



Reinspection of Management Asbestos Survey Report

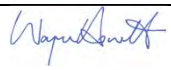
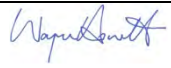
Inspection Date(s): 19th May 2025

Site Address: 12 Scalloway Road
Lerwick, Shetland

Client Address: Estate Operations - Building Services
Infrastructure Services Department
Shetland Islands Council
Gremista, Lerwick
Shetland
ZE1 0PX

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	Name:	Signature:
Surveyor:	Peter Baird	
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FOREWORD

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- This document is confidential to the Client. Howatt Consulting Limited accept no responsibility whatsoever to third parties to whom this document, or any part thereof, is made known. Any such party relies upon the document at their own risk.
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1.0 1.0 INTRODUCTION

- 1.1 The site was visited on 19th May 2025 and inspected by Peter Baird of Howatt Consulting Limited. The survey took the form of a Reinspection of the Management survey to 12 Scalloway Road, Lerwick, Shetland
- 1.2 Provided in this report is an asbestos summary table that includes materials known to contain asbestos or where for good reason, have been presumed to contain asbestos.
- 1.3 All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross-referenced.
- 1.4 This document is submitted in connection with a contract to supply goods/services and is issued only on the basis of strict confidentiality.

2.0 DETAILED SITE DESCRIPTION

- 2.1 The site is a multi-storey building constructed of brick and concrete with a tiled pitch roof and brick elevations built c 1900s. Internally ceilings are lathe plaster with lathe plaster and plasterboard to brick walls and timber floors.

3.0 PURPOSE AIMS & OBJECTIVES

- 3.1 The purpose of this survey was to undertake a reinspection of the Management asbestos survey of a defined area of the property. The aim was to locate, as far as reasonably practicable, the presence and extent of any suspect materials that may contain asbestos in the premises and assess their product type and extent.
- 3.2 Diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes only.

4.0 PURPOSE, AIMS AND OBJECTIVES

- 4.1 The purpose of the original survey was to undertake a standard asbestos management survey including sampling, identification and material assessment of the property.
- 4.2 The aim of the reinspection survey is to meet Shetland Islands Council obligations under Regulation 4 of the Control of Asbestos Regulations 2012 through regular inspection and assessment of known ACMs.
- 4.3 The objective of this report is to provide accurate information in order to;
- Inspect assess and record the condition of known ACMs
 - Highlight any urgent or remedial action required to reduce the risk of exposure to asbestos

Appendix E – Plans 2. Sample Locations

- 4.4 Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes only.
- 4.5 All the recommendations described in this report are standardised and based upon material assessment sheets for each individual inspection. The assessments take into account the type of asbestos, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, change in use or other criteria.
- 4.6 Future refurbishment or demolition works may disturb or damage asbestos containing materials. Such materials should be suitably treated and some may require removal by a Licensed Asbestos Removal Contractor. This report may be used to identify known asbestos however it must be supplemented by a Refurbishment & Demolition Survey (pre-demolition/major refurbishment survey), as referred to in HSE publication HSG264.
- 4.7 From the data contained in this report the client must (with the information of the buildings use & future plans) undertake a priority assessment of the materials found. We at Howatt Consulting Limited can assist with this process

2.0 DESCRIPTION OF THE SITE

- 5.1 Site as described in the original asbestos survey report. All items identified as ACMs were reinspected, photographed and their condition and status updated for this report.

3.0 EXTENT OF SURVEY

- 6.1 Areas included in the inspection are as described in the Material assessment sheets in Appendix C only.
- 6.2 It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any survey as being definitive. It shall always remain a possibility that further asbestos containing materials may be found. For reasons set out in this report, Howatt Consulting Limited Limited cannot give an assurance that all asbestos materials have been found.
- 6.3 Samples have not been taken where the act of sampling would endanger the surveyor or affect the functional integrity of the item concerned. For example; fuses within electrical boxes, gaskets, hygiene devices, fire doors, and rope associated with heating, glazing or power plant etc.
- 6.4 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except where hatches were available. However, a reference has been made in this report to such items if they were suspected to contain asbestos. No access was made to any live electrical fuse boxes or switchgear.
- 6.5 Access may not have been gained to several areas of the site, for example: - Sealed or inaccessible loft spaces or inaccessible lift shafts and escalators. These are detailed within this report.

Appendix E – Plans 2. Sample Locations

- 6.6 We have not inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused unacceptable damage to decoration, fixtures, fittings or the structure. Therefore we are unable to report on any asbestos as may be present in these areas.
- 6.7 We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance.
- 6.8 We have not generally inspected any areas or surfaces that would require the removal or relocation of carpets, furniture, blinds, curtains, fixtures or fittings.
- 6.9 A limited inspection only has been carried out of pipework concealed by overlaying non-asbestos insulation. Previous asbestos removal may not have been undertaken to today's standard and may have left pieces of debris lying in concealed areas (especially pipework). Inspection of pipework has therefore been restricted to the insulation visible. The presence of debris to pipework, which is readily visible or would require the removal and replacement of overlying non-asbestos insulation, has been considered outside the scope of this survey.
- 6.10 Fire doors have not been opened up or inspected beyond a visual inspection; consequently they have not been sampled and therefore not included in the Summary. It may be prudent to presume they contain ACM's.
- 6.11 Similarly, gaskets to pipe flanges and fittings and caulking materials used as fire stopping have not been tested and are not included in the Register unless specifically referred to.
- 6.12 We have not generally inspected any part requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless otherwise specifically stated.
- 6.13 We have not reported on concealed spaces, which may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
- 6.14 No responsibility is accepted for the presence of asbestos in voids (under floor, floor wall or ceiling) other than those opened during the investigation.
- 6.15 Samples have not been taken where prohibited or prevented by the client, tenant or their representative.
- 6.16 Where asbestos containing materials have been presumed or detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques etc being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction and would be the subject of further charges.
- 6.17 Floor tiles (or similar material) may include a bitumastic adhesive. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample or presumptive analysis unless otherwise stated.

Appendix E – Plans 2. Sample Locations

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

7.0 LEVEL OF IDENTIFICATION

Bulk sample analyses were carried out at a laboratory in accordance with HSE publication HSG248 and in-house methods to ISO 17025 in accordance with UKAS accreditation standard.

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

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

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

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

8.0 MATERIAL ASSESSMENTS SHEET GUIDE

For each sample/inspection, a material assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials. The scoring for each parameter is based on the material assessment algorithm set out in HSG264, which is shown below.

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.

Appendix E – Plans 2. Sample Locations

	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	0	NADIS
	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

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

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

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

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

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

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

9.0

RISK EVALUATION DEFINITIONS

Each sampled or presumed Asbestos Containing Material identified during the survey has been allocated a material assessment based on its overall score obtained by adding together the individual scores to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (3), unless analysis of

Appendix E – Plans 2. Sample Locations

similar samples from the building shows a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used. The score denotes the potential to release fibres if disturbed.

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

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

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

Appendix A

Executive Summary

Property: 12 Scalloway Road, Lerwick,
Shetlands

Client: Shetland Islands Council

Surveyor(s): Peter T. Baird

Survey Type: Reinspection

Survey Date: 19/05/2025

Analysis by : Envirochem

Samples Analysed: 20/06/2019

Floor/ Loc ID:	Location Description:	Surface:	Material Description/type:	Size:	Sample Reference:	Associate Sample:	Material Assessment				Material Risk Assessment: Algorithm:	Next Inspection date	Action / Recommendation
							Analysis Res:	A.C. Material:	Condition:	Surface Treatment:			
Ground 03	Kitchen	Fitting	Bitumen sink pad beneath drainer only	x1	01		Chrysotile	Bitumen	Low damage	Sealed	4	11/06/2020	Monitor, label and manage
Ground 07	Store Room	Floor	Paper lining beneath lino	1.5 sq m	03		Chrysotile	Paper	Low Damage	Sealed	5	11/06/2020	Monitor, label and manage
First 15	Bathroom	Fitting	Black toilet cistern	x1	05		Amosite	Resin	Low damage	Sealed	5	11/06/2020	Monitor, label and manage
18	External Elements	Fitting	Roof tiles to main building	140 sq m	08		Chrysotile	Cement	Low damage	Sealed	4	11/06/2020	Monitor, label and manage
18	External Elements	Fitting	Roof tiles above entrance vestibule	3 sq m	CR	08	Chrysotile	Cement	Low damage	Sealed	4	11/06/2020	Monitor, label and manage

SAMPLE REFERENCES:

CR = CROSS REFERENCE

NSR = NO SAMPLE REQUIRED

SR = SAMPLE REQUIRED

MATERIAL RISK ASSESSMENT

0 - 4 = VERY LOW

5 - 6 = LOW

7 - 9 = MEDIUM

10+ = HIGH

Appendix B

No Access Summary

APPENDIX B - NO ACCESS SUMMARY

No access was available to the following rooms/areas:

Loc Id	Floor	Room/area	Description

Appendix C

Survey Register

Property: 12 Scalloway Road, Lerwick,
Shetlands

Client: Shetland Islands Council

Surveyor(s): Peter T. Baird

Survey Type: Reinspection

Survey Date: 19/05/2025

Analysis by : Envirochem

Samples Analysed: 20/06/2019

Floor/ Loc ID:	Location Description:	Surface:	Material Description/type:	Size:	Sample Reference:	Associate Sample:	Material Assessment				Material Risk Assessment: Algorithm:	Next Inspection date	Action / Recommendation
							Analysis Res:	A.C. Material:	Condition:	Surface Treatment:			
Ground 01	Vestibule				NSR		n/a				0	n/a	No action required
Ground 02	Hallway				NSR		n/a				0	n/a	No action required
Ground 03	Kitchen	Fitting	Bitumen sink pad beneath drainer only	x1	01		Chrysotile	Bitumen	Low damage	Sealed	4	19/05/2027	Monitor, label and manage
Ground 04	Hallway				NSR		n/a				0	n/a	No action required
Ground 05	Store Room				NSR		n/a				0	n/a	No action required
Ground 06	Front Lounge	Ceiling	Textured coating on ceiling		02		No asbestos detected				0	n/a	No action required
Ground 07	Store Room	Floor	Paper lining beneath lino	1.5 sq m	03		Chrysotile	Paper	Low Damage	Sealed	5	19/05/2027	Monitor, label and manage
Ground 08	Cupboard Beneath Stairs				NSR		n/a				0	n/a	No action required
Ground 09	Rear Lounge	Fitting	Packers in exposed brickwork		04		No asbestos detected				0	n/a	No action required
G-F 10	Stairwell & Upper Landing				NSR		n/a				0	n/a	No action required

SAMPLE REFERENCES:

CR = CROSS REFERENCE

NSR = NO SAMPLE REQUIRED

SR = SAMPLE REQUIRED

MATERIAL RISK ASSESSMENT

0 - 4 = VERY LOW

5 - 6 = LOW

7 - 9 = MEDIUM

10+ = HIGH

Property: 12 Scalloway Road, Lerwick,
Shetlands

Client: Shetland Islands Council

Surveyor(s): Peter T. Baird

Survey Type: Reinspection

Survey Date: 19/05/2025

Analysis by : Envirochem

Samples Analysed: 20/06/2019

Floor:/ Loc ID:	Location Description:	Surface:	Material Description/type:	Size:	Sample Reference:	Associate Sample:	Material Assessment				Material Risk Assessment: Algorithm:	Next Inspection date	Action / Recommendation
							Analysis Res:	A.C. Material:	Condition:	Surface Treatment:			
First 11	Bedroom				NSR		n/a				0	n/a	No action required
First 12	Cupboard				NSR		n/a				0	n/a	No action required
First 13	Bedroom				NSR		n/a				0	n/a	No action required
First 14	Bedroom				NSR		n/a				0	n/a	No action required
First 15	Bathroom	Fitting	Black toilet cistern	x1	05		Amosite	Resin	Low damage	Sealed	5	19/05/2027	Monitor, label and manage
First 15	Bathroom	Fitting	Black toilet seat		06		No asbestos detected				0	n/a	No action required
First 15	Bathroom	Floor	Black vinyl floor tiles and adhesive		07		No asbestos detected				0	n/a	No action required
First 16	Bedroom				NSR		n/a				0	n/a	No action required
Loft 17	Loft Space				NSR		n/a				0	n/a	No action required
18	External Elements	Fitting	Roof tiles to main building	140 sq m	08		Chrysotile	Cement	Low damage	Sealed	4	19/05/2027	Monitor, label and manage

SAMPLE REFERENCES:

CR = CROSS REFERENCE

NSR = NO SAMPLE REQUIRED

SR = SAMPLE REQUIRED

MATERIAL RISK ASSESSMENT

0 - 4 = VERY LOW

5 - 6 = LOW

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Property: 12 Scalloway Road, Lerwick,
Shetlands

Client: Shetland Islands Council

Surveyor(s): Peter T. Baird

Survey Type: Reinspection

Survey Date: 19/05/2025

Analysis by : Envirochem

Samples Analysed: 20/06/2019

Floor:/ Loc ID:	Location Description:	Surface:	Material Description/type:	Size:	Sample Reference:	Associate Sample:	Material Assessment				Material Risk Assessment: Algorithm:	Next Inspection date	Action / Recommendation
							Analysis Res:	A.C. Material:	Condition:	Surface Treatment:			
18	External Elements	Fitting	Roof tiles above entrance vestibule	3 sq m	CR	08	Chrysotile	Cement	Low damage	Sealed	4	19/05/2027	Monitor, label and manage

SAMPLE REFERENCES:

CR = CROSS REFERENCE

NSR = NO SAMPLE REQUIRED

SR = SAMPLE REQUIRED

MATERIAL RISK ASSESSMENT

0 - 4 = VERY LOW

5 - 6 = LOW

7 - 9 = MEDIUM

10+ = HIGH

Appendix D

Sample Photographs

ACM Photograph Sheet

CLIENT / PROPERTY DETAILS

Client: Shetland Islands Council **Property:** 12 Scalloway Road, Lerwick, Shetlands

Job / Contract No: 002035/2

GENERAL DETAILS

Last Inspection Date: 19/05/2025 **Analysis by:** Envirochem
Surveyor(s): Peter T. Baird **Sample Analysed:** 20/06/2019
Survey Type: Reinspection **Total No. Samples:** 9



Photo Reference: 1

SAMPLE LOCATION DETAILS

Floor: Ground **Location ID:** 03
Room / Area: Kitchen **Surface:** Fitting
Sample No: 01 **Lab Reference:** **Material Description:** Bitumen sink pad beneath drainer only
Position: Internal

MATERIAL ASSESSMENT

Analysis Result: Chrysotile **Material:** Bitumen
Condition: Low damage **Surface Treatment:** Sealed

Material Assessment Score: 4

Material Risk: Very Low **Next Inspection Date:** 19/05/2027

RECOMMENDATION

Monitor, label and manage

ACM Photograph Sheet

CLIENT / PROPERTY DETAILS

Client: Shetland Islands Council **Property:** 12 Scalloway Road, Lerwick, Shetlands

Job / Contract No: 002035/2

GENERAL DETAILS

Last Inspection Date: 19/05/2025 **Analysis by:** Envirochem
Surveyor(s): Peter T. Baird **Sample Analysed:** 20/06/2019
Survey Type: Reinspection **Total No. Samples:** 9

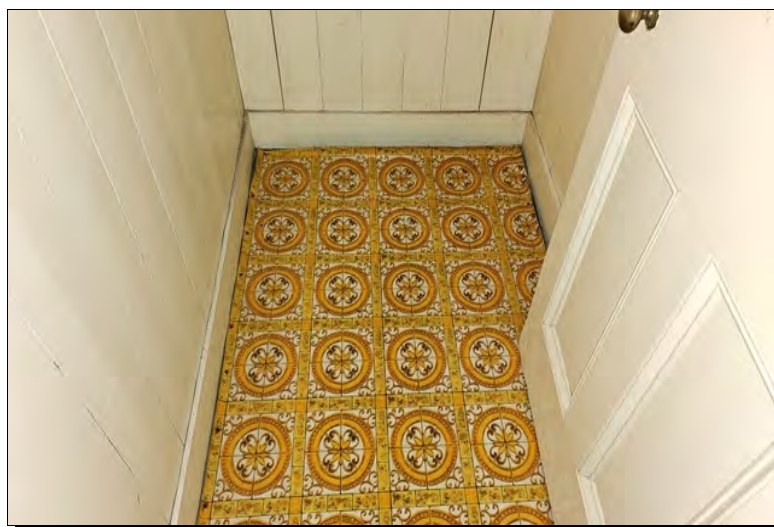


Photo Reference: 3

SAMPLE LOCATION DETAILS

Floor: Ground **Location ID:** 07
Room / Area: Store Room **Surface:** Floor
Sample No: 03 **Lab Reference:** **Material Description:** Paper lining beneath lino
Position: Internal

MATERIAL ASSESSMENT

Analysis Result: Chrysotile **Material:** Paper
Condition: Low Damage **Surface Treatment:** Sealed

Material Assessment Score: 5

Material Risk: Medium **Next Inspection Date:** 19/05/2027

RECOMMENDATION

Monitor, label and manage

ACM Photograph Sheet

CLIENT / PROPERTY DETAILS

Client: Shetland Islands Council **Property:** 12 Scalloway Road, Lerwick, Shetlands

Job / Contract No: 002035/2

GENERAL DETAILS

Last Inspection Date: 19/05/2025 **Analysis by:** Envirochem
Surveyor(s): Peter T. Baird **Sample Analysed:** 20/06/2019
Survey Type: Reinspection **Total No. Samples:** 9



Photo Reference: 5

SAMPLE LOCATION DETAILS

Floor: First **Location ID:** 15
Room / Area: Bathroom **Surface:** Fitting
Sample No: 05 **Lab Reference:** **Material Description:** Black toilet cistern
Position: Internal

MATERIAL ASSESSMENT

Analysis Result: Amosite **Material:** Resin
Condition: Low damage **Surface Treatment:** Sealed

Material Assessment Score: 5

Material Risk: Low **Next Inspection Date:** 19/05/2027

RECOMMENDATION

Monitor, label and manage

ACM Photograph Sheet

CLIENT / PROPERTY DETAILS

Client: Shetland Islands Council **Property:** 12 Scalloway Road, Lerwick, Shetlands

Job / Contract No: 002035/2

GENERAL DETAILS

Last Inspection Date: 19/05/2025 **Analysis by:** Envirochem
Surveyor(s): Peter T. Baird **Sample Analysed:** 20/06/2019
Survey Type: Reinspection **Total No. Samples:** 9



Photo Reference: 8

SAMPLE LOCATION DETAILS

Floor: **Location ID:** 18
Room / Area: External Elements **Surface:** Fitting
Sample No: 08 **Lab Reference:** **Material Description:** Roof tiles to main building
Position: Internal

MATERIAL ASSESSMENT

Analysis Result: Chrysotile **Material:** Cement
Condition: Low damage **Surface Treatment:** Sealed

Material Assessment Score: 4

Material Risk: Very Low **Next Inspection Date:** 19/05/2027

RECOMMENDATION

Monitor, label and manage

ACM Photograph Sheet

CLIENT / PROPERTY DETAILS

Client: Shetland Islands Council **Property:** 12 Scalloway Road, Lerwick, Shetlands

Job / Contract No: 002035/2

GENERAL DETAILS

Last Inspection Date: 19/05/2025 **Analysis by:** Envirochem
Surveyor(s): Peter T. Baird **Sample Analysed:** 20/06/2019
Survey Type: Reinspection **Total No. Samples:** 9



Photo Reference: 9

SAMPLE LOCATION DETAILS

Floor: **Location ID:** 18
Room / Area: External Elements **Surface:** Fitting
Sample No: CR **Lab Reference:** **Material Description:** Roof tiles above entrance vestibule
Position: Internal

MATERIAL ASSESSMENT

Analysis Result: Chrysotile **Material:** Cement
Condition: Low damage **Surface Treatment:** Sealed

Material Assessment Score: 4

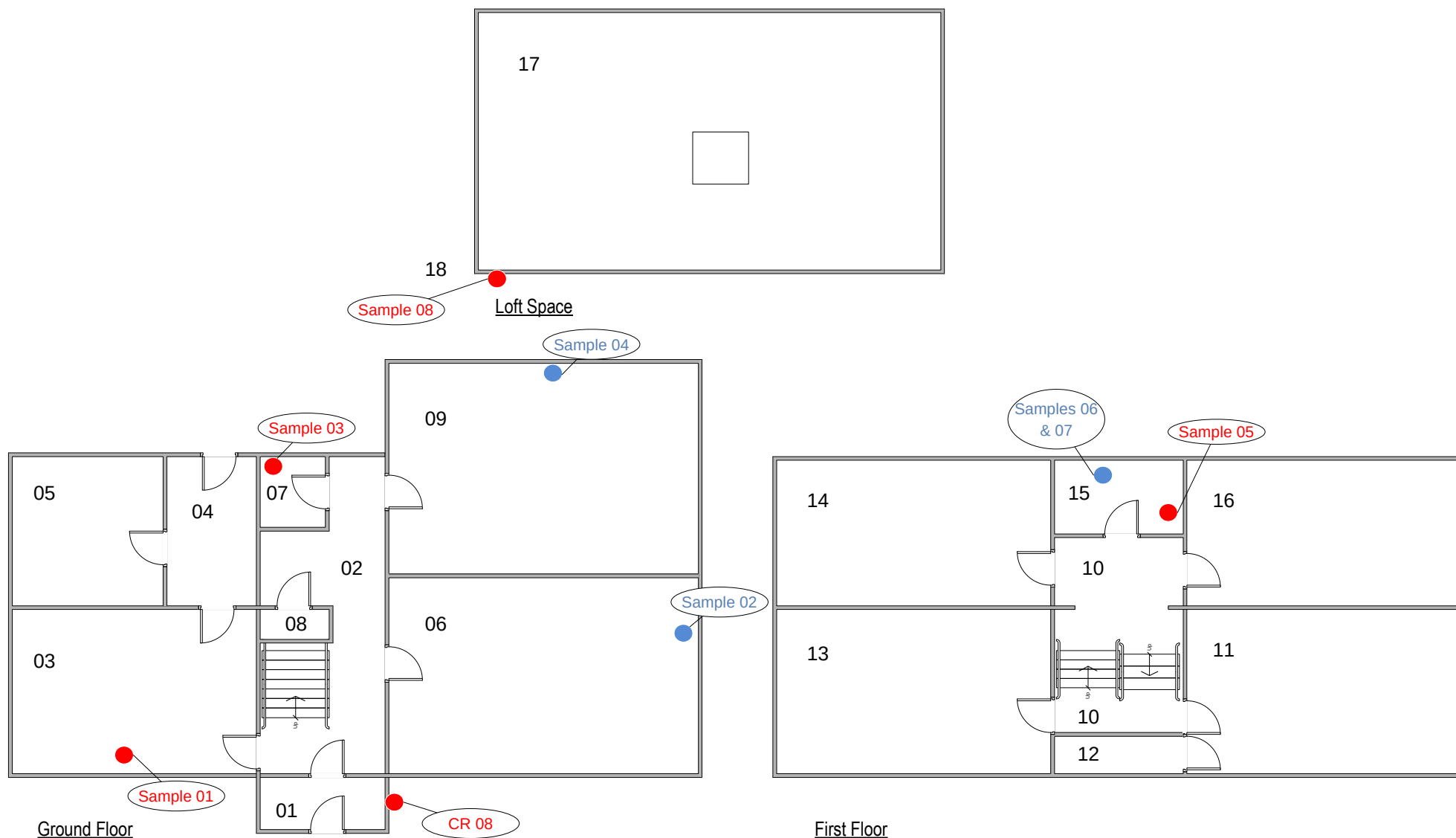
Material Risk: Very Low **Next Inspection Date:** 19/05/2027

RECOMMENDATION

Monitor, label and manage

Appendix F

Floor Plans



KEY

- = ACM sample point
- = Non Asbestos sample point
- 01 = Loc Id

Job No. 002035/2

Drawing 1 of 1

Not to scale

12 Scalloway Road
Lerwick
Shetland

**HOWATT
CONSULTING**

12 Scalloway Rd Reinspection of Management Asbestos Survey Report

Irvine Burgess
Created Mon, 05 Oct 2026, 5:53 PM (UTC+1:00)

Property

Two Storey Vacant House

Reinspection of Management Asbestos Survey Report

Inspection Date(s): Sun, 26 Apr 2026**Date of Issue:** Tue, 28 Apr 2026**Site Address** 12 Scalloway Road, Lerwick, Shetland ZE10LD**Surveyor** Irvine Burgess, Oct 5, 2026 5:55 PM (UTC+1:00)*Irvine Burgess***Checked by** Not signed yet.

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26/05/25	Shetland Island Council		1
30/04/2026	Shetland Island Council		1

Issued for and on behalf of Shetland Islands Council by the above signatories.

Tel: 01595 744571 Email: Irvine.burgess@shetland.gov.uk

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- APPENDIX F - SAMPLE PHOTOGRAPHS

1.0 1.0 INTRODUCTION

1.1 The site was visited on 26th April 2026 and inspected by Irvine Burgess of the Shetland Islands Council. The survey took the form of a Reinspection Management survey to 12 Scalloway Road, Lerwick, Shetland. Original Management Survey undertaken by Peter Baird on 21/06/2019 on behalf of Keegans LTD and redone 28/05/2025 by Peter Baird again on behalf of Keegans LTD

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

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

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

2.0 DETAILED SITE DESCRIPTION

2.1 The site is a two storey building constructed of stone with a pitched roof built c 1860s. Internally walls ceilings are lath & plaster and timber floors.

3.0 PURPOSE AIMS & OBJECTIVES

3.1 The purpose of this survey was to undertake Management asbestos survey of a defined area of the property. The aim was to locate, as far as reasonably practicable, the presence and extent of any suspect materials that may contain asbestos in the premises and assess their product type and extent.

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

4.0 PURPOSE, AIMS AND OBJECTIVES

4.1 The purpose of the original survey was to undertake a standard asbestos management survey including sampling, identification and material assessment of the property.

4.2 The aim of the reinspection survey is to meet Shetland Islands Council obligations under Regulation 4 of the Control of Asbestos Regulations 2012 through regular inspection and assessment of known ACMs.

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

- Inspect assess and record the condition of known ACMs
- Highlight any urgent or remedial action required to reduce the risk of exposure to asbestos

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

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

4.6 Future refurbishment or demolition works may disturb or damage asbestos containing materials. Such materials should be suitably treated and some may require removal by a Licensed Asbestos Removal Contractor. This report may be used to identify known asbestos however it must be supplemented by a Refurbishment & Demolition Survey (pre- demolition/major refurbishment survey), as referred to in HSE publication HSG264.

4.7 From the data contained in this report the client must (with the information of the buildings use & future plans) undertake a priority assessment of the materials found. We at Shetland Islands Council can assist with this process

5.0 DESCRIPTION OF THE SITE

5.1 Site as described in 2.0. All items identified as ACMs were reinspected, photographed and their condition and status updated for this report.

6.0 EXTENT OF SURVEY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6.16 Where asbestos containing materials have been presumed or detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques etc being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction and would be the subject of further charges.

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

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

7.0 LEVEL OF IDENTIFICATION

Bulk sample analyses were carried out at a laboratory in accordance with HSE publication HSG248 and in-house methods to ISO 17025 in accordance with UKAS accreditation standard.

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

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

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

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

8.0 MATERIAL ASSESSMENTS SHEET GUIDE

For each sample/inspection, a material assessment has been compiled using an algorithm. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials. The scoring for each parameter is based on the material assessment algorithm set out in HSG264, which is shown below.

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.

	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AI B (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	0	NADIS
	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

9.0 RISK EVALUATION DEFINITIONS

Each sampled or presumed Asbestos Containing Material identified during the survey has been allocated a material assessment based on its overall score obtained by adding together the individual scores to give a total score of between 2 and 12. Presumed or strongly presumed asbestos containing materials are scored as Crocidolite (3), unless analysis of similar samples from the building shows a different asbestos type, or if there is a reasoned argument that another type of asbestos was almost always used. The score denotes the potential to release fibres if disturbed.

- High Risk Material - 10 points or more

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

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

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

Appendix A

Executive Summary

Asbestos Summary

Floor/Loc ID	Location Description	Surface	Material Description/type	Size	Sample Reference	Associate Sample	Analysis Res:	A.C. Material:	Condition:	Surface Treatment:	Material Risk Assessment: Algorithm:	Next Inspection date	Action / Recommendation
Ground 03	Kitchen	Fitting	Bitumen sink pad beneath drainer only	x1	01		Chrysotile	Bitumen	Low Damage	Sealed	0	26/04/2028	ITEM REMOVED
Ground 07	Store Room	Floor	Paper lining beneath lino	1.5 sq m	03		Chrysotile	Paper	Low damage	Sealed	0	26/04/2028	ITEM REMOVED
First 15	Bathroom	Fitting	Black Toilet Cistern	x1	05		Amosite	Resin	Low damage	Sealed	0	23/05/2027	ITEM REMOVED

Roof 18	External Elements	Fitting	Roof tiles to main building	140 sq m	08		Chrysotile	Cement	Low damage	Sealed	4	26/04/2028	Monitor, label and manage
Roof 18	External Elements	Fitting	Roof tiles above entrance vestibule	3 sq m	CR	08	Chrysotile	Cement	Low damage	Sealed	4	26/04/2028	Monitor, label and manage

Appendix B - No Access Summary

Floor/Loc ID	Location Description	Room/Area	Description
Ground Floor	External Door	Presumed Coal Bunker	Unable to gain access to space behind rear external door.

Appendix C - Survey Register (Material Assessment)

Floor/Loc ID	Location Description	Surface	Material Description/type	Size	Sample Reference	Associate Sample	Analysis Res:	A.C. Material:	Condition:	Surface Treatment:	Material Risk Assessment: Algorithm:	Next Inspection date	Action / Recommendation
Ground 01	Vestibule				NSR		n/a				0	n/a	No action required
Ground 02	Hallway				NSR		n/a				0	n/a	No action required
Ground 03	Kitchen	Fitting	Bitumen Sink pad beneath drainer only		01		Chrysotile	Bitumen	Low damage	Sealed	0	n/a	ITEM REMOVED
Ground 04	Hallway				NSR		n/a				0	n/a	No action required
Ground 05	Store Room				NSR		n/a				0	n/a	No action required
Ground 06	Front Lounge	Ceiling	Textured coating on ceiling		CR	4	No asbestos detected				0	n/a	No action required

Ground 07	Store Room	Floor	Paper lining beneath linor		05		No asbestos detected				0	n/a	No action required
Ground 08	Cupboard Beneath Stairs				CR	5	No asbestos detected				0	n/a	No action required
Ground 09	Rear Lounge	Fitting	Packers in exposed stonework		4		No asbestos detected						
Ground /First 10	Stairwell & Upper Landing				NSR		n/a				0	n/a	No action required
First 11	Bedroom.				NSR		n/a				0	n/a	No action required
First 12	Cupboard				NSR		n/a				0	n/a	No action required
First 13	Bedroom				NSR		n/a				0	n/a	No action required
First 14	Bedroom				NSR		n/a				0	n/a	No action required
First 15	Bathroom	Fitting	Black toilet cistern	x1	05		Amosite	Resin	Low damage	Sealed	5	26/04/2028	ITEM REMOVRD
First 15	Bathroom	Fitting	Black toilet seat		06		No asbestos detected				0	n/a	No action required
First 15	Bathroom	Floor	Black vinyl floor tiles & Adhesive		07		No asbestos detected				0	n/a	No action required
First 16	Bedroom				NSR		n/a				0	n/a	No action required
Loft 17	Loft Space				NSR		n/a				0	n/a	No action required
Roof 18	External Elements	Fitting	Roof tiles to main building	140 sq m	08		Chrysotile	Cement	Low damage	Sealed	4	26/04/2028	Monitor, label and manage

Roof 18	External Elements	Fitting	Roof tiles to entrance vestibule	3 sq m	CR	08	Chrysotile	Cement	Low damage	Sealed	4	26/04/2028	Monitor, label and manage
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NSR = NO SAMPLE REQUIRED:

CR = CROSS REFERENCE SAMPLE REFERENCES:

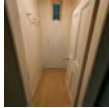
SR = SAMPLE REQUIRED

Appendix D

Sample Photographs

Photos

Sample Photographs Register

Location ID	Room / Area	Sample no.	Material Description	Photo Reference	Analysis Result	Photo
03	Kitchen	01	Bitumen sink pad beneath drain only now removed.	01	Chrysotile	 See full page photos attached at end of PDF
07	Store Room	03	Paper lining beneath lino now removed.	03	Chrysotile	 See full page photos attached at end of PDF
15	Bathroom	05	Black Toilet Cistern replaced.	05	Amosite	 See full page photos attached at end of PDF

Location ID	Room / Area	Sample no.	Material Description	Photo Reference	Analysis Result	Photo
18	External Elements	08	Roof tiles to main building	08	Chrysotile	 See full page photos attached at end of PDF
18	External Elements	CR	Roof tiles to above entrance vestibule	15	Chrysotile	 See full page photos attached at end of PDF

Appendix F

Floor Plans

Not to scale

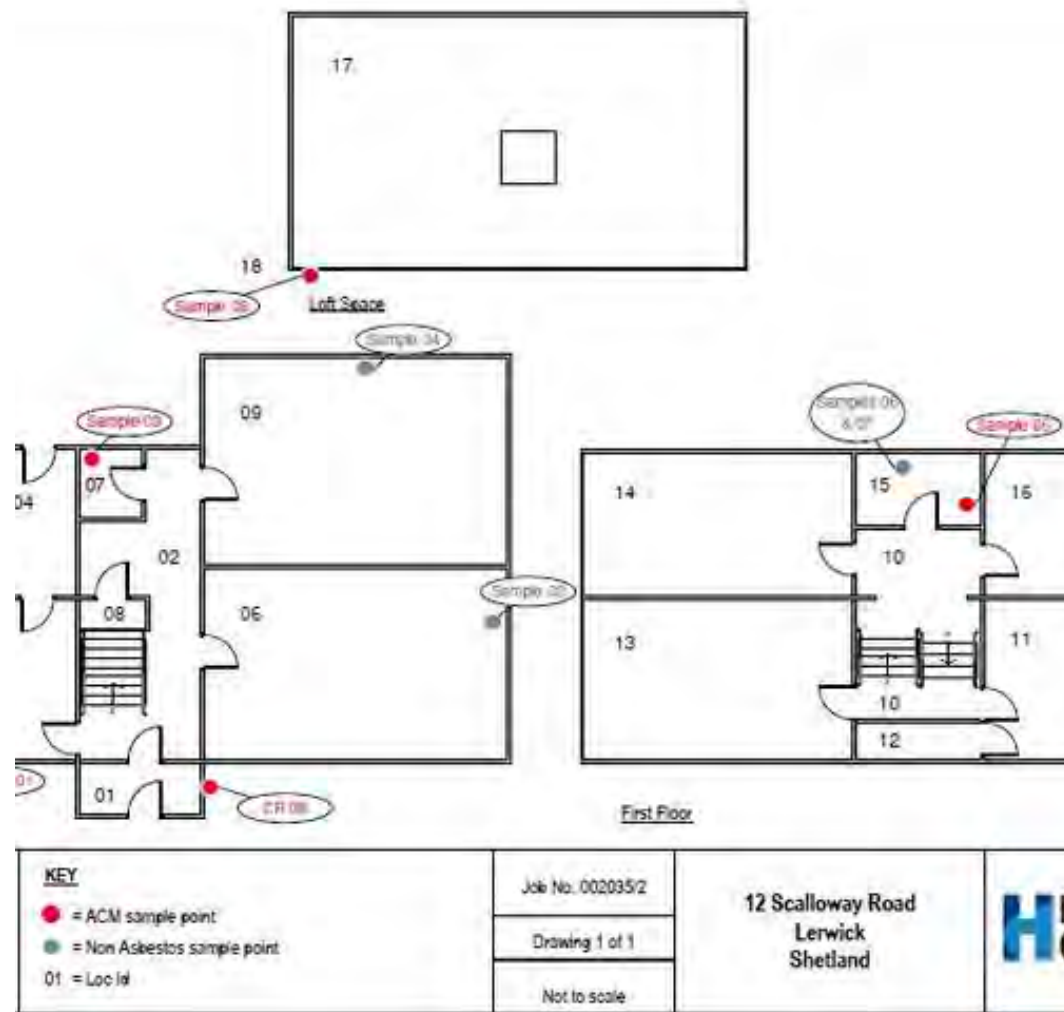
KEY

= ACM sample point

= Non Asbestos sample point

01 = Loc Id

Plan of Ground Floor, First Floor & Loft Space



Description: No description attached.

See full page photos attached at end of PDF

Approval Signature*Irvine Burgess*

Irvine Burgess, Oct 5, 2026 5:55 PM (UTC+1:00)

No GPS information available

Captured by: Irvine Burgess

Captured on: 05 Oct 2026, 5:20 pm
(UTC+1:00)

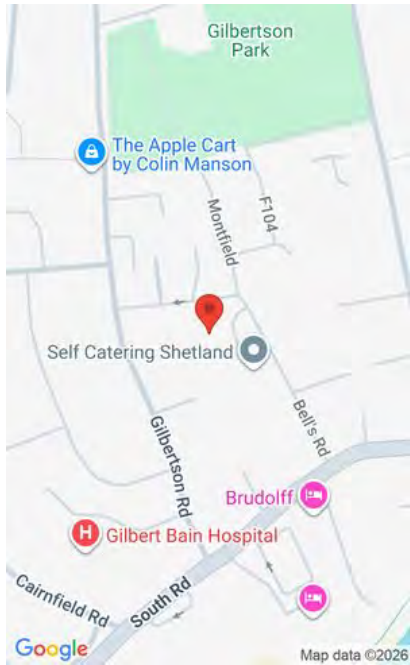
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Comments:

No comments attached.





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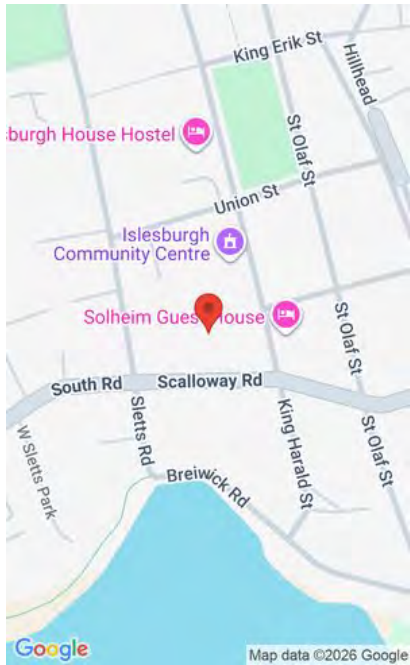
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Description: Black Cistern Replaced

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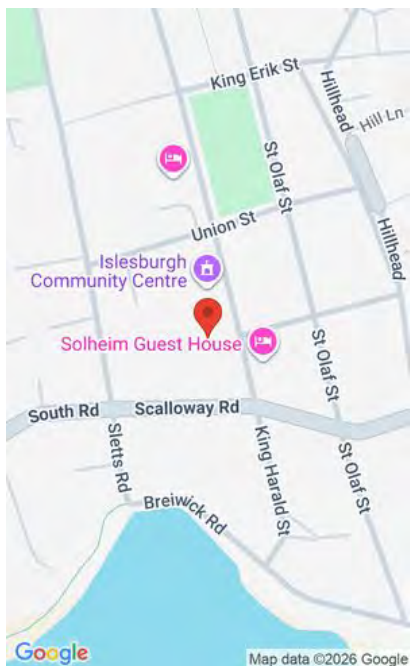
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Comments:

No comments attached.





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Comments:

Irvine Burgess

Vestibule Entrance

05 Oct 2026, 5:50 pm (UTC+1:00)



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Captured by: Irvine Burgess

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