

Management Survey

Torwood Hall Care Home
Carronvale Road
Larbert
Stirlingshire
FK5 3LG



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1. Executive Summary/Conclusions

Asbestos containing materials have been identified during the Management Survey and the specific areas are categorized below in order according to the initial Material Risk Assessment made by Environmental Essentials.

ACMs requiring removal

Building	Floor	Item	Location	Sample Ref	Recommendations
Torwood Hall Care Home	0	Toilet cistern	094 - Boiler room	028	Remove.

It is recommended that access within the above areas is restricted until the safe removal of ACMs is complete. All works, whether licensed or non-licensed, must be undertaken in accordance with the most current Control of Asbestos Regulations and supporting ACOPs and guidance notes. For further advice please contact your specific Project Manager at Environmental Essentials Ltd.

ACMs requiring remedial attention

No material in this category

ACMs requiring ongoing management

Building	Floor	Item	Location	Sample Ref	Recommendations
Torwood Hall Care Home	0	Toilet cistern	004 - Toilet	001	Monitor condition.
Torwood Hall Care Home	0	Toilet cistern	008 - Toilet	002	Monitor condition.
Torwood Hall Care Home	0	Toilet cistern	011 - Toilet	003	Monitor condition.
Torwood Hall Care Home	0	Toilet cistern	013 - Toilet	004	Monitor condition.
Torwood Hall Care Home	0	Toilet cistern	019 - Toilet	007	Monitor condition.
Torwood Hall Care Home	0	Bitumen cable wrap	045 - Store	P001	Monitor condition.
Torwood Hall Care Home	-1	Bitumen cable wrap	092 - Circulation	P002	Monitor condition.
Torwood Hall Care Home	99	Insulating board soffits	096 - Externals	P003	Monitor condition.

1. Executive Summary/Conclusions

ACMs which are in a good/sealed condition have been identified and a Management Policy and Plan needs to be implemented to manage these materials safely. The Duty Holder should nominate a suitably competent person to monitor the condition of the in-situ ACMs at a minimum of 12 monthly intervals. It may be prudent to monitor the condition of ACM's that are easily accessible and present in consistently occupied areas at greater frequencies. The site may benefit from additional management actions such as labelling or the introduction of asbestos data to site induction packs. For further advice with regards to Asbestos Management Plans or the various management options available to you please contact your specific Project Manager at Environmental Essentials Ltd.

1. Executive Summary/Conclusions



Inaccessible areas

During the survey the following rooms/areas were inaccessible despite every effort being made by the survey team to gain access. For Management purposes these rooms should be presumed to contain Asbestos until arrangements can be made for access and assessment.

The Client should be aware that this section only contains a list of rooms/areas that were inaccessible. Elements or items within a room/area that were inaccessible (e.g. within timber boxings) will be recorded by the Surveyor and these will be detailed within either Appendix A – General Building Comments, or Appendix B – Survey Results.

Building	Location Name/Number	Comments
Torwood Hall Care Home	Floor: 3 077 Roof void 4	Mo access possible due to an excessive amount of heavy stored items blocking access to hatch.

2. Contract Review

Name and address of site:	Torwood Hall Care Home Torwood Hall Care Home, Carronvale Road, Larbert, Stirlingshire, FK5 3LG		
Name and address of client:	Falkirk Council - Development Services, Abbotsford House, Davids Loan, Falkirk, FK2 7YZ		
Client contact/representative:	Neil McKinnon		
Type of survey:	Management Survey		
Date of survey:	01 -12 May 2015		
Environmental Essentials Project No.	p-166740		
Project Manager:	Jamie Stevenson		
Lead Surveyor[s]:	Alex Campbell	Signature	
Report Technically reviewed by:	Kaye Down	Signature	
Report issue date:	23 June 2015		

3. Introduction and scope of works

3.1 Falkirk Council - Development Services commissioned Environmental Essentials Ltd to undertake a Management Survey of:

Torwood Hall Care Home, Carronvale Road, Larbert, Stirlingshire, FK5 3LG

3.2 Initial site observations:

The property is purpose built three storey house which has been converted into a care home.

3.3 The purpose of the survey is to enable those responsible for the management of the site to compile the necessary risk assessments, ascertain any necessary restrictions on the operation of the site and make due provision for the management of asbestos containing materials [ACMs] identified as part of the duty holders ongoing obligations under Regulation 4 of the most current Control of Asbestos Regulations.

3.4 The scope of the survey was defined by Jamie Stevenson and Neil McKinnon as:

Management survey to all areas of the property.

3. Introduction and scope of works

3.5 The following areas will be included within the scope of work and will be accessed and inspected as part of the survey, if deemed necessary by the Client and Environmental Essentials, with consideration to any maintenance activity or proposed works. This will be particularly relevant to Refurbishment or Demolition Surveys although particular building use may mean that some may be required during a Management Survey.

Element	Usual inspection method (if applicable)	Included? Yes / No	Comments
Solid wall cavities	Removal of vent covers/window sills.	No	
Partition wall cavities	Inspection hole created with appropriate tools.	No	
Above fixed suspended ceilings	Inspection hole created with appropriate tools. May also be possible via the removal of flooring within areas above.	No	
Within boxings or risers (not formed with panelling of a suspect nature).	Removal of covering panels.	No	
Floor voids	Removal of flooring. Use of existing access points.	Yes	Limited inspections to easily accessible areas
Beneath window sills	Removal of window sills or inspection hole created with appropriate tools.	No	
Within fire doors	Removal of door furniture. Inspection hole created with appropriate tools.	No	
Beneath fixed flooring materials (e.g. laminate / ceramic tiles)	Removal of flooring.	No	
Beneath carpet or non-asbestos flooring	Removal of flooring	Yes	
Behind fixed wall cladding / coverings / tiles	Removal of cladding / coverings / tiles.	No	

3. Introduction and scope of works

Element	Usual inspection method (if applicable)	Included? Yes / No	Comments
Behind skirting and door frames	Removal of skirting and door frames.	No	
Beneath or behind furniture – e.g. bath panels / kitchen units	Removal of cladding panels / units. Inspection hole created with appropriate tools.	No	
Beneath non asbestos insulation to pipework / calorifiers etc	Removal of insulation materials.	No	
Behind non asbestos external soffits / fascias	Removal of soffit / fascia. Inspection hole created with appropriate tools.	No	
Roof voids	Inspection from the access hatch if no flooring available	Yes	
Inaccessible or locked rooms to which there are no keys available	Access gained using intrusive methods.	No	
Work at height where access equipment would be required	Inspection via MEWP or scaffold as appropriate.	No	
All areas found within site boundaries	Inspection of all areas within the site boundaries	Yes	

3.6 Site specific inclusions ? None

4. Agreed exclusions and caveats

- 4.1 The following are standard exclusions which will be applied to the survey undertaken at the property. These will be discussed and pre-agreed with the Client prior to commencement of the survey, and will serve as specific caveats within the property Survey Report. **All areas excluded from the survey must be presumed to contain Asbestos.**

Other exclusions may become apparent during the course of the survey which will be communicated to the Client before being applied to the survey report.

Item to be excluded from the survey	Excluded?	Comments
Within electric switchgear, fuse boxes, plant and other associated services.	Yes	
Within operational plant and machinery including boilers / calorifiers / lift machinery etc.	Yes	
Access behind / above existing ACM's which would require the use of a LARC and enclosure.	Yes	
Intrusion through solid ceiling slab or solid walls requiring additional specialist support services.	Yes	
Below external ground level	Yes	

- 4.2 Site Specific Exclusions? None

5. Survey methodology, risk assessments and recommendations

5.1 Survey Methodology, Risk Assessment and Recommendation

Environmental Essentials Ltd are UKAS Accredited as an Inspection Body under BS EN ISO 17020 which covers all types of Asbestos survey.

Environmental Essentials Ltd are also UKAS Accredited as a Testing Laboratory under BS EN ISO 17025 which covers both the Sampling and Analysis of bulk materials thought to contain Asbestos.

Survey types as defined within HSG264 Asbestos: The Survey Guide are as follows:

Management Survey

A Management survey is “The Standard Survey” and will identify and assess the risks from Asbestos associated with normal occupancy of a building whilst also considering routine maintenance activities.

Refurbishment or Demolition Survey

These types of survey serve to identify all Asbestos materials as far as reasonably practicable within the fabric of a building prior to any such works.

This Management Survey was undertaken in accordance with the methods defined in HSG264 Asbestos: The Survey Guide, HSG248 Asbestos: The Analysts Guide and Environmental Essentials’ in-house procedures. **Further information with regard to methods is available within the Project specific “Survey Plan”.**

During the course of the survey, Environmental Essentials will have risk assessed each material identified and assigned individual risk scores. Materials can be risk assessed using two separate scoring systems – The Material Risk Assessment and the Priority Risk Assessment.

The Material Risk Assessment considers the type and condition of ACM's and their ability to release fibres into the air. It comprises of four separate elements as follows:

- Product Type
- Extent of damage and deterioration
- Surface treatment
- Asbestos type

A simple algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed or Strongly presumed: ACM's will be scored as containing Crocidolite asbestos [3], unless analysis of similar samples from the building consistently show a different type or if there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Those materials with a Material Risk assessment score of 10 or more should be regarded as an immediate high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a risk score.

All Management surveys will include a Material Risk Assessment for Asbestos Containing Materials identified. Unless requested by the Client or advised, materials identified within a Demolition survey will not include a Material Risk Assessment as it is anticipated that all materials will be removed from site.

The Material Risk Assessment highlights immediately the materials of high risk. The priority for Asbestos Management is determined by carrying out a further assessment called the Priority Risk Assessment.

5. Survey methodology, risk assessments and recommendations

This Assessment is described in detail within HSE Guidance document HSG 227, is the responsibility of the Duty holder and should be carried out by a person with a detailed knowledge of the site and the activities performed within.

Environmental Essentials' can assist in this process by undertaking a Priority Risk Assessment during the course of a survey, however it is ultimately the responsibility of the Duty holder to consider this Assessment to ensure it is correct using their knowledge of the operation and maintenance requirements of the premises.

The Priority Risk Assessment addresses the likelihood of the asbestos material being disturbed. It is important to remember that even asbestos materials in the poorest condition only represent a risk to health if the fibres are disturbed into the air we breathe. The Priority Risk Assessment algorithm takes into account factors such as:

- Maintenance activities
- Likelihood of disturbance
- Human exposure potential
- Occupant activity

The combination of the Material and Priority Risk Assessments form the "Total Risk Score" for each particular material, which is used as the basis of an Asbestos Management/Action Plan. If a Client has not requested a Priority Risk Assessment then the Total Risk Assessment stated within the Survey Results will be reflective of the Material Risk Assessment only.

The undertaking of Priority Risk Assessments falls outside Environmental Essentials' scope of UKAS Accreditation.

Examples of the algorithms used when compiling Material and Priority Risk Assessments can be seen within Table 1 and Table 2 of this survey Report.

5.2 Recommendations

The survey team will make a recommendation for each ACM identified and this will be based upon the initial Material Risk Assessment. Further Priority Risk Assessments may identify alternative actions and timescales to be considered.

Recommendations are a subjective assessment made by the survey team at that point in time based upon their knowledge of asbestos materials and management only. Environmental Essentials Ltd cannot account for further changes in site conditions and use. Recommendations made will be as specific as possible at that point in time however will not take into account the logistics of site operations or budgets available to the client.

5.3 Bulk Identification

The analysis of bulk samples has been undertaken by Environmental Essentials' approved analytical laboratory, which holds Accreditation by UKAS as a Testing Laboratory. Certification, for the analysis of samples taken during this survey, is detailed within Appendix C.

Certificates/Schedules of the Laboratory's UKAS Accreditation can be provided at any time upon request.

Analysis of bulk samples was carried out in accordance with HSE Guidance HSG248 – The Analysts Guide.

Terminology

"Chrysotile" = White Asbestos

"Amosite", "Grunerite" = Brown Asbestos

"Crocidolite", = Blue Asbestos

"Asbestos Actinolite", "Asbestos Anthophyllite", "Asbestos Tremolite"

"No asbestos detected" – is attributed to the sample analysis as a result of organic, man-made mineral fibre or no fibres being detected within the sample mass.

5. Survey methodology, risk assessments and recommendations

Table 1 Material Risk Assessment Algorithm

Product type [or debris from product]

Score	Examples of scores
1	Asbestos reinforced composites [plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc]
2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos Paper
3	Thermal insulation [e.g. pipe and boiler lagging], sprayed asbestos, loose asbestos, asbestos mattresses and packing.

Extent of damage/deterioration

Score	Examples of scores
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.

Surface treatment

Score	Examples of scores
0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
1	Enclosed sprays or insulation, AIB [with exposed face encapsulated], cement sheets, etc.
2	Unsealed AIB, encapsulated insulation and sprays.
3	Unsealed insulation and sprays.

Asbestos type

Score	Examples of scores
1	Chrysotile
2	Amphibole asbestos (excluding Crocidolite)
3	Crocidolite

5. Survey methodology, risk assessments and recommendations

Table 2 Priority Risk Assessment Algorithm

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

Appendix A - General Building Comments

Appendix A - General Building Comments

This section contains general survey comments which have been applied by the surveyor. The Client should be aware that comments and observations relevant to the survey and any material samples taken or presumed may also be contained within Appendix B – Survey Results.


Building	Location Name/Number	Comments
Torwood Hall Care Home	Floor 0 - Boiler room (094)	No inspection made below pipe insulation, within any boilers or live electrics as it was out with the scope of works.
Torwood Hall Care Home	Floor 0 - Cupboard (024)	Inspection above modern suspended ceiling tiles revealed a plastic water tank with a MMMF jacket, uninsulated metal pipes, modern cables and timber surrounds with polystyrene and foam insulation.
Torwood Hall Care Home	Floor 0 - Cupboard (025)	Electrics mounted onto timber are present. No inspection made within electrics due to safety reasons as they were live at the time of the survey.
Torwood Hall Care Home	General comments (000)	The property consists of plasterboard, solid plaster and timber cladded ceilings. The walls vary from plasterboard, plaster, timber cladded and fibreboard. The floors vary from timber sheeting, timber floor boards and concrete. Limited inspection possible to all floors throughout property due to furniture, floor coverings and to prevent excessive damage.
Torwood Hall Care Home	Floor 0 - Shared toilets (034)	Electrics within a timber unit are present. No inspection made within electrics due to safety reasons as they were live at the time of the survey.
Torwood Hall Care Home	Floor 1 - Roof void 1 (049)	Accessed from toilet (048). Limited inspection possible from hatch due to safety reasons as there was no flooring present. Inspection revealed timber hatch, joists and sarking, breeze block walls, uninsulated plastic and metal pipes and MMMF insulation between joists covering plasterboard.
Torwood Hall Care Home	Floor 1 - Roof void 2 (062)	Accessed from stairs (061). Limited inspection possible from hatch due to safety reasons as there was no flooring present. Inspection revealed timber hatch, joists and sarking, modern cables and MMMF insulation between joists covering plasterboard.
Torwood Hall Care Home	Floor 1 - Roof void 3 (064)	Accessed from Circulation (063) and from store (076) via doorway on wall. Limited inspection possible from hatch due to safety reasons as there was no flooring present. Inspection revealed timber hatch, joists and sarking, modern cables, MMMF insulated, uninsulated and hessian wrapped pipes, a plastic water tank, a metal water tank and MMMF insulation and general building debris between joists covering lath and plaster.
Torwood Hall Care Home	Floor 3 - Roof void 5 (088)	Accessed via Office (082). Limited visual inspection carried out from hatch due to safety reasons as there was no flooring present. Inspection revealed timber hatch, joists and sarking, electrical cables and MMMF insulation, general building debris and lath and plaster between joists.
Torwood Hall Care Home	Floor 3 - Roof void 6 (089)	Accessed via store (087). Limited visual inspection carried out from hatch due to safety reasons as there was no flooring present. Inspection revealed timber hatch, joists and sarking, electrical cables, hessian wrapped pipes and MMMF insulation, general building debris and lath and plaster between joists.


Appendix A - General Building Comments


Torwood Hall Care Home	Floor 99 - Externals (096)	Inspection of externals revealed pitched tiled and slated roofs and a flat felted roof. The walls vary from stone, brick and roughcast finished. The rainwater goods are plastic and metal and the soffits and fascias are timber. Limited inspection possible to roofs and high levels of property externally due to height restrictions.
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Appendix B - Survey Results


Service Type	Management Survey		
Project number	p-166740	Surveyors	Alex Campbell
Client	Falkirk Council - Development Services	Survey date	01 - 12 May 2015
Site Address	Torwood Hall Care Home, Carronvale Road, Larbert, Stirlingshire, FK5 3LG	Analyst	Carrie McKechnie Emma Milne
		Analysis date	06 - 09 May 2015


	Sample No	Building	Floor	Analysis
	p-166740/001	Torwood Hall Care Home	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	004 - Toilet - Toilet cistern	Reinforced plastic	1 Number	Asbestos reinforced plastic
	Product type	Condition	Surface Treatment	Asbestos type
	1	0	0	1
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
2	-	2	1 - Occasional disturbance	
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/002	Torwood Hall Care Home	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	008 - Toilet - Toilet cistern	Reinforced plastic	1 Number	Asbestos reinforced plastic
	Product type	Condition	Surface Treatment	Asbestos type
	1	0	0	1
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
2	-	2	1 - Occasional disturbance	
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/003	Torwood Hall Care Home	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	011 - Toilet - Toilet cistern	Reinforced plastic	1 Number	Asbestos reinforced plastic
	Product type	Condition	Surface Treatment	Asbestos type
	1	0	0	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
2	-	2	1 - Occasional disturbance	
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/004	Torwood Hall Care Home	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	013 - Toilet - Toilet cistern	Reinforced plastic	1 Number	Asbestos reinforced plastic
	Product type	Condition	Surface Treatment	Asbestos type
	1	0	0	1
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
2	-	2	1 - Occasional disturbance	
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/005	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	015 - Entry - Putty to windows and doors	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/006	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	018 - Circulation - Putty to windows of door leading to circulation (017)	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/007	Torwood Hall Care Home	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	019 - Toilet - Toilet cistern	Reinforced plastic	1 Number	Asbestos reinforced plastic
	Product type	Condition	Surface Treatment	Asbestos type
	1	0	0	1
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
2	-	2	1 - Occasional disturbance	
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	Two layers of modern vinyl flooring are present with a layer of non asbestos building paper below.			


	Sample No	Building	Floor	Analysis
	p-166740/008	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	029 - Office - Insulating board door panel	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/009	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	036 - Circulation - Insulating board door panel	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/010	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	044 - Laundry - Sink coating	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/011	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	047 - Circulation - Mastic around window of door	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/012	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	050 - Staff room - Sink pad	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/013	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	054 - Kitchen - Sink coatings	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/014	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	059 - Bedroom - Sink pad	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/015	Torwood Hall Care Home	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	072 - Shared toilets - Toilet seat	Reinforced plastic	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/016	Torwood Hall Care Home	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	074 - Stairs - Vinyl flooring on landing	Vinyl product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/017	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	075 - Circulation - Insulating board door panels leading to turret and bathroom	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/018	Torwood Hall Care Home	Second Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	076 - Store - Vinyl flooring	Vinyl product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/019	Torwood Hall Care Home	Second Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	079 - Store - Vinyl flooring below carpet	Vinyl product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/020	Torwood Hall Care Home	Second Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	080 - Cupboard. - Vinyl flooring	Vinyl product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/021	Torwood Hall Care Home	Second Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	083 - Cupboard - Vinyl flooring	Vinyl product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/022	Torwood Hall Care Home	Second Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	086 - Cupboard - Vinyl flooring around ladders	Vinyl product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/023	Torwood Hall Care Home	Second Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	087 - Store - Vinyl flooring	Vinyl product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/024	Torwood Hall Care Home	Second Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	090 - Turret - Vinyl flooring on entry level and stairs	Vinyl product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	A plastic water tank with a MMMF jacket and uninsulated and hessian wrapped metal pipes is present.			


	Sample No	Building	Floor	Analysis
	p-166740/025	Torwood Hall Care Home	Second Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	091 - Bathroom - Vinyl flooring	Vinyl product	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/026	Torwood Hall Care Home	First Basement Level	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	092 - Circulation - Damp proof course	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Damp proof course is visible around hole in wall for exiting pipes.			


	Sample No	Building	Floor	Analysis
	p-166740/027	Torwood Hall Care Home	First Basement Level	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	092 - Circulation - Debris to start of duct area	Debris	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Random debris sample took from the start of the pipe duct area. Sample took from Circulation (092) at arms length into duct.			


	Sample No	Building	Floor	Analysis
	p-166740/028	Torwood Hall Care Home	Ground Floor	Chrysotile
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	094 - Boiler room - Toilet cistern	Reinforced plastic	1 Number	Asbestos reinforced plastic
	Product type	Condition	Surface Treatment	Asbestos type
	1	1	0	1
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
3	-	3	1 - Occasional disturbance	
Recommended action	Remove.			
Recommendation comments	-			
Surveyor comments	Toilet cistern is present within an asbestos waste bag on boiler room floor.			


	Sample No	Building	Floor	Analysis
	p-166740/029	Torwood Hall Care Home	Ground Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	094 - Boiler room - Gaskets to water pumps	Gasket	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/030	Torwood Hall Care Home	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	095 - Roof void 7 - Residues to uninsulated metal pipes	Insulation residues	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Residues sampled where pipes are uninsulated. No inspection below pipe insulation as it was out with the scope of works.			


	Sample No	Building	Floor	Analysis
	p-166740/031	Torwood Hall Care Home	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	096 - Externals - Roof felt to flat roof	Bituminous products	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/032	Torwood Hall Care Home	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	096 - Externals - Mastic around doors	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	Brown mastic sampled is present to timber doors throughout externals of property.			


	Sample No	Building	Floor	Analysis
	p-166740/033	Torwood Hall Care Home	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	096 - Externals - Insulating board panel above door leading to circulation (047)	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/034	Torwood Hall Care Home	External	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	096 - Externals - Mastic around Insulating board panel above door leading to circulation (047)	Mastics	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/035	Torwood Hall Care Home	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	100 - Bedroom 15 - Insulating board panel to door	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			


	Sample No	Building	Floor	Analysis
	p-166740/036	Torwood Hall Care Home	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	102 - Bedroom 14 - Insulating board panel to door	Insulating board	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-166740/037	Torwood Hall Care Home	First Floor	No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	109 - Bathroom - Toilet seat	Reinforced plastic	N/A	Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-166740/As 018	Torwood Hall Care Home	Second Floor	Strongly presumed: No asbestos detected
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	078 - Store - Vinyl flooring	Vinyl product	N/A	Strongly presumed: Non-asbestos material
	Product type	Condition	Surface Treatment	Asbestos type
	-	-	-	-
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
0	-	0	-	
Recommended action	-			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-166740/P001	Torwood Hall Care Home	Ground Floor	Presumed to contain asbestos
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	045 - Store - Bitumen cable wrap	Bituminous products	1 Number	N/A
	Product type	Condition	Surface Treatment	Asbestos type
	1	0	0	1
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
2	-	2	1 - Occasional disturbance	
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	Bitumen cable wrap presumed and no inspection made within electrics present in this location due to safety reasons as they were live at the time of the survey.			

	Sample No	Building	Floor	Analysis
	p-166740/P002	Torwood Hall Care Home	First Basement Level	Presumed to contain asbestos
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	092 - Circulation - Bitumen cable wrap	Bituminous products	1 Number	N/A
	Product type	Condition	Surface Treatment	Asbestos type
	1	0	0	1
Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility	
2	-	2	1 - Occasional disturbance	
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	-			

	Sample No	Building	Floor	Analysis
	p-166740/P003	Torwood Hall Care Home	External	Presumed to contain asbestos
	Area/Location/Position	Material description	Quantity	Confirmation of product type
	096 - Externals - Insulating board soffits	Insulating board	20 m ²	N/A
	Product type	Condition	Surface Treatment	Asbestos type
	2	0	1	3
	Material Risk Score	Priority Risk Score	Total Risk Score	Accessibility
6	-	6	0 - Usually inaccessible	
Recommended action	Monitor condition.			
Recommendation comments	-			
Surveyor comments	Soffits to rear of building presumed due to height restrictions.			

Appendix C - Bulk Analysis Results



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CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate Ref No:	p-166740	Issue Date:	23 June 2015
Page:	1 of 6	Samples Taken:	01 - 12 May 2015
Client:	Falkirk Council - Development Services	Sampled by:	Alex Campbell
Address:	Abbotsford House Davids Loan Falkirk FK2 7YZ	Date Analysed:	06 - 09 June 2015
		Analysed By:	Carrie McKechnie Emma Milne
		Laboratory:	Lab L2
		Site:	Torwood Hall Care Home Carronvale Road Larbert Stirlingshire FK5 3LG

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
001	0 - 004 Toilet - Toilet cistern	Chrysotile	Asbestos reinforced plastic
002	0 - 008 Toilet - Toilet cistern	Chrysotile	Asbestos reinforced plastic
003	0 - 011 Toilet - Toilet cistern	Chrysotile	Asbestos reinforced plastic
004	0 - 013 Toilet - Toilet cistern	Chrysotile	Asbestos reinforced plastic
005	0 - 015 Entry - Putty to windows at doors	No asbestos detected	Non-asbestos material
006	0 - 018 Circulation - Putty to windows of door leading to circulation (017)	No asbestos detected	Non-asbestos material
007	0 - 019 Toilet - Toilet cistern	Chrysotile	Asbestos reinforced plastic

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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Authorised By: Kaye Down

Position: Technical Reviewer

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NB - "Laboratory: Mobile" indicates material sample analysis undertaken within the UKAS Accredited Mobile Laboratory Facility.

Issue No: 16

Issue date: 30/03/15

Issued by: Quality Manager



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CERTIFICATE OF BULK FIBRE ANALYSIS

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Page:	2 of 6	Samples Taken:	01 - 12 May 2015
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Address:	Abbotsford House Davids Loan Falkirk FK2 7YZ	Date Analysed:	06 - 09 June 2015
		Analysed By:	Carrie McKechnie Emma Milne
		Laboratory:	Lab L2
		Site:	Torwood Hall Care Home Carronvale Road Larbert Stirlingshire FK5 3LG

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
008	0 - 029 Office - Insulating board door panel	No asbestos detected	Non-asbestos material
009	0 - 036 Circulation - Insulating board door panel	No asbestos detected	Non-asbestos material
010	0 - 044 Laundry - Sink coating	No asbestos detected	Non-asbestos material
011	0 - 047 Circulation - Mastic around window of door	No asbestos detected	Non-asbestos material
012	0 - 050 Staff room - Sink pad	No asbestos detected	Non-asbestos material
013	0 - 054 Kitchen - Sink coatings	No asbestos detected	Non-asbestos material
014	0 - 059 Bedroom - Sink pad	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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Address:	Abbotsford House Davids Loan Falkirk FK2 7YZ	Date Analysed:	06 - 09 June 2015
		Analysed By:	Carrie McKechnie Emma Milne
		Laboratory:	Lab L2
		Site:	Torwood Hall Care Home Carronvale Road Larbert Stirlingshire FK5 3LG

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
015	1 - 072 Shared toilets - Toilet seat	No asbestos detected	Non-asbestos material
016	1 - 074 Stairs - Vinyl flooring on landing	No asbestos detected	Non-asbestos material
017	0 - 075 Circulation - Insulating board door panels leading to turret and bathroom	No asbestos detected	Non-asbestos material
018	2 - 076 Store - Vinyl flooring	No asbestos detected	Non-asbestos material
019	2 - 079 Store - Vinyl flooring below carpet	No asbestos detected	Non-asbestos material
020	2 - 080 Cupboard. - Vinyl flooring	No asbestos detected	Non-asbestos material
021	2 - 083 Cupboard. - Vinyl flooring	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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CERTIFICATE OF BULK FIBRE ANALYSIS

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Address:	Abbotsford House Davids Loan Falkirk FK2 7YZ	Date Analysed:	06 - 09 June 2015
		Analysed By:	Carrie McKechnie Emma Milne
		Laboratory:	Lab L2
		Site:	Torwood Hall Care Home Carronvale Road Larbert Stirlingshire FK5 3LG

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
022	2 - 086 Cupboard. - Vinyl flooring around ladders	No asbestos detected	Non-asbestos material
023	2 - 087 Store - Vinyl flooring	No asbestos detected	Non-asbestos material
024	2 - 090 Turret - Vinyl flooring on entry level and stairs	No asbestos detected	Non-asbestos material
025	2 - 091 Bathroom - Vinyl flooring	No asbestos detected	Non-asbestos material
026	-1 - 092 Circulation - Damp proof course	No asbestos detected	Non-asbestos material
027	-1 - 092 Circulation - Debris to start of duct area	No asbestos detected	Non-asbestos material
028	0 - 094 Boiler room - Toilet cistern	Chrysotile	Asbestos reinforced plastic

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

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Page:	5 of 6	Samples Taken:	01 - 12 May 2015
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Address:	Abbotsford House Davids Loan Falkirk FK2 7YZ	Date Analysed:	06 - 09 June 2015
		Analysed By:	Carrie McKechnie Emma Milne
		Laboratory:	Lab L2
		Site:	Torwood Hall Care Home Carronvale Road Larbert Stirlingshire FK5 3LG

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
029	0 - 094 Boiler room - Gaskets to water pumps	No asbestos detected	Non-asbestos material
030	1 - 095 Roof void 7 - Residues to uninsulated metal pipes	No asbestos detected	Non-asbestos material
031	99 - 096 Externals - Roof felt to flat roof	No asbestos detected	Non-asbestos material
032	99 - 096 Externals - Mastic around doors	No asbestos detected	Non-asbestos material
033	99 - 096 Externals - Insulating board panel above door leading to circulation (047)	No asbestos detected	Non-asbestos material
034	99 - 096 Externals - Mastic around Insulating board panel above door leading to circulation (047)	No asbestos detected	Non-asbestos material

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

The analysis detailed in this certificate was undertaken by Polarised Light Microscopy in accordance with our documented procedures which are in conformance with the guidelines detailed in the Health & Safety Executive Guidance Note HSG248 'The Analysts' Guide for sampling, analysis and clearance procedures'.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot validate the accuracy of the sample in relation to the sampling procedures and as such cannot guarantee the accuracy of the results and information relating to those samples.

The description of the type of product is based on a visual examination of the material and is given for guidance purposes only. Environmental Essentials accepts no liability for any actions the Client may take based on the product types detailed on this certificate.

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

This Certificate may not be reproduced other than in full, except with the prior written approval of the issuing laboratory.

Authorised By: Kaye Down

Position: Technical Reviewer

Signed:

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NB - "Laboratory: Mobile" indicates material sample analysis undertaken within the UKAS Accredited Mobile Laboratory Facility.



2719

CERTIFICATE OF BULK FIBRE ANALYSIS

Certificate Ref No:	p-166740	Issue Date:	23 June 2015
Page:	6 of 6	Samples Taken:	01 - 12 May 2015
Client:	Falkirk Council - Development Services	Sampled by:	Alex Campbell
Address:	Abbotsford House Davids Loan Falkirk FK2 7YZ	Date Analysed:	06 - 09 June 2015
		Analysed By:	Carrie McKechnie Emma Milne
		Laboratory:	Lab L2
		Site:	Torwood Hall Care Home Carronvale Road Larbert Stirlingshire FK5 3LG

Sample No. [Lab Ref]	Site Location	Asbestos Type Detected	Material Typical of:
035	1 - 100 Bedroom 15 - Insulating board panel to door	No asbestos detected	Non-asbestos material
036	1 - 102 Bedroom 14 - Insulating board panel to door	No asbestos detected	Non-asbestos material
037	1 - 109 Bathroom - Toilet seat	No asbestos detected	Non-asbestos material
End of Report			

Key: Chrysotile 'White Asbestos', Asbestos Grunerite [Amosite] 'Brown Asbestos', Crocidolite 'Blue Asbestos'

The analysis detailed in this certificate was undertaken by Polarised Light Microscopy in accordance with our documented procedures which are in conformance with the guidelines detailed in the Health & Safety Executive Guidance Note HSG248 'The Analysts' Guide for sampling, analysis and clearance procedures'.

For samples submitted by the Client or Client's representative Environmental Essentials Ltd cannot validate the accuracy of the sample in relation to the sampling procedures and as such cannot guarantee the accuracy of the results and information relating to those samples.

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E-mail: surrey@environmentalessentials.co.uk

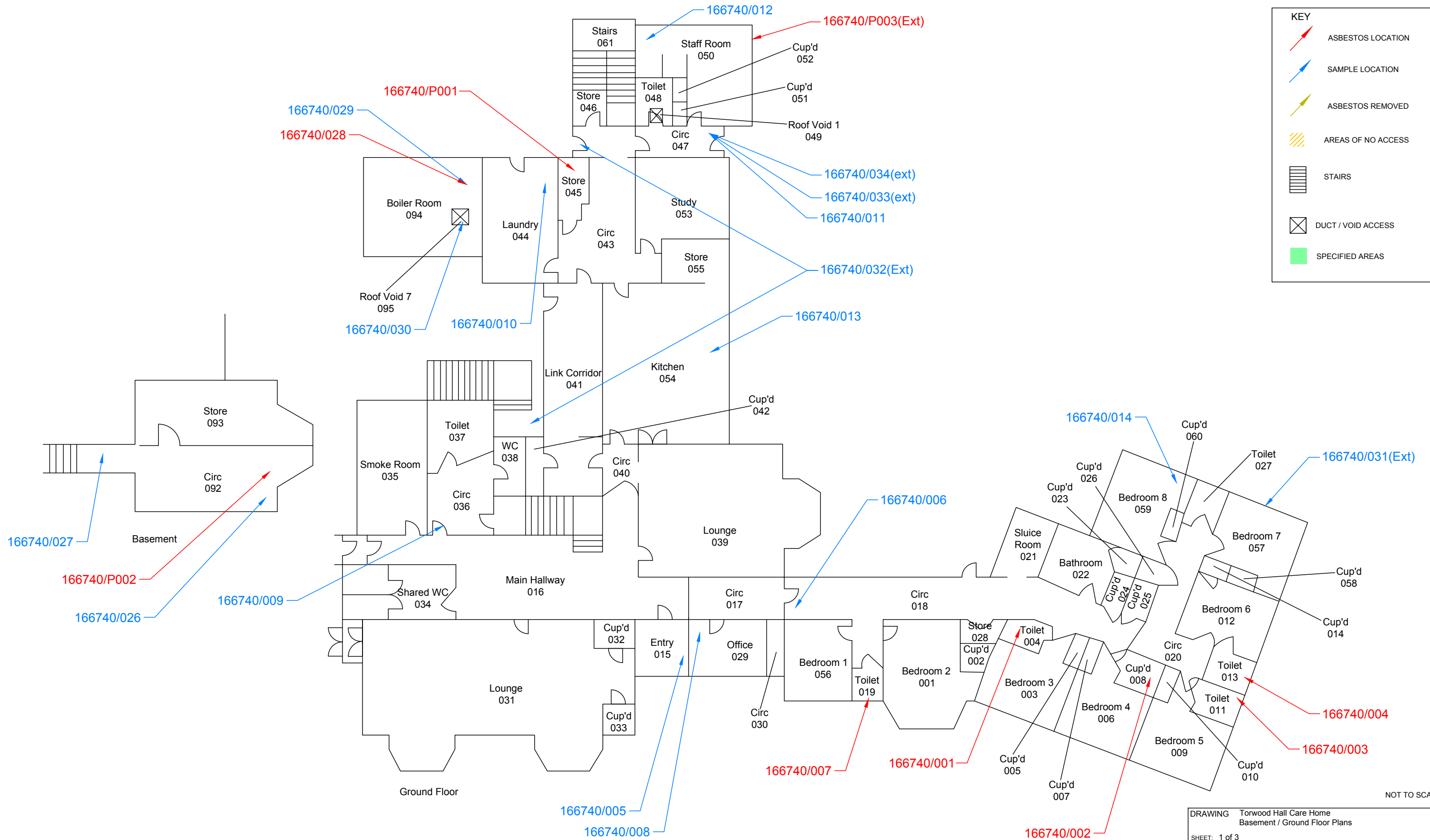
NB - "Laboratory: Mobile" indicates material sample analysis undertaken within the UKAS Accredited Mobile Laboratory Facility.

Issue No: 16

Issue date: 30/03/15

Issued by: Quality Manager

Appendix D - Plans










NOT TO SCALE

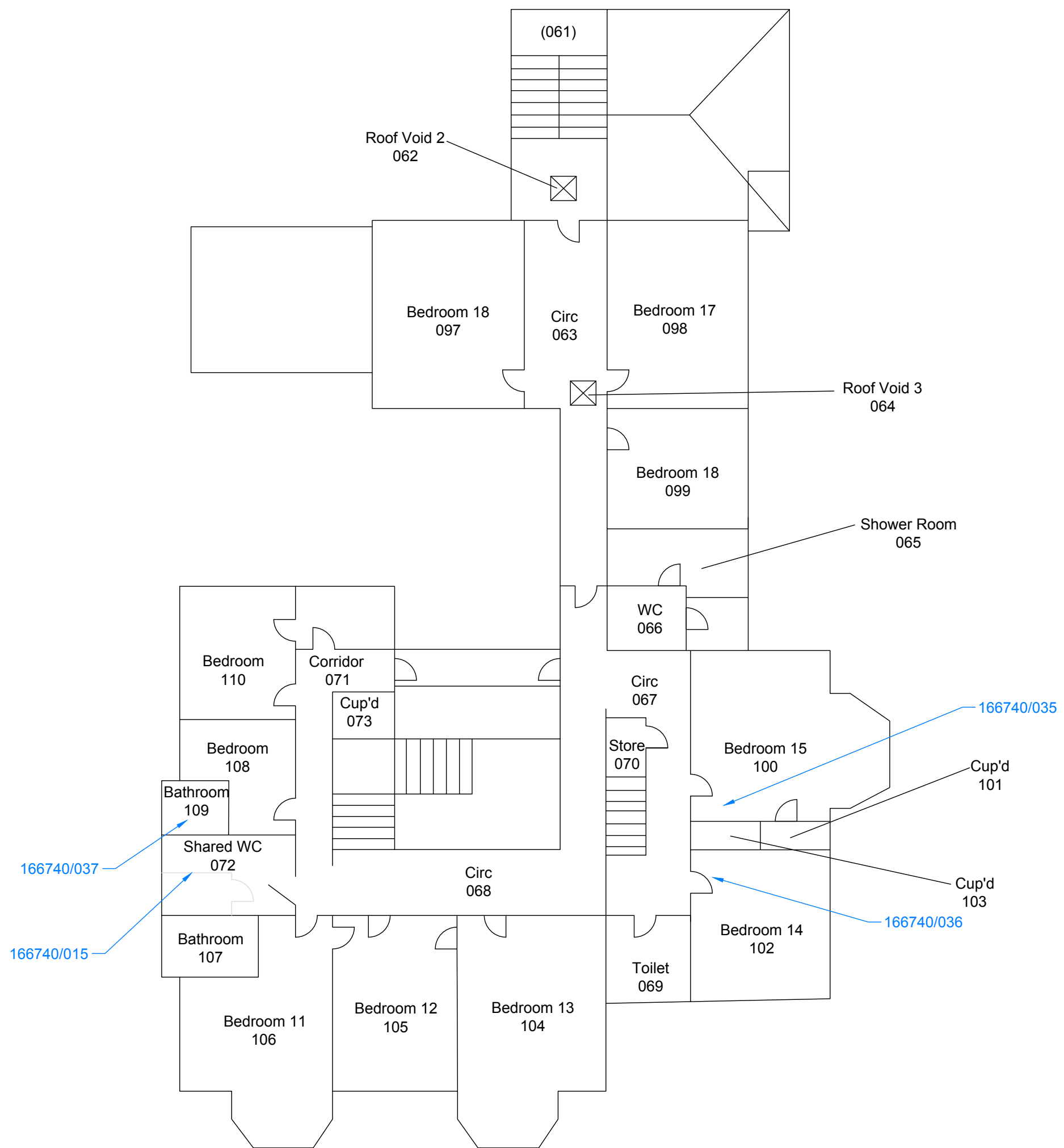
External - 096

DRAWING Torwood Hall Care Home Basement / Ground Floor Plans	
SHEET: 1 of 3	
SITE NAME: Torwood Hall Care Home	
Site Address: Torwood Hall Care Home Carronvale Road Larbert Stirlingshire FK5 3LG	Project: P-166740 Survey Date: 12/05/15 Surveyors: AC
Client: Falkirk Council - Development Services	Drawn By: TTS - TS



KEY

-  ASBESTOS LOCATION
-  SAMPLE LOCATION
-  ASBESTOS REMOVED
-  AREAS OF NO ACCESS
-  STAIRS
-  DUCT / VOID ACCESS
-  SPECIFIED AREAS










External - 096

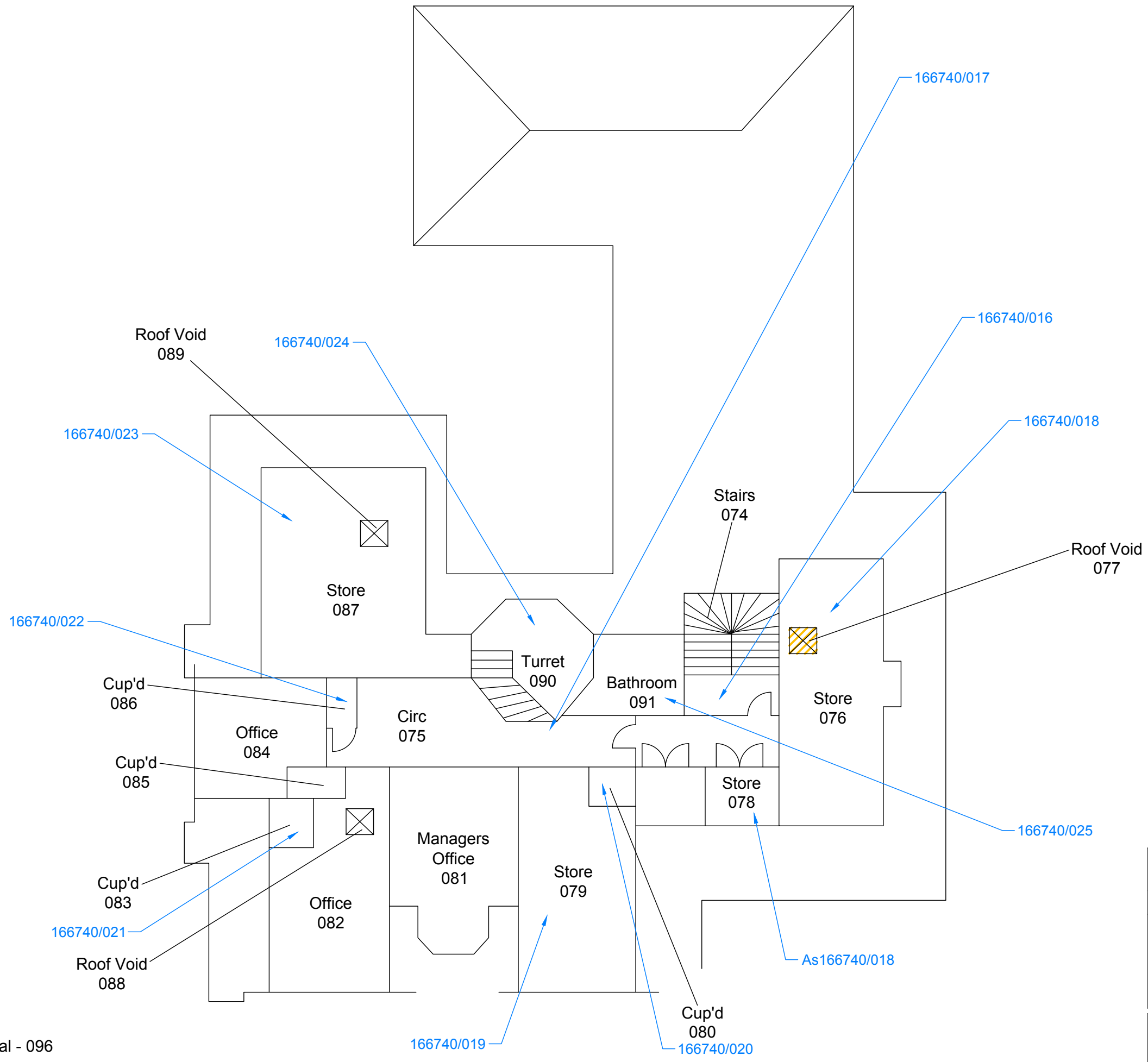
NOT TO SCALE

DRAWING Torwood Hall Care Home First Floor Plan	
SHEET: 2 of 3	
SITE NAME: Torwood Hall Care Home	
Site Address: Torwood Hall Care Home Carronvale Road Larbert Stirlingshire FK5 3LG	Project: P-166740 Survey Date: 12/05/15 Surveyors: AC Drawn By: TTS - TS
Client: Falkirk Council - Development Services	



KEY

-  ASBESTOS LOCATION
-  SAMPLE LOCATION
-  ASBESTOS REMOVED
-  AREAS OF NO ACCESS
-  STAIRS
-  DUCT / VOID ACCESS
-  SPECIFIED AREAS



External - 096

NOT TO SCALE

DRAWING Torwood Hall Care Home Second Floor Plan	
SHEET: 3 of 3	
SITE NAME: Torwood Hall Care Home	
Site Address: Torwood Hall Care Home Carronvale Road Larbert Stirlingshire FK5 3LG	Project: P-166740 Survey Date: 12/05/15 Surveyors: AC Drawn By: TTS - TS
Client: Falkirk Council - Development Services	

