

Report No.: SH33185

Nature of Work: Refurbishment Survey

Issue Date: 10/03/2014

Client Name and Address:

Clwyd Alyn Housing Association
72 Ffordd William Morgan
St Asaph Business Park
St Asaph
LL17 0JD

Site Address:

3-5 Grosvenor Road
Wrexham
LL11 1DY

Order Placed By:

Mr Arwyn Evans

Site Contact:

Aled

Technical Manager:

Mr C Reeves BSc (Hons) CCP

Lead Surveyor:

Mr P Winterbottom

Date(s) of Work:

12/12/2013

Assistant Surveyor(s):

Mr R Kraska
Mr D Beattie
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Authorised Signatory:



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Authorising Officer

* Non-accredited tests are present within this report.

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1.0 Introduction & Scope of Work

A refurbishment survey in line with HSG264 Asbestos: The Survey Guide was carried out both internally and externally to 3-5 Grosvenor Road, Wrexham.

1.1 Aims & Objectives

The purpose of the survey was to locate, as far as reasonably practicable, the presence and extent of all suspect ACMs in the property prior to a refurbishment of the building.

1.2 Caveats, Restrictions & Inaccessible Areas

The value and usefulness of a survey can be seriously undermined where either the client or the surveyor imposes restrictions on the survey scope (HSG264).

The building plans included in **section 5** of this report clearly show inaccessible areas in yellow block, whereas **section 6** clearly states the restrictions and limitations noted on a room by room basis.

1.2.1 Pre-agreed caveats relating to this investigation were as follows:

All areas that have asbestos contamination will require a clean up and following the clean will need fuller investigation.

All heaters on site should be classed as containing asbestos. A sample was taken but it was not possible to gain access to all heaters due to asbestos contamination of rooms.

1.2.2 Caveats the surveyor has entered which became apparent during the site work have been agreed with the client prior to the issue of this report. Such caveats are listed below:

Limited access externally to both the annex and main building as unable to remove metal shutters to windows and some areas around the building have discarded needles making it unsafe to gain access.

No access to air bricks externally as they lead to contaminated floor spaces.

No access to under stairs stores to room 89 of the main building as they are boarded up and have discarded needles to the front of the boarded doors therefore creating a health and safety risk.

No safe access externally to window and above 7m as scaffolding required.

No safe access to roof spaces in rooms 62, 65 and 69.

No access to chimney breast as to do so would make it unstable.

No access to floor voids within annex as man holes could not be moved manually, also due to the location of the drains it would be a bio hazard.

It is strongly recommended that the client reviews the caveats notes above, as well as the restrictions and limitations documented in sections 5 and 6 of the report as soon as possible. If the extent of access is less than required, the client should advise the Technical Management Team to arrange additional inspection work as necessary.

1.3 UKAS Accreditation

Bradley Environmental are accredited to the UKAS to both ISO17025 (testing) and ISO17020 (inspections). Please note that opinions, interpretations, risk assessments and recommendations are outside the scope of UKAS Accreditation.

1.4 'Licensable' Abatement

Where an asbestos-containing material is stated as being licensable within section 4 of this report, this is merely a qualified opinion and may not in practice be an absolute fact. Please refer to Section 9 of this report or contact our Technical Management Team for further guidance.

1.5 Recommendations

Please note that this is a refurbishment survey, the recommendation for each item has been defaulted to 'program removal' in line with the regulation 7 of CAR 2012.

1.6 Extent of ACM Identified

Please note that the extents cited within this report are an approximation only and should not be used for the purposes of quoting asbestos removal works.

2.0 Duty to Manage Asbestos - What are My Legal Obligations?

The Government introduced the Control of Asbestos Regulations (CAR) 2012 in direct response to the mortality rates associated with asbestos exposure, which are currently estimated at over 4000 deaths per year. The Health & Safety Executive (HSE) hopes to reduce future exposure by ensuring that duty holders effectively manage ACMs.

In line with Regulations 4 (Duty to manage) of CAR2012, an asbestos survey should form the basis of your asbestos management plan which will outline how you aim to minimise the risk of persons being exposed to airborne asbestos fibres while on the premises. In short, this survey report is the beginning of your asbestos management duty, not the end of it.

As a guide, the management plan you need to produce for each property should include:

Identification - Identify and assess the ACMs that are present within your building - *depending on the level and extent of survey that you've had carried out, you may have already fulfilled this obligation;*

Priority Risk Assessment - Assess the risk of exposure to ACMs for the building occupants (i.e. your employees) and visitors (i.e. contractors); *a risk assessment based on the material hazard and likelihood of disturbance for each ACM has been included within this report (please note that this aspect of work is outside the scope of UKAS Accreditation);*

Prepare and Implement a Management Plan - Prepare a written plan that outlines how you intend to manage the risk from ACMs present on your site. This should be written by a *competent person* and the document should clearly outline your strategy for ensuring no-one can accidentally become exposed to asbestos on your premises. *Should you require our assistance with the creation of such a document, please contact the Technical Management Team.*

Provide Information to Others - This report should be made available to all persons who are likely to disturb ACMs (i.e. estates services, maintenance engineers, external contractors etc), as well as the emergency services;

Periodic Review - The survey should be updated as ACMS are removed, treated or their condition alters. As a minimum, this should be carried out annually by a *competent person* and the management plan should be updated accordingly.

HSE inspectors are currently seeking evidence of compliance with Regulation 4 when conducting site audits. For more detailed guidance on how to effectively comply with this legislation, please refer to HSE document A comprehensive guide to managing asbestos in premises (HSG227) or the ACOP (L127) The Management of Asbestos in non-domestic Premises, both of which are available from the HSE's website at www.hsebooks.co.uk

3.0 Executive Summary of Asbestos Containing Materials (ACMs) by Risk

The following pages show an executive summary of the ACMs located during these works ranked in order of risk (i.e. the highest risk item will be at the top of the page).

Please note that if no ACMs were located during the inspection, the body of this section will be omitted.

Survey Item No.	Floor Level	Block Name	Location	Item	Asbestos Content	Extent	Risk Category	Recommendation	
015	- 1 Basement	Main Block	018 Undercroft	Asbestos insulating board debris to floor	Crocidolite Amosite Chrysotile	Identified	100 sq m	A 18	Program removal
018	- 1 Basement	Main Block	020 Undercroft	Asbestos insulating board debris to floor	Amosite Chrysotile	Identified	100 sq m	A 17	Program removal
083	02 - Second	Main Block	070 Office	Asbestos insulating board debris	Amosite Chrysotile	Strongly Presumed	16 sq m	A 16	Program removal
079	02 - Second	Main Block	067 Office	Asbestos insulating board debris	Amosite	Strongly Presumed	16 sq m	A 16	Program removal
056	01 - First	Main Block	047 Office	Asbestos insulating board debris	Amosite Chrysotile	Strongly Presumed	16 sq m	A 16	Program removal
008	- 1 Basement	Main Block	010 Floor Void Undercroft	Asbestos insulating board debris to floor	Amosite Chrysotile	Identified	100 sq m	A 16	Program removal
085	0 - Ground	Main Block	023 Living Room	Asbestos insulating board to floor beneath heater	Amosite Chrysotile	Identified	24 sq m	B 15	Program removal
084	02 - Second	Main Block	070 Office	Asbestos insulating board to floor beneath heater	Amosite Chrysotile	Strongly Presumed	14 sq m	B 15	Program removal
072	01 - First	Main Block	057 Lobby	Asbestos insulating board debris to floor	Amosite Chrysotile	Strongly Presumed	8 sq m	B 15	Program removal
061	01 - First	Main Block	049 Office	Asbestos insulating board debris	Amosite Chrysotile	Strongly Presumed	30 sq m	B 15	Program removal
054	01 - First	Main Block	047 Office	Asbestos insulating board debris	Amosite Chrysotile	Strongly Presumed	16 sq m	B 15	Program removal
052	01 - First	Main Block	046 Kitchen	Asbestos insulating board debris	Amosite Chrysotile	Strongly Presumed	8 sq m	B 15	Program removal
039	0 - Ground	Main Block	034 Office	Asbestos insulating board debris to floor	Amosite Chrysotile	Identified	16 sq m	B 15	Program removal
030	0 - Ground	Main Block	026 Hall and Staircase	Asbestos insulating board debris	Amosite Chrysotile	Identified	<1 sq m	B 15	Program removal

Survey Item No.	Floor Level	Block Name	Location	Item	Asbestos Content		Extent	Risk Category	Recommendation
017	- 1 Basement	Main Block	019 Store	Asbestos insulating board loose panel	Crocidolite Amosite Chrysotile	Identified	1 sq m	B 15	Program removal
013	- 1 Basement	Main Block	017 Stairs and Lobby	Asbestos insulating board debris to wall(s)	Amosite Chrysotile	Identified	20 sq m	B 15	Program removal
082	02 - Second	Main Block	070 Office	Asbestos insulating board lining to door	Amosite Chrysotile	Strongly Presumed	2 sq m	B 14	Program removal
076	02 - Second	Main Block	063 Office	Asbestos insulating board to floor beneath heater	Amosite Chrysotile	Strongly Presumed	16 sq m	B 14	Program removal
073	02 - Second	Main Block	060 Office	Asbestos insulating board to floor beneath heater	Amosite Chrysotile	Identified	16 sq m	B 14	Program removal
055	01 - First	Main Block	047 Office	Asbestos insulating board lining to door	Amosite Chrysotile	Strongly Presumed	2 sq m	B 14	Program removal
038	0 - Ground	Main Block	034 Office	Asbestos insulating board lining to door	Amosite Chrysotile	Identified	2 sq m	B 14	Program removal
014	- 1 Basement	Main Block	017 Stairs and Lobby	Asbestos textile fuse tapes	Chrysotile	Identified	40 units	B 14	Program removal
094	0 - Ground	Annex	081 Office	Asbestos insulating board panel behind heater to wall(s)	Amosite	Identified	1 sq m	B 13	Program removal
092	0 - Ground	Annex	077 WC	Asbestos insulating board to wall(s)	Amosite	Strongly Presumed	1 sq m	B 13	Program removal
081	02 - Second	Main Block	067 Office	Asbestos insulating board to floor beneath heater	Amosite Chrysotile	Strongly Presumed	1 sq m	B 13	Program removal
071	01 - First	Main Block	057 Lobby	Asbestos insulating board lining to door	Amosite Chrysotile	Identified	2 sq m	B 13	Program removal
060	01 - First	Main Block	049 Office	Asbestos insulating board to floor	Amosite Chrysotile	Strongly Presumed	1 sq m	B 13	Program removal
053	01 - First	Main Block	047 Office	Asbestos insulating board to floor	Amosite Chrysotile	Identified	1 sq m	B 13	Program removal

Survey Item No.	Floor Level	Block Name	Location	Item	Asbestos Content		Extent	Risk Category	Recommendation
051	01 - First	Main Block	046 Kitchen	Asbestos insulating board lining to door	Amosite Chrysotile	Identified	2 sq m	B 13	Program removal
036	0 - Ground	Main Block	033 Large office	Asbestos insulating board to floor	Amosite Chrysotile	Identified	<1 sq m	B 13	Program removal
035	0 - Ground	Main Block	030 Hall	Asbestos insulating board lining to door	Amosite Chrysotile	Identified	2 sq m	B 13	Program removal
029	0 - Ground	Main Block	026 Hall and Staircase	Asbestos insulating board to door	Amosite Chrysotile	Identified	1 sq m	B 13	Program removal
019	- 1 Basement	Main Block	021 WC	Asbestos insulating board to floor	Amosite Chrysotile	Identified	10 sq m	B 13	Program removal
016	- 1 Basement	Main Block	019 Store	Asbestos insulating board to ceiling(s)	Crocidolite Amosite Chrysotile	Identified	16 sq m	B 13	Program removal
096	01 - First	Main Block	054 Hall	Asbestos insulating board lining to door	Amosite Chrysotile	Identified	2 sq m	B 12	Program removal
088	0 - Ground	Annex	075 WC	Asbestos insulating board loose panel	Amosite Chrysotile	Identified	1 sq m	B 12	Program removal
059	01 - First	Main Block	048 Office	Asbestos insulating board lining to door	Amosite Chrysotile	Strongly Presumed	2 sq m	B 12	Program removal
021	0 - Ground	Main Block	023 Living Room	Asbestos insulating board to door	Amosite Chrysotile	Identified	2 sq m	B 12	Program removal
003	0 - Ground	Annex	001 Kitchen	Asbestos textile fuse tapes	Chrysotile	Presumed	2 units	B 12	Program removal
078	02 - Second	Main Block	067 Office	Asbestos insulating board lining to door	Amosite Chrysotile	Identified	2 sq m	B 11	Program removal
064	01 - First	Main Block	050 Hall	Asbestos insulating board to wall(s)	Amosite Chrysotile	Strongly Presumed	4 sq m	B 11	Program removal
042	01 - First	Main Block	038 Landing	Asbestos insulating board panel beneath window to wall(s)	Amosite Chrysotile	Identified	4 sq m	B 11	Program removal

Survey Item No.	Floor Level	Block Name	Location	Item	Asbestos Content		Extent	Risk Category	Recommendation
024	0 - Ground	Main Block	024 Hall and stairs	Asbestos insulating board panels to either side of door	Amosite Chrysotile	Identified	2 sq m	B 11	Program removal
090	0 - Ground	Annex	076 WC	Asbestos insulating board to wall(s)	Amosite	Identified	1 sq m	C 10	Program removal
012	- 1 Basement	Main Block	015 Communications Room	Asbestos insulating board gaskets to heater	Chrysotile	Strongly Presumed	1 unit	C 10	Program removal
011	- 1 Basement	Main Block	014 Kitchen	Asbestos insulating board gasket to heater	Chrysotile	Identified	1 unit	C 10	Program removal
043	01 - First	Main Block	038 Landing	Asbestos textile rope to skylight	Chrysotile	Presumed	12 linear metres	C 9	Program removal
001	0 - Ground	Annex	001 Kitchen	Asbestos textured coating to plasterboard ceiling(s)	Chrysotile	Identified	20 sq m	C 9	Program removal
097	External	Annex	087 External to Annexe	Asbestos insulating board around flue to wall(s)	Amosite	Identified	1 unit	C 8	Program removal
080	02 - Second	Main Block	067 Office	Asbestos cement flue pipe	Chrysotile	Identified	1 unit	C 8	Program removal
032	0 - Ground	Main Block	028 Living Room	Asbestos thermoplastic floor tiles	Chrysotile	Identified	30 sq m	C 8	Program removal
028	0 - Ground	Main Block	026 Hall and Staircase	Asbestos thermoplastic floor tiles	Chrysotile	Identified	12 sq m	C 8	Program removal
007	0 - Ground	Annex	004 Office	Asbestos textured coating to plasterboard ceiling(s)	Chrysotile	Identified	25 sq m	C 8	Program removal
005	0 - Ground	Annex	002 Lobby	Asbestos textured coating to plasterboard ceiling(s)	Chrysotile	Identified	10 sq m	C 8	Program removal
031	0 - Ground	Main Block	027 Lobby	Asbestos thermoplastic floor tiles	Chrysotile	Strongly Presumed	8 sq m	C 7	Program removal
006	0 - Ground	Annex	003 WC	Asbestos textured coating to plasterboard ceiling(s)	Chrysotile	Strongly Presumed	2 sq m	C 7	Program removal

Survey Item No.	Floor Level	Block Name	Location	Item	Asbestos Content		Extent	Risk Category	Recommendation
002	0 - Ground	Annex	001 Kitchen	Asbestos bitumen sink pad(s)	Chrysotile	Identified	2 units	C 7	Program removal

4.0 Item Register & Management Report

The following pages show a register of all suspect materials located during this investigation, which includes a photographic record of each item along with individual risk assessment scores.

If no suspect materials were observed during the inspection, the body of this section will be omitted.

Location:	001 Kitchen	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	001	Sample Number:	627/841		
Item:	Asbestos textured coating to plasterboard ceiling(s)				
Asbestos Content:	Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Also to beam. Debris also present to floor.				
Extent:	20 sq m			Licensable:	No
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)			Material Assessment:	5
Condition:	3 (Significant damage)			Priority Assessment:	4
Surface Treatment:	0 (Composite material)			Risk Category and Score:	C 9
Accessibility:	0 (Usually inaccessible or unlikely to be disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	001 Kitchen	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	002	Sample Number:	627/842
Item:	Asbestos bitumen sink pad(s)		
Asbestos Content:	Chrysotile Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Not applicable.		
Extent:	2 units	Licensable:	No
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	3
Condition:	1 (Minor scratches)	Priority Assessment:	4
Surface Treatment:	0 (Composite material)	Risk Category and Score:	C 7
Accessibility:	1 (Occasionally likely to be disturbed)	Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)		



Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	001 Kitchen	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	003	Sample Number:	No sample - presumed
Item:	Asbestos textile fuse tapes		
Asbestos Content:	Chrysotile Presumed		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Live and connected. Asbestos content presumed as no safe access was available to sample the material.		



Extent:	2 units	Licensable:	No
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	8
Condition:	3 (Significant damage)	Priority Assessment:	4
Surface Treatment:	2 (Unencapsulated textile/paper)	Risk Category and Score:	B 12
Accessibility:	1 (Occasionally likely to be disturbed)	Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)		

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	001 Kitchen	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	004	Sample Number:	627/843	
Item:	Bitumen wrap to gas pipe			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Not applicable.			
Extent:	1 unit	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	002 Lobby	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	005	Sample Number:	627/844	
Item:	Asbestos textured coating to plasterboard ceiling(s)			
Asbestos Content:	Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Not applicable.			
Extent:	10 sq m	Licensable:	No	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	3	
Condition:	1 (Minor scratches)	Priority Assessment:	5	
Surface Treatment:	0 (Composite material)	Risk Category and Score:	C 8	
Accessibility:	1 (Occasionally likely to be disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	003 WC	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	006	Sample Number:	as 627/844		
Item:	Asbestos textured coating to plasterboard ceiling(s)				
Asbestos Content:	Chrysotile Strongly Presumed				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Not applicable.				
Extent:	2 sq m			Licensable:	No
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	3
Condition:	1 (Minor scratches)			Priority Assessment:	4
Surface Treatment:	0 (Composite material)			Risk Category and Score:	C 7
Accessibility:	1 (Occasionally likely to be disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	004 Office	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	007	Sample Number:	627/845		
Item:	Asbestos textured coating to plasterboard ceiling(s)				
Asbestos Content:	Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	To beams also.				
Extent:	25 sq m			Licensable:	No
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)			Material Assessment:	3
Condition:	1 (Minor scratches)			Priority Assessment:	5
Surface Treatment:	0 (Composite material)			Risk Category and Score:	C 8
Accessibility:	1 (Occasionally likely to be disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	010 Floor Void Undercroft	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	008	Sample Number:	627/846
Item:	Asbestos insulating board debris to floor		
Asbestos Content:	Amosite Identified Chrysotile Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Whole void potentially contaminated.		
Extent:	100 sq m	Licensable:	Yes
Extent Score:	3 (>50 sq m or >50m pipe run)	Material Assessment:	9
Condition:	3 (Significant damage)	Priority Assessment:	7
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	A 16
Accessibility:	1 (Occasionally likely to be disturbed)	Recommendation:	Program removal
Location:	3 (Confined Space)		



Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	013 WC	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	009	Sample Number:	627/847	
Item:	Thermoplastic floor tiles			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Beneath grey vinyl. The floor tiles are free from asbestos but there was no adhesive in the sample to analyse.			
Extent:	8 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	014 Kitchen	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

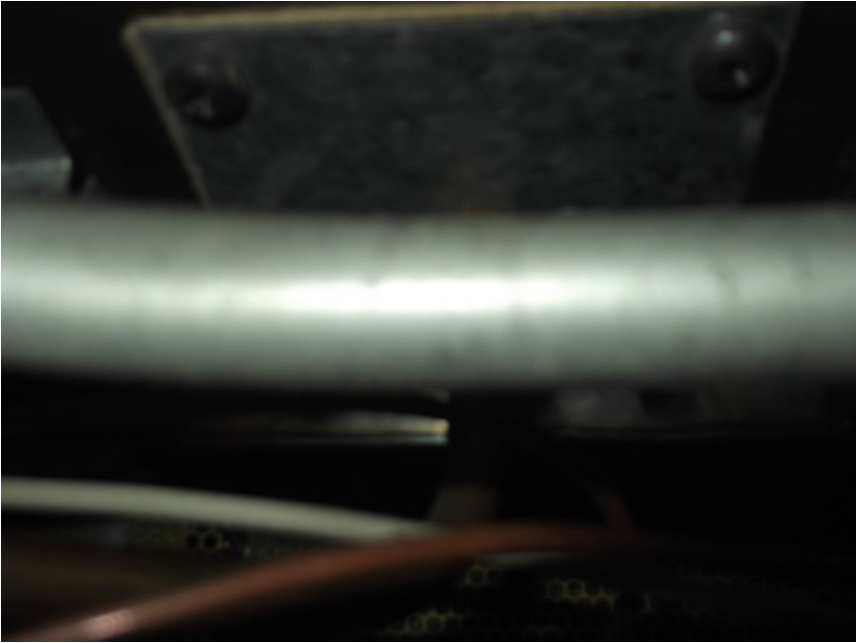
Item Number:	010	Sample Number:	627/848		
Item:	Insulating board panel behind heater				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Not applicable.				
Extent:	1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	014 Kitchen	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	011	Sample Number:	627/849		
Item:	Asbestos insulating board gasket to heater				
Asbestos Content:	Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Not applicable.				
Extent:	1 unit			Licensable:	Yes
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	6
Condition:	1 (Minor scratches)			Priority Assessment:	4
Surface Treatment:	2 (Unencapsulated asbestos insulating board)			Risk Category and Score:	C 10
Accessibility:	1 (Occasionally likely to be disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	015 Communications Room	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	012	Sample Number:	as 627/849		
Item:	Asbestos insulating board gaskets to heater				
Asbestos Content:	Chrysotile Strongly Presumed				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Not applicable.				
Extent:	1 unit			Licensable:	Yes
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	6
Condition:	1 (Minor scratches)			Priority Assessment:	4
Surface Treatment:	2 (Unencapsulated asbestos insulating board)			Risk Category and Score:	C 10
Accessibility:	1 (Occasionally likely to be disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	017 Stairs and Lobby	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	013	Sample Number:	627/851		
Item:	Asbestos insulating board debris to wall(s)				
Asbestos Content:	Amosite Identified Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Insulating board to wall of electric meter cupboard. This material is damaged and located throughout the room. Whole room potentially contaminated.				
Extent:	20 sq m			Licensable:	Yes
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)			Material Assessment:	9
Condition:	3 (Significant damage)			Priority Assessment:	6
Surface Treatment:	2 (Unencapsulated asbestos insulating board)			Risk Category and Score:	B 15
Accessibility:	2 (Easily disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	017 Stairs and Lobby	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	014	Sample Number:	627/854
Item:	Asbestos textile fuse tapes		
Asbestos Content:	Chrysotile Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	To all electrical boxes. Also some boxes are loose on the floor.		
Extent:	40 units	Licensable:	Yes
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	8
Condition:	3 (Significant damage)	Priority Assessment:	6
Surface Treatment:	2 (Unencapsulated textile/paper)	Risk Category and Score:	B 14
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)		



Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	018 Undercroft	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	015	Sample Number:	627/850	
Item:	Asbestos insulating board debris to floor			
Asbestos Content:	CrocidoliteIdentified AmositeIdentified ChrysotileIdentified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Debris to whole void.			
Extent:	100 sq m	Licensable:	Yes	
Extent Score:	3 (>50 sq m or >50m pipe run)	Material Assessment:	10	
Condition:	3 (Significant damage)	Priority Assessment:	8	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	A 18	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	3 (Confined Space)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	019 Store	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	016	Sample Number:	627/852	
Item:	Asbestos insulating board to ceiling(s)			
Asbestos Content:	CrocidoliteIdentified AmositeIdentified ChrysotileIdentified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Not applicable.			
Extent:	16 sq m	Licensable:	Yes	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	8	
Condition:	2 (Local damage)	Priority Assessment:	5	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 13	
Accessibility:	1 (Occasionally likely to be disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	019 Store	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	017	Sample Number:	627/853	
Item:	Asbestos insulating board loose panel			
Asbestos Content:	CrocidoliteIdentified AmositeIdentified ChrysotileIdentified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Consider room to be contaminated.			
Extent:	1 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	10	
Condition:	3 (Significant damage)	Priority Assessment:	5	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 15	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	020 Undercroft	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	018	Sample Number:	as 627/851	
Item:	Asbestos insulating board debris to floor			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Debris to hatch area of void. Consider whole void to be contaminated.			
Extent:	100 sq m	Licensable:	Yes	
Extent Score:	3 (>50 sq m or >50m pipe run)	Material Assessment:	9	
Condition:	3 (Significant damage)	Priority Assessment:	8	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	A 17	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	3 (Confined Space)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	021 WC	Block:	Main Block	Floor Level:	- 1 Basement
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Item Details

Item Number:	019	Sample Number:	as 627/851	
Item:	Asbestos insulating board to floor			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Debris from room 17 is throughout this room. Consider the whole room contaminated.			
Extent:	10 sq m	Licensable:	Yes	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	9	
Condition:	3 (Significant damage)	Priority Assessment:	4	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 13	
Accessibility:	0 (Usually inaccessible or unlikely to be disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	023 Living Room	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	020	Sample Number:	627/855		
Item:					Textile rope to sash windows
Asbestos Content:					No asbestos detected Identified
Sample Analysed By:		S Brown	Reinsp.Interval:		Not applicable
Comments:					Typical to all sash windows in building.
Extent:		30 linear metre(s)		Licensable:	Not applicable
Extent Score:		0 (Not applicable)		Material Assessment:	0
Condition:		0 (Not applicable)		Priority Assessment:	0
Surface Treatment:		0 (Not applicable)		Risk Category and Score:	E 0
Accessibility:		0 (Not applicable)		Recommendation:	Not applicable
Location:		0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	023 Living Room	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	021	Sample Number:	627/856	
Item:	Asbestos insulating board to door			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Insulating board to back of door. Door is scraping on carpet, consider contamination to carpet and room due to damage.			
Extent:	2 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	7	
Condition:	2 (Local damage)	Priority Assessment:	5	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 12	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	023 Living Room	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	022	Sample Number:	627/857	
Item:	Insulating board above lath and plaster to ceiling(s)			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	This has been found to be present above all lath and plaster ceilings to main building block. Sample taken to prove negative.			
Extent:	40 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	024 Hall and stairs	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	023	Sample Number:	627/858
Item:	Insulating board panel to door		
Asbestos Content:	No asbestos detected Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Not applicable.		
Extent:	1 sq m	Licensable:	Not applicable
Extent Score:	0 (Not applicable)	Material Assessment:	0
Condition:	0 (Not applicable)	Priority Assessment:	0
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable
Location:	0 (Not applicable)		



Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	024 Hall and stairs	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	024	Sample Number:	627/859	
Item:	Asbestos insulating board panels to either side of door			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Beneath glass windows.			
Extent:	2 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	6	
Condition:	1 (Minor scratches)	Priority Assessment:	5	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 11	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	024 Hall and stairs	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	025	Sample Number:	627/860	
Item:	Thermoplastic floor tiles			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Beneath carpet. Paper backed. The floor tiles are free from asbestos but there was no adhesive in the sample to analyse.			
Extent:	14 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	025 Entrance Corridor	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	026	Sample Number:	as 627/858		
Item:	Insulating board panels either side of door				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Beneath glass panels.				
Extent:	2 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	025 Entrance Corridor	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	027	Sample Number:	as 627/860	
Item:	Thermoplastic floor tiles			
Asbestos Content:	No asbestos detected Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Beneath carpet. The floor tiles are free from asbestos but there was no adhesive in the sample to analyse.			
Extent:	20 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	026 Hall and Staircase	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	028	Sample Number:	408/003	
Item:	Asbestos thermoplastic floor tiles			
Asbestos Content:	Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Asbestos thermoplastic floor tiles but there was no adhesive in the sample to analyse.			
Extent:	12 sq m	Licensable:	No	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	3	
Condition:	1 (Minor scratches)	Priority Assessment:	5	
Surface Treatment:	0 (Composite material)	Risk Category and Score:	C 8	
Accessibility:	1 (Occasionally likely to be disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	026 Hall and Staircase	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	029	Sample Number:	408/004	
Item:	Asbestos insulating board to door			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Panel to reverse side of door low level.			
Extent:	1 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	7	
Condition:	2 (Local damage)	Priority Assessment:	6	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 13	
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	026 Hall and Staircase	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	030	Sample Number:	408/005		
Item:	Asbestos insulating board debris				
Asbestos Content:	Amosite Identified Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Debris to carpet, it appears to be from recent damage at low level to the door. This area must be considered contaminated.				
Extent:	<1 sq m			Licensable:	Yes
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	9
Condition:	3 (Significant damage)			Priority Assessment:	6
Surface Treatment:	2 (Unencapsulated asbestos insulating board)			Risk Category and Score:	B 15
Accessibility:	3 (Routinely disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	027 Lobby	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	031	Sample Number:	as 408/003		
Item:	Asbestos thermoplastic floor tiles				
Asbestos Content:	Chrysotile Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Asbestos thermoplastic floor tiles but there was no adhesive in the sample to analyse.				
Extent:	8 sq m			Licensable:	No
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	3
Condition:	1 (Minor scratches)			Priority Assessment:	4
Surface Treatment:	0 (Composite material)			Risk Category and Score:	C 7
Accessibility:	1 (Occasionally likely to be disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	028 Living Room	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	032	Sample Number:	408/006		
Item:	Asbestos thermoplastic floor tiles				
Asbestos Content:	Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Asbestos thermoplastic floor tiles but there was no adhesive in the sample to analyse.				
Extent:	30 sq m			Licensable:	No
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)			Material Assessment:	3
Condition:	1 (Minor scratches)			Priority Assessment:	5
Surface Treatment:	0 (Composite material)			Risk Category and Score:	C 8
Accessibility:	1 (Occasionally likely to be disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	028 Living Room	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	033	Sample Number:	408/007	
Item:	Insulating board to floor			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Beneath floor mounted heater.			
Extent:	1 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	028 Living Room	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	034	Sample Number:	408/008		
Item:	Insulating board loose panel				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Sample taken to prove negative. Loose board mounted on heater.				
Extent:	<1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	030 Hall	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	035	Sample Number:	408/009		
Item:	Asbestos insulating board lining to door				
Asbestos Content:	Amosite Identified Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Areas of damage by hinges. Debris present to carpet. Consider the whole room contaminated.				
Extent:	2 sq m			Licensable:	Yes
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	7
Condition:	2 (Local damage)			Priority Assessment:	6
Surface Treatment:	1 (Encapsulated asbestos insulating board)			Risk Category and Score:	B 13
Accessibility:	3 (Routinely disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	033 Large office	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	036	Sample Number:	408/010		
Item:	Asbestos insulating board to floor				
Asbestos Content:	Amosite Identified Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Present beneath floor mounted heater. This board is of a different nature to other insulating board panel beneath heater.				
Extent:	<1 sq m			Licensable:	Yes
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	8
Condition:	2 (Local damage)			Priority Assessment:	5
Surface Treatment:	2 (Unencapsulated asbestos insulating board)			Risk Category and Score:	B 13
Accessibility:	2 (Easily disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	033 Large office	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	037	Sample Number:	408/011		
Item:	Insulating board to floor beneath floor mounted heater				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Present beneath floor mounted heater. This board is of a different nature to other insulating board panel beneath heater and also high level behind heater.				
Extent:	1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	034 Office	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	038	Sample Number:	408/012	
Item:	Asbestos insulating board lining to door			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Significant damage to door lining.			
Extent:	2 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	8	
Condition:	3 (Significant damage)	Priority Assessment:	6	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 14	
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	034 Office	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	039	Sample Number:	408/013	
Item:	Asbestos insulating board debris to floor			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Insulating board debris identified to be present to carpets location by door. Consider the whole room contaminated.			
Extent:	16 sq m	Licensable:	Yes	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	9	
Condition:	3 (Significant damage)	Priority Assessment:	6	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 15	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	036 Office	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	040	Sample Number:	408/014	
Item:	Insulating board panel behind heater			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Not applicable.			
Extent:	1 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	037 Office	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	041	Sample Number:	as 408/014		
Item:	Insulating board loose panel above heater				
Asbestos Content:	No asbestos detected Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Loose panel mounted on heater.				
Extent:	<1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	038 Landing	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	042	Sample Number:	408/015	
Item:	Asbestos insulating board panel beneath window to wall(s)			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Panel is double lined to both sides of wall. Also present in room 45.			
Extent:	4 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	6	
Condition:	1 (Minor scratches)	Priority Assessment:	5	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 11	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	038 Landing	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	043	Sample Number:	No sample - presumed		
Item:	Asbestos textile rope to skylight				
Asbestos Content:	Chrysotile Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Asbestos content presumed to both sets of skylights in building. No safe access was available to sample the material. Presumed to contain a rope seal.				
Extent:	12 linear metres			Licensable:	No
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)			Material Assessment:	5
Condition:	1 (Minor scratches)			Priority Assessment:	4
Surface Treatment:	1 (Encapsulated textile/paper)			Risk Category and Score:	C 9
Accessibility:	0 (Usually inaccessible or unlikely to be disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	039 Lobby	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	044	Sample Number:	408/016	
Item:	Vinyl to floor to timber			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Not applicable.			
Extent:	4 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	040 WC	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	045	Sample Number:	as 408/016	
Item:	Vinyl to floor to timber			
Asbestos Content:	No asbestos detected Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Not applicable.			
Extent:	4 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	042 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	046	Sample Number:	408/017
Item:	Insulating board to wall(s)		
Asbestos Content:	No asbestos detected Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Also present in the form of debris hence condition. Sample taken to prove negative.		
Extent:	1 sq m	Licensable:	Not applicable
Extent Score:	0 (Not applicable)	Material Assessment:	0
Condition:	0 (Not applicable)	Priority Assessment:	0
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable
Location:	0 (Not applicable)		



Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	044 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	047	Sample Number:	408/018	
Item:	Insulating board lining to door			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Appears to be a recent new panel.			
Extent:	2 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	044 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	048	Sample Number:	408/019		
Item:	Insulating board to floor				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Insulating board present beneath carpet to an old heater location.				
Extent:	1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	044 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	049	Sample Number:	408/020		
Item:	Insulation debris				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Sample taken of debris plaster to floor void to prove negative.				
Extent:	20 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	046 Kitchen	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	050	Sample Number:	408/021	
Item:	Vinyl to floor to timber			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Not applicable.			
Extent:	8 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	046 Kitchen	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	051	Sample Number:	408/022
Item:	Asbestos insulating board lining to door		
Asbestos Content:	Amosite Identified Chrysotile Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Damage to edge of door, debris visible. Consider the whole room contaminated.		
Extent:	2 sq m	Licensable:	Yes
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	7
Condition:	2 (Local damage)	Priority Assessment:	6
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 13
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)		



Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	046 Kitchen	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	052	Sample Number:	as 408/022	
Item:	Asbestos insulating board debris			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Debris visible to flooring from damaged door panel. Consider the whole room contaminated.			
Extent:	8 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	9	
Condition:	3 (Significant damage)	Priority Assessment:	6	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 15	
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	047 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	053	Sample Number:	408/023	
Item:	Asbestos insulating board to floor			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Present beneath carpet to old heater location. Two types of board present.			
Extent:	1 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	8	
Condition:	2 (Local damage)	Priority Assessment:	5	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 13	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	047 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	054	Sample Number:	as 408/023	
Item:	Asbestos insulating board debris			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Present to reverse side of carpet. Carpet to be noted as contaminated.			
Extent:	16 sq m	Licensable:	Yes	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	9	
Condition:	3 (Significant damage)	Priority Assessment:	6	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 15	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	047 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	055	Sample Number:	as 408/022	
Item:	Asbestos insulating board lining to door			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Significant breakage low level with debris to floor. Consider the whole room contaminated.			
Extent:	2 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	8	
Condition:	3 (Significant damage)	Priority Assessment:	6	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 14	
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	047 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	056	Sample Number:	as 408/022	
Item:	Asbestos insulating board debris			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Consider the whole room contaminated.			
Extent:	16 sq m	Licensable:	Yes	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	9	
Condition:	3 (Significant damage)	Priority Assessment:	7	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	A 16	
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	047 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	057	Sample Number:	as 408/017		
Item:	Insulating board to wall(s)				
Asbestos Content:	No asbestos detected Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Panel present behind heater.				
Extent:	<1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	048 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	058	Sample Number:	as 408/017		
Item:	Insulating board panel behind heater				
Asbestos Content:	No asbestos detected Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Not applicable.				
Extent:	<1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	048 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	059	Sample Number:	as 408/022	
Item:	Asbestos insulating board lining to door			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Debris also present to carpet throughout room.			
Extent:	2 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	6	
Condition:	1 (Minor scratches)	Priority Assessment:	6	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 12	
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	049 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	060	Sample Number:	as 408/023	
Item:	Asbestos insulating board to floor			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Present beneath carpet beneath heater.			
Extent:	1 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	8	
Condition:	2 (Local damage)	Priority Assessment:	5	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 13	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	049 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	061	Sample Number:	as 408/023		
Item:	Asbestos insulating board debris				
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Present to reverse side of carpet. Carpet to be noted as contaminated.				
Extent:	30 sq m			Licensable:	Yes
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)			Material Assessment:	9
Condition:	3 (Significant damage)			Priority Assessment:	6
Surface Treatment:	2 (Unencapsulated asbestos insulating board)			Risk Category and Score:	B 15
Accessibility:	2 (Easily disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	049 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	062	Sample Number:	as 408/017		
Item:	Insulating board to wall(s)				
Asbestos Content:	No asbestos detected Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Panel present behind heater.				
Extent:	<1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	049 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	063	Sample Number:	as 408/017
Item:	Insulating board to floor		
Asbestos Content:	No asbestos detected Strongly Presumed		
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable
Comments:	3 x loose panels. Debris to these panels also present.		
Extent:	3 units	Licensable:	Not applicable
Extent Score:	0 (Not applicable)	Material Assessment:	0
Condition:	0 (Not applicable)	Priority Assessment:	0
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable
Location:	0 (Not applicable)		



Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	050 Hall	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	064	Sample Number:	as 408/015	
Item:	Asbestos insulating board to wall(s)			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Panel is double lined to both sides of wall. Also present to room 56.			
Extent:	4 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	6	
Condition:	1 (Minor scratches)	Priority Assessment:	5	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 11	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	052 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	065	Sample Number:	408/024	
Item:	Insulating board to floor beneath heater			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Sample taken to prove negative. Debris present.			
Extent:	1 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	052 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	066	Sample Number:	as 408/017		
Item:	Insulating board to wall(s) behind heater				
Asbestos Content:	No asbestos detected Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Not applicable.				
Extent:	1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	052 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	067	Sample Number:	408/025	
Item:	Insulating board lining to door			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Panel double lined to reverse side of door. Debris also present.			
Extent:	4 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	055 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	068	Sample Number:	as 408/017	
Item:	Insulating board to floor beneath heater			
Asbestos Content:	No asbestos detected Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Two panels beneath the heater			
Extent:	1 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	055 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	069	Sample Number:	as 408/024	
Item:	Insulating board to floor beneath heater			
Asbestos Content:	No asbestos detected Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	This panel is beneath panel item no 68.			
Extent:	1 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	055 Office	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	070	Sample Number:	as 408/017		
Item:	Insulating board to wall(s) behind heater				
Asbestos Content:	No asbestos detected Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Not applicable.				
Extent:	1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	057 Lobby	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	071	Sample Number:	408/026	
Item:	Asbestos insulating board lining to door			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Debris present to floor. Consider the whole room contaminated.			
Extent:	2 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	7	
Condition:	2 (Local damage)	Priority Assessment:	6	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 13	
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	057 Lobby	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	072	Sample Number:	as 408/026	
Item:	Asbestos insulating board debris to floor			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Consider the whole room contaminated.			
Extent:	8 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	9	
Condition:	3 (Significant damage)	Priority Assessment:	6	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 15	
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	060 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	073	Sample Number:	408/027	
Item:	Asbestos insulating board to floor beneath heater			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Insulating board panel present beneath two layers of carpet. Insulating board residue will be present to reverse side of carpet and this requires removal as contaminated waste.			
Extent:	16 sq m	Licensable:	Yes	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	8	
Condition:	2 (Local damage)	Priority Assessment:	6	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 14	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	060 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	074	Sample Number:	as 408/017		
Item:	Insulating board behind heater to wall(s)				
Asbestos Content:	No asbestos detected Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Not applicable.				
Extent:	1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	062 Roof Void	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	075	Sample Number:	408/028	
Item:	Bitumen roofing felt			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	This roofing felt has been found to be consistent throughout all roof voids within building.			
Extent:	200 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	063 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	076	Sample Number:	as 408/027		
Item:	Asbestos insulating board to floor beneath heater				
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Insulating board panel present beneath two layers of carpet. Insulating board residue will be present to reverse side of carpet and this requires removal as contaminated waste.				
Extent:	16 sq m			Licensable:	Yes
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)			Material Assessment:	8
Condition:	2 (Local damage)			Priority Assessment:	6
Surface Treatment:	2 (Unencapsulated asbestos insulating board)			Risk Category and Score:	B 14
Accessibility:	2 (Easily disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	063 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	077	Sample Number:	as 408/017		
Item:	Insulating board to wall(s) behind heater				
Asbestos Content:	No asbestos detected Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Not applicable.				
Extent:	1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	067 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	078	Sample Number:	408/029	
Item:	Asbestos insulating board lining to door			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Consider the whole room contaminated.			
Extent:	2 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	8	
Condition:	3 (Significant damage)	Priority Assessment:	3	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 11	
Accessibility:	0 (Usually inaccessible or unlikely to be disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	067 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	079	Sample Number:	as 408/029	
Item:	Asbestos insulating board debris			
Asbestos Content:	Amosite Strongly Presumed			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Consider the whole room contaminated.			
Extent:	16 sq m	Licensable:	Yes	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	9	
Condition:	3 (Significant damage)	Priority Assessment:	7	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	A 16	
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	067 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	080	Sample Number:	408/030		
Item:	Asbestos cement flue pipe				
Asbestos Content:	Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Redundant cement flue pipe has been found to be present in old heater location. Many heaters have been removed throughout building without identification of cement flue pipe.				
Extent:	1 unit			Licensable:	No
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	4
Condition:	1 (Minor scratches)			Priority Assessment:	4
Surface Treatment:	1 (Unencapsulated asbestos cement)			Risk Category and Score:	C 8
Accessibility:	1 (Occasionally likely to be disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	067 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	081	Sample Number:	as 408/027	
Item:	Asbestos insulating board to floor beneath heater			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Insulating board panel present beneath two layers of carpet. Insulating board residue will be present to reverse side of carpet and this requires removal as contaminated waste			
Extent:	1 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	8	
Condition:	2 (Local damage)	Priority Assessment:	5	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 13	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	070 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	082	Sample Number:	as 408/029		
Item:	Asbestos insulating board lining to door				
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Debris present to floor. Consider the whole room contaminated.				
Extent:	2 sq m			Licensable:	Yes
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	8
Condition:	3 (Significant damage)			Priority Assessment:	6
Surface Treatment:	1 (Encapsulated asbestos insulating board)			Risk Category and Score:	B 14
Accessibility:	3 (Routinely disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	070 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	083	Sample Number:	as 408/029	
Item:	Asbestos insulating board debris			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Consider the whole room contaminated.			
Extent:	16 sq m	Licensable:	Yes	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	9	
Condition:	3 (Significant damage)	Priority Assessment:	7	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	A 16	
Accessibility:	3 (Routinely disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	070 Office	Block:	Main Block	Floor Level:	02 - Second
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Item Details

Item Number:	084	Sample Number:	as 408/027	
Item:	Asbestos insulating board to floor beneath heater			
Asbestos Content:	Amosite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Insulating board panel present beneath two layers of carpet. Insulating board residue will be present to reverse side of carpet and this requires removal as contaminated waste.			
Extent:	14 sq m	Licensable:	Yes	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	9	
Condition:	3 (Significant damage)	Priority Assessment:	6	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 15	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

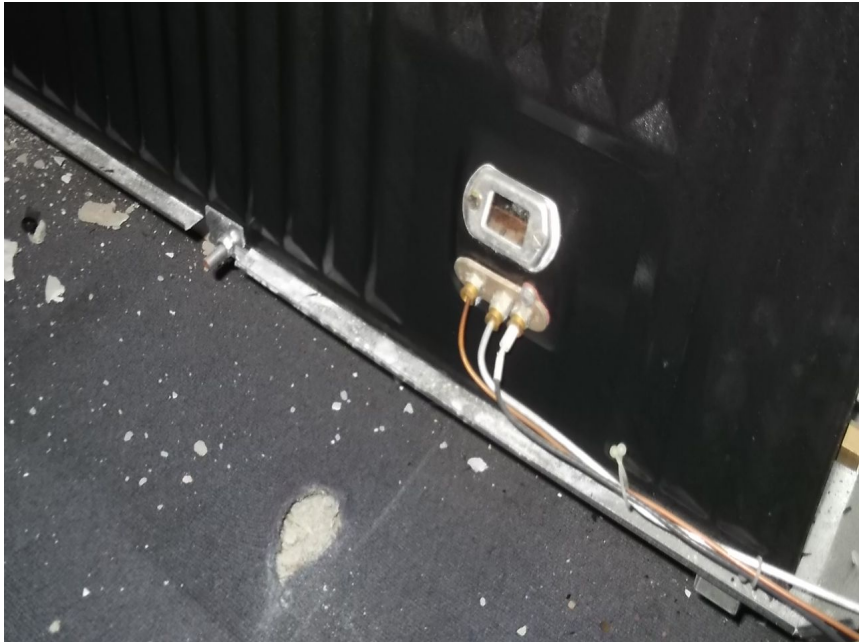
Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	023 Living Room	Block:	Main Block	Floor Level:	0 - Ground
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Item Details

Item Number:	085	Sample Number:	408/348
Item:	Asbestos insulating board to floor beneath heater		
Asbestos Content:	Amosite Identified Chrysotile Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Asbestos insulating board and residues beneath carpet. Consider the carpet and the whole room contaminated.		
Extent:	24 sq m	Licensable:	Yes
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	9
Condition:	3 (Significant damage)	Priority Assessment:	6
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 15
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)		



Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	072 Corridor	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	086	Sample Number:	408/349	
Item:	Bitumen to ceiling(s)			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Bitumen roofing felt from external felt. This has been found to be present in the entire annexe.			
Extent:	200 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:

Removal Contractor:

Date:

Consultant / Analyst:

Location:	072 Corridor	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	087	Sample Number:	408/350		
Item:	Vinyl packers to door frame to wall(s)				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Vinyl packers used within door frame.				
Extent:	<1 sq m			Licensable:	Not applicable
Extent Score:	0 (Not applicable)			Material Assessment:	0
Condition:	0 (Not applicable)			Priority Assessment:	0
Surface Treatment:	0 (Not applicable)			Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)			Recommendation:	Not applicable
Location:	0 (Not applicable)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	075 WC	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	088	Sample Number:	408/351	
Item:	Asbestos insulating board loose panel			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Debris to floor also.			
Extent:	1 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	8	
Condition:	2 (Local damage)	Priority Assessment:	4	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 12	
Accessibility:	1 (Occasionally likely to be disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	076 WC	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	089	Sample Number:	408/352	
Item:	Vinyl to floor			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Sample taken of screed backing also. The screed backing is present throughout the annexe.			
Extent:	8 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	076 WC	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	090	Sample Number:	408/353		
Item:	Asbestos insulating board to wall(s)				
Asbestos Content:	Amosite Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Panel behind heater.				
Extent:	1 sq m			Licensable:	Yes
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	6
Condition:	1 (Minor scratches)			Priority Assessment:	4
Surface Treatment:	1 (Encapsulated asbestos insulating board)			Risk Category and Score:	C 10
Accessibility:	1 (Occasionally likely to be disturbed)			Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)				

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	077 WC	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	091	Sample Number:	as 408/352	
Item:	Vinyl to floor			
Asbestos Content:	No asbestos detected Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Sample taken of screed backing also. The screed backing is present throughout the annexe.			
Extent:	8 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	077 WC	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	092	Sample Number:	as 408/353	
Item:	Asbestos insulating board to wall(s)			
Asbestos Content:	Amosite Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Panel behind heater.			
Extent:	1 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	8	
Condition:	2 (Local damage)	Priority Assessment:	5	
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 13	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	079 Corridor	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	093	Sample Number:	408/354	
Item:	Bitumen to floor			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Screed coating to flooring, this item is present throughout the annexe.			
Extent:	200 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	081 Office	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	094	Sample Number:	408/355
Item:	Asbestos insulating board panel behind heater to wall(s)		
Asbestos Content:	Amosite Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Debris also present to carpet. Consider the whole room contaminated.		
Extent:	1 sq m	Licensable:	Yes
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	8
Condition:	2 (Local damage)	Priority Assessment:	5
Surface Treatment:	2 (Unencapsulated asbestos insulating board)	Risk Category and Score:	B 13
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal
Location:	2 (Rooms up to 100 sq m)		



Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	082 Office	Block:	Annex	Floor Level:	0 - Ground
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Item Details

Item Number:	095	Sample Number:	408/356
Item:	Insulating board panel behind heater to wall(s)		
Asbestos Content:	No asbestos detected Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Debris also present to carpet. Plus the panels are present to 2 x wall mounted heaters.		
Extent:	6 sq m	Licensable:	Not applicable
Extent Score:	0 (Not applicable)	Material Assessment:	0
Condition:	0 (Not applicable)	Priority Assessment:	0
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable
Location:	0 (Not applicable)		



Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	054 Hall	Block:	Main Block	Floor Level:	01 - First
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Item Details

Item Number:	096	Sample Number:	408/357	
Item:	Asbestos insulating board lining to door			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Debris present to carpet. Consider the whole room contaminated.			
Extent:	2 sq m	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	7	
Condition:	2 (Local damage)	Priority Assessment:	5	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	B 12	
Accessibility:	2 (Easily disturbed)	Recommendation:	Program removal	
Location:	2 (Rooms up to 100 sq m)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	087 External to Annexe	Block:	Annex	Floor Level:	External
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Item Details

Item Number:	097	Sample Number:	408/358	
Item:	Asbestos insulating board around flue to wall(s)			
Asbestos Content:	Amosite Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Insulating board panel has been found to be present externally beneath metal cladding. This is to be presumed to be present beneath all metal cladding sheets.			
Extent:	1 unit	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	7	
Condition:	2 (Local damage)	Priority Assessment:	1	
Surface Treatment:	1 (Encapsulated asbestos insulating board)	Risk Category and Score:	C 8	
Accessibility:	0 (Usually inaccessible or unlikely to be disturbed)	Recommendation:	Program removal	
Location:	0 (Outdoors)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	087 External to Annexe	Block:	Annex	Floor Level:	External
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Item Details

Item Number:	098	Sample Number:	408/359	
Item:	Bitumen putty seal to windows			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	This putty seal to window has been found to be present externally beneath metal cladding. This is presumed to be present beneath all metal cladding sheets.			
Extent:	1 unit	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	087 External to Annexe	Block:	Annex	Floor Level:	External
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Item Details

Item Number:	099	Sample Number:	408/360	
Item:	Bitumen beneath high level timber panels to wall(s)			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Bitumen seal beneath high level external panels to annexe.			
Extent:	100 linear metres	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	087 External to Annexe	Block:	Annex	Floor Level:	External
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Item Details

Item Number:	100	Sample Number:	408/361	
Item:	Bitumen to wall(s)			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Bitumen seal to low level brick work.			
Extent:	100 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	087 External to Annexe	Block:	Annex	Floor Level:	External
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Item Details

Item Number:	101	Sample Number:	408/362	
Item:	Textured coating to wall(s)			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Textured paint finish to wall panels. This is presumed to be present beneath metal wall claddings.			
Extent:	200 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

Location:	087 External to Annexe	Block:	Annex	Floor Level:	External
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Item Details

Item Number:	102	Sample Number:	408/363	
Item:	Bitumen roofing felt			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Both types of roofing felt added within sample. Also present to main building porch.			
Extent:	100 sq m	Licensable:	Not applicable	
Extent Score:	0 (Not applicable)	Material Assessment:	0	
Condition:	0 (Not applicable)	Priority Assessment:	0	
Surface Treatment:	0 (Not applicable)	Risk Category and Score:	E 0	
Accessibility:	0 (Not applicable)	Recommendation:	Not applicable	
Location:	0 (Not applicable)			

Management Detail

Action Taken:	Removal Contractor:
Date:	Consultant / Analyst:

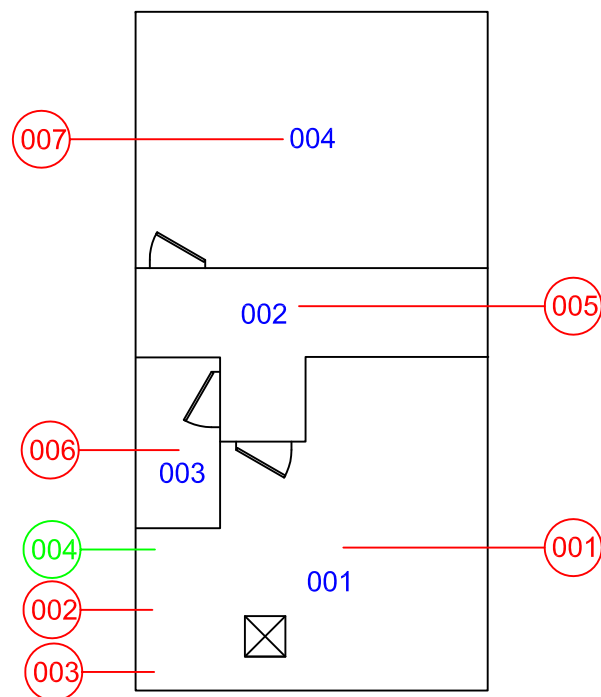
5.0 Annotated Building Plans

Diagrams included:

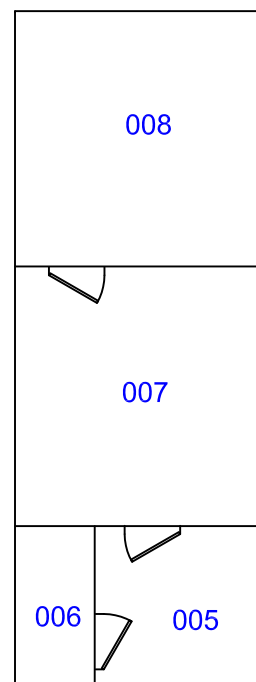
Plan(s) provided by client, additional plans drawn by Bradley Environmental Consultants Ltd.

- SH33185/01 - Ground and First Floor Plan - Annex
- SH33185/02 - Basement Floor Plan - Main
- SH33185/03 - Ground Floor Plan - Main
- SH33185/04 - First Floor Plan - Main
- SH33185/05 - Second Floor Plan - Main
- SH33185/06 - Ground Floor Plan - Annex

Annex 009 - External



Ground Floor



First Floor

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KEY

- (??) ASBESTOS ITEM LOCATION
- (??) NON-ASBESTOS ITEM LOCATION
- 000 ROOM NO.
- AREA NOT ACCESSED

Additional Information:

This diagram is only to be reproduced in colour.

Drawing title:
Asbestos Survey Plan (SH33185/01)

Site address:
3-5 Grosvenor Road
Wrexham
LL11 1DY

Floor level(s): Ground and First Floor

This drawing is to be read in conjunction with survey report number: **SH33185**

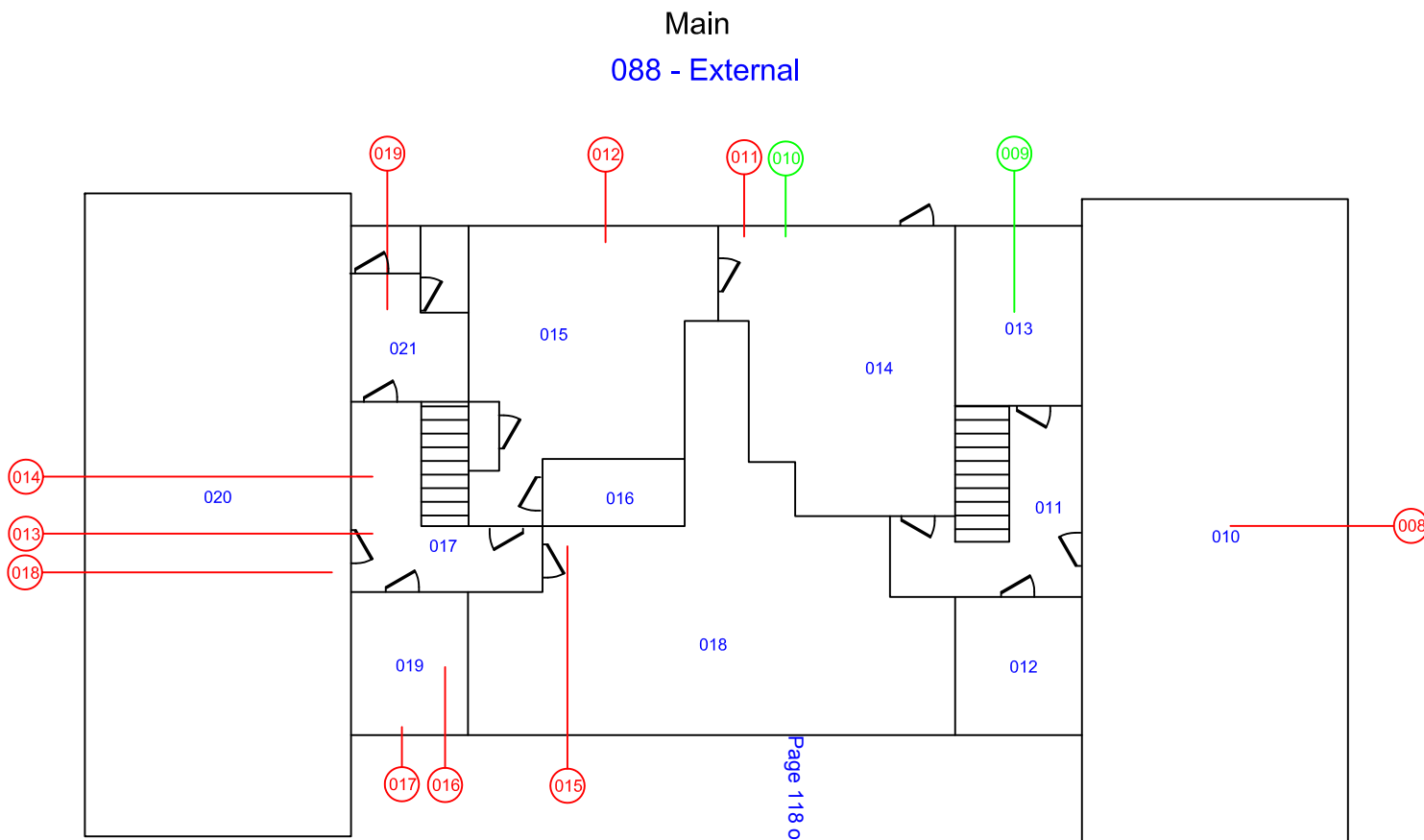
Date of work: 12 December 2013

Lead surveyor: P Winterbottom

Please note: this drawing is NOT TO SCALE.



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KEY

- (??) ASBESTOS ITEM LOCATION
- (??) NON-ASBESTOS ITEM LOCATION
- 000 ROOM NO.
- AREA NOT ACCESSED

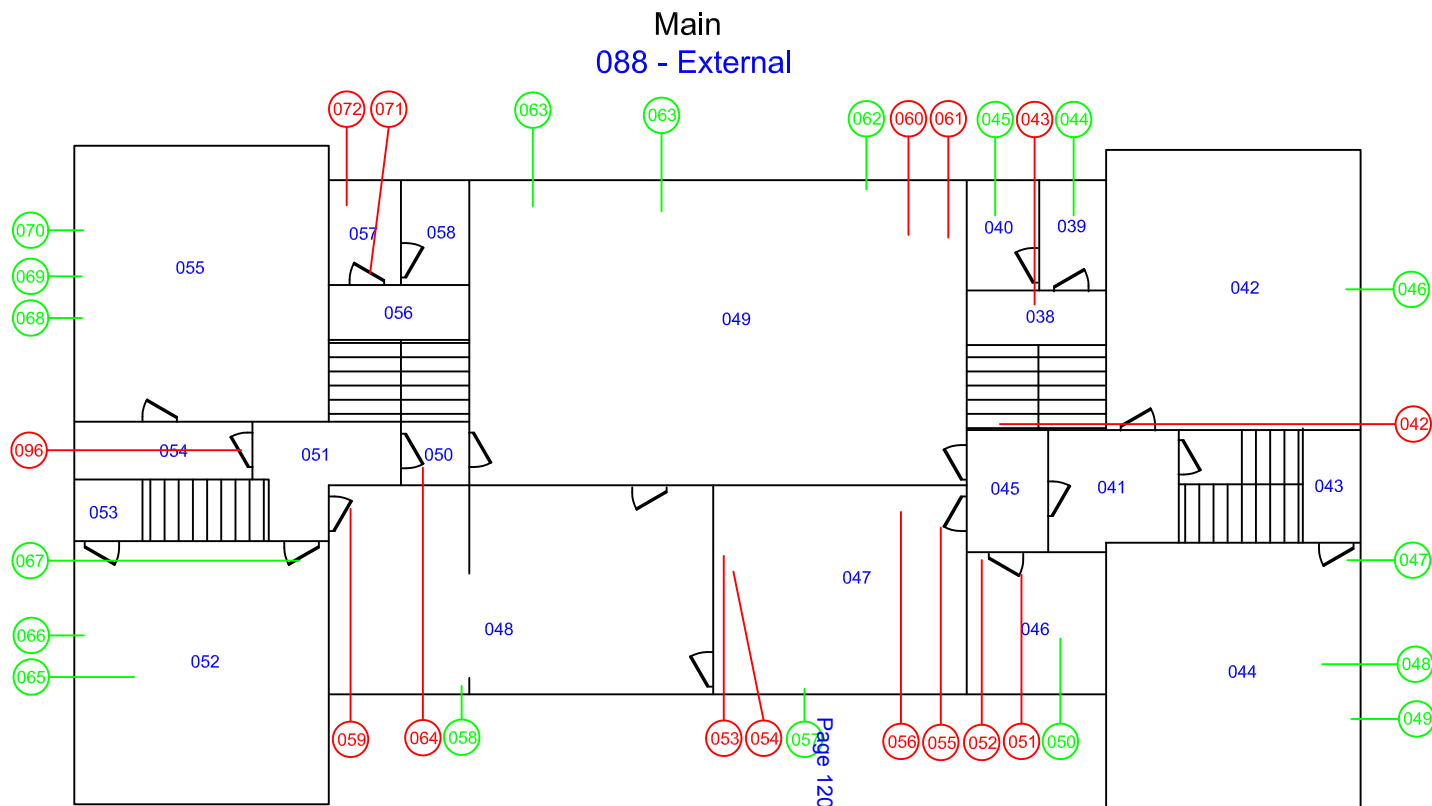
Additional Information:

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Drawing title:	Asbestos Survey Plan (SH33185/02)
Site address:	3-5 Grosvenor Road Wrexham LL11 1DY
Floor level(s):	Basement
This drawing is to be read in conjunction with survey report number:	SH33185
Date of work:	12 December 2013
Lead surveyor:	P Winterbottom
Please note: this drawing is NOT TO SCALE.	



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KEY

- (??) ASBESTOS ITEM LOCATION
- (??) NON-ASBESTOS ITEM LOCATION
- 000 ROOM NO.
- AREA NOT ACCESSED

Additional Information:

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Drawing title:
Asbestos Survey Plan (SH33185/04)

Site address:
3-5 Grosvenor Road
Wrexham
LL11 1DY

Floor level(s): First Floor

This drawing is to be read in conjunction with survey report number: **SH33185**

Date of work: 12 December 2013

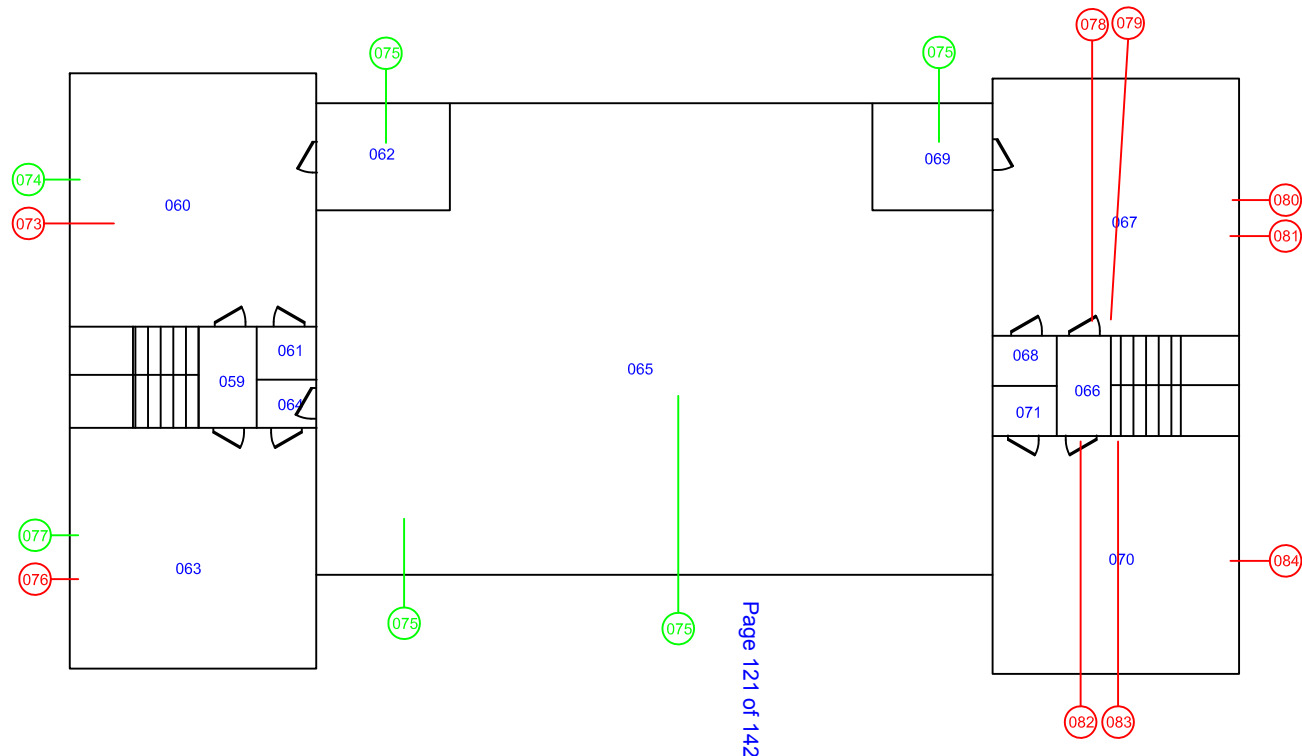
Lead surveyor: P Winterbottom

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Main
088 - External



Second Floor

KEY

- (??) ASBESTOS ITEM LOCATION
- (??) NON-ASBESTOS ITEM LOCATION
- 000 ROOM NO.
- AREA NOT ACCESSED

Additional Information:

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Drawing title:
Asbestos Survey Plan (SH33185/05)

Site address:
3-5 Grosvenor Road
Wrexham
LL11 1DY

Floor level(s): Second Floor

This drawing is to be read in conjunction with survey report number: SH33185

Date of work: 12 December 2013

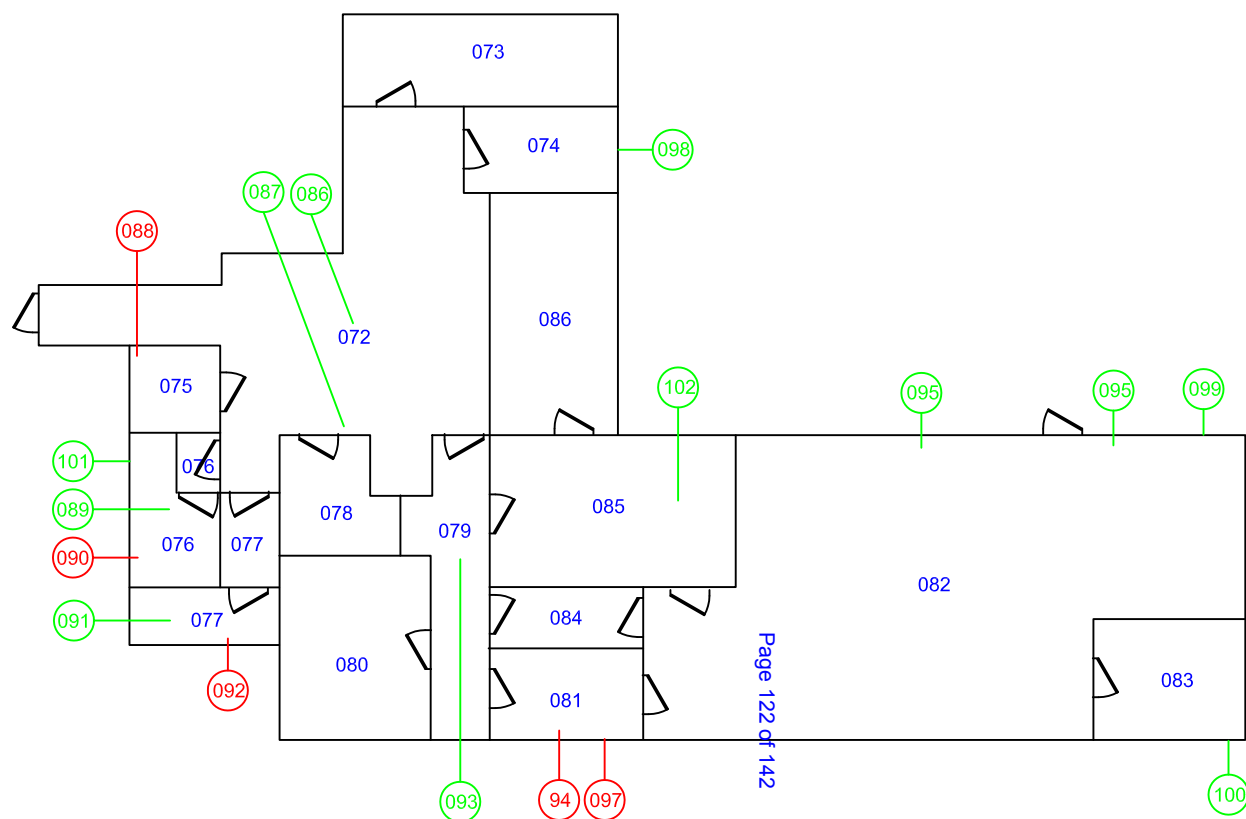
Lead surveyor: P Winterbottom

Please note: this drawing is NOT TO SCALE.



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Annex 087 - External



Ground Floor

KEY

- (??) ASBESTOS ITEM LOCATION
- (??) NON-ASBESTOS ITEM LOCATION
- 000 ROOM NO.
- AREA NOT ACCESSED

Additional Information:

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Drawing title:
Asbestos Survey Plan (SH33185/06)

Site address:
3-5 Grosvenor Road
Wrexham
LL11 1DY

Floor level(s): Ground Floor

This drawing is to be read in conjunction with survey report number: **SH33185**

Date of work: 12 December 2013
Lead surveyor: P Winterbottom

Please note: this drawing is NOT TO SCALE.



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Report No.: SH33185

Issue Date: 10/03/2014

6.0 Room Index & Access Report Summary

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
010 Floor Void Undercroft	Main Block	- 1 Basement	Accessed	Partially accessed	Potential asbestos containing materials
011 Lobby and stairs	Main Block	- 1 Basement	Accessed	None	Not applicable
012 Store	Main Block	- 1 Basement	Accessed	None	Not applicable
013 WC	Main Block	- 1 Basement	Accessed	None	Not applicable
014 Kitchen	Main Block	- 1 Basement	Accessed	None	Not applicable
015 Communications Room	Main Block	- 1 Basement	Accessed	None	Not applicable
016 Store	Main Block	- 1 Basement	Accessed	None	Not applicable
017 Stairs and Lobby	Main Block	- 1 Basement	Partially accessed	No intrusive investigation	Due to potential asbestos contaminated insulating board requires removal and whole area re-inspecting
018 Undercroft	Main Block	- 1 Basement	Partially accessed	No intrusive investigation	Due to potential asbestos contaminated insulating board requires removal and whole area re-inspecting
019 Store	Main Block	- 1 Basement	Partially accessed	No intrusive investigation	Due to potential asbestos contaminated insulating board requires removal and whole area re-inspecting
020 Undercroft	Main Block	- 1 Basement	Partially accessed	No intrusive investigation	Due to potential asbestos contaminated insulating board requires removal and whole area re-inspecting

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
021 WC	Main Block	- 1 Basement	Accessed	No intrusive investigation	Due to potential asbestos contaminated insulating board requires removal and whole area re-inspecting
001 Kitchen	Annex	0 - Ground	Accessed	Internally to electrics, Above textured coating	Live and connected, Possible asbestos containing materials
002 Lobby	Annex	0 - Ground	Accessed	None	Not applicable
003 WC	Annex	0 - Ground	Accessed	None	Not applicable
004 Office	Annex	0 - Ground	Accessed	None	Not applicable
022 Lobby	Main Block	0 - Ground	Accessed	None	Not applicable
023 Living Room	Main Block	0 - Ground	Accessed	Beneath timber floor	Potential asbestos containing insulating board contamination to void below
024 Hall and stairs	Main Block	0 - Ground	Accessed	Beneath fitted floor covering	Possible asbestos containing materials
025 Entrance Corridor	Main Block	0 - Ground	Accessed	Beneath fitted floor covering	Possible asbestos containing materials
026 Hall and Staircase	Main Block	0 - Ground	Accessed	None	Not applicable
027 Lobby	Main Block	0 - Ground	Accessed	Beneath timber floor	Possible asbestos containing materials in void
028 Living Room	Main Block	0 - Ground	Accessed	Beneath timber floor	Possible asbestos containing materials in void
029 Office	Main Block	0 - Ground	Accessed	Beneath timber floor	Possible asbestos containing materials

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
030 Hall	Main Block	0 - Ground	Accessed	Beneath timber floor	Disturbance to insulating board ceiling beneath
031 Store	Main Block	0 - Ground	Accessed	Beneath timber floor	Disturbance to insulating board ceiling beneath
032 Office	Main Block	0 - Ground	Accessed	Beneath timber floor	Disturbance to insulating board ceiling beneath
033 Large office	Main Block	0 - Ground	Accessed	Beneath timber floor	Disturbance to insulating board ceiling beneath
034 Office	Main Block	0 - Ground	Accessed	Beneath timber floor	Disturbance to insulating board ceiling beneath
035 Hall	Main Block	0 - Ground	Accessed	Beneath timber floor	Possible asbestos containing materials in void
036 Office	Main Block	0 - Ground	Accessed	Beneath timber floor	Possible disturbance to asbestos containing materials
037 Office	Main Block	0 - Ground	Accessed	Beneath timber floor	Possible disturbance to asbestos containing materials
072 Corridor	Annex	0 - Ground	Accessed	None	Not applicable
073 Office	Annex	0 - Ground	Accessed	None	Not applicable
074 Office	Annex	0 - Ground	Accessed	None	Not applicable
075 WC	Annex	0 - Ground	Accessed	None	Not applicable
076 WC	Annex	0 - Ground	Accessed	Internally to floor duct	Bio hazard
077 WC	Annex	0 - Ground	Accessed	Internally to floor duct	Bio hazard

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
078 Office	Annex	0 - Ground	Accessed	None	Not applicable
079 Corridor	Annex	0 - Ground	Accessed	None	Not applicable
080 Office	Annex	0 - Ground	Accessed	None	Not applicable
081 Office	Annex	0 - Ground	Accessed	None	Not applicable
082 Office	Annex	0 - Ground	Accessed	Internally to floor duct	Bio hazard
083 Office	Annex	0 - Ground	Accessed	None	Not applicable
084 Corridor	Annex	0 - Ground	Accessed	None	Not applicable
085 Office	Annex	0 - Ground	Accessed	None	Not applicable
086 Office	Annex	0 - Ground	Accessed	None	Not applicable
005 Landing	Annex	01 - First	Accessed	None	Not applicable
006 Store	Annex	01 - First	Accessed	None	Not applicable
007 Store	Annex	01 - First	Accessed	None	Not applicable
008 Roof Space	Annex	01 - First	Accessed	None	Not applicable
038 Landing	Main Block	01 - First	Accessed	Sky light	Height
039 Lobby	Main Block	01 - First	Accessed	None	Not applicable
040 WC	Main Block	01 - First	Accessed	None	Not applicable

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
041 Hall	Main Block	01 - First	Accessed	None	Not applicable
042 Office	Main Block	01 - First	Accessed	None	Not applicable
043 Hall	Main Block	01 - First	Accessed	None	Not applicable
044 Office	Main Block	01 - First	Accessed	None	Not applicable
045 Hall	Main Block	01 - First	Accessed	None	Not applicable
046 Kitchen	Main Block	01 - First	Accessed	None	Not applicable
047 Office	Main Block	01 - First	Accessed	None	Not applicable
048 Office	Main Block	01 - First	Accessed	None	Not applicable
049 Office	Main Block	01 - First	Accessed	None	Not applicable
050 Hall	Main Block	01 - First	Accessed	None	Not applicable
051 Hallway	Main Block	01 - First	Accessed	None	Not applicable
052 Office	Main Block	01 - First	Accessed	None	Not applicable
053 Store	Main Block	01 - First	Accessed	None	Not applicable
054 Hall	Main Block	01 - First	Accessed	None	Not applicable
055 Office	Main Block	01 - First	Accessed	None	Not applicable
056 Landing	Main Block	01 - First	Accessed	Skylight	Height

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
057 Lobby	Main Block	01 - First	Accessed	None	Not applicable
058 WC	Main Block	01 - First	Accessed	None	Not applicable
059 Landing	Main Block	02 - Second	Accessed	None	Not applicable
060 Office	Main Block	02 - Second	Accessed	None	Not applicable
061 Store	Main Block	02 - Second	Accessed	None	Not applicable
062 Roof Void	Main Block	02 - Second	Accessed	None	Not applicable
063 Office	Main Block	02 - Second	Accessed	None	Not applicable
064 Store	Main Block	02 - Second	Accessed	None	Not applicable
065 Roof Void	Main Block	02 - Second	Accessed	None	Not applicable
066 Landing	Main Block	02 - Second	Accessed	None	Not applicable
067 Office	Main Block	02 - Second	Accessed	None	Not applicable
068 Store	Main Block	02 - Second	Accessed	None	Not applicable
069 Roof Void	Main Block	02 - Second	Accessed	None	Not applicable
070 Office	Main Block	02 - Second	Accessed	None	Not applicable
071 Store	Main Block	02 - Second	Accessed	None	Not applicable
009 Annexe External	Annex	External	Accessed	None	Not applicable

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
087 External to Annexe	Annex	External	Accessed	Full perimeter walls	Fixed metal cladding
088 External to Main Block	Main Block	External	Partially accessed	Internally to air bricks, Above 7 metres	Possible asbestos contamination of basement/undercroft, Height
089 Store Understairs	Main Block	External	Not accessed	Internally to both stores downstairs	Needles present in front of boarded doors

7.0 Bulk Analysis Results

If no samples were taken for analysis or the asbestos content of all ACMs has been presumed, the body of this section will be omitted.

CERTIFICATE OF ANALYSIS

Asbestos Fibre Identification in Bulk Sample

Client Address: Clwyd Alyn Housing Association
 72 Ffordd William Morgan
 St Asaph Business Park
 St Asaph LL17 0JD

Site Address: 3-5 Grosvenor Road
 Wrexham
 LL11 1DY

Sample Received: 12/12/2013
Order Placed By: Mr Arwyn Evans

Issue Date: 10/03/2014
Sampled By: Mr P Winterbottom
 Mr R Kraska
 Mr D Beattie
 Mr M Hughes BSc (Hons)
Authorised Signatory: 

Analysed On: 17/12/2013 and 18/12/2013

S Brown
 Lab

Opinions and interpretations including the sample reference are outside the scope of UKAS accreditation

Report Number: SH33185

Lab Ref.:	Site Ref.:	Room:	Sample Reference:	Analysis Result:	Analyst:
408/003	-	Hall and Staircase	Asbestos thermoplastic floor tiles	Chrysotile	S Brown
408/004	-	Hall and Staircase	Asbestos insulating board to door	Amosite Chrysotile	S Brown
408/005	-	Hall and Staircase	Asbestos insulating board debris	Amosite Chrysotile	S Brown
408/006	-	Living Room	Asbestos thermoplastic floor tiles	Chrysotile	S Brown
408/007	-	Living Room	Insulating board to floor	No asbestos detected	S Brown
408/008	-	Living Room	Insulating board loose panel	No asbestos detected	S Brown
408/009	-	Hall	Asbestos insulating board lining to door	Amosite Chrysotile	S Brown
408/010	-	Large office	Asbestos insulating board to floor	Amosite Chrysotile	S Brown

TEST NOTES : The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG 248. "Crocidolite", "amosite" and "chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless stated. The report should not be reproduced except in full, without written approval of the laboratory.

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Email: sales@bradley-enviro.co.uk

Registered Office:
 Bradley Environmental Consultants Limited, 20 Stourbridge Road, Halesowen, West Midlands, B63 3US. Registered in England No. 2573757



1155

Report Number: SH33185

Lab Ref.:	Site Ref.:	Room:	Sample Reference:	Analysis Result:	Analyst:
408/011	-	Large office	Insulating board to floor beneath floor mounted heater	No asbestos detected	S Brown
408/012	-	Office	Asbestos insulating board lining to door	Amosite Chrysotile	S Brown
408/013	-	Office	Asbestos insulating board debris to floor	Amosite Chrysotile	S Brown
408/014	-	Office	Insulating board panel behind heater	No asbestos detected	S Brown
408/015	-	Landing	Asbestos insulating board panel beneath window to wall(s)	Amosite Chrysotile	S Brown
408/016	-	Lobby	Vinyl to floor to timber	No asbestos detected	S Brown
408/017	-	Office	Insulating board to wall(s)	No asbestos detected	S Brown
408/018	-	Office	Insulating board lining to door	No asbestos detected	S Brown
408/019	-	Office	Insulating board to floor	No asbestos detected	S Brown
408/020	-	Office	Insulation debris	No asbestos detected	S Brown
408/021	-	Kitchen	Vinyl to floor to timber	No asbestos detected	S Brown
408/022	-	Kitchen	Asbestos insulating board lining to door	Amosite Chrysotile	S Brown
408/023	-	Office	Asbestos insulating board to floor	Amosite Chrysotile	S Brown
408/024	-	Office	Insulating board to floor beneath heater	No asbestos detected	S Brown
408/025	-	Office	Insulating board lining to door	No asbestos detected	S Brown
408/026	-	Lobby	Asbestos insulating board lining to door	Amosite Chrysotile	S Brown
408/027	-	Office	Asbestos insulating board to floor beneath heater	Amosite Chrysotile	S Brown
408/028	-	Roof Void	Bitumen roofing felt	No asbestos detected	S Brown
408/029	-	Office	Asbestos insulating board lining to door	Amosite Chrysotile	S Brown
408/030	-	Office	Asbestos cement flue pipe	Chrysotile	S Brown
408/348	-	Living Room	Asbestos insulating board to floor beneath heater	Amosite Chrysotile	S Brown

TEST NOTES : The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG 248. "Crocidolite", "amosite" and "chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless stated. The report should not be reproduced except in full, without written approval of the laboratory.

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Report Number: SH33185

Lab Ref.:	Site Ref.:	Room:	Sample Reference:	Analysis Result:	Analyst:
408/349	-	Corridor	Bitumen to ceiling(s)	No asbestos detected	S Brown
408/350	-	Corridor	Vinyl packers to door frame to wall(s)	No asbestos detected	S Brown
408/351	-	WC	Asbestos insulating board loose panel	Amosite Chrysotile	S Brown
408/352	-	WC	Vinyl to floor	No asbestos detected	S Brown
408/353	-	WC	Asbestos insulating board to wall(s)	Amosite	S Brown
408/354	-	Corridor	Bitumen to floor	No asbestos detected	S Brown
408/355	-	Office	Asbestos insulating board panel behind heater to wall(s)	Amosite	S Brown
408/356	-	Office	Insulating board panel behind heater to wall(s)	No asbestos detected	S Brown
408/357	-	Hall	Asbestos insulating board lining to door	Amosite Chrysotile	S Brown
408/358	-	External to Annexe	Asbestos insulating board around flue to wall(s)	Amosite	S Brown
408/359	-	External to Annexe	Bitumen putty seal to windows	No asbestos detected	S Brown
408/360	-	External to Annexe	Bitumen beneath high level timber panels to wall(s)	No asbestos detected	S Brown
408/361	-	External to Annexe	Bitumen to wall(s)	No asbestos detected	S Brown
408/362	-	External to Annexe	Textured coating to wall(s)	No asbestos detected	S Brown
408/363	-	External to Annexe	Bitumen roofing felt	No asbestos detected	S Brown
627/841	-	Kitchen	Asbestos textured coating to plasterboard ceiling(s)	Chrysotile	S Brown
627/842	-	Kitchen	Asbestos bitumen sink pad(s)	Chrysotile	S Brown
627/843	-	Kitchen	Bitumen wrap to gas pipe	No asbestos detected	S Brown
627/844	-	Lobby	Asbestos textured coating to plasterboard ceiling(s)	Chrysotile	S Brown
627/845	-	Office	Asbestos textured coating to plasterboard ceiling(s)	Chrysotile	S Brown

TEST NOTES : The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG 248. "Crocidolite", "amosite" and "chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless stated. The report should not be reproduced except in full, without written approval of the laboratory.

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Report Number: SH33185

Lab Ref.:	Site Ref.:	Room:	Sample Reference:	Analysis Result:	Analyst:
627/846	-	Floor Void Undercroft	Asbestos insulating board debris to floor	Amosite Chrysotile	S Brown
627/847	-	WC	Thermoplastic floor tiles	No asbestos detected	S Brown
627/848	-	Kitchen	Insulating board panel behind heater	No asbestos detected	S Brown
627/849	-	Kitchen	Asbestos insulating board gasket to heater	Chrysotile	S Brown
627/850	-	Undercroft	Asbestos insulating board debris to floor	Crocidolite Amosite Chrysotile	S Brown
627/851	-	Stairs and Lobby	Asbestos insulating board debris to wall(s)	Amosite Chrysotile	S Brown
627/852	-	Store	Asbestos insulating board to ceiling(s)	Crocidolite Amosite Chrysotile	S Brown
627/853	-	Store	Asbestos insulating board loose panel	Crocidolite Amosite Chrysotile	S Brown
627/854	-	Stairs and Lobby	Asbestos textile fuse tapes	Chrysotile	S Brown
627/855	-	Living Room	Textile rope to sash windows	No asbestos detected	S Brown
627/856	-	Living Room	Asbestos insulating board to door	Amosite Chrysotile	S Brown
627/857	-	Living Room	Insulating board above lath and plaster to ceiling(s)	No asbestos detected	S Brown
627/858	-	Hall and stairs	Insulating board panel to door	No asbestos detected	S Brown
627/859	-	Hall and stairs	Asbestos insulating board panels to either side of door	Amosite Chrysotile	S Brown
627/860	-	Hall and stairs	Thermoplastic floor tiles	No asbestos detected	S Brown

END OF REPORT

TEST NOTES : The test method is as described in the in-house method (Appendix 7, Quality Manual), based on HSG 248. "Crocidolite", "amosite" and "chrysotile" are more commonly known as "blue", "brown" and "white" asbestos respectively. "Actinolite", "Anthophyllite" and "Tremolite" are other rarer forms of asbestos. Bradley Environmental Consultants Limited is not responsible for sampling errors where the sample is provided by yourselves. Materials that have been referred to as Asbestos Insulating Board or Asbestos Cement are based on their asbestos content and visual appearance alone (these opinions are not covered by our UKAS accreditation), water absorption tests have not been carried out unless stated. The report should not be reproduced except in full, without written approval of the laboratory.

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8.0 Intrusion Photographs

If no intrusion photographs were taken during these works the body of this section will be omitted.

9.0 Asbestos Abatement

One of the most common questions our clients ask following the commission of an asbestos survey is 'do I have to employ a licensed asbestos removal contractor to undertake the removal of the asbestos highlighted in the report?'

Licensed Work (or Notifiable Work)

Where Regulation 3(2) of CAR2012 does not apply, a licence to work with asbestos is required. In practice, this means that a full asbestos licence is required for work on or with asbestos insulating board, asbestos insulation & asbestos coating (excluding most work with textured decorative coatings containing asbestos).

A licence will also be required for work with any asbestos containing material which is liable to exceed the control limit (i.e. where an exposure cannot be classified as sporadic and low intensity). In certain circumstances, this will include textured decorative coatings (i.e. 'artex') and asbestos cement. Where work is licensable, it must be notified to the relevant enforcing authority at least 14 days prior to works commencing.

Section 4.0 of this report provides **guidance** on whether the services of a licensed contractor are required on an item by item basis, so that remedial works may be programmed accordingly. Where a product is deemed 'notifiable', the removal or treatment of this product should be carried out by a suitably licensed asbestos removal contractor.

Unlicensed Work (or Non-Notifiable Work)

Where Regulation 3(2) does apply, the services of a licensed asbestos contractor are not required by law. However, it is a legal requirement that, whether licensable or not, ALL WORK WITH ASBESTOS is carried out in accordance with CAR 2012.

Prior to works with asbestos material, CAR 2012 stipulates that an ASSESSMENT must be carried out by a COMPETENT PERSON. Whoever carries out the assessment should (amongst other requirements) have adequate knowledge, training and expertise in understanding the risks from asbestos and be familiar with CAR 2012.

ADEQUATE INSURANCE is also required for work with ALL asbestos products. Many policies strictly omit works with asbestos from their cover and as such, it is recommended that your policy documents (or those of your appointed third party) are reviewed to ensure a sufficient level of cover is in place prior to works commencing.

Summary

A licensed asbestos removal contractor will already have adequate insurance and the expertise to ensure compliance with CAR 2012 during the works. It is recommended that, unless you or your appointed third party have a significant amount of experience in asbestos-related issues and can prove that adequate insurance is in place, you employ a licensed contractor for remedial work WITH ALL ASBESTOS PRODUCTS.

10.0 Risk Assessment Algorithms

Once an asbestos item has been identified, Regulation 4 of CAR 2012 requires that a risk assessment be undertaken on the material. The risk assessment contained within this report is based on the material assessment algorithm, as defined in HSG264, and the likelihood of disturbance algorithm which is part of the priority assessment as defined in HSG227.

The score for each assessment is added together to provide an overall risk rating based on the material's ability to release airborne fibre and the risk of it being disturbed. This overall risk category is shown in section 10.3.

10.1 Material Assessment

The material assessment algorithm provides a numerical indication of the ability of an ACM to release airborne asbestos fibre, if disturbed. A risk category score of between 2 and 12 is assigned to each ACM as shown below:

- <5 Very low hazard
- 5 & 6 Low hazard
- 7 - 9 Medium hazard
- > 9 High hazard

The table below shows how the individual material assessment scores are calculated:

	SCORE 0	SCORE 1	SCORE 2	SCORE 3
Product type		Composite materials, reinforced plastics, felts, textured coating and ACs.	AIB, low density boards, gaskets, textiles.	Sprays, insulation, loose asbestos, mattresses and packing.
Extent of damage / deterioration	Good condition: no visible damage.	Low damage: a few scratches or damaged edges.	Medium damage: significant breakage of materials or several small areas damage revealing loose fibres.	High damage or delamination of materials, sprays and insulation. Visible asbestos debris.
Surface treatment	Composite materials, reinforced plastics, textured coating, felts and tiles etc.	Painted or encapsulated AIB & ACs. Enclosed sprays & lagging. Unencapsulated ACs.	Unencapsulated AIB. Encapsulated sprays and insulation.	Unencapsulated sprays and insulation.
Asbestos type	No asbestos detected	Chrysotile	Amphibole asbestos excluding crocidolite.	Crocidolite.

10.2 Likelihood of Disturbance

The risk assessment below takes into account how likely an ACM is to be disturbed.

SAMPLE VARIABLE	SCORE	EXAMPLES OF SCORES
LOCATION	0	Outdoors
	1	Large rooms or well ventilated areas
	2	Room upto 100 sq m
	3	Confined spaces
ACCESSIBILITY	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
EXTENT/AMOUNT	0	Small amount or items (i.e. strings, gaskets etc)
	1	<10 sq m or < 10 linear metre pipe run
	2	>10 - <50 sq m or >10m - <50 linear metre pipe run
	3	>50 sq m or >50 linear metre pipe run

10.3 Overall Risk Category

It is recommended that where practicable to do so, the dutyholder aims to reduce the risk associated with all ACMs to a grade C (low) or D (very low).

Risk Category	Risk	Score Range	Comments and Recommendations
A	High	16+	It is very likely that crumbly loose asbestos may be disturbed releasing a significant quantity of fibres. Plans for urgent remedial work, including possible removal, are required and access to the area should be limited to adequately trained personnel.
B	Medium	11-15	Fibres may be released if the material is further damaged or disturbed. A programme of remedial work (which may include removal) should be planned. Until then, some emergency repairs may be required. The material's condition should be monitored periodically.
C	Low	7-10	Little likelihood of fibres being released under normal conditions, either because of the location of the materials or because the type of material present will only release very low levels of fibres. Immediate work is not needed and any removal can be planned with a suitable timescale. The material should be inspected and assessed at suitable intervals (at least annually).
D	Very Low	<6	Little likelihood that fibres will be released. The material will only need removal if serious damage/deterioration is detected in the future. The material should be inspected and assessed at suitable intervals (at least annually).
E	No asbestos detected	0	No asbestos detected

DISCLAIMER

Bradley Environmental Consultants Ltd have undertaken surveying, sampling and analysis following in-house documented methods, which involves systematic access, inspection and reporting. It is not possible to guarantee that all asbestos will be located within a specified site and we accept no financial or other responsibility for remedial works or disruption to programmes which may occur as a result of asbestos materials being located which are outside the scope of this survey.

The survey report should not be reproduced except in full without the approval of the client and Bradley Environmental Consultants Ltd.

Bradley Environmental - Additional Services

Since 1991, Bradley Environmental Consultants have provided a full range of asbestos management services to a wide range of clients including local authorities, hospital trusts and large commercial businesses. A summary of the asbestos related services we are able to offer include the following:

- > Management asbestos surveys;
- > Refurbishment & demolition asbestos surveys;
- > Preparation of Asbestos Management Plans;
- > Labelling programmes;
- > Cost-effective remedial advice;
- > Preparation of removal specifications;
- > Evaluation & selection of licensed asbestos removal contractors;
- > Preparation of tender documentation;
- > Assessment and critical evaluation of method statements;
- > Air monitoring during asbestos removal projects;
- > Issuing certificates of re-occupation following asbestos removal works;
- > Annual re-inspection of ACMs to update the asbestos register.

If you would like any further information regarding your survey, the implementation of a suitable management plan, or any other asbestos-related issue, please do not hesitate to contact us.

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