



Airsafe Surveys Ltd

# Asbestos Management Survey Report

Comissioned By

**Birtley House Group Ltd**

Site Address

**Birtley House**

**Birtley Road**

**Bramley**

**GU5 0LD**

Survey Conducted

**7<sup>th</sup> June 2016**



**Survey Conducted By**

Surveyors: M. Huddleston  
K. Greenall CCP (Asbestos)  
S. Bewick

**Report Production**

Report Prepared by: M. Huddleston

Date: 17<sup>th</sup> June 2016

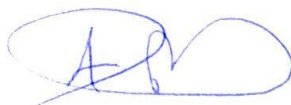
Signature:



Report Proof-Read by: A. Porter

Date: 17<sup>th</sup> June 2016

Signature:



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## 1.0 Executive Summary

Within the scope of this survey Asbestos Containing Materials (ACM's) have been identified. The incidence of asbestos and the actions recommended are summarised below.

Total number of suspect materials sampled                      **20**

Number of samples containing Asbestos                              **3**

Total Recommendations for:

- Remove                                                                              **0**
- Encapsulate, label & manage in-situ                                      **0**
- Label & manage in-situ                                                              **0**
- Manage in-situ                                                                              **3**

Throughout the report the following colour coding is used.

<b>Red</b>	Laboratory analysis shows that <b>asbestos is present</b> in the recovered sample.
<b>Orange</b>	No laboratory analysis has been carried out because it was not possible to recover a sample at this location and it is <b>considered likely that asbestos is present</b> .
<b>Green</b>	Laboratory analysis shows that <b>asbestos is not present</b> in the recovered sample (NADIS)

### **Asbestos Insulation (lagging / sprayed insulation)**

- N/A

### **Asbestos Insulation Board**

- B03 – Lakeview Apartment Loft loose Panel – Insulation Board – Amosite (Brown) Asbestos.
- B04 – Lakeview Apartment Loft Panel Under Water Tank – Insulation Board – Amosite (Brown) Asbestos.
- B05 – Lakeview Apartment Loft Hatch Panel – Insulation Board – Amosite (Brown) Asbestos.

### **Asbestos Cement Products**

- N/A

### **Asbestos Textile Materials**

- N/A

### **Asbestos Composite Materials**

- N/A

### **Materials found to be NADIS (no asbestos detected in sample)**

- B01 – 2<sup>nd</sup> Floor Walk in Loft Area – Debris.
- B02 – 2<sup>nd</sup> Floor Walk in Loft Area Door Panel + Fillet – Supalux (New Fibre) Insulation Board.
- B06 – 1<sup>st</sup> Floor Under Stairs Cupboard Door Panel – Supalux (New Fibre) Insulation Board.

**Materials found to be NADIS (no asbestos detected in sample)**

- B07 – 1<sup>st</sup> Floor Under Stairs Door + Wall Panel – Supalux (New Fibre) Insulation Board.
- B08 – 1<sup>st</sup> Floor Soffits – Supalux (New Fibre) Insulation Board.
- B09 – Roof Area – Bitumen Roofing Felt.
- B10 – Mews Dining Room Under Cloak – Board.
- B11 – Ground Floor Cleaners Cupboard Door + Wall Panel – Supalux (New Fibre) Insulation Board.
- B12 – Boiler Room Pipe Work – Gaskets.
- B13 – Boiler Room Pipe Work – Gaskets.
- B14 – Boiler Room – Debris.
- B15 – Mews External Soffits – Supalux (New Fibre) Insulation Board.
- B16 – Main Entrance External Under Cloak – Board.
- B17 – External Kitchen Stores Under Cloak – Board.
- B18 – External Main Building Wrap to Pipe – Bitumen.
- B19 – Greenhouses Windows – Putty.
- B20 – Wood Chip Boiler + Maintenance Block Under Cloak – Board.

<b>Asbestos Management Survey – General Building Description</b>	
<b>Area</b>	<b>Comments</b>
Roof	Main house – Clay baked tiles onto pitched roof sections, lead and bitumen to flat roof areas, a water tank room accessed from 2 <sup>nd</sup> floor area. Greenhouses glass windows.
Loft Spaces	Main house walk in loft area bare copper pipe work, hessian and foam wrapped pipe work, man-made mineral fibre insulation and NADIS debris. Loft space located in the lakeview apartment – Insulation board plinth to water tank and loose insulation board panel and hatch panel.
Soffits	Main house wooden, supalux (new fibre) Insulation board and solid lintels. Wooden to wood chip boiler and maintenance building. The mews wooden and supalux (new fibre) Insulation board.
Facias	Wooden and UPVC.
Rain Water Goods	Cast and plastic to all the buildings on site.
Flues / Cowls	Metal from both boiler houses.
Partition Walls	Plasterboard and solid walls within all the buildings on site.
Ceilings	Plasterboard and lath and plaster to the main building. Plasterboard the mews.
Flooring	Carpet onto wood and slab, modern vinyl flooring to areas onto slab + parquet flooring.
Electrical Switchgear	No suspicious materials detected. Still live but for the age of the electrics, it is unlikely that they would contain any asbestos.
Plant / Equipment	Modern boiler to the main house, NADIS gaskets sampled and a modern wood chip boiler.
Locked Areas	No access into the inhabited rooms. The basement had previously been surveyed by Airsafe, so was not included within the scope of the current works.

### **Areas excluded from the scope of this survey**

- This type of survey does not inspect areas which could not be accessed without causing damage (i.e. wall/ceiling/floor voids, behind intact pipe insulation, live plant etc...)
- Soil and land testing is not covered in the remit of this survey.

### **Background**

- 1.1 Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded.
- 1.2 The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties, which, when inhaled can lodge in the lining of the lungs causing disease and death.
- 1.3 For this reason the use of asbestos has receded and its use in buildings was eventually banned in 1999. Despite its ban, millions of tonnes of ACM's are still present in properties and buildings throughout the UK.



### **Scope and Purpose**

- 1.4 Birtley House Group Ltd has commissioned Airsafe Surveys Ltd to undertake an Asbestos Management Survey of Birtley House, Birtley Road, Bramley, GU5 0LD. The aim of the survey was to locate and identify the presence of ACM's or suspected ACM's, as far as is reasonably practicable. This report provides a record and assessment of the extent and characteristics of any ACM's found.
- 1.5 This type of survey employs the use of non-intrusive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it cannot be ruled out that undiscovered ACMs may be present in inaccessible areas / voids due to the way that ACMs were used during construction. Therefore we cannot give assurances that all asbestos containing materials have been located and as such we recommend that a further intrusive Demolition / Refurbishment Asbestos Survey is carried out prior to any refurbishment or demolition.

### **Site Description**

The site is a brick, stone, block, timber and steel constructed residential care home with extended areas from the main original house and a series of outbuildings.

The basement area has previously been surveyed by Airsafe Surveys and was not included within the scope of this survey.

## **Sources of Data**

### **Background Information**

- 1.6 A previous survey carried out by Airsafe Surveys on the basement level was available concerning the location of asbestos-containing materials within the buildings on the site.

### **Inspection, sampling and testing**

- 1.7 Airsafe Surveys Ltd carried out a visual inspection of the buildings. The purpose of the inspection was to identify locations where the presence of asbestos is suspected, and to make arrangements for the recovery and testing of representative samples, where practicable. The inspection also enabled informed judgements to be made about the likelihood of asbestos being present in situations where samples could not be recovered.
- 1.8 Based on the findings of the visual inspection, representative bulk samples of materials suspected of containing asbestos were recovered. During the sampling process, care was taken to verify that the recovered samples were representative of the situation and the medium in which asbestos contamination was suspected. The sampling protocol that was used is as specified in HSG264 (Asbestos: The Survey Guide), published by the Health & Safety Executive.
- 1.9 The recovered samples were subsequently examined by Airsafe Analytical Ltd (UKAS number: 4376) to establish their asbestos content, in accordance with their in-house procedures and HSG248 (Asbestos: The analysts' guide for sampling, analysis and clearance procedures), published by the Health & Safety Executive. The analysis certificate is presented in Appendix A.

## **Presentation of Findings**

### **Data Sheets**

- 1.10 A series of data sheets provide assessments and recommendations for each of the locations where samples were taken. These data sheets are presented in Appendix B. The information in the data sheets is summarised in Appendix C.

### **Plans**

- 1.11 Asbestos location plans presented in Appendix D shows the locations of all materials found to contain Asbestos (ACM's). Additionally areas of no access, if applicable, will be highlighted on the plans.

**Material Assessment Algorithm**

- 1.12 A material assessment algorithm for potential of fibre release has been carried out for all asbestos materials found, based on their product type, condition (extent of damage/deterioration), surface treatment and asbestos type. The method adopted is as described below;

Sample Variable	Score	Examples of scores
Product Type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.).
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes & woven textiles, asbestos paper & felt.
	3	Thermal insulation (e.g. pipe & boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.
Extent of Damage / Deterioration	0	Good Condition
	1	Low Damage
	2	Medium Damage
	3	High Damage
Surface Treatment	0	Composite materials (reinforced plastics, resins, vinyl tiles)
	1	Enclosed sprays & lagging, AIB (with exposed face painted or encapsulated), asbestos cement
	2	Unsealed AIB, or encapsulated lagging & sprays
	3	Unsealed lagging & sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
<b>Score</b>		<b>Potential to release fibres</b>
10 or more		High
7 – 9		Medium
5 – 6		Low
4 or less		Very Low

### **Priority Assessment Algorithm**

1.13 A priority assessment looks at the likelihood of someone disturbing the ACM, priority scores range from 1 (Low) to 12 (High), management priority is determined by this score.

Assessment Factor	Score	Examples of Variables
Normal Occupant Activity	0	Rare disturbance activity (i.e. rarely used room / area)
	1	Low disturbance (i.e. office type activity)
	2	Periodic disturbance (i.e. industrial / vehicular activity which may disturb ACM)
	3	High disturbance (i.e. fire door with AIB sheet in constant use)
Likelihood of Disturbance	0	Outdoors
Location	1	Large room or well ventilated area
	2	Room up to 100 Sqm
	3	Confined spaces
	0	Usually inaccessible / unlikely to be disturbed
Accessibility	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
	0	Small amounts (i.e. strings / gaskets)
Extent / Amount	1	≤10 Sqm or ≤10 LM
	2	>10 Sqm to ≤50 Sqm or >10 LM to ≤ 50LM
	3	> 50 Sqm or > 50 LM
	0	None
Human Exposure Potential	0	None
Number of Occupants	1	1 to 3
	2	4 to 10
	3	>10
	0	Infrequent
Frequency of Use	0	Infrequent

Frequency of Use (cont')	1	Monthly
	2	Weekly
	3	Daily
	0	<1 Hour
	1	>1 Hour to <3 Hours
	2	>3 Hours to <6 Hours
	3	>6 Hours
Average Time Area is in Use	0	Minor disturbance (i.e. possible contact when gaining access)
	1	Low disturbance (i.e. changing light bulbs in AIB ceiling)
	2	Medium disturbance (i.e. lifting AIB ceiling tiles to access valve)
	3	High disturbance levels (i.e. removing a number of AIB ceiling tiles for re-cabling)
	0	ACM unlikely to be disturbed for maintenance
	1	≤ 1 per year
	2	> 1 per year
	3	> 1 per month
Maintenance Activity		

## **Control of Asbestos Regulations**

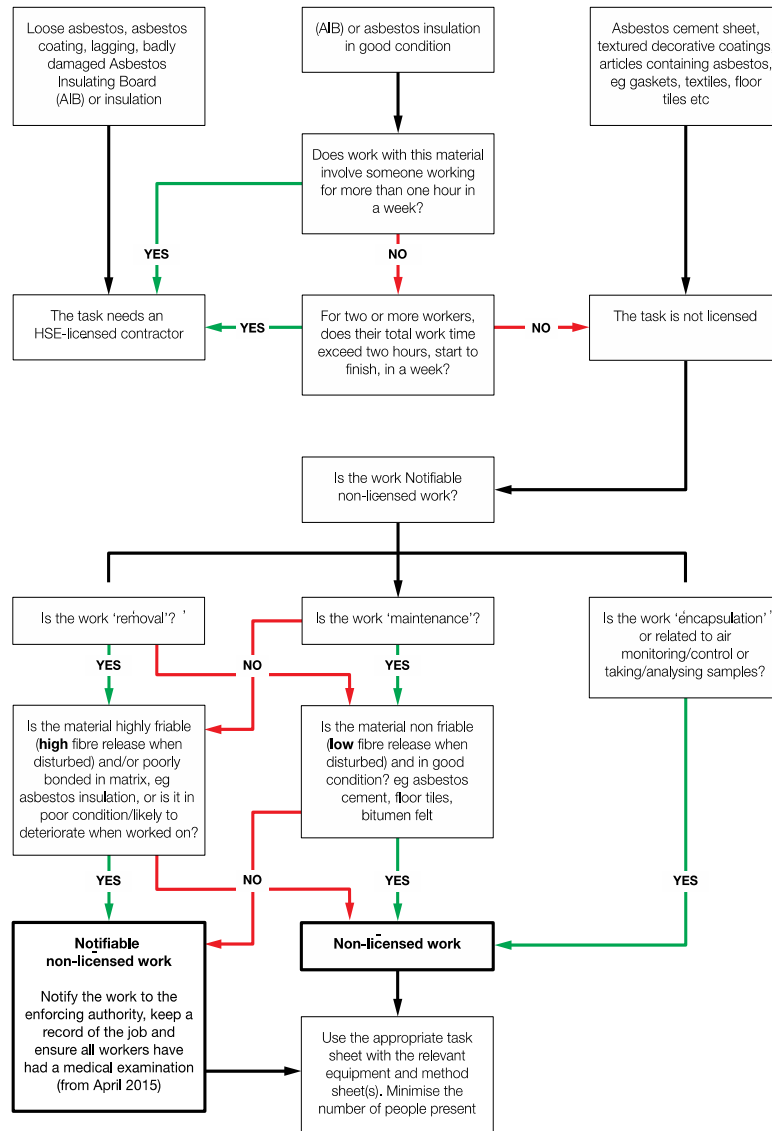
1.14 The Control of Asbestos Regulations 2012 (CAR) applies to most work situations involving risk of exposure to asbestos. CAR requires that employers:

- Take all reasonable steps to identify the locations of materials likely to contain asbestos.
- Assume that the identified materials contain asbestos, unless there is evidence to the contrary.
- Keep an up to date written record (an **Asbestos Register**) of the location of asbestos-containing materials.
- Monitor the condition of asbestos-containing materials.
- If any remedial / removal works are required it should be determined whether the work is licensed, notifiable non-licensed or non-licensed. This has to be determined in each case and will depend on the type of work being carried out, the type of material and its condition (as shown in the decision flow chart below).
  - Some non-licensed work needs to be notified to the relevant enforcing authority.
  - Brief written records should be kept of non-licensed work, which has to be notified e.g. copy of the notification with a list of workers on the job, plus the level of likely exposure of those workers to asbestos. This does not require air monitoring on every job, if an estimate of degree of exposure can be made based on experience of similar past tasks or published guidance.
  - By April 2015, all workers / self-employed carrying out notifiable non-licensed work with asbestos must be under health surveillance by a Doctor. Workers who are already under health surveillance for licensed work need not have another medical examination for non-licensed work. BUT medicals for notifiable non-licensed work are not acceptable for those carrying out licensed work
- Make a written assessment of the risk of exposure from asbestos.
- The Regulations require mandatory training for anyone liable to be exposed to asbestos fibres at work. This includes maintenance workers and others who may come into contact with or who may disturb asbestos as well as those involved in asbestos removal work.
- Prepare and implement a **management plan** to control asbestos-related health risks, including measures to ensure that:
  - Materials known or presumed to create a risk of exposure to asbestos is repaired or, if necessary removed.

- Materials known or presumed to contain asbestos, but which does not pose a risk of exposure, are maintained in a good state of repair.
- Information about the location and condition of materials known or presumed to contain asbestos are given to anyone likely to disturb them.

#### Decision flow chart

Use this simple flow chart to help you decide who needs to do the work:



## **Managing ACMs**

### **Labels and Warning Signs**

- 1.15 It is recommended that labels / warning signs are used to identified materials that contain asbestos, this is particularly applicable in areas subject to regular maintenance activities such as workshops, storerooms and boiler rooms.
- 1.16 The programme for providing labels and warning signs should be systematic, beginning with the areas that are most readily accessible and where risk from asbestos exposure is greatest.
- 1.17 The appropriate statutory warning labels are identified in HSG264 (shown below). Signs and labels alone should never be relied upon to provide an adequate warning, prior to any maintenance activities the Asbestos Register must be consulted.





## **Material Assessment Scores**

### **Materials with a high Material Assessment Score**

- 1.18 High-risk asbestos containing materials are identified in Appendix C (material assessment score of 10 or more). It may be more economical to remove these materials than to attempt in situ remediation (e.g. by encapsulation and periodic monitoring). Licensed contractors should always be used to remove these materials.
- 1.19 Loose materials and debris, which can have a medium or low Material Assessment Score should also be removed as they may have a high potential for disturbance and therefore a risk of contamination spread.

### **Materials with a medium or low Material Assessment Score**

- 1.20 The approach for dealing with the medium and low risk asbestos containing materials identified in Appendix C varies. Recommendations given on a case-by-case basis can be found in appendix B. In most circumstances, the 'manage in-situ' option may be more appropriate, particularly where the material is in good condition, and is unlikely to be disturbed during normal occupancy of the building.

## **Priority Assessment Scores**

- 1.21 Management / Remedial actions are determined by carrying out an assessment of the likelihood of the ACM being disturbed. The priority scores given are based upon the surveyors opinion regarding the 'normal' occupancy of the building.
- 1.22 Example of using priority scores: If more than one ACM is identified as requiring remedial action, the order of the remedial works should be determined by the priority assessment score. If multiple items requiring remedial actions have the same priority score, the material assessment score should also be taken into account.

## **Areas affected by Future Works**

- 1.23 As this survey was of a non-intrusive nature, it does not include breaking into voids / cavities, therefore ACMs which may be hidden in these areas will not appear in this asbestos register. Prior to any refurbishment or demolition it is a requirement to have an intrusive asbestos survey carried out. A Demolition / Refurbishment Asbestos Survey is an asbestos survey which employs the use of intrusive means to access all areas which are affected by the works (within sealed risers, floor voids, wall / ceiling voids etc..).

## **Internal Arrangements**

### **Training and Communications**

- 1.24 It is mandatory that all employees who are directly or indirectly in control of activities that may affect asbestos-containing materials should receive asbestos awareness training and should have access to the Asbestos Register, or the information contained within it.

### **Management Responsibility**

- 1.25 Responsibility should be allocated to a specific individual to provide a source of information, advice and authority for situations where decisions relating to asbestos are needed. The nominated individual should also be responsible for:
- Communicating information about asbestos.
  - Controlling the Asbestos Register.
  - Liaising with specialist asbestos consultants and contractors.

### **Asbestos Register**

- 1.26 It is recommended that this report should form the basis of an Asbestos Register. An Asbestos Register is a 'living document' which should be updated regularly to reflect any remedial works, changes of building use etc.
- 1.27 All ACMs identified should be re-inspected at intervals of six months or annually dependent upon type of ACM and potential for disturbance.


## **2.0 REFERENCES**

- (1) HSG264 Asbestos: The Survey Guide**  
*HSE Books*
- (2) HSG248 Asbestos: The analyst's guide for sampling, analysis and clearance procedures.**  
*Methods for the Determination of Hazardous Materials, HSE Books*
- (3) HSG227 A Comprehensive Guide to Managing Asbestos in Premises**  
*HSE Books*
- (4) The Control of Asbestos Regulations 2012**
- (5) Working with materials containing Asbestos**  
*Approved Code of Practice (CAR 2012)*

# Appendix A


Results of Laboratory Testing  
(Bulk Sample Identification Certificates)

## Certificate of Analysis

Job Number :	AA7699	Date :	09/06/16	Analyst :	RW
Name & Address of Client :			Site Address :		
Birtley House Group Ltd			Birtley House		
Birtley House			Birtley Road		
Birtley Road			Bramley		
Bramley			Surrey		
Surrey					
Postcode :	GU5 0LD	Tel :		Postcode :	GU5 0LD
Date Samples Taken :	07/06/16	Certificate Number :	1 of 3		
Date Samples Received :	07/06/16	Total Number of Samples :	20		
Date of Analysis :	08/06/16	Clients Representative :	Tim Whalley		
<p>Samples collected by the client are evaluated using information provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown.</p> <p>All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide for sampling analysis and clearance procedures.</p>					
AA Sample Reference	Client Sample Number	Sample Description / Material Type		Fibre Type Detected	
B01		Walk in loft debris		NADIS	
B02		Walk in loft door panel		NADIS	
B03		Loft area loose IB panel		AMOSITE	
B04		Loft area IB panel under water tank		AMOSITE	
B05		Loft hatch panel		AMOSITE	
B06		1F under stairs door panel		NADIS	
B07		1F under stairs door + wall panel		NADIS	
B08		1F soffits		NADIS	
<p>NADIS = No Asbestos Detected In Sample</p> <p>All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received.</p>					
Authorised By :	R. Wren	Date :	09/06/16	Time :	1406
Signature :					
ISSUE NUMBER	6	DATE	DEC 2015		


This Certificate may only be reproduced in FULL and with the written authority of the issuing laboratory.

## Certificate of Analysis

Job Number :	AA7699	Date :	09/06/16	Analyst :	RW
Name & Address of Client :			Site Address :		
Birtley House Group Ltd			Birtley House		
Birtley House			Birtley Road		
Birtley Road			Bramley		
Bramley			Surrey		
Surrey					
Postcode :	GU5 0LD	Tel :		Postcode :	GU5 0LD
Date Samples Taken :	07/06/16	Certificate Number :	2 of 3		
Date Samples Received :	07/06/16	Total Number of Samples :	20		
Date of Analysis :	08/06/16	Clients Representative :	Tim Whalley		
<p>Samples collected by the client are evaluated using information provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown.</p> <p>All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide for sampling analysis and clearance procedures.</p>					
AA Sample Reference	Client Sample Number	Sample Description / Material Type		Fibre Type Detected	
B09		Roof bitumen lining		NADIS	
B10		Dining hall apex		NADIS	
B11		Cleaners cupboard panels		NADIS	
B12		Boiler room gaskets to pipes		NADIS	
B13		Boiler room gaskets to pipes		NADIS	
B14		Boiler room debris to ledge		NADIS	
B15		Folly soffits		NADIS	
B16		Front under cloak		NADIS	
<p>NADIS = No Asbestos Detected In Sample</p> <p>All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received.</p>					
Authorised By :	R. Wren	Date :	09/06/16	Time :	1408
Signature :					
ISSUE NUMBER	6	DATE	DEC 2015		

This Certificate may only be reproduced in FULL and with the written authority of the issuing laboratory.

## Certificate of Analysis

Job Number :	AA7699	Date :	09/06/16	Analyst :	RW
Name & Address of Client :			Site Address :		
Birtley House Group Ltd			Birtley House		
Birtley House			Birtley Road		
Birtley Road			Bramley		
Bramley			Surrey		
Surrey					
Postcode :	GU5 0LD	Tel :		Postcode :	GU5 0LD
Date Samples Taken :	07/06/16	Certificate Number :	3 of 3		
Date Samples Received :	07/06/16	Total Number of Samples :	20		
Date of Analysis :	08/06/16	Clients Representative :	Tim Whalley		
<p>Samples collected by the client are evaluated using information provided by the client at the time of delivery. Airsafe Analytical Limited are not responsible for the accuracy and / or competence of the sampling by third parties. Under these circumstances Airsafe Analytical Limited cannot be held responsible for the interpretation of the results shown.</p> <p>All samples of material, detailed below, have been examined to determine the presence of Asbestos fibres using Polarised Light Microscopy and the McCrone Dispersion Staining Technique in accordance with Airsafe Analytical Limited's documented "in-house" procedures which are based on the HSE's guidance note HSG248 - Asbestos: The Analysts' guide for sampling analysis and clearance procedures.</p>					
AA Sample Reference	Client Sample Number	Sample Description / Material Type		Fibre Type Detected	
B17		Stores under cloak		NADIS	
B18		Textile bitumen wrap to pipe		NADIS	
B19		Greenhouses window putty		NADIS	
B20		Woodchip boiler house + maintenance under cloak		NADIS	
<p>NADIS = No Asbestos Detected In Sample</p> <p>All samples will be retained by the laboratory for a minimum of 6 months from the date the samples were received.</p>					
Authorised By :	R. Wren	Date :	09/06/16	Time :	1409
Signature :					
ISSUE NUMBER	6	DATE	DEC 2015		

This Certificate may only be reproduced in FULL and with the written authority of the issuing laboratory.

# Appendix B

Data Sheets



Sample Ref: B01 Location: 2nd Floor Walk In Loft Area



Material Sampled: Debris

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0** **No Remedial Action Required**

Priority Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref: B02 Location: 2nd Floor Walk in Loft Area Door Panel + Fillet



Material Sampled: Supalux (New Fibre) Insulation Board

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0** **No Remedial Action Required**

Priority Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref: B03 Location: Lakeview Apartment Loft Loose Panel



Material Sampled: Insulation Board

Analysis Result: **Amosite (brown) Asbestos**

Approximate Quantity: < 1m<sup>2</sup>

Product Type: **AIB / Millboards / Textiles**

Condition: **Good Condition**

Surface Treatment: **Unsealed AIB / Encapsulated Lagging**

Material Assessment Score: **6** **No Remedial Action Required**

Priority Assessment Score: **2**

Remarks / Recommendations: Manage in Situ

The panel is located within a small loft area.

Normally not accessed.

Monitor for any damage or deterioration.

**Sample Ref:** B04**Location:** Lakeview Apartment Loft Panel Under Water Tank

Material Sampled: Insulation Board

Analysis Result: **Amosite (brown) Asbestos**Approximate Quantity: 1 m<sup>2</sup>Product Type: **AIB / Millboards / Textiles**Condition: **Good Condition**Surface Treatment: **Unsealed AIB / Encapsulated Lagging**Material Assessment Score: **6** **No Remedial Action Required**Priority Assessment Score: **2**

Remarks / Recommendations: Manage in Situ

The panel is located within a small loft area.

Normally not accessed.

Monitor for any damage or deterioration.

**Sample Ref:** B05**Location:** Lakeview Apartment Loft Hatch Panel

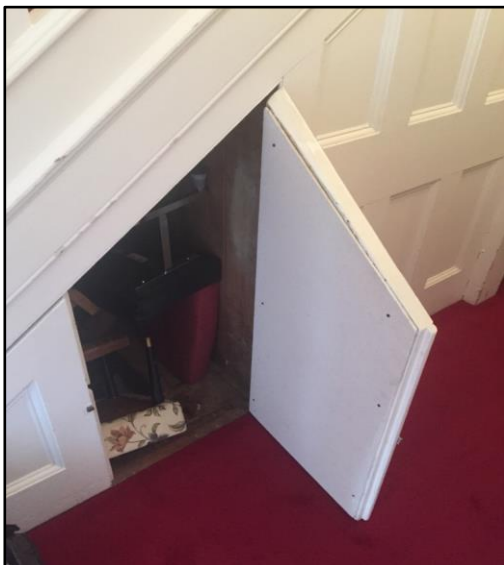
Material Sampled: Insulation Board

Analysis Result: **Amosite (brown) Asbestos**Approximate Quantity: 1 m<sup>2</sup>Product Type: **AIB / Millboards / Textiles**Condition: **Good Condition**Surface Treatment: **Unsealed AIB / Encapsulated Lagging**Material Assessment Score: **6** **No Remedial Action Required**Priority Assessment Score: **2**

Remarks / Recommendations: Manage in Situ

The panel is located to the back of the loft hatch

Monitor for any damage or deterioration.

**Sample Ref:** B06**Location:** 1st Floor Under Stairs Cupboard Door Panel

Material Sampled: Supalux (New Fibre) Insulation Board

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0** **No Remedial Action Required**Priority Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref: B07

Location: 1st Floor Under Stairs Door + Wall Panel



Material Sampled: Supalux (New Fibre) Insulation Board

Analysis Result:

**No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

**No Remedial Action Required**

Priority Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref: B08

Location: 1st Floor Soffits



Material Sampled: Supalux (New Fibre) Insulation Board

Analysis Result:

**No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

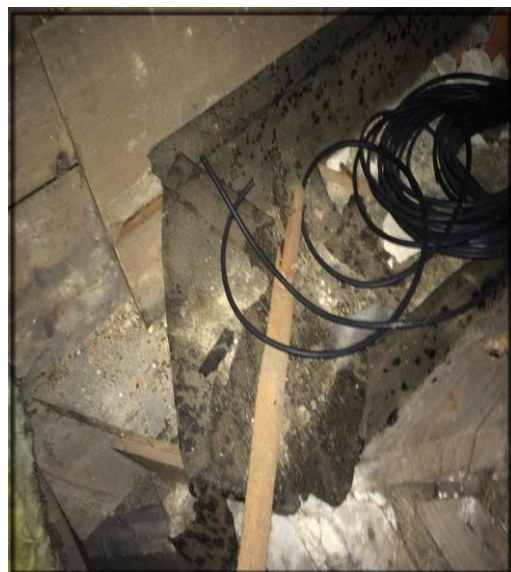
**No Remedial Action Required**

Priority Assessment Score: **0**

Remarks / Recommendations: N/A

Sample Ref: B09

Location: Roof Area



Material Sampled: Bitumen Roofing Felt

Analysis Result:

**No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0**

**No Remedial Action Required**

Priority Assessment Score: **0**

Remarks / Recommendations: N/A



Sample Ref: B10

Location: Mews Dining Room Under Cloak



Material Sampled: Board

Analysis Result:

No Asbestos Detected

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: 0

No Remedial Action Required

Priority Assessment Score: 0

Remarks / Recommendations: N/A

Sample Ref: B11

Location: Ground Floor Cleaners Cupboard Door + Wall Panel



Material Sampled: Supalux (New Fibre) Insulation Board

Analysis Result:

No Asbestos Detected

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: 0

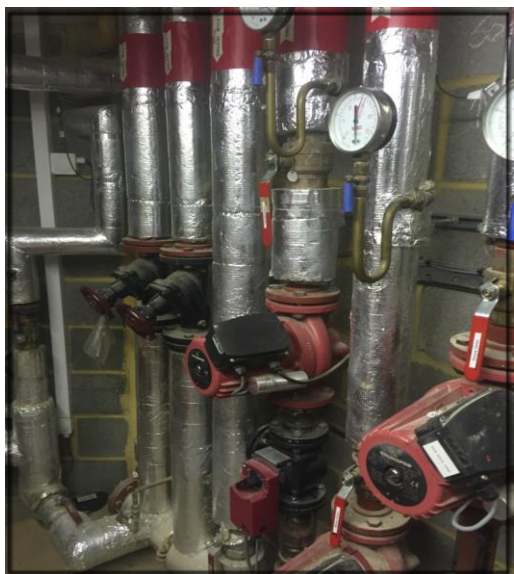
No Remedial Action Required

Priority Assessment Score: 0

Remarks / Recommendations: N/A

Sample Ref: B12

Location: Boiler Room Pipe Work



Material Sampled: Gaskets

Analysis Result:

No Asbestos Detected

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: 0

No Remedial Action Required

Priority Assessment Score: 0

Remarks / Recommendations: N/A

Sample Ref: I B16

Location: Main Entrance External Under Cloak



Material Sampled: Board

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0** **No Remedial Action Required**

Priority Assessment Score: **0**

Remarks / Recommendations: N/A

Also located within the courtyard.

Sample Ref: I B17

Location: External Kitchen Stores Under Cloak



Material Sampled: Board

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: **0** **No Remedial Action Required**

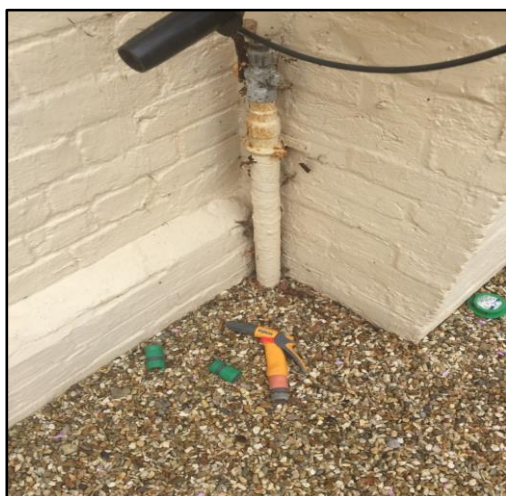
Priority Assessment Score: **0**

Remarks / Recommendations: N/A

Also located within the courtyard.

Sample Ref: I B18

Location: External Main Building Wrap to Pipe



Material Sampled: Bitumen

Analysis Result: **No Asbestos Detected**

Approximate Quantity:

Product Type:

Condition:


Surface Treatment:

Material Assessment Score: **0** **No Remedial Action Required**

Priority Assessment Score: **0**

Remarks / Recommendations: N/A

Also located within the courtyard.



Material Sampled: Putty

Analysis Result: No Asbestos Detected

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:


Material Assessment Score: 0

No Remedial Action Required

Priority Assessment Score: 0

Remarks / Recommendations: N/A

Also located within the courtyard.



Material Sampled: Board

Analysis Result: No Asbestos Detected

Approximate Quantity:

Product Type:

Condition:

Surface Treatment:

Material Assessment Score: 0

No Remedial Action Required

Priority Assessment Score: 0

Remarks / Recommendations: N/A

Also located within the courtyard.

# Appendix C

## Summary of Findings

# Asbestos Register

No	Location	Material Sampled	Asbestos Content	Quantity	M	P
B01	2nd Floor Walk In Loft Area	Debris	No Asbestos Detected	N/A	0	0
B02	2nd Floor Walk in Loft Area Door Panel + Fillet	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A	0	0
B03	Lakeview Apartment Loft Loose Panel	Insulation Board	Amosite (brown) Asbestos	< 1m <sup>2</sup>	6	2
B04	Lakeview Apartment Loft Panel Under Water Tank	Insulation Board	Amosite (brown) Asbestos	1 m <sup>2</sup>	6	2
B05	Lakeview Apartment Loft Hatch Panel	Insulation Board	Amosite (brown) Asbestos	1 m <sup>2</sup>	6	2
B06	1st Floor Under Stairs Cupboard Door Panel	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A	0	0
B07	1st Floor Under Stairs Door + Wall Panel	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A	0	0
B08	1st Floor Soffits	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A	0	0
B09	Roof Area	Bitumen Roofing Felt	No Asbestos Detected	N/A	0	0
B10	Mews Dining Room Under Cloak	Board	No Asbestos Detected	N/A	0	0
B11	Ground Floor Cleaners Cupboard Door + Wall Panel	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A	0	0
B12	Boiler Room Pipe Work	Gaskets	No Asbestos Detected	N/A	0	0
B13	Boiler Room Pipe Work	Gaskets	No Asbestos Detected	N/A	0	0
B14	Boiler Room	Debris	No Asbestos Detected	N/A	0	0
B15	Mews External Soffits	Supalux (New Fibre) Insulation Board	No Asbestos Detected	N/A	0	0
B16	Main Entrance External Under Cloak	Board	No Asbestos Detected	N/A	0	0
B17	External Kitchen Stores Under Cloak	Board	No Asbestos Detected	N/A	0	0
B18	External Main Building Wrap to Pipe	Bitumen	No Asbestos Detected	N/A	0	0
B19	Greenhouses Windows	Putty	No Asbestos Detected	N/A	0	0
B20	Wood Chip Boiler + Maintenance Block Under Cloak	Board	No Asbestos Detected	N/A	0	0

M = Material Assessment Score

P = Priority Assessment Score



# Appendix D

## Asbestos Location Plan

