



Management Asbestos Survey

Survey Reference Number: X-01231

Survey Date: 12 June 2018

4 The Strand (Rookery Flats)
St Mary's
Isles of Scilly
TR21 OPT



Report Authorised by

Name: Hadyn Veale

Signed:



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Section 1.0: Executive Summary

An Asbestos Management Survey was carried out in accordance with in-house asbestos surveying procedures and HSE guidance documentation *HSG 264: Asbestos: The Survey Guide* at 4 The Strand (Rookery Flats).

The Survey was carried out by Allium Environmental Ltd on behalf of Currie & Brown on 12 June 2018.

The purpose of this survey was to locate as far as reasonably practicable the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

During the survey 2 samples were taken for analysis.

To manage the risk from ACMs, it is the Duty Holder's responsibility to keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs on the premises. If there is a risk of exposure due to the condition or location of the ACMs then they should be repaired, encapsulated and labelled or removed. It is the responsibility of the Duty Holder to maintain ACMs in a good state of repair and regularly monitor their condition; the duty holder should inform anyone who is liable to disturb the ACMs about their location and condition.

Item No.	Room No. & Name	Asbestos Containing Product	Recommended Action	Risk
4	005 Lounge	Vinyl Floor Tiles - Floor	Monitor Condition	Very Low

Inaccessible areas encountered during the time of the survey, for which no information was obtained, along with areas where access was limited:

- None

Section 2.0: Introduction

Allium Environmental Ltd was instructed by Adrian King of Currie & Brown to undertake an Asbestos Management Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: 4 The Strand (Rookery Flats).

The site consists of:

- Circa 1970's semi-detached ground floor flat with block and stone walls and a pitched roof to flat above.

The survey was carried out on 12 June 2018 by Matthew Roberts of Allium Environmental Ltd.

Section 2.1: Survey Scope

The scope of the survey as defined by Currie & Brown is to carry out a Management Survey to 4 The Strand (Rookery Flats).

- Areas included in the survey:
 - All areas of 4 The Strand (Rookery Flats) were included in the survey.
- Agreed areas of exclusion from the survey scope:
 - No areas of 4 The Strand (Rookery Flats) were excluded from the survey.

Section 2.2: Limitations

During the course of the survey all reasonable efforts were made to identify the presence of Asbestos Containing Materials within the surveyed areas. However, Asbestos Containing Materials are sometimes concealed with the fabric of a building or sealed building voids, and so it is not always possible to regard the findings of a survey as being definitive. During management surveys it is standard procedure to look under fitted carpets and flexible floorings from representative lifting at edges, however asbestos containing floorings could possibly still be present under the fitted carpets/floorings even with this strategy. Therefore, it must always remain a possibility that further Asbestos Containing Materials may be found during any alterations, refurbishment or demolition works.

Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection either because such areas were locked despite requests for access to be arranged, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being Asbestos Containing Materials in such areas.

- Inaccessible areas encountered during the survey:
 - None
- Agreed Variations or Deviations from the standard HSG 264 method:
 - No access was gained behind bath panels or within boxings where damage may be caused.

Section 2.3: Details

Site Address:

- 4 The Strand (Rookery Flats), St Mary's, Isles of Scilly, TR21 0PT

Client Name & Address:

- Currie & Brown, 69 Old Broad Street, London, EC2M 1QS

Client Contact:

- Adrian King

Survey Start Date:

- 12 June 2018

Survey Completion Date:

- 12 June 2018

Survey Conducted by:

- Matthew Roberts

Assisted by:

- N/A

Report Produced:

- 19 June 2018

Section 2.4: Survey Type

The nature of the survey is an Asbestos Management Survey as detailed in HSE guidance publication: *HSG 264: Asbestos: The Survey Guide*. HSE guidance publication *HSG 264: Asbestos: The Survey Guide* describes a Management survey as a standard survey. The purpose of a Management survey is to locate, as far as reasonable practicable the presence of suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. It may involve minor intrusive work and disturbance. The survey will usually involve sampling and analysis to confirm the presence or absence of asbestos but can be completed using a combination of sampling ACMs and presuming ACMs, or indeed, just presuming. Any materials found to, or presumed to contain asbestos must also have their condition assessed.

This report presents the findings of the survey and analysis reports of any bulk samples taken.

Section 3.0: Survey Method

Allium Environmental Ltd conducts Management surveys in accordance with our in-house Asbestos Surveying procedures and HSE guidance publication *HSG 264: Asbestos: The Survey Guide*. The survey will often involve minor intrusive work, the extent of this will vary depending on the property and client specification, it is likely that only hand tools will be used during the survey.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a Management survey can also involve presuming the presence of Asbestos. A Management survey can be completed using either or a combination of sampling and presuming ACMs. It is the responsibility of the client to arrange access to all areas. Any area(s) that are inaccessible at the time of the survey must be presumed to contain Asbestos and managed under that presumption, therefore entry into these area maybe restricted until further checks are carried out.

All samples taken during the survey were done so by Allium Environmental competent surveyors and sent to an independent UKAS Accredited Laboratory for analysis by polarised light microscopy (PLM), in accordance with the method prescribed in HSE guidance publication: *HSG 248 Asbestos: The Analysts' Guide for Sampling, analysis and clearance procedures*. A Certificate of Bulk Sample Analysis for all samples taken can be found in Appendix 2. (Representative samples were also taken of any materials that may be mistaken for potential ACMs). Sampling location stickers, bearing the individual sample's unique identification number, have been applied to all sample points where practicable, for future reference (only at the Clients request).

Products that are very unlikely to contain Asbestos were not sampled (e.g. wallpaper, plasterboard, chipboard, wood etc.).

An item record is completed for each suspect sample taken, for materials strongly presumed to contain Asbestos (i.e. materials visually similar to positively identified ACMs) and for areas presumed to contain Asbestos (i.e. areas where no access could be gained at the time of the survey and non-accessed items of (electrical) equipment and plant).

Each item record contains a colour photograph, individual material assessment scores (as prescribed under HSG 264), management recommendations and general observations / comments (where appropriate).

The item records are combined together to form a site-specific Asbestos Register.

Section 4.0: General Comments

This report relates to the situation on the day(s) of the inspection and cannot take into account subsequent changes in circumstances. Samples were taken of any materials historically known or presumed to contain Asbestos. This report contains findings based upon visual inspection and results of laboratory analysis

All figures and measurements quoted in the Asbestos Register detailing the extent of ACMs are estimates, based upon visual inspection on the day of the survey and should be used as a guide. It is the responsibility of contractors quoting for Asbestos Removal Works to take their own measurements to determine the exact extent of Asbestos to be removed.

No responsibility can be taken for any misinterpretation of this report by third parties.

Where appropriate a limited inspection of pipework concealed by overlying non-Asbestos insulation has been conducted. Inspection of pipework has been restricted primarily to insulation visible. The presence of Asbestos debris to pipework, which is not readily visible or would require the full removal and replacement of overlying insulation, has therefore not been investigated. Unless otherwise stated pipework insulation and heating plant was not inspected in their entirety. Representative samples were taken at random intervals where suspect material was observed. The scope of the works did not permit complete exposure and assessment of all pipework and heating plant.

No responsibility will be accepted for the presence of Asbestos in voids (under floor, or behind wall or ceiling) or pipework ducts other than those opened up during the survey.

The survey is limited to those areas accessed at the time of the survey.

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

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

Section 4.0: General Comments (Continued)

Certain 'Artex' type textured coatings and decorative plasters may contain very small quantities of Asbestos. In situ, these coatings are often composed of different batches of product or may have been repaired / patched at different times. It is therefore possible that any 'Artex' samples taken may not be representative of the entire coating. Recent research suggests that in some cases, the fibres may have diameters below 0.1 μm . These may not be visible by the optical microscopy method described in HSE guidance publication *HSG 248: Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures*.

At the time of the survey no access was gained to materials and/or void areas located above, behind or attached to suspect Asbestos Containing Materials sampled or presumed throughout the site. To do so would have required surveyors to break through suspect ACMs, such as textured coating and insulating board potentially contaminating themselves and the work area with Asbestos. Therefore, it is recommended that site operatives are made aware of this survey limitation and instructed to exercise caution when breaking through materials and/or areas located above, behind or attached to suspect ACMs that have been found to contain Asbestos following laboratory analysis.

Please Note:

The content of this Management Survey report does not negate the Duty Holder's responsibility to commission a Refurbishment or Demolition Survey prior to the commencement of any alteration, refurbishment or demolition works.

Section 5.0: Terminology

Asbestos – A term used for the fibrous form of several naturally occurring silicate minerals, used primarily because of its low thermal conductivity, high tensile strength, resistance to chemical attack, flexibility and incombustibility. *The Control of Asbestos Regulations 2012* defines and regulates asbestos as the fibrous forms of the following minerals or any mixture containing them. “Asbestos” means the following fibrous silicates;

Chrysotile (White Asbestos)

Crocidolite (Blue Asbestos)

Fibrous Grunerite - commonly known as *Amosite* (Brown Asbestos)

Fibrous Tremolite

Fibrous Anthophyllite

Fibrous Actinolite

ACM(s) - Asbestos Containing Material(s), Any material, substance or product that contains or has been made with Asbestos.

SPNTCA - Strongly Presumed Not To Contain Asbestos.

SPTCA - Strongly Presumed To Contain Asbestos.

PTCA - Presumed To Contain Asbestos.

NAD - No Asbestos Detected.

AD - Asbestos Detected.

SP - Strongly Presumed

Section 5.1: Material Assessment Score Algorithm and Risk Rating

Sample Variable	Score	Example of Scores
Product Type (including debris from product) (A)	1	Asbestos-Reinforce Composite (Plastic, Resin, Mastic, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints or Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulating Boards, Asbestos Textile, Gasket, Ropes and Woven Textile, Asbestos Paper and Felt
	3	Thermal Insulation (e.g. Pipe and Boiler Lagging), Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing.
Extent of damage/deterioration (B)	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose fibres.
	3	High damage or delamination of materials, Sprays and Thermal Insulation. Visible Asbestos debris
Surface treatment (C)	0	Composite materials containing Asbestos: Reinforced Plastic, Resins, Vinyl Tiles.
	1	Enclosed Sprays and Lagging, AIB (with exposed face painted or encapsulated), Asbestos Cement Sheets etc.
	2	Unsealed AIB, or encapsulated Lagging and Sprays.
	3	Unsealed Lagging and Sprays.
Asbestos type (D)	1	Chrysotile
	2	Amphibole (Amosite) Asbestos excluding Crocidolite
	3	Crocidolite

Potential to release Asbestos Fibres & Risk Rating

- Materials with an assessment score of 10 or more are deemed to have a high risk and potential to release fibres, if subject to minor disturbance, e.g. walking in vicinity of the material.
- Materials with an assessment score between; 7-9 are deemed to have a medium risk and potential to release fibres.
- Materials with an assessment score between; 5-6 are deemed to have a low risk and potential to release fibres.
- Materials with an assessment score of 4 or less are deemed to have a very low risk and potential to release fibres.

Section 5.2: Recommended Actions Explained

Monitor Condition - This material can stay in situ and be managed accordingly. Monitor condition regularly and record condition.

Label - Label the ACM with approved warning signs.

Encapsulate - Use suitable encapsulating material to seal surface. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Repair - This material requires repair. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Restrict Access - Restrict access to area and communicate with employees, contractors and others to keep area free from personnel. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Protect/Enclose - Use suitable material to protect / enclose ACM to minimise risk of impact damage.

Remove if Affected - If this material is likely to be disturbed by/during the proposed refurbishment works then material will need to be removed prior to work commencing. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Remove - This material requires removal, work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

No Access/Exercise Caution – Surveyors were unable to obtain access to material, item, room, area or building to conduct inspection for potential ACMs. Therefore, the area is assumed to contain Asbestos and the Duty Holder should exercise caution.

Please Note:

- Allium Environmental Ltd cannot be held responsible for the way in which the client may interpret or act upon the results of this report.
- Please refer to HSE Publication: *The Control of Asbestos Regulation 2012* prior to undertaking any remedial works on ACMs.
- In some instances more than one recommendation may be used.

Section 6.0: Survey Findings & Room Construction

Please note

- Where areas were inspected and no ACMs were identified or presumed an entry has been placed into the report findings stating “No Asbestos Detected” within the respective area. However a Refurbishment/Demolition survey will need to be commissioned prior to any Refurbishment or Demolition works.

Room/Area Name & No: 001 - Store

Floor: Ground Floor

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	Metal
Doors	Timber	Plant/Equipment	Modern Electrical Switchgear
Windows/Sills	N/A	Staircases	N/A
Floor	Vinyl Floor Tiles, Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	N/A

Positive Survey Findings & No Access Areas - None Identified

Negative Survey Findings

Reference	1	Product Type (A)	N/A	
Sample No	01231/MR/001	Condition (B)	N/A	
Description	Vinyl Floor Tiles - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	3m ²	Identification	NAD	
Recommendation	No Action			
Comments	Grey floor tiles below carpet.			

Room/Area Name & No: 002 - Hallway & Cupboard

Floor: Ground Floor

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard	Pipework	Metal
Doors	Timber & Glass	Plant/Equipment	Modern Heater, Modern Water Cylinder
Windows/Sills	N/A	Staircases	N/A
Floor	Vinyl Floor Tiles, Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	Modern Unidare WMS712N storage heater.

Positive Survey Findings & No Access Areas - None Identified

Negative Survey Findings

Reference	2	Product Type (A)	N/A	
Sample No	Visually Similar to 01231/MR/001	Condition (B)	N/A	
Description	Vinyl Floor Tiles - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	5m ²	Identification	NAD	
Recommendation	No Action			
Comments	Grey floor tiles below carpet, within hallway only.			

Room/Area Name & No: 003 - Shower Room

Floor: Ground Floor

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	Timber
Firebreak	N/A	Voids	N/A
Walls	Block, Ceramic Tiles	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Ceramic Cistern, Modern Sink Pad
Windows/Sills	N/A	Staircases	N/A
Floor	Ceramic Tiles, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	N/A

No suspect ACMs were identified within 003 - Shower Room

Room/Area Name & No: 004 - Bedroom & Cupboard

Floor: Ground Floor

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern Heater
Windows/Sills	Timber & Glass	Staircases	N/A
Floor	Vinyl Floor Tiles, Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	Modern Unidare WMS712N storage heater.

Positive Survey Findings & No Access Areas - None Identified

Negative Survey Findings

Reference	3	Product Type (A)	N/A	
Sample No	Visually Similar to 01231/MR/001	Condition (B)	N/A	
Description	Vinyl Floor Tiles - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	14m ²	Identification	NAD	
Recommendation	No Action			
Comments	Grey floor tiles below carpet, within bedroom and cupboard.			

Room/Area Name & No: 005 - Lounge

Floor: Ground Floor

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber & Glass	Plant/Equipment	Modern Heater
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Vinyl Floor Tiles, Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	Modern Unidare WMS712N storage heater.

Positive Survey Findings & No Access Areas

Reference	4	Product Type (A)	1	
Sample No	01231/MR/002	Condition (B)	1	
Description	Vinyl Floor Tiles - Floor	Surface Treatment (C)	0	
Accessibility	Low	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	3	
Extent	16m ²	Identification	AD	
Recommendation	Monitor Condition – See section 5.2			
Comments	Brown floor tiles and adhesive below carpet.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 006 - Kitchen

Floor: Ground Floor

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	Timber
Firebreak	N/A	Voids	N/A
Walls	Block, Ceramic Tiles	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Modern Sink Pad
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Ceramic Tiles, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	N/A

No suspect ACMs were identified within 006 - Kitchen

Room/Area Name & No: 007 - Passageway

Floor: Ground Floor

Room Construction / Description			
Ceiling	Concrete, Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber & Glass	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	N/A

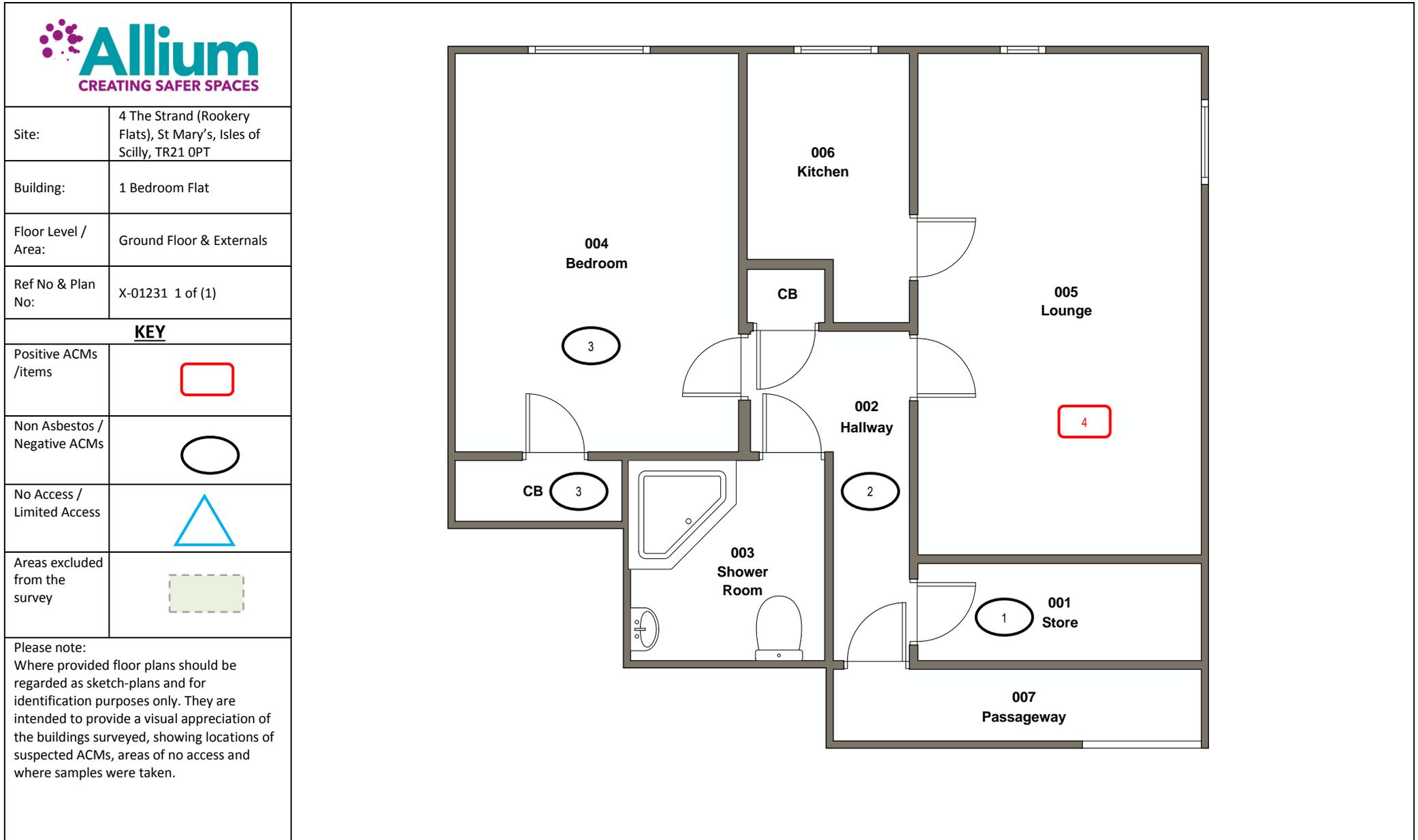
No suspect ACMs were identified within 007 - Passageway

Room/Area Name & No: Main Building

Floor: External

Room Construction / Description			
Walls	Block	Ducts/Pipe Runs	N/A
Cladding	N/A	DPM	N/A
Roof	Concrete Roof Tiles	Loose Sheeting	N/A
Rainwater Goods	Plastic	Soffit Fascia's	Timber
Soil Stacks	Plastic	Staircases	N/A
Flues/Cowls	N/A	Other	N/A
		Comments	N/A

No suspect ACMs were identified to external areas



• THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS



Appendix 2: Certificate of Bulk Sample Analysis



Scientific Services Ltd.
 The Fuel Depot, Scorrier, Redruth
 Cornwall TR16 5UT
 TEL: 01209 311350 FAX: 01209 820315
 E mail: enquiries@scientificservices.org Web: www.scientificservices.org



ASBESTOS BULK ANALYSIS TEST REPORT

TEST REPORT NUMBER: J132501	Issue No: 1	Report Date: 19 Jun 2018
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Allium Environmental Ltd Baldhu House, Wheal Jane Earth Science Park, Baldhu, Truro, Cornwall TR3 6EH		Location:-	4 The Strand (Rookery Flats), St Mary's, .
Date samples received by Lab:-	14/06/2018	Date Sampled:-	12/06/2018
		Date Tested:-	15/06/2018
		Your Order:-	X-01231/AE11459

TEST RESULTS

SSL Number	Client Sample Number	Sample Type	Sample Details	Asbestos Type (s) Present
BS129247	X-01231/MR/001	Vinyl Floor Tiles	Grey VFT, 001 Store	No Asbestos Detected
BS129248	X-01231/MR/002	Vinyl Floor Tiles	Brown VFT & adhesive, 005 Lounge	Chrysotile

Additional Comments:
N/A

Analysed By:
Beccy Sartori

Approved By:
Elaine Caswell



Remarks: Materials have been referred to as Asbestos Insulation Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water Absorption testing of materials has not been carried out unless stated otherwise. Where samples have not been taken by Scientific Services Ltd, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, or the use of these results in subsequent reports. Tests marked \$ in this report have been subcontracted to a UKAS accredited laboratory.

SOP No. D3TA1 based on HSG248 Appendix 2. This report relates only to the samples tested. Opinions and interpretations herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory.