



Report No.: SW3087

Nature of Work: Refurbishment Survey

Issue Date: 07/04/2014

Client Name and Address:

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

Site Address:

7-9 Grosvenor Road
Wrexham
LL11 1BU

Order Placed By:

Mr Arwyn Evans

Site Contact:

Mr Arwyn Evans

Technical Manager:

Mr C Reeves BSc (Hons)

Lead Surveyor:

Mr J Jones BSc (Hons)

Date(s) of Work:

12-14/02/2014

Assistant Surveyor(s):

Mr D Beattie

Authorised Signatory:



Mr M Dawes CoCA
Technical Manager

* Non-accredited tests are present within this report.

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1.0 Introduction & Scope of Work

A refurbishment asbestos survey in line with HSG264 Asbestos: The Survey Guide was carried out internally and externally to 7-9 Grosvenor Road, Wrexham, LL11 1BU.

1.1 Aims & Objectives

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

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:

Both the power and gas supply remained live during the survey, therefore no access was made internally to gas or electrical installations. The asbestos content of these items may have been presumed at the surveyor's discretion.

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:

Partial inspection has been undertaken to room 07 due to the uncertainty structural stability of the floor, a visually identical room can be seen adjacent (room 08), where a full inspection has been undertaken in this room.

No inspection to room 13. there is no physical access to this room. The room is boarded up and no key is available to gain access.

Mould and fungus growth prevent a full inspection to room 24. Further investigation is required when the respiratory hazard has been removed.

Mould and fungus growth prevent a full inspection to room 25. Further investigation is required when the respiratory hazard has been removed.

Excessive height and no safe access restricts a full investigation of room 30 (stairwell), further investigations are required once safe access can be gained.

Excessive height and no safe access restricts a full investigation of room 43 (stairwell), further investigations are required once safe access can be gained.

Excessive height and no safe access restricts a full investigation of room 46 (stairwell), further investigations are required once safe access can be gained.

Partial access was gained into room 50 (kitchen), due to excessive stored items within a void beyond the kitchen units. Further investigations are required.

Partial access was gained to the service hatches to rooms 51/55 due to size restrictions. A visual inspection was undertaken to both areas, the descriptions are as follows;

Bitumen sarking
Brick walls
MMMF to lath and plaster ceiling
Foam insulated pipes are visible

A partial inspection was undertaken to the lofts 61/62 due to the unknown structural stability of the timber rafters.

A limited inspection to the roofline areas due to excessive height (>8M).

No access was made the ground floor area to the rear of the building; the area is overgrown and fenced off from the general public. Further investigation required when access can be gained.

No access was made to the well/pits to the front elevation of the property. These areas are protected by a solid metal fence preventing access. Further investigation required when access can be gained.

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
09	Basement	Main	18 Plant room	Asbestos insulation residues	Amosite Chrysotile	Identified	25 linear metres	A 17	Program removal
24	Basement	Main	29 Office	Asbestos insulation to calorifier	Crocidolite Amosite	Identified	1 unit	A 16	Program removal
23	Basement	Main	29 Office	Asbestos insulation to calorifier	Crocidolite Amosite	Identified	1 unit	A 16	Program removal
27	01 - First	Main	33 Office	Asbestos insulating board door panel	Amosite Chrysotile	Identified	2 sq m	B 14	Program removal
37	01 - First	Main	44 Office	Asbestos insulating board panel	Amosite Chrysotile	Identified	2 sq m	B 13	Program removal
35	01 - First	Main	42 Office	Asbestos insulating board door panel	Amosite Chrysotile	Identified	2.5 sq m	B 13	Program removal
03	0 - Ground	Main	14 Office	Asbestos insulating board door panel	Amosite Chrysotile	Identified	2.5 sq m	B 13	Program removal
36	01 - First	Main	44 Office	Asbestos insulating board door panel	Amosite Chrysotile	Identified	2.5 sq m	B 12	Program removal
33	01 - First	Main	41 Office	Asbestos insulating board door panel	Amosite Chrysotile	Identified	2.5 sq m	B 12	Program removal
32	01 - First	Main	39 Office	Asbestos insulating board door panel	Amosite Chrysotile	Identified	2.5 sq m	B 12	Program removal
30	01 - First	Main	37 Office	Asbestos insulating board door panel	Amosite Chrysotile	Identified	2.5 sq m	B 12	Program removal
25	01 - First	Main	32 Office	Asbestos insulating board door panel	Amosite Chrysotile	Identified	2.5 sq m	B 12	Program removal
52	02 - Second	Main	60 Office	Asbestos cement panel	Crocidolite Chrysotile	Strongly Presumed	2 sq m	B 11	Program removal
50	02 - Second	Main	57 Office	Asbestos cement panel	Crocidolite Chrysotile	Strongly Presumed	2 sq m	B 11	Program removal

Survey Item No.	Floor Level	Block Name	Location	Item	Asbestos Content		Extent	Risk Category	Recommendation
48	02 - Second	Main	54 Office	Asbestos cement panel	Crocidolite Chrysotile	Strongly Presumed	2 sq m	B 11	Program removal
46	02 - Second	Main	53 Office	Asbestos cement panel	Crocidolite Chrysotile	Strongly Presumed	2 sq m	B 11	Program removal
43	02 - Second	Main	51 Office	Asbestos cement panel	Crocidolite Chrysotile	Strongly Presumed	2 sq m	B 11	Program removal
41	02 - Second	Main	49 Office	Asbestos cement panel	Crocidolite Chrysotile	Identified	2 sq m	B 11	Program removal
29	01 - First	Main	36 Hall	Asbestos insulating board header panel	Amosite Chrysotile	Identified	1 sq m	B 11	Program removal
38	01 - First	Main	45 Office	Asbestos cement panel	Chrysotile	Strongly Presumed	2 sq m	C 9	Program removal
34	01 - First	Main	41 Office	Asbestos cement panel	Chrysotile	Identified	2 sq m	C 9	Program removal
28	01 - First	Main	33 Office	Asbestos cement panel	Chrysotile	Strongly Presumed	2 sq m	C 9	Program removal
26	01 - First	Main	32 Office	Asbestos cement panel	Chrysotile	Identified	2 sq m	C 9	Program removal
22	Basement	Main	29 Office	Asbestos cement panel	Chrysotile	Identified	1 sq m	C 9	Program removal
13	Basement	Main	19 Electrics room	Asbestos textile fuse tape	Chrysotile	Identified	2 units	C 9	Program removal
06	Basement	Main	16 Office	Asbestos cement panel	Chrysotile	Identified	2 sq m	C 9	Program removal
02	0 - Ground	Main	10 Hall	Asbestos insulating board closer panel	Amosite Chrysotile	Identified	2 sq m	C 9	Program removal
01	0 - Ground	Main	05 Hall	Asbestos insulating board closer panel	Amosite Chrysotile	Identified	2 sq m	C 9	Program removal

Survey Item No.	Floor Level	Block Name	Location	Item	Asbestos Content		Extent	Risk Category	Recommendation
54	External	Main	63 External	Asbestos cement undercloaking	Crocidolite Chrysotile	Presumed	16 linear metres	C 8	Encapsulate, label & monitor condition (or remove as part of planned works)

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:	05 Hall	Block:	Main	Floor Level:	0 - Ground
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Item Details

Item Number:	01	Sample Number:	411/109		
Item:	Asbestos insulating board closer panel				
Asbestos Content:	Amosite Identified Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Item runs adjacent to stair bulk head forming a closer panel. Item can be seen above covered in wood chip paper.				
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:	3
Surface Treatment:	1 (Enclosed asbestos insulating board)			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:	10 Hall	Block:	Main	Floor Level:	0 - Ground
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Item Details

Item Number:	02	Sample Number:	411/110	
Item:	Asbestos insulating board closer panel			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item runs adjacent to stair bulk head forming a closer panel. Item can be seen above covered in wood chip paper.			
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:	3	
Surface Treatment:	1 (Enclosed asbestos insulating board)	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:	14 Office	Block:	Main	Floor Level:	0 - Ground
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Item Details

Item Number:	03	Sample Number:	411/111	
Item:	Asbestos insulating board door panel			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to rear of door. Local damage to panel.			
Extent:	2.5 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:	16 Office	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	04	Sample Number:	411/112	
Item:	Textured coating to ceiling			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to lath and plaster.			
Extent:	30 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:	16 Office	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	05	Sample Number:	411/113
Item:	Insulating board door panel		
Asbestos Content:	No asbestos detected Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Item to the rear of the door.		
Extent:	2.5 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:	16 Office	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	06	Sample Number:	411/114		
Item:	Asbestos cement panel				
Asbestos Content:	Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Item present behind radiator.				
Extent:	2 sq m			Licensable:	No
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	4
Condition:	1 (Minor scratches)			Priority Assessment:	5
Surface Treatment:	1 (Encapsulated asbestos cement)			Risk Category and Score:	C 9
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:	17 Store	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	07	Sample Number:	411/115		
Item:	Insulating board door panel				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Item to the rear of the door.				
Extent:	2.5 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:	18 Plant room	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	08	Sample Number:	411/116	
Item:	Insulating board door panel			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item can be found to the rear of the door. The door closer is on the floor and the item can be found on the screws still connected.			
Extent:	2.5 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:	18 Plant room	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	09	Sample Number:	411/117		
Item:	Asbestos insulation residues				
Asbestos Content:	Amosite Identified Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Item can be found along pipework. Previous enclosure set up glue can be found around the window. Plant room appears to have undergone an asbestos removal project.				
Extent:	25 linear metres			Licensable:	Yes
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)			Material Assessment:	11
Condition:	3 (Significant damage)			Priority Assessment:	6
Surface Treatment:	3 (Unencapsulated insulation)			Risk Category and Score:	A 17
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:	18 Plant room	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	10	Sample Number:	411/118	
Item:	Textile joint sealant			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item can be found on joints which appear to have been encapsulated.			
Extent:	4 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:	18 Plant room	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	11	Sample Number:	411/119		
Item:	Textile rope seal				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Item is present to gas boiler.				
Extent:	2 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:	19 Electrics room	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	12	Sample Number:	411/120	
Item:	Insulating board door panel			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to rear of door.			
Extent:	2.5 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:	19 Electrics room	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	13	Sample Number:	411/121	
Item:	Asbestos textile fuse tape			
Asbestos Content:	Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item and arc preventors are present to all fuses within room.			
Extent:	2 units	Licensable:	No	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	5	
Condition:	1 (Minor scratches)	Priority Assessment:	4	
Surface Treatment:	1 (Enclosed insulation)	Risk Category and Score:	C 9	
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:	21 Store	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	14	Sample Number:	411/122	
Item:	Textured coating to ceiling			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to lath and plaster.			
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:	21 Store	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	15	Sample Number:	411/123
Item:	Insulating board door panel		
Asbestos Content:	No asbestos detected Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Item present to the rear of the door.		
Extent:	2.5 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:	24 Room	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	16	Sample Number:	411/124	
Item:	Insulating board door panel			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to the rear of the door.			
Extent:	2.5 sq m	Licensable:	Yes	
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:	27 Kitchen	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	17	Sample Number:	411/125	
Item:	Insulating board door panel			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to the rear of the door.			
Extent:	2.5 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:	27 Kitchen	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	18	Sample Number:	411/126	
Item:	Thermoplastic floor tiles			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Green thermoplastic floor tiles.			
Extent:	15 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:	28 WC	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	19	Sample Number:	411/127	
Item:	Bitumen resin / adhesive			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item can be found under modern vinyl.			
Extent:	3.5 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:	29 Office	Block:	Main	Floor Level:	Basement
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Item Details

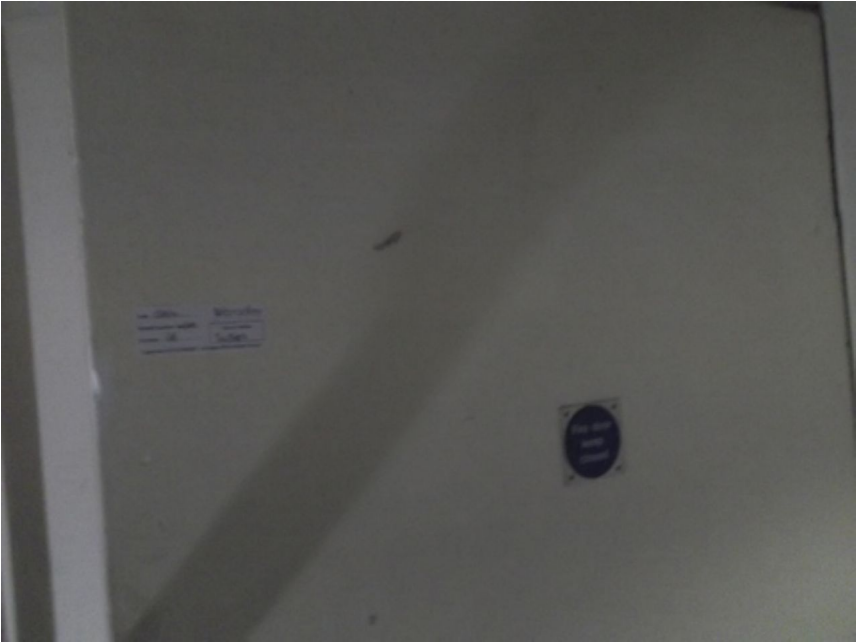
Item Number:	20	Sample Number:	411/128		
Item:	Textured coating to ceiling				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Item present to lath and plaster.				
Extent:	25 sq m			Licensable:	Not applicable
Extent Score:	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:	29 Office	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	21	Sample Number:	411/129	
Item:	Insulating board door panel			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to the rear of the door.			
Extent:	2.5 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:	29 Office	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	22	Sample Number:	411/130	
Item:	Asbestos cement panel			
Asbestos Content:	Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item forms 3rd seal to flue.			
Extent:	1 sq m	Licensable:	No	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	4	
Condition:	1 (Minor scratches)	Priority Assessment:	5	
Surface Treatment:	1 (Unencapsulated asbestos cement)	Risk Category and Score:	C 9	
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:	29 Office	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	23	Sample Number:	411/131	
Item:	Asbestos insulation to calorifier			
Asbestos Content:	Crocidolite Identified Amosite Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item can be found within cupboard adjacent to chimney breast. Item taken form top section of calorifier.			
Extent:	1 unit	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	11	
Condition:	3 (Significant damage)	Priority Assessment:	5	
Surface Treatment:	2 (Encapsulated insulation)	Risk Category and Score:	A 16	
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:	29 Office	Block:	Main	Floor Level:	Basement
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Item Details

Item Number:	24	Sample Number:	411/132	
Item:	Asbestos insulation to calorifier			
Asbestos Content:	Crocidolite Identified Amosite Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item can be located in the cupboard adjacent to the chimney breast. Item taken from lower section of calorifier.			
Extent:	1 unit	Licensable:	Yes	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	11	
Condition:	3 (Significant damage)	Priority Assessment:	5	
Surface Treatment:	2 (Encapsulated insulation)	Risk Category and Score:	A 16	
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:	32 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	25	Sample Number:	411/133	
Item:	Asbestos insulating board door panel			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to the rear of the door.			
Extent:	2.5 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:	32 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	26	Sample Number:	411/134	
Item:	Asbestos cement panel			
Asbestos Content:	Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item covers fire place opening.			
Extent:	2 sq m	Licensable:	No	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	4	
Condition:	1 (Minor scratches)	Priority Assessment:	5	
Surface Treatment:	1 (Encapsulated asbestos cement)	Risk Category and Score:	C 9	
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:	33 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	27	Sample Number:	411/135	
Item:	Asbestos insulating board door panel			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item can be found to the rear of the door. Item has been significantly damaged. No debris can be located in the room. Carpets should be considered as 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:	33 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	28	Sample Number:	As 411/134
Item:	Asbestos cement panel		
Asbestos Content:	Chrysotile Strongly Presumed		
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable
Comments:	Item covers fire place opening.		
Extent:	2 sq m	Licensable:	No
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	4
Condition:	1 (Minor scratches)	Priority Assessment:	5
Surface Treatment:	1 (Encapsulated asbestos cement)	Risk Category and Score:	C 9
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:	36 Hall	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	29	Sample Number:	411/136	
Item:	Asbestos insulating board header panel			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item above store door.			
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:	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:	37 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	30	Sample Number:	411/137	
Item:	Asbestos insulating board door panel			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to rear of door.			
Extent:	2.5 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:	38 Hall	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	31	Sample Number:	411/138	
Item:	Textured coating to ceiling			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to lath and plaster.			
Extent:	10 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:	39 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	32	Sample Number:	411/139	
Item:	Asbestos insulating board door panel			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to rear of the door.			
Extent:	2.5 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:	41 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	33	Sample Number:	411/140		
Item:	Asbestos insulating board door panel				
Asbestos Content:	Amosite Identified Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Item present to rear of the door.				
Extent:	2.5 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:	41 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	34	Sample Number:	411/141		
Item:	Asbestos cement panel				
Asbestos Content:	Chrysotile Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Item covers fire place.				
Extent:	2 sq m			Licensable:	No
Extent Score:	1 (<10 sq m or 10m pipe run)			Material Assessment:	4
Condition:	1 (Minor scratches)			Priority Assessment:	5
Surface Treatment:	1 (Encapsulated asbestos cement)			Risk Category and Score:	C 9
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:	42 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	35	Sample Number:	411/142	
Item:	Asbestos insulating board door panel			
Asbestos Content:	Amosite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to rear of the door.			
Extent:	2.5 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:	44 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	36	Sample Number:	411/143
Item:	Asbestos insulating board door panel		
Asbestos Content:	Amosite Identified Chrysotile Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Item present to rear of the door.		
Extent:	2.5 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:	44 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	37	Sample Number:	411/144
Item:	Asbestos insulating board panel		
Asbestos Content:	Amosite Identified Chrysotile Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Item covers fire place. Significant damage has been caused.		
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:	5
Surface Treatment:	1 (Encapsulated 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:	45 Office	Block:	Main	Floor Level:	01 - First
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Item Details

Item Number:	38	Sample Number:	As 411/141	
Item:	Asbestos cement panel			
Asbestos Content:	Chrysotile Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Item covers fire place.			
Extent:	2 sq m	Licensable:	No	
Extent Score:	1 (<10 sq m or 10m pipe run)	Material Assessment:	4	
Condition:	1 (Minor scratches)	Priority Assessment:	5	
Surface Treatment:	1 (Encapsulated asbestos cement)	Risk Category and Score:	C 9	
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:	46 Stairwell	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	39	Sample Number:	411/145		
Item:	Insulating board to wall				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Not applicable.				
Extent:	2.5 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:	49 Office	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	40	Sample Number:	411/146
Item:	Insulating board door panel		
Asbestos Content:	No asbestos detected Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Item present to rear of the door.		
Extent:	2.5 sq m	Licensable:	Yes
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:	49 Office	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	41	Sample Number:	411/147	
Item:	Asbestos cement panel			
Asbestos Content:	Crocidolite Identified Chrysotile Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item covers fire place.			
Extent:	2 sq m	Licensable:	No	
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 cement)	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:	51 Office	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	42	Sample Number:	411/148		
Item:	Textured coating to walls				
Asbestos Content:	No asbestos detected Identified				
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable		
Comments:	Item present to plaster.				
Extent:	30 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:	51 Office	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	43	Sample Number:	As 411/147		
Item:	Asbestos cement panel				
Asbestos Content:	Crocidolite Strongly Presumed Chrysotile Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Item covers fire place.				
Extent:	2 sq m			Licensable:	No
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 cement)			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:	52 Female WC	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	44	Sample Number:	411/149
Item:	Insulating board panel		
Asbestos Content:	No asbestos detected Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Item present to rear of the door.		
Extent:	2.5 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:	53 Office	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	45	Sample Number:	411/150	
Item:	Insulating board panel			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to rear of the door.			
Extent:	2.5 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:	53 Office	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	46	Sample Number:	As 411/147	
Item:	Asbestos cement panel			
Asbestos Content:	Crocidolite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Item covers fire place.			
Extent:	2 sq m	Licensable:	No	
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 cement)	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:	54 Office	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	47	Sample Number:	411/151	
Item:	Insulating board panel			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to rear of the door.			
Extent:	2.5 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:	54 Office	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	48	Sample Number:	As 411/147	
Item:	Asbestos cement panel			
Asbestos Content:	Crocidolite Strongly Presumed Chrysotile Strongly Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable	
Comments:	Item covers fire place.			
Extent:	2 sq m	Licensable:	No	
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 cement)	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:	56 Kitchen	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	49	Sample Number:	411/152	
Item:	Insulating board panel			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item present to rear of the door.			
Extent:	2.5 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:	57 Office	Block:	Main	Floor Level:	02 - Second
-----------	-----------	--------	------	--------------	-------------

Item Details

Item Number:	50	Sample Number:	As 411/147		
Item:	Asbestos cement panel				
Asbestos Content:	Crocidolite Strongly Presumed Chrysotile Strongly Presumed				
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable		
Comments:	Item covers fire place.				
Extent:	2 sq m			Licensable:	No
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 cement)			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:	60 Office	Block:	Main	Floor Level:	02 - Second
-----------	-----------	--------	------	--------------	-------------

Item Details

Item Number:	51	Sample Number:	411/153
Item:	Insulating board panel		
Asbestos Content:	No asbestos detected Identified		
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable
Comments:	Item present to rear of the door.		
Extent:	2.5 sq m	Licensable:	Yes
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:	60 Office	Block:	Main	Floor Level:	02 - Second
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Item Details

Item Number:	52	Sample Number:	As 411/147
Item:	Asbestos cement panel		
Asbestos Content:	Crocidolite Strongly Presumed Chrysotile Strongly Presumed		
Sample Analysed By:	Not applicable	Reinsp.Interval:	Not applicable
Comments:	Item covers fire place.		
Extent:	2 sq m	Licensable:	No
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 cement)	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:	06 Office	Block:	Main	Floor Level:	0 - Ground
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Item Details

Item Number:	53	Sample Number:	411/154	
Item:	Insulating board panels			
Asbestos Content:	No asbestos detected Identified			
Sample Analysed By:	S Brown	Reinsp.Interval:	Not applicable	
Comments:	Item forms inserts to door.			
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:	63 External	Block:	Main	Floor Level:	External
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Item Details

Item Number:	54	Sample Number:	No sample - presumed	
Item:	Asbestos cement undercloaking			
Asbestos Content:	Crocidolite Presumed Chrysotile Presumed			
Sample Analysed By:	Not applicable	Reinsp.Interval:	12 Months	
Comments:	Asbestos content presumed as no safe access was available to sample materials due to excessive heights. Item can be seen at four locations along roof line.			
Extent:	16 linear metres	Licensable:	No	
Extent Score:	2 (>10 - <50 sq m or >10m - <50m pipe run)	Material Assessment:	6	
Condition:	1 (Minor scratches)	Priority Assessment:	2	
Surface Treatment:	1 (Unencapsulated asbestos cement)	Risk Category and Score:	C 8	
Accessibility:	0 (Usually inaccessible or unlikely to be disturbed)	Recommendation:	Encapsulate, label & monitor condition (or remove as part of planned works)	
Location:	0 (Outdoors)			

Management Detail

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

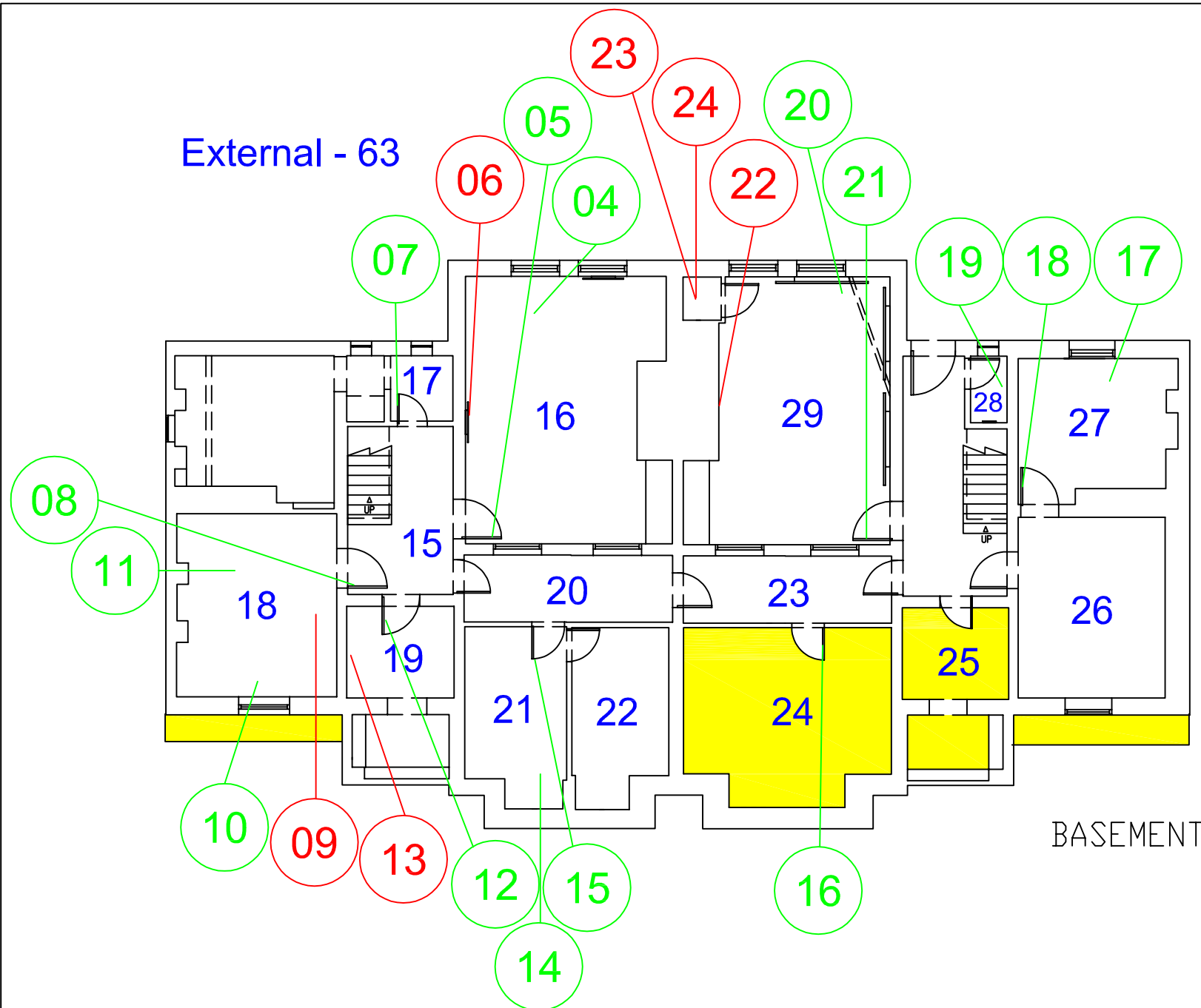
5.0 Annotated Building Plans

Diagrams included:

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

- SW3087/01 - Basement Floor Plan - Item Locations
- SW3087/02 - Ground Floor Plan - Item Locations
- SW3087/03 - First Floor Plan - Item Locations
- SW3087/04 - Second Floor Plan - Item Locations

External - 63

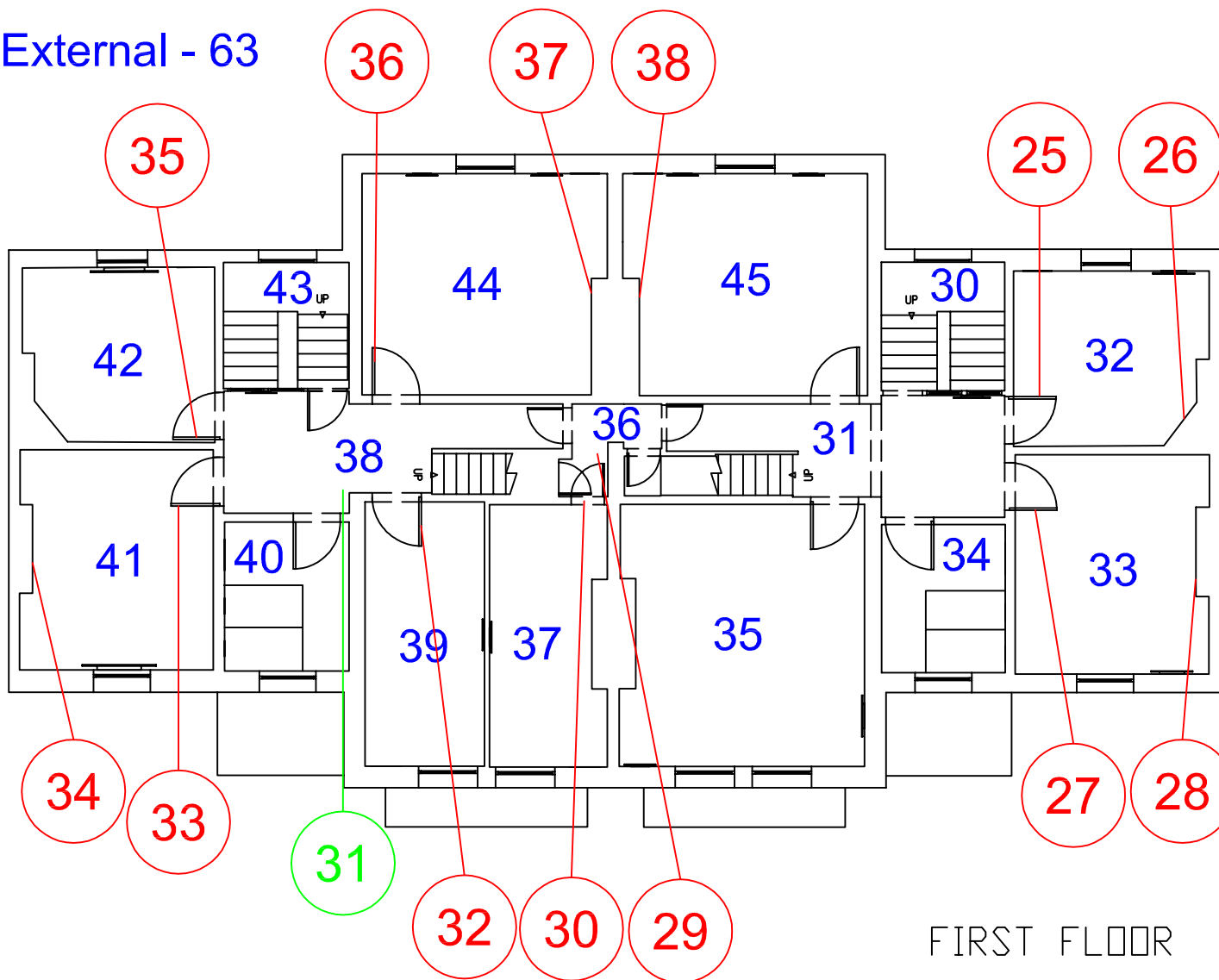


KEY	
(??)	ASBESTOS ITEM LOCATION
(??)	NON-ASBESTOS ITEM LOCATION
(??)	ROOM NO.
	AREAS/FEATURES NOT ACCESSED
Additional information:	
This diagram is only to be reproduced in colour.	
Drawing title: Asbestos Survey Plan SW3087/01	
Site address: 7-9 Grosvenor Road Wrexham LL11 1BU	
Floor level(s): Basement	
This drawing is to be read in conjunction with survey report number: SW3087	
Date of work: 12-14th February 2014	
Lead surveyor: Mr J Jones	
Please note: this drawing is NOT TO SCALE.	
 Bradley Environmental Consultants Limited Unit 85 Bowen Court, St. Asaph Business Park Te: 01745 585 587 Fax: 01745 584 974 email: sales@bradley-enviro.co.uk	



email: sales@bradley-enviro.co.uk

External - 63



FIRST FLOOR

KEY

- ASBESTOS ITEM LOCATION
- NON-ASBESTOS ITEM LOCATION
- ROOM NO.
- AREAS/FEATURES NOT ACCESSED

Additional information:

This diagram is only to be reproduced in colour.

Drawing title:
Asbestos Survey Plan SW3087/03

Site address:
7-9 Grosvenor Road
Wrexham
LL11 1BU

Floor level(s): First Floor

This drawing is to be read in conjunction with survey report number: SW3087

Date of work: 12-14th February 2014

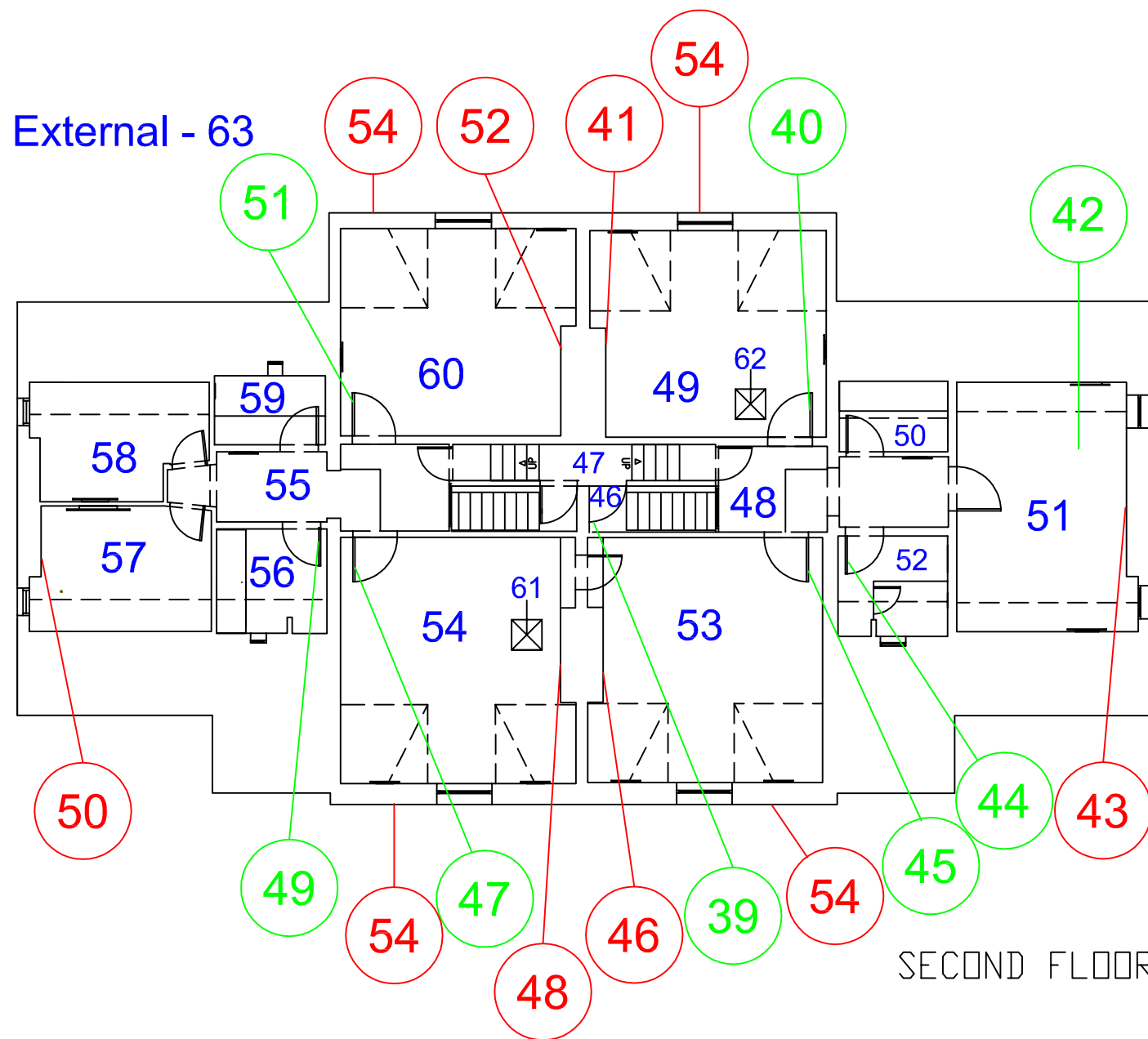
Lead surveyor: Mr J Jones

Please note: this drawing is NOT TO SCALE.



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KEY

- ASBESTOS ITEM LOCATION
- NON-ASBESTOS ITEM LOCATION
- ROOM NO.
- AREAS/FEATURES NOT ACCESSED

Additional information:

This diagram is only to be reproduced in colour.

Drawing title:
Asbestos Survey Plan SW3087/04

Site address:
7-9 Grosvenor Road
Wrexham
LL11 1BU

Floor level(s): Second Floor

This drawing is to be read in conjunction with survey report number: SW3087

Date of work: 12-14th February 2014

Lead surveyor: Mr J Jones

Please note: this drawing is NOT TO SCALE.



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Report No.: SW3087

Issue Date: 07/04/2014

6.0 Room Index & Access Report Summary

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
01 Hall	Main	0 - Ground	Accessed	None	Not applicable
02 Office	Main	0 - Ground	Accessed	None	Not applicable
03 Female WC	Main	0 - Ground	Accessed	None	Not applicable
04 Office	Main	0 - Ground	Accessed	None	Not applicable
05 Hall	Main	0 - Ground	Accessed	None	Not applicable
06 Office	Main	0 - Ground	Accessed	None	Not applicable
07 Office	Main	0 - Ground	Partially accessed	Partial to room	Unsafe floor, floor collapse / No intrusions taken to bay window, visually identical to bay in room 08
08 Office	Main	0 - Ground	Accessed	None	Not applicable
09 Office	Main	0 - Ground	Accessed	None	Not applicable
10 Hall	Main	0 - Ground	Accessed	None	Not applicable
11 Office	Main	0 - Ground	Accessed	None	Not applicable
12 Hall	Main	0 - Ground	Accessed	None	Not applicable
13 Porch	Main	0 - Ground	Not accessed	Room not accessed	Doors are locked (no key available) and boarded up / No physical access
14 Office	Main	0 - Ground	Accessed	None	Not applicable

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
55 Hall	Main	0 - Ground	Accessed	Partial to service hatch	Partial access to service hatch due to small opening / Bitumen sarking and MMMF to lath and plaster can be seen / Foam insulation pipes
31 Hall	Main	01 - First	Accessed	None	Not applicable
32 Office	Main	01 - First	Accessed	None	Not applicable
33 Office	Main	01 - First	Accessed	None	Not applicable
34 WC	Main	01 - First	Accessed	None	Not applicable
35 Office	Main	01 - First	Accessed	None	Not applicable
36 Hall	Main	01 - First	Accessed	None	Not applicable
37 Office	Main	01 - First	Accessed	None	Not applicable
38 Hall	Main	01 - First	Accessed	None	Not applicable
39 Office	Main	01 - First	Accessed	None	Not applicable
40 WC	Main	01 - First	Accessed	None	Not applicable
41 Office	Main	01 - First	Accessed	None	Not applicable
42 Office	Main	01 - First	Accessed	None	Not applicable
43 Stairwell	Main	01 - First	Partially accessed	Ceiling	Excessive height - no safe access

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
44 Office	Main	01 - First	Accessed	None	Not applicable
45 Office	Main	01 - First	Accessed	None	Not applicable
46 Stairwell	Main	02 - Second	Partially accessed	Partial to room	Excessive ceiling height - no safe access
47 Stairwell	Main	02 - Second	Partially accessed	Partial to room	Excessive ceiling height - no safe access
48 Hall	Main	02 - Second	Partially accessed	Partial to room	Excessive ceiling height - no safe access
49 Office	Main	02 - Second	Accessed	None	Not applicable
50 Kitchen	Main	02 - Second	Partially accessed	Partial to room	Room has storage area beyond kitchen units - excessive stored items restrict access
51 Office	Main	02 - Second	Partially accessed	Timber service hatch	Partial access to service hatch due to small opening / Bitumen sarking and MMMF to lath and plaster can be seen / Foam insulation pipes
52 Female WC	Main	02 - Second	Accessed	None	Not applicable
53 Office	Main	02 - Second	Accessed	None	Not applicable
54 Office	Main	02 - Second	Accessed	None	Not applicable
56 Kitchen	Main	02 - Second	Accessed	None	Not applicable
57 Office	Main	02 - Second	Accessed	None	Not applicable

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
58 Office	Main	02 - Second	Accessed	None	Not applicable
59 WC	Main	02 - Second	Accessed	None	Not applicable
60 Office	Main	02 - Second	Accessed	None	Not applicable
15 Hall	Main	Basement	Accessed	None	Not applicable
16 Office	Main	Basement	Accessed	None	Not applicable
17 Store	Main	Basement	Accessed	None	Not applicable
18 Plant room	Main	Basement	Accessed	None	Not applicable
19 Electrics room	Main	Basement	Accessed	None	Not applicable
20 Hall	Main	Basement	Accessed	None	Not applicable
21 Store	Main	Basement	Accessed	None	Not applicable
22 Store	Main	Basement	Accessed	None	Not applicable
23 Hall	Main	Basement	Accessed	None	Not applicable
24 Room	Main	Basement	Not accessed	Room not accessed	Mould / fungus prevent full access to room
25 Room	Main	Basement	Not accessed	Room not accessed	Mould / fungus prevent full access to room
26 Office	Main	Basement	Accessed	None	Not applicable
27 Kitchen	Main	Basement	Accessed	None	Not applicable

Room No.	Block	Floor Level	Access status	Items not accessed within room	Reason for no access
28 WC	Main	Basement	Accessed	None	Not applicable
29 Office	Main	Basement	Accessed	None	Not applicable
30 Stairwell	Main	Basement	Partially accessed	Partial to room	Excessive height restricts full access to the ceiling
63 External	Main	External	Partially accessed	Partial to external	No access was made to roof line due to being >8M please see surveyor imposed caveats for further details
61 Loft	Main	Loft	Partially accessed	Partial to room	No safe access due to uncertainty about structural stability of timber structure
62 Loft	Main	Loft	Partially accessed	Partial to room	No safe access due to uncertainty about structural stability of timber structure

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: 7-9 Grosvenor Road
Wrexham
LL11 1BU

Sample Received: 12-14/02/2014
Order Placed By: Mr Arwyn Evans

Issue Date: 07/04/2014
Sampled By: Mr J Jones BSc (Hons)
Mr D Beattie

Analysed On: 3-4/03/2014

Authorised Signatory:



S Brown
Lab

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

Report Number: SW3087

Lab Ref.:	Site Ref.:	Room:	Sample Reference:	Analysis Result:	Analyst:
411/109	-	Hall	Asbestos insulating board closer panel	Amosite Chrysotile	S Brown
411/110	-	Hall	Asbestos insulating board closer panel	Amosite Chrysotile	S Brown
411/111	-	Office	Asbestos insulating board door panel	Amosite Chrysotile	S Brown
411/112	-	Office	Textured coating to ceiling	No asbestos detected	S Brown
411/113	-	Office	Insulating board door panel	No asbestos detected	S Brown
411/114	-	Office	Asbestos cement panel	Chrysotile	S Brown
411/115	-	Store	Insulating board door panel	No asbestos detected	S Brown
411/116	-	Plant room	Insulating board door panel	No asbestos detected	S Brown
411/117	-	Plant room	Asbestos insulation residues	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.

Analysed At:
West Yorkshire Office
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West Yorkshire
WF5 9JD
Tel: 01924 274777 Fax: 01924 283620

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: SW3087

Lab Ref.:	Site Ref.:	Room:	Sample Reference:	Analysis Result:	Analyst:
411/118	-	Plant room	Textile joint sealant	No asbestos detected	S Brown
411/119	-	Plant room	Textile rope seal	No asbestos detected	S Brown
411/120	-	Electrics room	Insulating board door panel	No asbestos detected	S Brown
411/121	-	Electrics room	Asbestos textile fuse tape	Chrysotile	S Brown
411/122	-	Store	Textured coating to ceiling	No asbestos detected	S Brown
411/123	-	Store	Insulating board door panel	No asbestos detected	S Brown
411/124	-	Room	Insulating board door panel	No asbestos detected	S Brown
411/125	-	Kitchen	Insulating board door panel	No asbestos detected	S Brown
411/126	-	Kitchen	Thermoplastic floor tiles	No asbestos detected	S Brown
411/127	-	WC	Bitumen resin / adhesive	No asbestos detected	S Brown
411/128	-	Office	Textured coating to ceiling	No asbestos detected	S Brown
411/129	-	Office	Insulating board door panel	No asbestos detected	S Brown
411/130	-	Office	Asbestos cement panel	Chrysotile	S Brown
411/131	-	Office	Asbestos insulation to calorifier	Crocidolite Amosite	S Brown
411/132	-	Office	Asbestos insulation to calorifier	Crocidolite Amosite	S Brown
411/133	-	Office	Asbestos insulating board door panel	Amosite Chrysotile	S Brown
411/134	-	Office	Asbestos cement panel	Chrysotile	S Brown
411/135	-	Office	Asbestos insulating board door panel	Amosite Chrysotile	S Brown
411/136	-	Hall	Asbestos insulating board header panel	Amosite Chrysotile	S Brown
411/137	-	Office	Asbestos insulating board door panel	Amosite Chrysotile	S Brown
411/138	-	Hall	Textured coating to ceiling	No asbestos detected	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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1155

Report Number: SW3087

Lab Ref.:	Site Ref.:	Room:	Sample Reference:	Analysis Result:	Analyst:
411/139	-	Office	Asbestos insulating board door panel	Amosite Chrysotile	S Brown
411/140	-	Office	Asbestos insulating board door panel	Amosite Chrysotile	S Brown
411/141	-	Office	Asbestos cement panel	Chrysotile	S Brown
411/142	-	Office	Asbestos insulating board door panel	Amosite Chrysotile	S Brown
411/143	-	Office	Asbestos insulating board door panel	Amosite Chrysotile	S Brown
411/144	-	Office	Asbestos insulating board panel	Amosite Chrysotile	S Brown
411/145	-	Stairwell	Insulating board to wall	No asbestos detected	S Brown
411/146	-	Office	Insulating board door panel	No asbestos detected	S Brown
411/147	-	Office	Asbestos cement panel	Crocidolite Chrysotile	S Brown
411/148	-	Office	Textured coating to walls	No asbestos detected	S Brown
411/149	-	Female WC	Insulating board panel	No asbestos detected	S Brown
411/150	-	Office	Insulating board panel	No asbestos detected	S Brown
411/151	-	Office	Insulating board panel	No asbestos detected	S Brown
411/152	-	Kitchen	Insulating board panel	No asbestos detected	S Brown
411/153	-	Office	Insulating board panel	No asbestos detected	S Brown
411/154	-	Office	Insulating board panels	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.

Analysed At:

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WF5 9JD
Tel: 01924 274777 Fax: 01924 283620

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1155

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.

Birmingham: 0121 550 0224 Mr Stuart Hill, Mr Matt Turner or Mr Tom Day
(Head Office)

Wakefield: 01924 274 777 Mr Darren Ely or Mr Kristian Bailey
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Blackpool: 01253 405 396 Mr Oliver Bride
(North West Office)

St Asaph: 01745 585 587 Mr Matt Dawes or Mr Robert Price
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