross Duguid

EXPLANATORY NOTES RELATING TO APPENDICES

Appendix 1 - Register/Assessment Sheets of Asbestos Containing Materials

To assist building owners/managers in controlling and managing the risk from Asbestos Containing Materials, an assessment of potential fibre release for each item identified in the Register has been made.

This is indicated by a score, which is given in the column labelled 'Material Assessment Score'. This total score is the sum of the scores in the preceding four columns, which have been allocated by assessing the parameters detailed in the table at the foot of the Register.

Materials with total assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

This assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. However, it does not automatically follow that those materials assigned the highest score will be the materials that should be given priority for a remedial action. When carrying out a risk assessment to determine such priorities the building owner/manager should also 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 on in the area, and
- The likelihood/frequency at which maintenance activities are likely to take place.

A general initial assessment of risk, which takes into account some of these factors, as observed or presumed at the time of our inspection, has been indicated on the Register in the column labelled 'Accessibility Risk'.

However it is the duty of the building owner/manager, who has detailed knowledge of the usage factors, to make the final risk assessment. In our assessment, 'high' risk indicates that personnel would appear to be very likely to be exposed to asbestos fibres. 'Low' risk at the other end of the scale suggests that, in our opinion, exposure to fibres is unlikely.

The extent or quantity of the material is also separately indicated.

Appendix 2 – Register Sheets of Non-Asbestos Containing Materials

This register lists items/materials, which due to their age and nature were suspected of containing asbestos. They have however been found not to contain asbestos. This has been determined either by analysis or has been presumed on the basis of being similar to analysed samples (the identification level is shown in the last column).

The purpose of this register is to prevent future query or concern over these items /materials.

Appendix 3 - Site Plan(s)

Site plan(s) are included to enable locations listed on the registers to be identified. Sample locations are also indicated.

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Appendix 4 - Bulk Analysis Reports

Original certificates of the bulk sample analysis, which has been carried out by a UKAS (United Kingdom Accreditation Service) accredited laboratory.

Appendix 5 - Annual Inspection Form

Form to be filled in at each annual inspection – see '**Monitoring**' section above.

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Surveyor: Ross Duguid

Appendix 1

Register/Assessment Sheets of Asbestos- Containing Materials

Register/Assessment Sheets of Asbestos-Containing Materials

MATERIAL ASSESSMENT SCORING PARAMETERS

Parameter	Score	Examples	Parameter	Score	Examples
Product Type (or debris from product)	1 (low)	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).	Surface Treatment (not required in type 3 survey)	0 (none)	Non-friable composite materials containing asbestos: reinforced plastics, resins, vinyl tiles encapsulated cement
	2 (medium)	Asbestos insulating board, mill boards, other low density insulation, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.		1 (low)	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	3 (high)	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.		2 (medium)	Unsealed AIB or encapsulated lagging and sprays.
	0 (none)	Good condition: no visible damage		3 (high)	Unsealed lagging and sprays.
	1 (low)	Low damage: a few scratches or surface marks: broken edges on boards, tiles etc.		1	Chrysotile
Extent of damage or deterioration (not required in type 3 survey)	2 (medium)	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	Asbestos Type	2	Amphibole (excluding crocidolite)
	3 (high)	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris		3	Crocidolite

Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06 Ref: 06/48	Sheet No: 01 Surveyor Ross Duguid
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Room No/Area: Top Floor Hall	Other Rooms/Areas Where Similar Material Presumed: N/A
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Item/Component: Fuses

Sample Ref No: N/A	
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Analysis Result: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">Strongly Presumed</div>

Product Type:	
Insulation Board	
Asbestos Cement Board	
Pipe Insulation	
Sprayed Insulation	
Flooring	
Other – Textile	✓

Accessibility:	
High (below 1.5m)	
Medium (1.5 - 3.0m)	✓
Low (above 3.0m)	

Area/Volume of Material:	
Linear metres	
Square metres	1
Cubic metres	

MATERIAL ASSESSMENT								TOTAL
Product Type		Damage/Deter.		Surface Treatmt.		Asbestos Type		
0		0		0	✓	0		8
1		1		1		1		
2	✓	2		2		2		
3		3	✓	3		3	✓	

AMENDMENTS/RECORD OF ACTIONS		
Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	
No Action Required	
Action Required	✓
Re-inspection after 12 months	✓
Isolate	
Enclose	
Encapsulate	
Repair	
Remove	

Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06 Ref: 06/48	Sheet No: 02 Surveyor Ross Duguid
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Room No/Area: Boiler Room Basement	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Gas Boiler	
Sample Ref No: N/A	



Analysis Result:	Strongly Presumed
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Product Type:	
Insulation Board	
Asbestos Cement Board	
Pipe Insulation	
Sprayed Insulation	
Flooring	
Other – Textile	✓

Accessibility:	
High (below 1.5m)	✓
Medium (1.5 - 3.0m)	
Low (above 3.0m)	

Area/Volume of Material:	
Linear metres	
Square metres	4
Cubic metres	

MATERIAL ASSESSMENT							TOTAL
Product Type		Damage/Deter.		Surface Treatmt.		Asbestos Type	
0		0		0	✓	0	8
1		1		1		1	
2	✓	2		2		2	
3		3	✓	3		3	

AMENDMENTS/RECORD OF ACTIONS		
Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	
No Action Required	
Action Required	✓
Re-inspection after 12 months	✓
Isolate	
Enclose	
Encapsulate	
Repair	
Remove	

Asbestos Containing Materials Register

Site Address:
Old Bank
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Dundee

Date: 20/12/06

Sheet No: 03

Ref: 06/48

Surveyor Ross Duguid

Room No/Area:
Electric Cupboard
Main Floor

Other Rooms/Areas Where
Similar Material Presumed:
N/A

Item/Component: Mains Electric Cable

Sample Ref No:
N/A

No Photo

Analysis Result:

Strongly Presumed

Product Type:

Insulation Board

Asbestos Cement Board

Pipe Insulation

Sprayed Insulation

Flooring

Other – Textile

Accessibility:

High (below 1.5m)

Medium (1.5 - 3.0m)

Low (above 3.0m)

Area/Volume of Material:

Linear metres

10+

Square metres

Cubic metres

MATERIAL ASSESSMENT

TOTAL

Product Type		Damage/Deter.		Surface Treatmt.		Asbestos Type	
0		0		0	✓	0	
1	✓	1	✓	1		1	
2		2		2		2	
3		3		3		3	✓

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AMENDMENTS/RECORD OF ACTIONS

Description of work/action and by whom:

Date of
Action

Amended
by

RECOMMENDATIONS:

No Action Required

Action Required

Re-inspection after 12 months

Isolate

Enclose

Encapsulate

Repair

Remove

Site: Old Bank
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Survey Date: 20/12/06


Surveyor: Ross Duguid

Appendix 2

Register Sheets of Non-Asbestos-Containing Materials

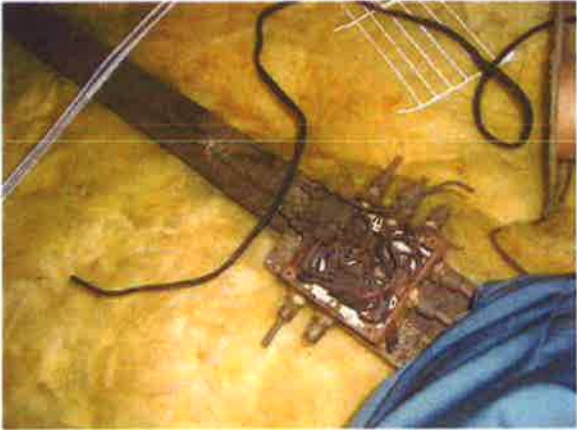
Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 01
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Roof Void	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Old Lagging	
Sample Ref No: 064801	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 02
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Roof Void	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Rubber Wire Covering	
Sample Ref No: 064802	
	
Analysis Result: No Asbestos Detected	


Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 03
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Hall Top Floor	Other Rooms/Areas Where Similar Material Presumed: Throughout Top Floor
Item/Component: Grey Backing on Floorboards	
Sample Ref No: 064803	
	
Analysis Result: <div style="text-align: center; padding-top: 10px;">No Asbestos Detected</div>	


Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 04
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Stairs from Top Floor	Other Rooms/Areas Where Similar Material Presumed: Throughout Stairs
Item/Component: Floor Lino	
Sample Ref No: 064804	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 05
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Store 2, Top Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Tar on Floor	
Sample Ref No: 064805	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address:

Old Bank
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Dundee

Date: 20/12/06

Sheet No: 06

Ref: 06/48

Surveyor: Ross Duguid

Room No/Area:

Office 3, Top Floor

**Other Rooms/Areas Where Similar
Material Presumed:**

N/A

Item/Component: Floor Backing

Sample Ref No:

064806




Analysis Result:

No Asbestos Detected


Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 07
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Shower Room Top Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Covering	
Sample Ref No: 064807	
	
Analysis Result:	


Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 08
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Office 2 Top Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Backing on Floor	
Sample Ref No: 064808	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 09
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Office 2 Top Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Backing	
Sample Ref No: 064809	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address:
Old Bank
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Dundee

Date: 20/12/06

Sheet No: 10

Ref: 06/48

Surveyor: Ross Duguid

Room No/Area:
**Office 2 Top Floor, Under
Recess Cupboard**

**Other Rooms/Areas Where Similar
Material Presumed:**
N/A

Item/Component: Carpet

Sample Ref No:
0648010




Analysis Result:

No Asbestos Detected

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 11
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Office 2 Top Floor, Under Recess Cupboard	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Lino Under Carpet	
Sample Ref No: 0648011	
	
Analysis Result: <div style="text-align: center; font-weight: bold;">No Asbestos Detected</div>	

Non-Asbestos Containing Materials Register

Site Address:

Old Bank
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Date: 20/12/06**Sheet No:**12**Ref:** 06/48**Surveyor:** Ross Duguid**Room No/Area:**

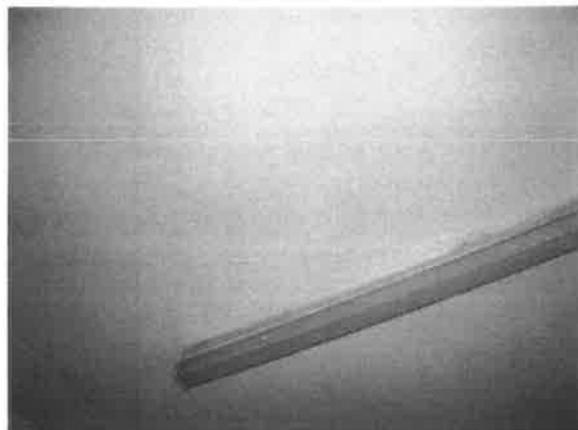
Kitchen Top Floor

**Other Rooms/Areas Where Similar
Material Presumed:**

N/A

Item/Component: Ceiling Artex**Sample Ref No:**


0648012

**Analysis Result:**

No Asbestos Detected

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 13
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Kitchen Top Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Wall Render	
Sample Ref No: 0648013	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address:
Old Bank
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Dundee

Date: 20/12/06

Sheet No: 14

Ref: 06/48

Surveyor: Ross Duguid

Room No/Area:
Shower Room, Top Floor

**Other Rooms/Areas Where Similar
Material Presumed:**
N/A

Item/Component: Adhesive on Ceiling Tile

Sample Ref No:
0648013




Analysis Result:

No Asbestos Detected

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 15
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Office 1 Top Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Backing	
Sample Ref No: 0648014	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address:
Old Bank
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Dundee

Date: 20/12/06

Sheet No: 16

Ref: 06/48

Surveyor: Ross Duguid

Room No/Area:
Hall of Offices Main Floor

Other Rooms/Areas Where Similar
Material Presumed:
Throughout Hall

Item/Component: Floor Backing

Sample Ref No:
0648016




Analysis Result:

No Asbestos Detected

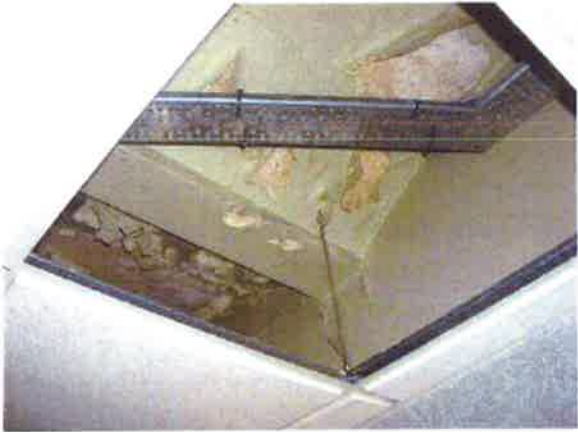
Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 17
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Landing at Stairs Main Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Backing	
Sample Ref No: 0648017	
	
Analysis Result: No Asbestos Detected	


Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 18
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Above Suspended Ceiling Store 1 Main Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Paint and Render	
Sample Ref No: 0648018	
	
Analysis Result: No Asbestos Detected	


Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 19
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Store 2 Main Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Backing	
Sample Ref No: 0648019	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 20
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Under Safe in Store 3 Main Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Lino	
Sample Ref No: 0648020	
	
Analysis Result: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">No Asbestos Detected</div>	

Non-Asbestos Containing Materials Register

Site Address:
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Dundee

Date: 20/12/06

Sheet No: 21

Ref: 06/48

Surveyor: Ross Duguid

Room No/Area:
Small Office in Main Floor

Other Rooms/Areas Where Similar
Material Presumed:
N/A

Item/Component: Floor Backing

Sample Ref No:
0648021




Analysis Result:

No Asbestos Detected

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 22
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Small Office Main Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Backing (Black)	
Sample Ref No: 0648022	
	
Analysis Result: No Asbestos Detected	


Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 23
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Gents Toilet Main Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Tile	
Sample Ref No: 0648023	
	
Analysis Result: No Asbestos Detected	


Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 24
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Office 1 Main Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: lino and Backing	
Sample Ref No: 0648024	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 25
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Main Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Debris	
Sample Ref No: 0648025	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address:
Old Bank
33-39 Murraygate
Dundee

Date: 20/12/06

Sheet No: 26

Ref: 06/48

Surveyor: Ross Duguid

Room No/Area:
Main Entrance Hall

**Other Rooms/Areas Where Similar
Material Presumed:**
N/A

Item/Component: Fire Brick

Sample Ref No:
0648026




Analysis Result:

No Asbestos Detected

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 27
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Main Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Ceramic Floor Tiles	
Sample Ref No: 0648027	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 28
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Office 7 Main Hall	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Screed	
Sample Ref No: 0648028	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address:

Old Bank
33-39 Murraygate
Dundee

Date: 20/12/06

Sheet No: 29

Ref: 06/48

Surveyor: Ross Duguid

Room No/Area:

Office 4
Main Hall

Other Rooms/Areas Where Similar
Material Presumed:

N/A

Item/Component: Floor Tile

Sample Ref No:

0648029




Analysis Result:

No Asbestos Detected

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 30
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Main Hall	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Fire Coals	
Sample Ref No: 0648030	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address:
Old Bank
33-39 Murraygate
Dundee

Date: 20/12/06

Sheet No: 31

Ref: 06/48

Surveyor: Ross Duguid

Room No/Area:
Basement Rear Entrance

Other Rooms/Areas Where Similar
Material Presumed:
N/A

Item/Component: Floor Screed

Sample Ref No:
0648031




Analysis Result:

No Asbestos Detected


Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 32
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Basement	Other Rooms/Areas Where Similar Material Presumed: Throughout Basement
Item/Component: Ceiling Covering	
Sample Ref No: 0648032	
	
Analysis Result: <div style="text-align: center;">No Asbestos Detected</div>	


Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 33
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Store 2 Basement	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Covering (Black)	
Sample Ref No: 0648033	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 34
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Basement Wall Render	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Wall Render	
Sample Ref No: 0648034	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address:
Old Bank
33-39 Murraygate
Dundee

Date: 20/12/06

Sheet No: 35

Ref: 06/48

Surveyor: Ross Duguid

Room No/Area:
Basement Boiler Room

Other Rooms/Areas Where Similar
Material Presumed:
N/A

Item/Component: Floor Screed

Sample Ref No:
0648035



Analysis Result:

No Asbestos Detected

Site: Old Bank
33-39 Murraygate
Dundee

Survey Date: 20/12/06

Surveyor: Ross Duguid

Appendix 3

Site Plan(s)



• INSURANCE WORK •

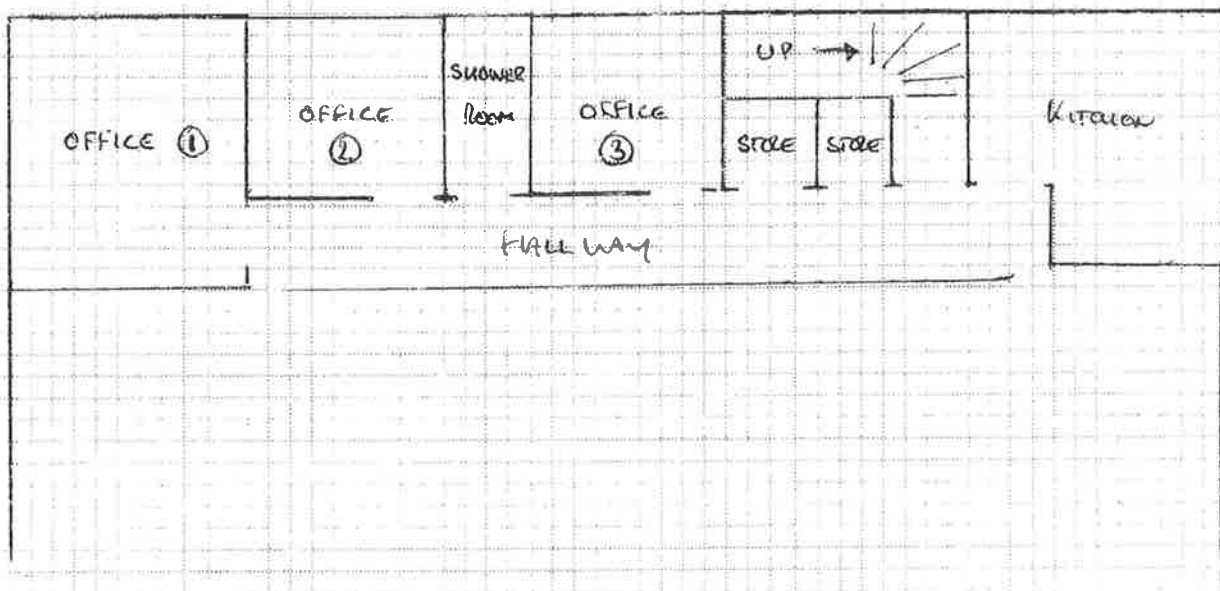
intona

• TIMBER • DAMP PROOFING • REMEDIAL WALL TIES •

• BUILDING SERVICES •

REAR
↓

FIRST FLOOR



NOT TO SCALE

PROPERTY ADDRESS:

OLD BANK

MURRAY GATE DUNDEE

DATE OF SURVEY: 20/12/06



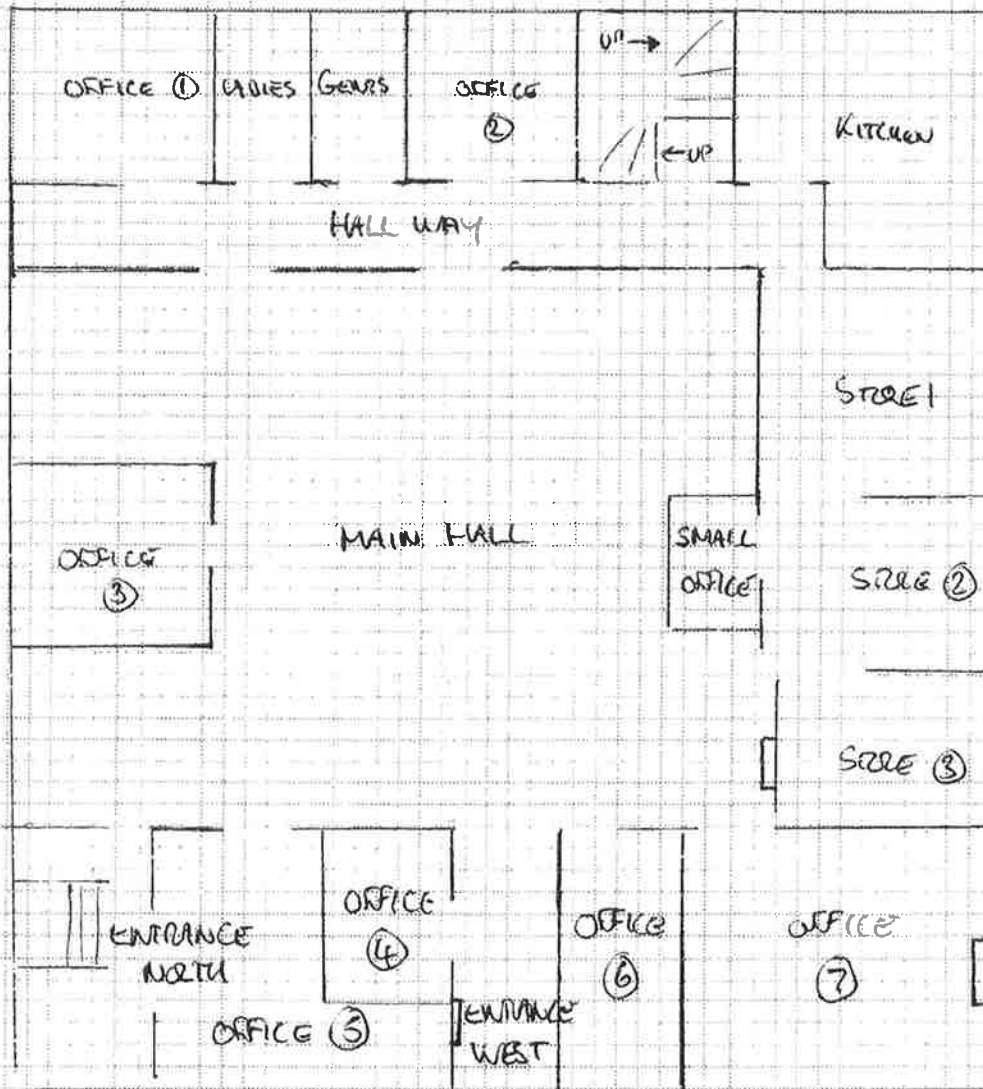
• INSURANCE WORK •

intona

• TIMBER • DAMP PROOFING • REMEDIAL WALL TIES •

• BUILDING SERVICES •

Ground Floor



NOT TO SCALE

PROPERTY ADDRESS:

OLD BANK
MURRAY GATE DUNDEE

DATE OF SURVEY: 20/12/06

Site: Old Bank
33-39 Murraygate
Dundee

Survey Date: 20/12/06

Surveyor: Ross Duguid

Appendix 5

Annual Inspection Register

NOT APPLICABLE

Site: Old Bank
33-39 Murraygate
Dundee

Survey Date: 20/12/06
Surveyor: Ross Duguid

EXPLANATORY NOTES RELATING TO APPENDICES

Appendix 1 - Register/Assessment Sheets of Asbestos Containing Materials

To assist building owners/managers in controlling and managing the risk from Asbestos Containing Materials, an assessment of potential fibre release for each item identified in the Register has been made. This is indicated by a score, which is given in the column labelled 'Material Assessment Score'. This total score is the sum of the scores in the preceding four columns, which have been allocated by assessing the parameters detailed in the table at the foot of the Register.

Materials with total assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres.

This assessment identifies the high-risk materials, that is, those which will most readily release airborne fibres if disturbed. However, it does not automatically follow that those materials assigned the highest score will be the materials that should be given priority for a remedial action. When carrying out a risk assessment to determine such priorities the building owner/manager should also 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 on in the area, and
- The likelihood/frequency at which maintenance activities are likely to take place.

A general initial assessment of risk, which takes into account some of these factors, as observed or presumed at the time of our inspection, has been indicated on the Register in the column labelled 'Accessibility Risk'. However it is the duty of the building owner/manager, who has detailed knowledge of the usage factors, to make the final risk assessment. In our assessment, 'high' risk indicates that personnel would appear to be very likely to be exposed to asbestos fibres. 'Low' risk at the other end of the scale suggests that, in our opinion, exposure to fibres is unlikely.

The extent or quantity of the material is also separately indicated.

Appendix 2 - Register Sheets of Non-Asbestos Containing Materials

This register lists items/materials, which due to their age and nature were suspected of containing asbestos. They have however been found not to contain asbestos. This has been determined either by analysis or has been presumed on the basis of being similar to analysed samples (the identification level is shown in the last column).

The purpose of this register is to prevent future query or concern over these items /materials.

Appendix 3 - Site Plan(s)

Site plan(s) are included to enable locations listed on the registers to be identified. Sample locations are also indicated.

Site: Old Bank
33-39 Murraygate
Dundee

Survey Date: 20/12/06

Surveyor: Ross Duguid

Appendix 4 - Bulk Analysis Reports

Original certificates of the bulk sample analysis, which has been carried out by a UKAS (United Kingdom Accreditation Service) accredited laboratory.

Appendix 5 - Annual Inspection Form

Form to be filled in at each annual inspection – see 'Monitoring' section above.

Site: Old Bank
33-39 Murraygate
Dundee

Survey Date: 20/12/06

Surveyor: Rosa Duguid

Appendix 1

Register/Assessment Sheets of Asbestos-Containing Materials

Register/Assessment Sheets of Asbestos-Containing Materials

MATERIAL ASSESSMENT SCORING PARAMETERS

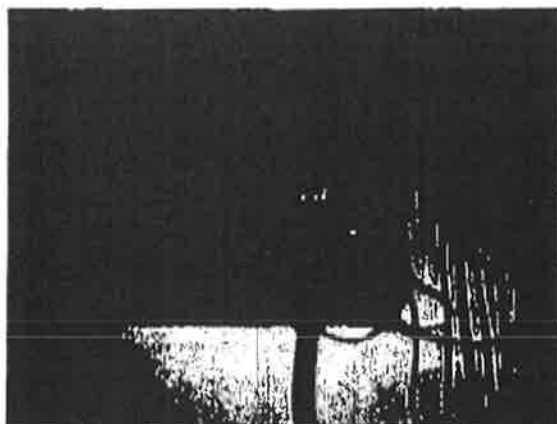
Parameter	Score	Examples	Parameter	Score	Examples
Product Type (or debris from product)	1 (low)	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc).	Surface Treatment (not required in type 3 survey)	0 (none)	Non-friable composite materials containing asbestos: reinforced plastics, resins, vinyl tiles encapsulated cement
	2 (medium)	Asbestos insulating board, mill boards, other low density insulation, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.		1 (low)	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	3 (high)	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.		2 (medium)	Unsealed AIB or encapsulated lagging and sprays.
	0 (none)	Good condition: no visible damage		3 (high)	Unsealed lagging and sprays.
	1 (low)	Low damage: a few scratches or surface marks: broken edges on boards, tiles etc.		1	Chrysotile
Extent of damage or deterioration (not required in type 3 survey)	2 (medium)	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.	Asbestos Type	2	Amphibole (excluding crocidolite)
	3 (high)	High damage or delamination of materials, sprays and thermal insulation		3	Crocidolite
		Visible asbestos debris			

Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06 Ref: 06/48	Sheet No: 01 Surveyor Rosa Duguid
---	----------------------------------	--

Room No/Area: Top Floor Hall	Other Rooms/Areas Where Similar Material Presumed: N/A
---------------------------------	--

Item/Component: Fuses

 Sample Ref No:
 N/A


Analysis Result:

Strongly Presumed

Product Type:

Insulation Board

Asbestos Cement Board

Pipe Insulation

Sprayed Insulation

Flooring

Other – Textile

☒

Accessibility:

High (below 1.5m)

Medium (1.5 - 3.0m)

Low (above 3.0m)

☒

Area/Volume of Material:

Linear metres

Square metres

Cubic metres

1

MATERIAL ASSESSMENT

TOTAL

Product Type	Damage/Deter.	Surface Treatmt.	Asbestos Type	
0	0	0	0	✓
1	1	1	1	
2	✓ 2	2	2	
3	3	✓ 3	3	✓

8

AMENDMENTS/RECORD OF ACTIONS

Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:

No Action Required

Action Required

☒

Re-inspection after 12 months

☒

Isolate

Enclose

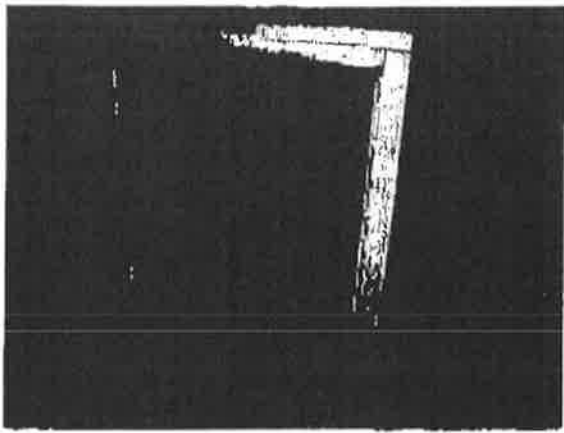
Encapsulate

Repair

Remove

Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06 Ref: 06/48	Sheet No: 02 Surveyor Ross Duguid
---	----------------------------------	--

Room No/Area: Boiler Room Basement	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Gas Boller	
Sample Ref No: N/A	
	
Analysis Result: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">Strongly Presumed</div>	

Product Type:	
Insulation Board	
Asbestos Cement Board	
Pipe Insulation	
Sprayed Insulation	
Flooring	
Other - Textile	✓

Accessibility:	
High (below 1.5m)	✓
Medium (1.5 - 3.0m)	
Low (above 3.0m)	

Area/Volume of Material:	
Linear metres	
Square metres	4
Cubic metres	

MATERIAL ASSESSMENT							TOTAL
Product Type		Damage/Deter.		Surface Treatmt.		Asbestos Type	
0		0		0	✓	0	
1		1		1		1	
2	✓	2		2		2	
3		3	✓	3		3	✓
							8

AMENDMENTS/RECORD OF ACTIONS		
Description of work/action and by whom:	Date of Action	Amended by

RECOMMENDATIONS:	
No Action Required	
Action Required	✓
Re-inspection after 12 months	✓
Isolate	
Enclose	
Encapsulate	
Repair	
Remove	

Asbestos Containing Materials Register

Site Address: Old Bank 33-38 Murraygate Dundee	Date: 20/12/06 Ref: 08/48	Sheet No: 03 Surveyor Ross Duguld
---	----------------------------------	--

Room No/Area: Electric Cupboard Main Floor	Other Rooms/Areas Where Similar Material Presumed: N/A	Product Type: Insulation Board Asbestos Cement Board Pipe Insulation Sprayed Insulation Flooring Other – Textile ✓
Item/Component: Mains Electric Cable		
Sample Ref No: N/A		
<div style="border: 1px solid black; padding: 10px; width: 80%; margin: auto;"> <h3 style="margin: 0;">No Photo</h3> </div>		
Analysis Result: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">Strongly Presumed</div>		Accessibility: High (below 1.5m) ✓ Medium (1.5 - 3.0m) Low (above 3.0m)
		Area/Volume of Material: Linear metres 10+ Square metres Cubic metres

MATERIAL ASSESSMENT							TOTAL
Product Type		Damage/Deter.		Surface Treatmt.		Asbestos Type	
0		0		0	✓	0	5
1	✓	1	✓	1		1	
2		2		2		2	
3		3		3		3	

AMENDMENTS/RECORD OF ACTIONS			RECOMMENDATIONS:	
Description of work/action and by whom:	Date of Action	Amended by		
			No Action Required	
			Action Required	✓
			Re-inspection after 12 months	✓
			Isolate	
			Enclose	
			Encapsulate	
			Repair	
			Remove	

Site: Old Bank
33-39 Murraygate
Dundee

Survey Date: 20/12/06

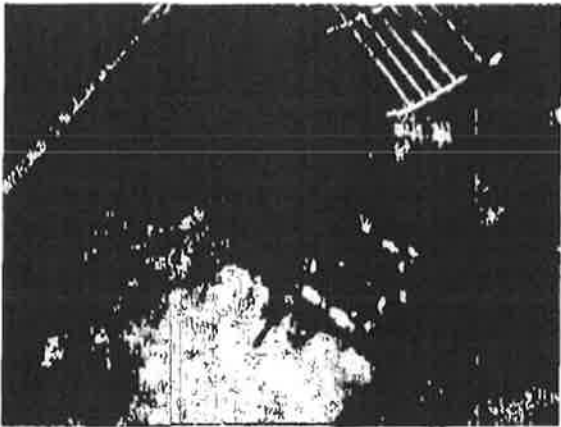
Surveyor: Ronn Duguid

Appendix 2

Register Sheets of Non-Asbestos-Containing Materials

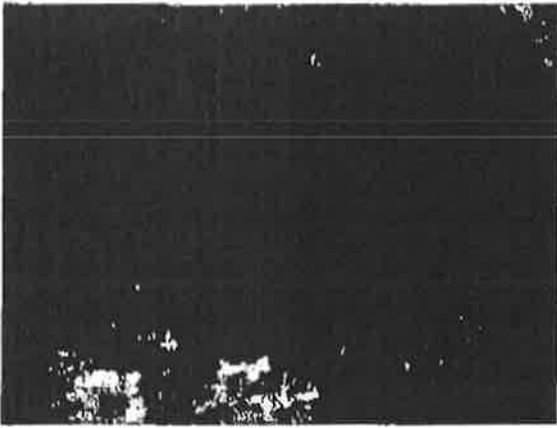
Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 02
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Roof Vold	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Rubber Wlro Covering	
Sample Ref No: 064802	
	
Analysis Result: No Asbestos Detected	

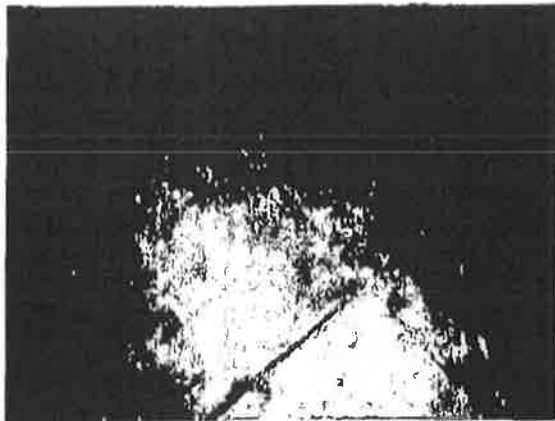
Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 01
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Roof Void	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Old Lagging	
Sample Ref No: 064801	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 03
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Hall Top Floor	Other Rooms/Areas Where Similar Material Presumed: Throughout Top Floor
Item/Component: Grey Backing on Floorboards	
Sample Ref No: 064803	
	
Analysis Result: No Asbestos Detected	

Non-Asbestos Containing Materials Register

Site Address:

Old Bank
33-39 Murraygate
Dundee

Date: 20/12/06

Sheet No: 04

Ref: 06/48

Surveyor: Rose Duguid

Room No/Area:

Stairs from Top Floor

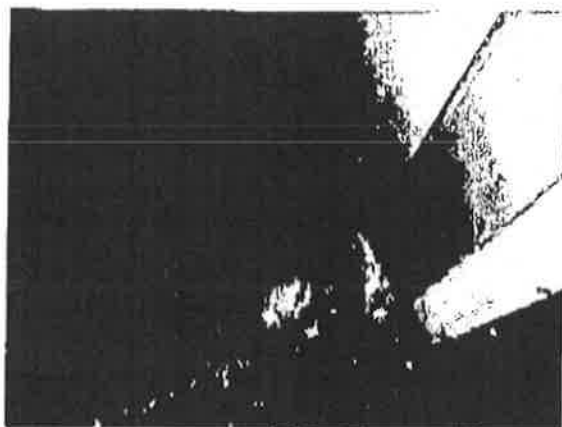
Other Rooms/Areas Where Similar
Material Presumed:

Throughout Stairs

Item/Component: Floor Lino

Sample Ref No:

064804

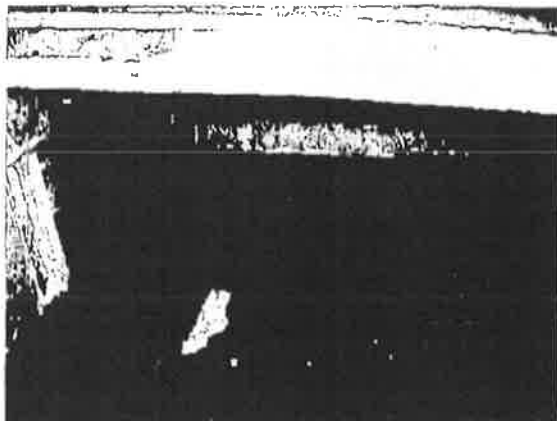


Analysis Result:

No Asbestos Detected

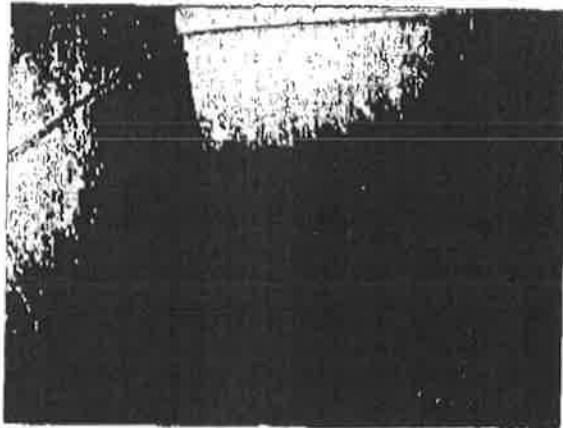
Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 05
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Store 2, Top Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Tar on Floor	
Sample Ref No: 064806	
	
Analysis Result: No Asbestos Detected	

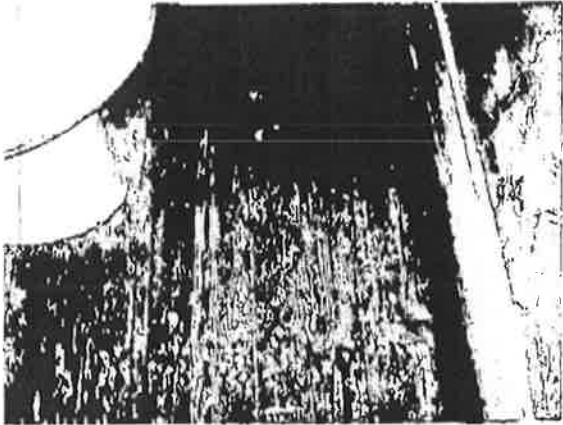
Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Sheet No: 06
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Office 3, Top Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Backing	
Sample Ref No: 064806	
	
Analysis Result: No Asbestos Detected	

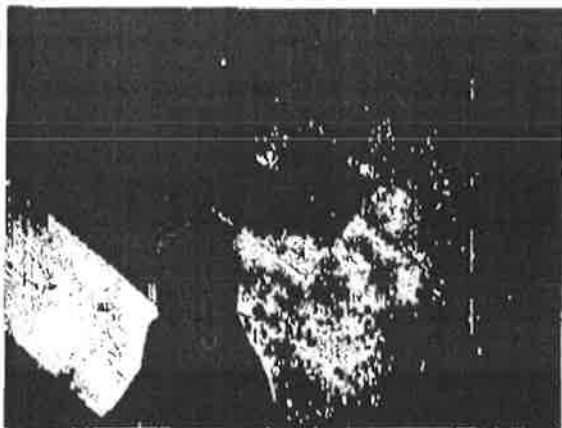
Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/08	Sheet No: 07
	Ref: 08/48	Surveyor: Ross Duguid

Room No/Area: Shower Room Top Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Floor Covering	
Sample Ref No: 064807	
	
Analysis Result:	

Non-Asbestos Containing Materials Register

Site Address: Old Bank 33-39 Murraygate Dundee	Date: 20/12/06	Shoot No: 08
	Ref: 06/48	Surveyor: Ross Duguid

Room No/Area: Office 2 Top Floor	Other Rooms/Areas Where Similar Material Presumed: N/A
Item/Component: Backing on Floor	
Sample Ref No: 064808	
	
Analysis Result: No Asbestos Detected	