

ASBESTOS MANAGEMENT SURVEY REPORT

For

HOME FROM HOME

Of

149 County Road, Swindon, SN1 2EB

37910-162840

Produced by ESG Asbestos Ltd,
a wholly owned subsidiary of ESG
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Site
149 County Road, Swindon, SN1 2EB

Customer:
Home from Home
28 Butts Road
Chiseldon
Swindon
SN4 0NW

Customer Contact: Teresa Goy
Survey Date: 17/05/2016
Surveyor(s): Kathy Woodward



Consultant:
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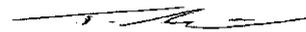
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Report Issue date: 13/06/2016

EXECUTIVE SUMMARY & RECOMMENDATIONS

A Management asbestos survey was carried out at 149 County Road, Swindon, SN1 2EB.

There was 1 presumed or strongly presumed material identified.

Table 1 Summary of ACM's

Sample Reference	Risk Score	Building	Area Description	Material	Material Risk	Priority Risk	Action	Timescale for Action
P	5	0001	First Floor - External-External	Cement verge undercloaking to front elevation	4	1	Manage Presumption Reasons: height restrictions	12 months

FULL SURVEY REPORT

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SECTION 1 INTRODUCTION

- 1.1 ESG Asbestos Limited was instructed by Teresa Goy of Home from Home, to carry out a Management asbestos survey of 149 County Road, Swindon, SN1 2EB in accordance with HSE document HSG 264 and in-house approved documented method SCI/ASB/001.
- 1.2 The scope of the works was to carry out an Asbestos Management Survey on the premises as instructed by the Customer as follows: Management survey of communal areas.
The scope of works as amended on site is as follows:
- 1.3 The following areas were not accessed during the survey following initial discussions with the customer: None
- 1.4 The extent and type of the asbestos containing materials on site was to be summarised in a written report including a detailed site register, survey report sheets and plans.
- 1.5 The title to this report is vested in the Customer named but title to copyright is retained. The Contracts (Rights of Third Parties) Act 1999 does not apply to the contract with the Customer and the provisions of the said Act are hereby excluded.
- 1.6 The inspection report shall not be reproduced except in full without the approval of the inspection body and the Customer.
- 1.7 ESG Asbestos Ltd is accredited by UKAS as a Type C Inspection Body for surveying for asbestos in premises. Opinions, interpretations and priority risk assessments are outside the scope of accreditation.
- 1.8 Fibrous materials may exist within the property which is not ACMs. Where, in the judgment of the surveyor, the material is clearly not asbestos then the surveyor will record the findings in the Construction Register. However the material will have been inspected unless it was in an area of no access or is specifically excluded from the report.

SECTION 2 SITE DESCRIPTION

- 2.1 The site consisted of a block of flats.

Table 2.1: Summary of buildings surveyed and survey type at 149 County Road, Swindon, SN1 2EB.

Property Ref / UPRN	Building Description	Survey Type
	Two Storey Brick House	Management

SECTION 3 SPECIFIC NOTES

- 3.1 The scope and terms of works were as agreed during the tender process with the Customer, including a discussion on areas of possible no-access (see section 1.2 and 1.3). We confirm that in preparing this report that we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works and prevailing site conditions.
- 3.2 Asbestos containing materials (ACMs) concealed behind other asbestos containing materials may not have been located during the survey due to the potential for fibre release. It should be assumed that further asbestos containing materials may be present until proven otherwise.
- 3.3 Water absorption tests have not been carried out on board or cement materials and thus such materials which have been referred to within this report as asbestos insulating board (AIB) or asbestos cement are done so based solely upon their physical appearance and using the technicians judgement. A water absorption measurement test, as detailed in paragraph 17 of L143 *Work with Materials Containing Asbestos* ACOP, is required to determine whether a material is legally classified as asbestos cement or not. Asbestos cement in a dry state absorbs less than 30% water by weight.
- 3.4 A Management Survey report should not be used as the basis for an asbestos removal specification. A Refurbishment or Demolition survey report may be used as a basis for a specification. Note that all dimensions referred to in this report are approximate and should not be used for the calculation of priced measures. For Management surveys, the recommendations indicated on the asbestos register are overridden if the building is due for demolition or major structural alteration. Where materials are suspected to be present and consist of or contain asbestos, contractors should (prior to commencing refurbishment works) first confirm the existence of such materials under controlled conditions such as a Refurbishment or Demolition survey and in accordance with Control of Asbestos Regulations Regulation 5 and the Construction (Design and Management) Regulations.
- 3.5 All reasonable efforts were made to identify the presence of materials containing asbestos within the areas of the building. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids accordingly it is not possible to regard the findings of any survey as being definitive. The nature of the survey was a non-destructive inspection at key locations of accessible voids and areas.

SECTION 4 SURVEY AND SAMPLING METHODOLOGY

4.1 Management Survey

- 4.1.1 The purpose of this survey was to locate as far as reasonably practicable, the presence and extent of any suspect ACMs in the building and assess their condition, with representative samples being collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found were collected and analysed to confirm or refute the surveyor's judgement. If the material sampled was found to contain asbestos, other similar homogeneous materials used in the same way in the building have been strongly presumed to contain asbestos.
- 4.1.2 The survey was carried out in accordance with HSG 264, ESG's internal procedure SCI/ASB/001 and the specific requirements of the Customer.

4.2 Abbreviations used in the text

- AWS Associated with sample (Visually consistent with. Also referred to a Strongly Presumed sample)
- ACM Asbestos Containing Material
- NSR No sample required (Area has been inspected and no suspicious samples identified)
- NA No Access (Access not reasonably practicable)
- P Presumed to contain asbestos. Sample required to confirm absence or presence of asbestos in item
- CAR Control of Asbestos Regulations (2012)
- X All samples prefixed with an X were not taken by ESG Asbestos, however the data was provided by the client for inclusion within the report and the integrity of the data has been reviewed by ESG Ltd in accordance with our internal procedures.

SECTION 5 BULK SAMPLE ANALYSIS METHODOLOGY

- 5.1 Bulk sample analysis was carried out in accordance with ESG Asbestos Limited's internal procedure SCI/ASB/007, based on the Health and Safety Executive publication HSG 248.
- 5.2 ESG Asbestos is a UKAS-accredited testing body No. 1089, ensuring compliance with the requirements of BS EN ISO/IEC 17025:2005 General criteria for the operation of various types of bodies performing testing.

SECTION 6 RISK ASSESSMENT

6.1 Risk Assessment Methodology & Interpretation

- 6.1.1 Each location of asbestos has a risk assessment which is composed of two elements:
- Material Risk Assessment
 - Priority Risk Assessment
- 6.1.2 The table below identifies the differences between the two elements, their purpose and the guidance to which it relates and which ESG Asbestos Limited adhere.

Table 6.1: Summary of Risk Assessment

Risk Assessment Type	Purpose	Guidance and Algorithm used by ESG Asbestos Limited
Material Risk Assessment	Identification of the type and condition of the ACM and the ease with which it will release fibres if disturbed	<ul style="list-style-type: none"> • HSG 264 – ‘Asbestos – The survey guide.’ – Appendix 4. • In house procedure SCI/ASB/001, based on the above
Priority Risk Assessment	Identification of the likelihood of disturbance	<ul style="list-style-type: none"> • HSG 227 – ‘A comprehensive guide to managing asbestos in premises’ • In house procedure SCI/ASB/001, based on the above

6.1.3 The combined Material and Priority Risk Assessment scores provide a Total Risk Score for the asbestos material and may be used to determine the appropriate management procedure.

6.1.4 The Priority and Material Assessments were made based upon the conditions of the materials and their application at the time of survey/inspection, and as such ESG cannot accept liability for assessments provided when changes in condition and/or use have occurred subsequent to the survey. The duty holder should be aware that if the use of the building changes, then the assessment should be reviewed by a responsible person as part of the ongoing management plan, and this is the responsibility of the duty holder to manage.

Table 6.2 Material Risk Assessment Algorithm

Sample variable	Score	Example of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, asbestos cement)
	2	AIB, millboards, textiles, gaskets, ropes and asbestos paper
	3	Thermal Insulation (e.g. pipe and boiler lagging), sprayed asbestos
Extent of damage /deterioration	0	Good condition, no visible damage
	1	Low damage, a few scratches, broken edges on board, tiles etc.
	2	Medium damage; significant breakage of materials or several small areas of damage revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris
Surface treatment	0	Composite materials: 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	No Asbestos Detected
	1	Chrysotile
	2	Amphibole excluding Crocidolite
	3	Crocidolite

Score	Potential to release asbestos fibres
10 or more	High
7-9	Medium
5-6	Low
4 or less	Very low

Table 6.3 Priority Risk Assessment Algorithm

Assessment Factor	Score	Examples of score variables
1. 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 AIB sheet in constant use)
2. Likelihood of Disturbance a) Location b) Accessibility c) Extent/Amount	0 1 2 3 0 1 2 3 0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed 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
Average Score = a + b + c / 3		
3. Human Exposure Potential a) Number of occupants b) Frequency of use of area c) Average time area in use	0 1 2 3 0 1 2 3 0 1 2 3	None 1 to 3 4 to 10 >10 Infrequent Monthly Weekly Daily <1 hour >1 to <3 hours >3 to <6 hours >6 hours
Average Score = a + b + c / 3		
4. Maintenance Activity a) Type of maintenance activity b) Frequency of maintenance activity	0 1 2 3 0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in AIB ceiling) Medium disturbance (e.g. lifting one or two AIB ceiling tiles to access a valve) High levels of disturbance (e.g. removing a number of AIB ceiling tiles to replace a valve or for re-cabling) ACM unlikely to be disturbed for maintenance <1 per year >1 per year >1 per month
Average Score = a + b / 2		
Total Priority Assessment Score = 1 + 2 + 3 + 4		



Appendix A
SITE REGISTER(S)



SITE REGISTER

Survey Report Ref: **37910-162840-0001** Site Address: **149 County Road, Swindon, SN1 2EB**
 Building Reference / UPRN: Building Address: **149 County Road**
 Client: **Home from Home** Date of Inspection: **17/05/2016**

ASBESTOS REGISTER

Area No	Area Description	Material Description	Approx size of item	Sample or Associate Sample Reference	Material Risk			Priority Risk				Overall Risk Score	Recommended Actions & Timescales	
					Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Material Risk Rating	Normal Occupant Activity	Likelihood of Disturbance			Human Exposure Potential
001	First Floor - Landing			No sample required										
002	Ground Floor - Entrance Hall And Stairs			No sample required										
003	Ground Floor - Under Stairs Cupboard			No sample required										
External	First Floor - External	Cement verge undercloaking to front elevation	4 Linear M	P	1	1	1	4	0	0	0	1	5	Manage - 12 months
External	Ground Floor - External	Cement verge undercloaking	10 Linear M	001	0			0				0	0	No Action

Asbestos Type		Extent of Damage		Areas of No / Limited Access	
0 = No asbestos detected in sample	Product Type	0 = No asbestos detected in sample	Extent of Damage	0 = No visible damage	Areas of No / Limited Access
1 = Chrysotile (white) asbestos	0 = No asbestos detected in sample	1 = Plastics, mastic, felt, vinyl floor tiles, paints, dec. finishes, cement etc.	1 = Few scratches / marks, broken edges etc	1 = No visible damage	FS = Fixed Sealing SD = Service Ducts LA=Loft / Attic FD = Floor Ducts SB = Structural Boring SV = Structural Voids DL = Dry Lining or Boring FC = Fixed Ceilings WF=Within Window Frame HL=High Level PE = Plant / Equipment (includes lift machinery)
2 = Amosite (brown) asbestos	1 = Plastics, mastic, felt, vinyl floor tiles, paints, dec. finishes, cement etc.	2 = A/B, textiles, gaskets, rope, paper etc;	2 = Sig breakage / many small areas of damage to friable material	2 = High damage / visible debris	PV=Partition Wall Void SC=Above Suspended Ceiling EE=Electrical Equip. HE=Heating Equipment FP=Fixed Paneling DF=Within Door Frame WF=Within Window Frame HL=High Level PE = Plant / Equipment (includes lift machinery)
3 = Crocidolite (blue) asbestos	2 = A/B, textiles, gaskets, rope, paper etc;	3 = lagging, spray coatings, loose asbestos etc	3 = High damage / visible debris	3 = High damage / visible debris	

KEY: All scores are subjective only and are based on information available at the time of the assessment. Inspections may be samples or associated samples (AW8). Comments and observations are outside the scope of UKAS accreditation. All information within this register must be read in conjunction with all other sections of the report. Please refer to Section 6.4 for information regarding Priority Risk Scores



SITE REGISTER

Survey Report Ref: **37910-162840-0001** Site Address: **149 County Road, Swindon, SN1 2EB**
 Building Reference / UPRN: . . . Building Address: **149 County Road**
 Client: **Home from Home** Date of Inspection **17/05/2016**

CONSTRUCTION REGISTER

Area No	Area Description	Floor	Walls	Ceiling	Other
001	First Floor - Landing	Wooden	Brick Masonry	Plaster	
002	Ground Floor - Entrance Hall And Stairs	Concrete	Brick Masonry	Plaster	
003	Ground Floor - Under Stairs Cupboard	Concrete	Brick Masonry and Plasterboard	Plasterboard	
External	First Floor - External	N/A	Brick Masonry	N/A	



Appendix B

MATERIAL ASSESSMENT SHEETS

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	External
Site Address:	149 County Road, Swindon, SN1 2EB	Floor:	First
Building:		Area Description:	External
Building Address:	149 County Road	Material Description:	Cement verge undercloaking to front elevation
		Survey Report Reference:	37910-162840-0001



ASSESSMENT

Material Risk:	4
Asbestos Type:	1 - Chrysotile (Presumed)
Product Type:	1 - Asbestos composites, decorative finishes, AC
Extent of Damage:	1 - Low damage
Surface Treatment:	1 - Enclosed sprays and lagging, AIB, AC sheets etc
Priority Risk:	1
Normal Occupant Activity:	0 - Rare Disturbance
Likelihood of Disturbance:	0 - Very Low Likelihood of Disturbance
Human Exposure Potential:	1 - Low Human Exposure Potential
Maintenance Activity :	0 - Minor Risk Maintenance Activity

Sample No:	P
Position:	External
Approx Size of Item:	4 Linear m

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : 12 months

Recommendation: Manage

Comments: Presumed asbestos.
Presumption Reason: height restrictions

Total Risk Score: 5

MATERIAL ASSESSMENT SHEET

SITE / AREA / INSPECTION DETAILS

Client:	Home from Home	Area No:	External
Site Address:	149 County Road, Swindon, SN1 2EB	Floor:	Ground
Building:		Area Description:	External
		Material Description:	Cement verge undercloaking
Building Address:	149 County Road	Survey Report Reference:	37910-162840-0001



ASSESSMENT

Material Risk: 0
Asbestos Type: 0 - No asbestos detected

Sample No: 001
Position: External
Approx Size of Item: 10 Linear M

Product Type:
Extent of Damage:
Surface Treatment:

COMMENTS AND RECOMMENDATIONS:

Timescale for Recommendation : No action

Priority Risk: 0
Normal Occupant Activity:
Likelihood of Disturbance:
Human Exposure Potential:

Recommendation: No further action required

Comments:

Maintenance Activity :

Total Risk Score: 0



Appendix C

DRAWINGS

Client	Home From Home
Site Address	149 County Road, Swindon
Survey Reference	37910/162840
Date of Survey/Inspection	17/05/2016
Surveyors	K. Woodward

Key:

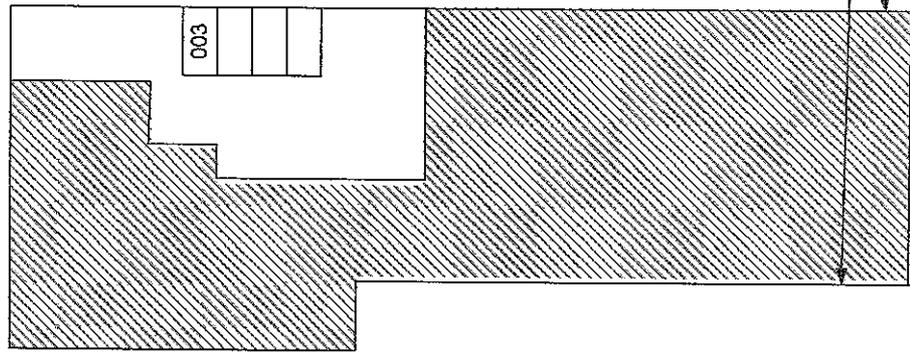
	Inspection Reference Location
	Asbestos Present
	Inaccessible Areas
	Beyond Remit of Survey

AWS = As With Sample
P = Presumed

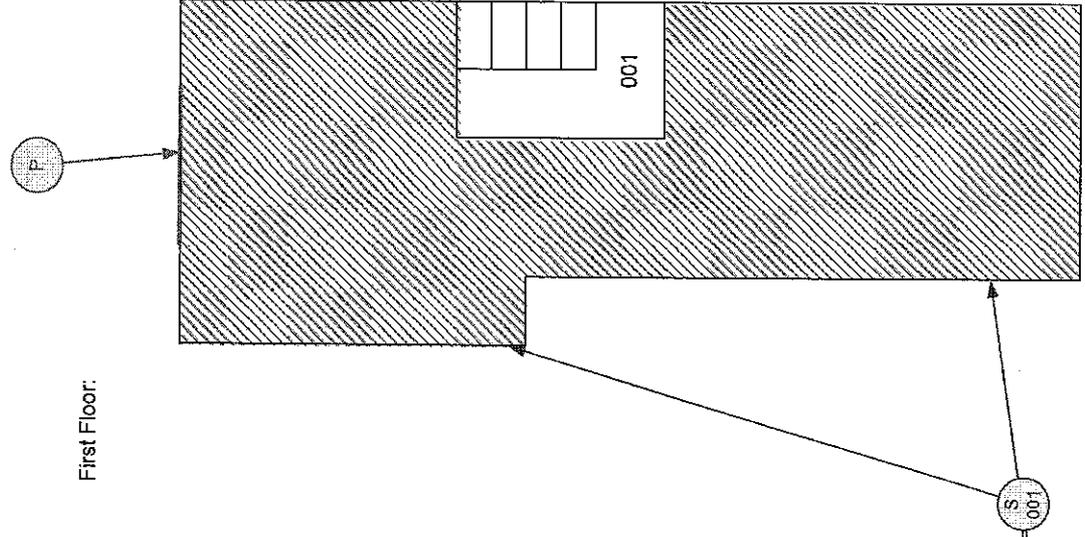
Not to Scale

PAGE 1 OF 1

Ground Floor:



First Floor:





Appendix D

LABORATORY TEST CERTIFICATE(S)



Appendix E

DEFINITIONS AND GUIDANCE NOTES

Your Survey Recommendations

- A.1 Recommendations are made based upon each items assessed potential for fibre release as recommended by the guidance published by the Health and Safety Executive.
- A.2 Definition of terms for actions detailed within this report:
- i. Add to inspection:* Provision of a policy of 12 monthly inspections together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons possibly coming into contact with the material.
 - ii. Manage:* Provision of a policy of regular inspection together with procedures, whilst continually monitoring the condition of the material for further deterioration.
 - iii. Manage & Label:* Process and provision for the fixing of labels - standard 'red A' label as per Schedule 2 of the Control of Asbestos Regulations (CAR), to the surface of the material to warn of the hazard.
 - iv. Control/Restrict access:* Material in a condition and position that is likely to cause fibre release should it be disturbed. Immediate action to implement procedure to restrict access to area via physical controls.
 - v. Repair:* Addition of a seal to the material to prevent the further deterioration and breakdown of the material. This action should also be carried out with labelling.
 - vi. Encapsulate:* Provision of paint type coating to effect a continuous seal to surface of the material and thereby prevent fibre release.
 - vii. Remove:* Complete removal of the material under controlled conditions so as to comply with CAR.