ASBESTOS SURVEY REPORT

REPORT ID NO: AAS101105DXT-D

SITE NAME: Yew Tree Court

CLIENT: Broxstowe Council

This survey was undertaken by Dave Thompson o f Advanced Asbestos Sur veys on 10/11/05

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1. Introductions and Safety/Risk Assessment

Instructions were received from Broxstowe Council, to carry out an asbestos survey of the property known as Yew Tree Court. The scope of works was to carry out a Level 2 asbestos survey of the premises. The extent and type of asbestos-based materials on site was to be defined.

During the survey, operatives must be aware of possible risks, which may be present on site in order to work safely and to minimise risks to themselves and others.

To carry out the survey it is likely that the use of ladders will be required to reach areas above head height. Equipment must be suitable for this purpose and in good serviceable condition and used according to the manufacturer's instructions.

Operatives must also be aware of possible risks of electrocution and should not interfere with any electrical installations without the presence of a qualified electrician. When inspecting within confined spaces e.g.: floor ducts etc. operatives must be aware of the risks associated with these areas and take appropriate precautions.

When taking samples for analysis, the operatives must be aware of the possible risks to themselves or others of exposure to asbestos contamination and must take appropriate precautions to minimise any risks. If samples are required in areas that are occupied they should be taken after hours to prevent unnecessary exposure of staff to possible asbestos contamination, sampling must be undertaken in accordance with procedures outlined in the company's "Asbestos Materials Bulk Sampling Manual".

2. Reporting Conditions

Labelled photographs have been taken to highlight the report and can be found in Section 13 ("Photographs").

Survey report sheets can be found in the section named Section 12 ("Areas Inspected").

Plans or sketches can be found in the section named Section 12 ("Areas Inspected").

3. Sampling Strategy

The object of carrying out sampling was to identify the nature and extent of any visible asbestos material.

All samples were collected in self-seal bags where appropriate, and a label was left on the site adjacent to the sample location. This label indicates the sample number for cross-reference to this report. Care was taken to prevent cross-contamination of samples.

All sampling was undertaken causing the minimum possible nuisance and potential risk to the health of the occupants and visitors of the building.

As required under the Control of Asbestos Regulations 1987, dust release in sampling must be reduced to as low as is reasonably practicable and an assessment in respect of likely dust release will dictate the need for precautionary measures. This included the use of personal protective equipment, isolation of the sampling area, wetting of the material to suppress dust release and an appropriate cleaning process. After sampling, any broken material was sealed with PCL cloth tape. All samples were double sealed in polythene bags that would not give rise to any dust release. Sampling did not impair the structural integrity of the building or plant.

4. Survey Strategy & Methodology

A strategy has been established to keep to a minimum the number of bulk samples taken for analysis and therefore minimise the cost of the survey. The strategy employed is a combination of a visual inspection and sampling of bulk materials.

During the survey where a material was suspected to contain asbestos a bulk sample was taken for analysis. In areas where there were substantial quantities of visually uniform materials, a small number of samples were taken as being representative of the whole area. Therefore, visually similar materials in the same area must be assumed to contain asbestos.

Where the surveyor reports a material as NON-ASBESTOS by visual inspection and with no analysis of samples (e.g. recently lagged pipe work covered with metal cladding) then the client should exercise caution in interpreting the results. It is IMPORTANT to stress that in such circumstances, there may be residues of asbestos trapped under the newly applied lagging (e.g. from previous asbestos removal carried out in the past).

It is not usually practicable to detect such residues until major disturbances of the material takes place within the scope of a destructive survey. ADVANCED ASBESTOS SURVEYS cannot accept liability for the detection of such residues in this survey. If the client undertakes major alterations in a specific area where it may be possible that residual asbestos may be found, then it is recommended that further investigation of the specific area be carried out before the start of the work.

Where there are large numbers of identical items disturbed throughout the site (e.g. fuse boxes with asbestos flash pads) a single sample will be taken for analysis and therefore the client must assume that identical items will have the same composition as the one specified.

Where "NO ACCESS" is used, it indicates that the area specified was not accessible at the time of the survey. The client is to be alerted to the possibility of there being asbestos materials in the area. This may therefore require further investigation. Only those areas defined are covered in this report. Those areas not identified should be considered as not accessed for the purpose of this survey.

4. Survey Strategy & Methodology (contd.)

The asbestos survey carried out shall be one of three types, as agreed at the time of the order. The three types are:

Presumptive "walk-through" asbestos surveys (Level 1)
Walk-through asbestos surveys are a rapid, visual assessment of the suspected asbestos installations present on a site. The survey technique relies on the ability of the surveyor to visually identify asbestos and does not normally include the taking of samples to confirm the presence of asbestos. Hence the surveyor has presumed the presence of asbestos using his/her experience and knowledge of asbestos in buildings.

Standard Sampling Asbestos Survey (Level 2)
Standard sampling asbestos surveys are the most common form of asbestos survey undertaken. This again requires the surveyor to identify any installations on a site that he suspects may contain asbestos. These installations are then sampled (may require several samples depending on size and complexity of the suspect installation) and analysis carried out at the laboratory. This enables us to confirm whether the sampled materials definitely contain asbestos or are asbestos free.

The benefits of this survey technique are that it will give a much more accurate result than the walk through survey by confirming where asbestos is present, and will give additional information on asbestos types/concentrations on which to base an assessment of risk.

The disadvantages are that the survey technique will require more time and hence be more expensive. The survey does not include for breaking into sealed voids or inaccessible areas and therefore may miss any asbestos present in such areas and, because only representative samples are taken of suspected asbestos installations, it may be possible that visually similar asbestos and non-asbestos materials could be confused.

Full access Intrusive Asbestos Survey (Level 3)
Full access intrusive asbestos surveys extend the "standard sampling asbestos survey" to include investigations into sealed voids and the fabric of the building. This will include breaking through walls, ceilings etc. to confirm the presence or absence of asbestos and, normally, this is carried out prior to demolition or refurbishment works where significant damage to the building will not be a problem.

On this occasion a "Level 2" asbestos survey has been carried out.

5. Survey Limitations

The exact areas covered within the scope of this survey include the following:

- Floor ?

Whilst the survey team made every effort to identify all asbestos materials present in the building/site, the possibility remains that some asbestos containing materials may not be detected if they are located in inaccessible areas or are contained within the fabric of the building.

The survey team will highlight any inaccessible areas where it is suspected that asbestos may be present.

No access will be made to live electrical services, drains, sewers, biologically or radiologically contaminated areas, dangerous structures etc.

6. Bulk Analysis Method

All techniques used were in strict accordance with the HSE document MDHS 77, titled "Asbestos in Bulk Materials". Sampling and identification by polarised light microscope (PLM).

Identification of asbestos fibres was based on the following analytical procedure.

A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any): where possible a representative sub-sample treatment was taken at this stage.

Sample treatment was undertaken (if required) to release or isolate fibres.

A detailed and thorough search under the stereo microscope was made to classify the fibre types present by morphology.

Representative fibres were mounted in appropriate RI liquids on microscope slides.

The different fibrous components were identified using PLM.

Identification is based on the results of at least two or more of the following:

Morphology
Dispersion colours
Pleochroism
Angle of extinction
Refractive index

7. General Caveat

Every effort has been made to identify all asbestos materials as far as was reasonably practical to do so within the scope of the survey and the report. Methods used to carry out the survey were agreed with the client prior to any works being commenced.

Survey techniques used involves trained and experienced surveyors using the combined approach with regard to visual examination and necessary bulk sampling. It is always possible that after a survey that asbestos based materials of one sort or another may remain in the property or area covered by that survey, this could be due to various reasons

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.

- Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. where this is the case then its detection will be impaired.

- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.

- Debris from previous asbestos removal projects may well be present in some areas; general asbestos debris does not form part of the survey however all good intentions are made for its discovery.

- Where an area has been previously stripped of asbestos i.e. plant rooms, ducts etc. and new coverings added, it must be pointed out that the asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (2002 latest edition) laying down certain enforceable guidelines. Asbestos removal prior to this regulation would not be of today's standard and therefore debris may be present below the coverings.

- This survey will detail all areas accessed and all samples taken. Where an area is not covered by this survey it will be due to No Access for one reason or other i.e. working operatives, sensitive location or simply no access. It may be necessary for the limits of the surveyor's authority to be confirmed prior to the survey.

- Access for the survey may be restricted for many reasons beyond our control such as height, inconvenience to others, immovable obstacles or confined space. Where electrical equipment is present and presumed in the way of the survey no access will be attempted until proof of its safe state is given. Our operatives have a duty of care under the health and Safety at Work act (1974) for both themselves and others.

- In a building where asbestos has been located and it is clear that not all areas have been investigated, any material that is found to be suspicious and not detailed as part of this survey should be treated with caution and sampled accordingly.

- Certain materials contain asbestos to varying degrees and some may be less densely contaminated at certain locations (Aertex for example). Where this is the case the sample may not be representative of the whole product throughout.

7. General Caveat (contd.)

- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the survey will be as per his instructions and guidance at that time.

- Advanced Asbestos Surveys cannot accept liability for loss, injury, damage or penalty issue due to errors or omissions within this report. Advanced Asbestos Surveys cannot be held responsible for any damage caused as part of this survey carried out on your behave. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to just that necessary for the taking of the sample.

8. Specific Notes

- Access could not be gained to several areas of the site, for example:- areas that have been bricked up or blocked off.

- Whilst every effort was made to locate the presence of asbestos based materials, it proved difficult in some places due to In filling, alteration and refurbishment work that has taken place in the past.

- Asbestos that may be under or hidden from view by other materials that have been used for over-cladding.

- It is possible that asbestos debris and asbestos boarding are present and have been missed by the survey team due to inaccessibility and the survey time constraints. Care must therefore be adopted, especially when carrying out refurbishment or demolition works. If suspect materials are uncovered then additional sampling should be undertaken.

- No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.

- This report has been written with reference to the various Guidance Notes etc. issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.

- Where similar items exist in the building, only one or two samples have been taken to ascertain the materials content. It was assumed that similar products were of the same material. Only random sampling was carried out.

- Fire doors were not inspected internally to ascertain if they are manufactured using asbestos materials. This would entail destructive testing procedures.

- Use has been made of both asbestos and non-asbestos materials in close proximity to one another. Caution must therefore be adopted when disturbing areas of mixed materials and all should be treated as asbestos.

- All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.

- Equipment, machinery, ducting etc. were not moved, opened up or examined for the purpose of this investigation except on the odd occasion where hatches were available.

- The presence of asbestos insulation materials is evident within the building in a range of different uses. A survey of this duration cannot discover every individual location.

8. Specific Notes (contd.)

Samples taken from floor tiles (or similar material) may include a bitumastic adhesive as part of the sample. It is known that some proprietary brands of bitumen have an asbestos content and this will be included as an integral part of the bulk sample unless otherwise stated.

- Due to the inconsistency of the fibre content in vinyl floor material and its low percentage (generally less than 2% volume) random sampling only was carried out to establish the possible presence of asbestos in vinyl flooring. A more comprehensive sampling strategy would have to be implemented to establish the exact extent of asbestos based vinyl flooring. However, unless the material is subjected to vigorous abrasive action of fire, the possibility of fibre release will be minimal due to the matrix of the material.

- It is recommended that all asbestos containing materials identified during this survey be labelled with approved asbestos warning labels (A Labels) to prevent accidental damage. (With the exception of external asbestos cement roof and bitumastic/vinyl products).

- Should any future refurbishment or demolition works be carried out all asbestos containing materials that are liable to be disturbed or damaged should be removed by a Licensed Asbestos Removal Contractor under controlled conditions, prior to commencement of such works.

- If any suspicious materials thought to contain asbestos is found, and not included in this report, then they should be examined and tested by a specialist. Work is not to include until a result is obtained, and whatever action required has been carried out.

- Under no circumstance must any work be carried out with, or on, asbestos products without first assessing the possible risks involved and identifying how to overcome them, ensuring that no person is endangered under Asbestos Regulations.

- The report may be used as an initial asbestos register to which any later discoveries should be added.

9. Report Definitions

All asbestos containing materials identified on the site have been incorporated into a Risk Assessment algorithm as listed in MDHS 100, that will allow the client the opportunity to plan any requirements for removal, remedial action and costings.

Implementation of the system will ensure:

i) A safe working environment is maintained on site with respect to all asbestos materials identified.
ii) Compliance with the appropriate Health and Safety Legislation

A priority rating will be assigned to each asbestos element identified on the sites surveyed. Non-asbestos elements will not be assigned a priority rating. The priority rating is based on a combined assessment of the condition, friability and location of the asbestos element.

10. Asbestos Condition Assessment

The condition of each asbestos element identified on site will be assessed and defined into one of the following three categories:

Good condition
Fair condition
Poor condition

Good Condition
Asbestos elements in good condition are those that are intact, have not been machined or drilled and are in all aspects pristine. Good condition may be achieved in moulded or performed products when the moulding has not been damaged, cracked or broken. Pipework lagging where sections and asbestos insulating boarding are fully sealed would also be assigned to a good category.

Fair Condition
Asbestos elements in fair condition are those that have been machined, indented or cracked but damaged asbestos material has not fallen or broken away.

Poor Condition
Asbestos elements in poor condition indicate that some asbestos material has been damaged by being broken or shattered with some debris present, indicating that some asbestos material has become detached from the original bulk of the asbestos element.

11. Accessibility of Asbestos Assessment

The accessibility of each asbestos element on site will be assessed. This is important as the accessibility relates to the likelihood or possibility of damage occurring to the asbestos. The potential for damage or impact on asbestos materials must be considered in conjunction with the likely building usage of the area in question. Risk of damage will be more likely in areas of constant use in comparison with areas of intermittent use of entry for maintenance inspections or observation of equipment.

Low Accessibility
Low accessibility asbestos materials are those elements that are difficult to reach or damage due to being in a location that is normally not accessible, except for the purposes of maintenance, e.g. in a roof space or plant room.

Medium Accessibility
Medium accessibility asbestos materials are those elements where some degree of effort would be required to reach and damage the asbestos, e.g. using a ladder or standing on a chair.

High Accessibility
High accessibility asbestos materials are those elements that are within normal reach to touch or damage.

PRIORITY 1 – URGENT
Priority 1 asbestos materials are in a condition or location that requires urgent attention. Priority 1 asbestos materials are usually not suited to any form of containment programme and should be removed or environmentally cleaned as soon as possible. All fallen asbestos debris and surface contaminating materials will always be assigned priority rating of 1. Any disturbance to priority 1 materials is liable to expose personnel to elevated levels of airborne respirable asbestos fibres and then also is liable to spread the extent of the contamination throughout the rest of the building.

PRIORITY 2 – REMEDIAL WORK REQUIRED
All priority 2 asbestos materials are in a location and/or condition that requires some remedial action. The action may be minor repairs to damaged surfaces or encapsulation of all exposed asbestos surfaces. Following completion of remedial works the priority 2 asbestos materials may be assigned a priority 3 rating. In the long term it is recommended that all priority 2 materials be removed as soon as resources become available.

PRIORITY 3 – MANAGE
Priority 3 asbestos materials are in a condition and/or location that does not give rise to a significant health risk, PROVIDED THE MATERIAL REMAINS UNDISTURBED, either by routine maintenance operations or by personnel carrying out their normal daily work activities that could cause impact or surface damage to the material. Priority 3 Is only valid if this provision is maintained. Building managers should be aware of any changes in the work activities in areas where priority 3 asbestos materials are located. Priority 3 asbestos materials would change to priority 1 materials if it is decided to carry out building works that would require some disturbance of the asbestos material.

All priority rating assessments of all asbestos materials found on the site are to be found in the asbestos survey report sheets.

12. Areas Inspected

BOILERHOUSE (TWO ROOMS)
Room One – Boiler Room, Three Boilers And Pipes
Room Two – Tank Room, Three Tanks

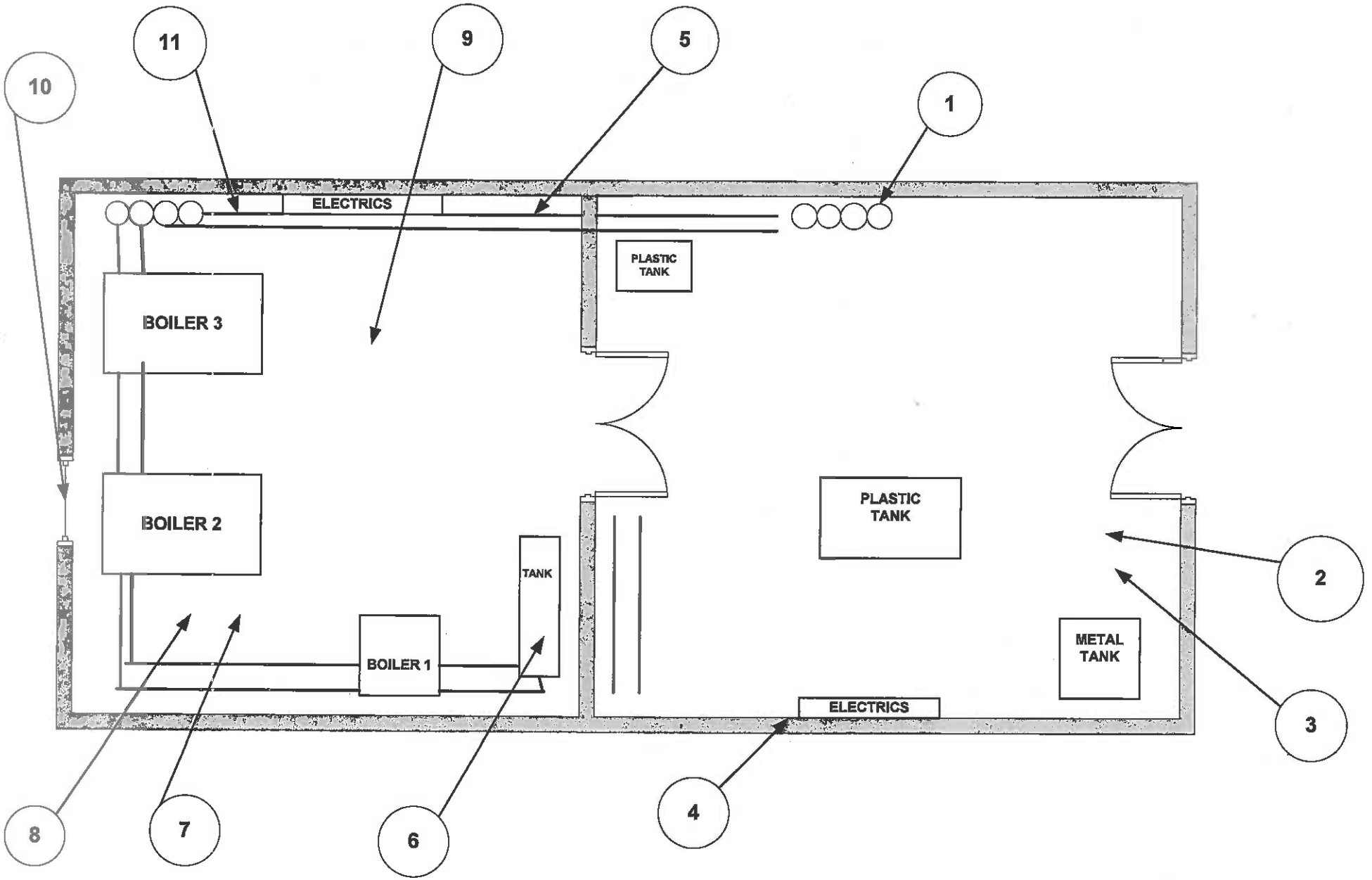
TANK ROOM (INTERNAL)
Brick And Plaster External Walls, Breeze Block Internal Walls, Concrete Floors, Plaster Board Ceiling With Textured Coating, Tanks Are Lagged With MMMF Insulation, Felt In Roof Void, Some Pipe Work Lagged With Foam, Board To Right Hand Side Wall Next To Electric Control Panel.

Sample 1 - *Pipe Work Insulation*
Sample 2 - *Ceiling Textured Coating*
Sample 3 - *Roof Felt*
Sample 4 - *Electric Box Board*

BOILER ROOM
Brick And Plaster External Walls, Breeze Block Internal Wall, Concrete Floor, Plaster Ceiling With Textured Coating, Pipe Work Is Either Foam Or MMMF Insulation, Metal Or Plastic Tanks Are Insulated With MMMF, Three Metal Casing Boilers With New Metal Flues, Felt To Roof Space, Roof Tiles Above Ceiling, Window Sill To Back Wall, Gaskets To Pipe Work In Boiler Room.

Sample 5 - *Pipe Insulation*
Sample 6 - *Tank Insulation*
Sample 7 - *Ceiling Textured Coating*
Sample 8 - *Felt To Roof Space*
Sample 9 - *Roof Tile*
Sample 10 - *Boiler Room Window Sill*
Sample 11 - *Boiler Room Gasket To Pipework*

BOILERHOUSE TO YEW TREE COURT



13. Photographs

See enclosed pages S13/2 of 11 – S13/11 of 11.

Client	Broxstowe Council		**Page**	S13 Page 2 of 11
Reference	AAS101105DXT-D		**Date**	10 November 2005

Site	Yew Tree Court	**Sample Ref.**	48829
Location	Tank Room	**Component**	Pipe Insulation

Asbestos Type	**Analysis Content**
Chrysotile (1) ☐ Amosite(2) ☐ Crocidolite (3) ☐	Low <2% (1) ☐ Low 2-15% (1) ☐
Actinolite ☐ Tremolite ☐ Anthophyllite ☐	Medium 15-50%(2) ☐ High >50% (3) ☐
No Asbestos Detected (0) ☒	
Condition	**Surface Treatment**
Good (0) ☐ Fair (1) ☐ Poor (4) ☐ Debris (6) ☐	Sealed (0) ☐ Poor (2) ☐ Bare (4) ☐
Air Movement/Position	**Amount**
External (0) ☐ Internal (1) ☐ Induced vent (2) ☐	Small ☐ Medium ☐ Extensive ☐
Friability	**Exposed Population**
Low (0) ☐ Medium (1) ☐ High (4) ☐	Work Force ☐ General Public ☐ At Risk Groups ☐
Accessibility	**Risk Band**
Low (0) ☐ Medium (1) ☐ High (2) ☐	18 points or more (A) ☐ 14-17 points (B) ☐
	9-13 points (C) ☐ 1-8 points (D) ☐ 0 points (E) ☒

Remarks: **FOR INFORMATION PURPOSES ONLY**

Client	Broxstowe Council	**Page**	S13 Page 3 of 11
Reference	AAS101105DXT-D	**Date**	10 November 2005

Site	Yew Tree Court	**Sample Ref.**	48830
Location	Tank Room	**Component**	Textured Ceiling

Asbestos Type

Chrysotile (1) ☒ Amosite(2) ☐ Crocidolite (3) ☐
Actinolite ☐ Tremolite ☐ Anthophyllite ☐
No Asbestos Detected (0) ☐

Analysis Content

Low <2% (1) ☒ Low 2-15% (1) ☐
Medium 15-50%(2) ☐ High >50% (3) ☐

Condition

Good (0) ☒ Fair (1) ☐ Poor (4) ☐ Debris (6) ☐

Surface Treatment

Sealed (0) ☒ Poor (2) ☐ Bare (4) ☐

Air Movement/Position

External (0) ☐ Internal (1) ☒ Induced vent (2) ☐

Amount

Small ☐ Medium ☐ Extensive ☒

Friability

Low (0) ☒ Medium (1) ☐ High (4) ☐

Exposed Population

Work Force ☒ General Public ☐ At Risk Groups ☐

Accessibility

Low (0) ☒ Medium (1) ☐ High (2) ☐

Risk Band

18 points or more (A) ☐ 14-17 points (B) ☐
9-13 points (C) ☐ 1-8 points (D) ☒ 0 points (E) ☐

Remarks: **FOR INFORMATION PURPOSES ONLY**

Client	Broxstowe Council	**Page**	S13 Page 4 of 11
Reference	AAS101105DXT-D	**Date**	10 November 2005

Site	Yew Tree Court	**Sample Ref.**	48831
Location	Tank Room	**Component**	Roof Felt

Asbestos Type

Chrysotile (1) ☐ Amosite(2) ☐ Crocidolite (3) ☐
Actinolite ☐ Tremolite ☐ Anthophyllite ☐
No Asbestos Detected (0) ☒

Analysis Content

Low <2% (1) ☐ Low 2-15% (1) ☐
Medium 15-50%(2) ☐ High >50% (3) ☐

Condition

Good (0) ☐ Fair (1) ☐ Poor (4) ☐ Debris (6) ☐

Surface Treatment

Sealed (0) ☐ Poor (2) ☐ Bare (4) ☐

Air Movement/Position

External (0) ☐ Internal (1) ☐ Induced vent (2) ☐

Amount

Small ☐ Medium ☐ Extensive ☐

Friability

Low (0) ☐ Medium (1) ☐ High (4) ☐

Exposed Population

Work Force ☐ General Public ☐ At Risk Groups ☐

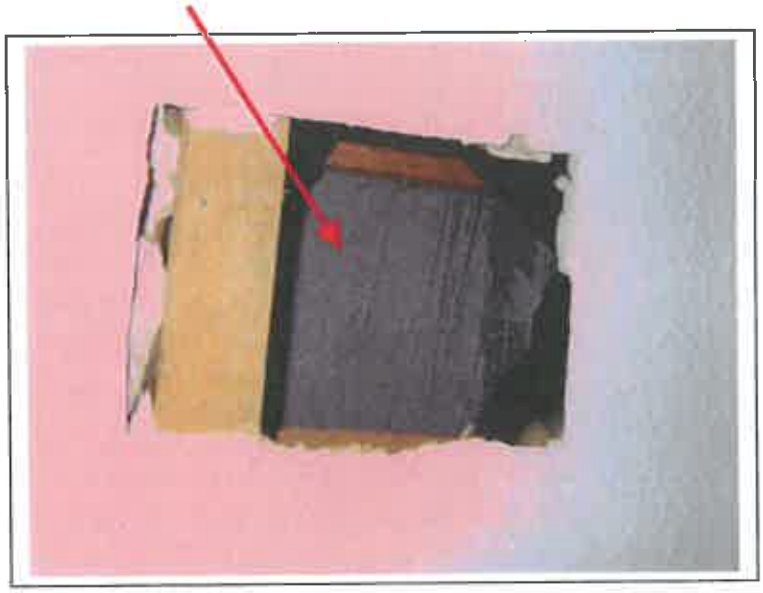
Accessibility

Low (0) ☐ Medium (1) ☐ High (2) ☐

Risk Band

18 points or more (A) ☐ 14-17 points (B) ☐
9-13 points (C) ☐ 1-8 points (D) ☐ 0 points (E) ☒

Remarks: FOR INFORMATION PURPOSES ONLY



Client	Broxstowe Council		Page	S13 Page 5 of 11
Reference	AAS101105DXT-D		Date	10 November 2005

Site	Yew Tree Court	Sample Ref.	48832
Location	Tank Room	Component	Electric Board

Asbestos Type			Analysis Content	
Chrysotile (1) ☐	Amosite(2) ☐	Crocidolite (3) ☐	Low <2% (1) ☐	Low 2-15% (1) ☐
Actinolite ☐	Tremolite ☐	Anthophyllite ☐	Medium 15-50%(2) ☐	High >50% (3) ☐
No Asbestos Detected (0) ☒				
Condition			**Surface Treatment**	
Good (0) ☐	Fair (1) ☐	Poor (4) ☐ Debris (6) ☐	Sealed (0) ☐	Poor (2) ☐ Bare (4) ☐
Air Movement/Position			**Amount**	
External (0) ☐	Internal (1) ☐	Induced vent (2) ☐	Small ☐	Medium ☐ Extensive ☐
Friability			**Exposed Population**	
Low (0) ☐	Medium (1) ☐	High (4) ☐	Work Force ☐	General Public ☐ At Risk Groups ☐
Accessibility			**Risk Band**	
Low (0) ☐	Medium (1) ☐	High (2) ☐	18 points or more (A) ☐	14-17 points (B) ☐
			9-13 points (C) ☐	1-8 points (D) ☐ 0 points (E) ☒

Remarks: **FOR INFORMATION PURPOSES ONLY**

Client	Broxstowe Council		Page	S13 Page 6 of 11
Reference	AAS101105DXT-D		Date	10 November 2005

Site	Yew Tree Court	Sample Ref.	48833
Location	Boiler Room	Component	Pipe Insulation

Asbestos Type			Analysis Content	
Chrysotile (1) ☐	Amosite(2) ☐	Crocidolite (3) ☐	Low <2% (1) ☐	Low 2-15% (1) ☐
Actinolite ☐	Tremolite ☐	Anthophyllite ☐	Medium 15-50%(2) ☐	High >50% (3) ☐
No Asbestos Detected (0) ☒				

Condition				Surface Treatment		
Good (0) ☐	Fair (1) ☐	Poor (4) ☐	Debris (6) ☐	Sealed (0) ☐	Poor (2) ☐	Bare (4) ☐

Air Movement/Position			Amount		
External (0) ☐	Internal (1) ☐	Induced vent (2) ☐	Small ☐	Medium ☐	Extensive ☐

Friability			Exposed Population		
Low (0) ☐	Medium (1) ☐	High (4) ☐	Work Force ☐	General Public ☐	At Risk Groups ☐

Accessibility			Risk Band	
Low (0) ☐	Medium (1) ☐	High (2) ☐	18 points or more (A) ☐	14-17 points (B) ☐
			9-13 points (C) ☐	1-8 points (D) ☐	0 points (E) ☒

Remarks: **FOR INFORMATION PURPOSES ONLY**

Client	Broxstowe Council		Page	S13 Page 7 of 11
Reference	AAS101105DXT-D		Date	10 November 2005

Site	Yew Tree Court	Sample Ref.	48834
Location	Boiler Room	Component	Tank Insulation

Asbestos Type	Analysis Content
Chrysotile (1) ☐ Amosite(2) ☐ Crocidolite (3) ☐	Low <2% (1) ☐ Low 2-15% (1) ☐
Actinolite ☐ Tremolite ☐ Anthophyllite ☐	Medium 15-50%(2) ☐ High >50% (3) ☐
No Asbestos Detected (0) ☒	
Condition	**Surface Treatment**
Good (0) ☐ Fair (1) ☐ Poor (4) ☐ Debris (6) ☐	Sealed (0) ☐ Poor (2) ☐ Bare (4) ☐
Air Movement/Position	**Amount**
External (0) ☐ Internal (1) ☐ Induced vent (2) ☐	Small ☐ Medium ☐ Extensive ☐
Friability	**Exposed Population**
Low (0) ☐ Medium (1) ☐ High (4) ☐	Work Force ☐ General Public ☐ At Risk Groups ☐
Accessibility	**Risk Band**
Low (0) ☐ Medium (1) ☐ High (2) ☐	18 points or more (A) ☐ 14-17 points (B) ☐
	9-13 points (C) ☐ 1-8 points (D) ☐ 0 points (E) ☒

Remarks: **FOR INFORMATION PURPOSES ONLY**

NO PICTURE AVAILABLE

Client	Broxstowe Council	**Page**	S13 Page 8 of 11
Reference	AAS101105DXT-D	**Date**	10 November 2005

Site	Yew Tree Court	**Sample Ref.**	48835
Location	Boiler Room	**Component**	Textured Ceiling

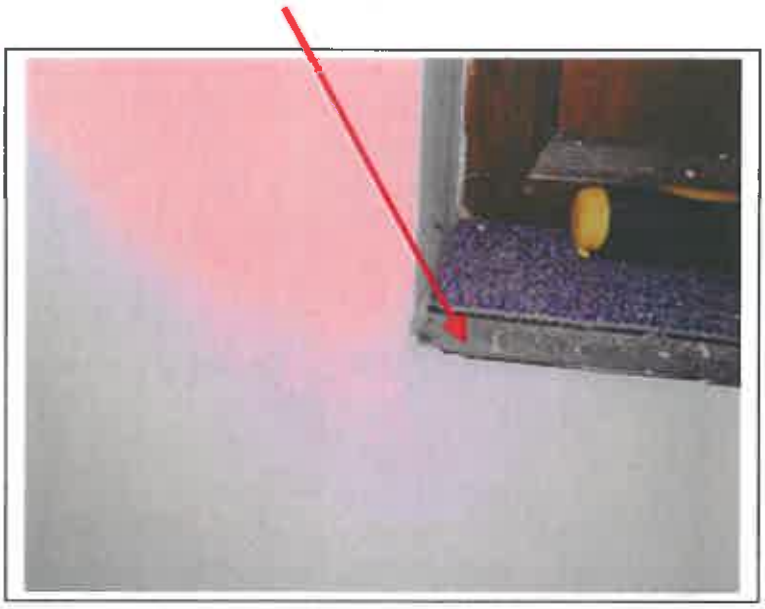
Asbestos Type	**Analysis Content**
Chrysotile (1) ☒ Amosite(2) ☐ Crocidolite (3) ☐	Low <2% (1) ☒ Low 2-15% (1) ☐
Actinolite ☐ Tremolite ☐ Anthophyllite ☐	Medium 15-50%(2) ☐ High >50% (3) ☐
No Asbestos Detected (0) ☐	
Condition	**Surface Treatment**
Good (0) ☒ Fair (1) ☐ Poor (4) ☐ Debris (6) ☐	Sealed (0) ☒ Poor (2) ☐ Bare (4) ☐
Air Movement/Position	**Amount**
External (0) ☐ Internal (1) ☒ Induced vent (2) ☐	Small ☐ Medium ☐ Extensive ☒
Friability	**Exposed Population**
Low (0) ☒ Medium (1) ☐ High (4) ☐	Work Force ☒ General Public ☐ At Risk Groups ☐
Accessibility	**Risk Band**
Low (0) ☒ Medium (1) ☐ High (2) ☐	18 points or more (A) ☐ 14-17 points (B) ☐
	9-13 points (C) ☐ 1-8 points (D) ☒ 0 points (E) ☐

Remarks: **FOR INFORMATION PURPOSES ONLY**

Client	Broxstowe Council		**Page**	S13 Page 9 of 11	
Reference	AAS101105DXT-D		**Date**	10 November 2005	
Site	Yew Tree Court		**Sample Ref.**	48838	
Location	Boiler Room		**Component**	Window Sill	

Asbestos Type			**Analysis Content**	
Chrysotile (1) ☐	Amosite(2) ☐	Crocidolite (3) ☐	Low <2% (1) ☐	Low 2-15% (1) ☐
Actinolite ☐	Tremolite ☐	Anthophyllite ☐	Medium 15-50%(2) ☐	High >50% (3) ☐
No Asbestos Detected (0) ☒				
Condition			**Surface Treatment**	
Good (0) ☐	Fair (1) ☐	Poor (4) ☐ Debris (6) ☐	Sealed (0) ☐	Poor (2) ☐ Bare (4) ☐
Air Movement/Position			**Amount**	
External (0) ☐	Internal (1) ☐	Induced vent (2) ☐	Small ☐	Medium ☐ Extensive ☐
Friability			**Exposed Population**	
Low (0) ☐	Medium (1) ☐	High (4) ☐	Work Force ☐	General Public ☐ At Risk Groups ☐
Accessibility			**Risk Band**	
Low (0) ☐	Medium (1) ☐	High (2) ☐	18 points or more (A) ☐	14-17 points (B) ☐
			9-13 points (C) ☐	1-8 points (D) ☐ 0 points (E) ☒

Remarks: **FOR INFORMATION PURPOSES ONLY**



Client	Broxstowe Council		**Page**	S13 Page 10 of 11	
Reference	AAS101105DXT-D		**Date**	10 November 2005	
Site	Yew Tree Court		**Sample Ref.**	48839	
Location	Boiler Room		**Component**	Gaskets to Pipes	

Asbestos Type			**Analysis Content**	
Chrysotile (1) ☒	Amosite(2) ☐	Crocidolite (3) ☐	Low <2% (1) ☐	Low 2-15% (1) ☐
Actinolite ☐	Tremolite ☐	Anthophyllite ☐	Medium 15-50%(2) ☒	High >50% (3) ☐
No Asbestos Detected (0) ☐				
Condition			**Surface Treatment**	
Good (0) ☒	Fair (1) ☐	Poor (4) ☐ Debris (6) ☐	Sealed (0) ☒	Poor (2) ☐ Bare (4) ☐
Air Movement/Position			**Amount**	
External (0) ☐	Internal (1) ☒	Induced vent (2) ☐	Small ☒	Medium ☐ Extensive ☐
Friability			**Exposed Population**	
Low (0) ☐	Medium (1) ☒	High (4) ☐	Work Force ☒	General Public ☐ At Risk Groups ☐
Accessibility			**Risk Band**	
Low (0) ☒	Medium (1) ☐	High (2) ☐	18 points or more (A) ☐	14-17 points (B) ☐
			9-13 points (C) ☐	1-8 points (D) ☒ 0 points (E) ☐

Remarks: **FOR INFORMATION PURPOSES ONLY**

Client	Broxstowe Council		Page	S13 Page 11 of 11
Reference	AAS101105DXT-D		Date	10 November 2005

Site	Yew Tree Court	Sample Ref.	
Location	External View	Component	

Asbestos Type			Analysis Content	
Chrysotile (1) ☐	Amosite(2) ☐	Crocidolite (3) ☐	Low <2% (1) ☐	Low 2-15% (1) ☐
Actinolite ☐	Tremolite ☐	Anthophyllite ☐	Medium 15-50%(2) ☐	High >50% (3) ☐
No Asbestos Detected (0) ☐				

Condition				Surface Treatment		
Good (0) ☐	Fair (1) ☐	Poor (4) ☐	Debris (6) ☐	Sealed (0) ☐	Poor (2) ☐	Bare (4) ☐

Air Movement/Position			Amount		
External (0) ☐	Internal (1) ☐	Induced vent (2) ☐	Small ☐	Medium ☐	Extensive ☐

Friability			Exposed Population		
Low (0) ☐	Medium (1) ☐	High (4) ☐	Work Force ☐	General Public ☐	At Risk Groups ☐

Accessibility			Risk Band	
Low (0) ☐	Medium (1) ☐	High (2) ☐	18 points or more (A) ☐	14-17 points (B) ☐
			9-13 points (C) ☐	1-8 points (D) ☐ 0 points (E) ☐

Remarks: **FOR INFORMATION PURPOSES ONLY**

14. Analysis Certificates

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report No: B13038 Job No: 14109 Final Issue Date: 14/11/05

Private & Confidential:
Advanced Asbestos Surveys
Advanced House
66 Felhampton Road
New Eltham
London
SE9 3NX

Premises Of Sample Origin:
Yew Tree Court

Cavendish Laboratories Ltd
Bush House
294 Ongar Road
Writtle
Chelmsford
Essex CM1 3NZ
Tel: 01245 422800
Fax: 01245 422501
cav.labs@virgin.net

Name of analyst: P. Jarvis Sampled by: Client
Date of sample receipt: 14/11/05 Date of Analysis: 14/11/05

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
48829	Sample 1, Plant room, pipe insulation	No asbestos detected	Thermal insulation
48830	Sample 2, Plant room, textured coating ceiling	Chrysotile	Textured Coating
48831	Sample 3, Roof felt	No asbestos detected	Bitumen product
48832	Sample 4, Electric box, board to right hand side	No asbestos detected	Board product
48833	Sample 5, Boiler room, pipe insulation	No asbestos detected	Thermal insulation
48834	Sample 6, Boiler room, insulation to tank	No asbestos detected	Thermal insulation
48835	Sample 7, Boiler room, textured coating ceiling	Chrysotile	Textured coating

Chrysotile= "White asbestos", Amosite= "Brown asbestos", Crocidolite= "Blue asbestos"

Refer to H.S.E. publication MDHS100, for approximate percentage asbestos content within the presumptive product type.

Method Statement:
Testing was performed in accordance with Quality Control Manual in-house method of Cavendish Laboratories Ltd. and Health & Safety Executive publication HSG248. Interpretations and opinions expressed in this report are outside the scope of U.K.A.S accreditation for our laboratory. Sampling of suspected asbestos containing materials conducted by Cavendish Laboratories Ltd. is not U.K.A.S accredited. The stated presumptive material type in the sample description colomn is a subjective assessment by our analyst and is not determined by measurement or is it U.K.A.S accredited. U.K.A.S means United Kingdom Accreditation Service. Cavendish Laboratories Ltd. Cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by client.

Authorised Signatory:
P. Jarvis

14. Analysis Certificates

ASBESTOS FIBRE IDENTIFICATION REPORT.

Report No: B13039 Job No: 14109 Final Issue Date: 14/11/05

Private & Confidential:
Advanced Asbestos Surveys
Advanced House
66 Felhampton Road
New Eltham
London
SE9 3NX

Premises Of Sample Origin:
Yew Tree Court

Cavendish Laboratories Ltd
Bush House
294 Ongar Road
Writtle
Chelmsford
Essex CM1 3NZ
Tel: 01245 422800
Fax: 01245 422501
cav.labs@virgin.net

Name of analyst: P. Jarvis Sampled by: Client
Date of sample receipt: 14/11/05 Date of Analysis: 14/11/05

Results:

Laboratory Sample Ref.	Sample Location and Description	Asbestos Fibre Type	Presumptive Product Type
48836	Sample 8, Felt to roof space	No asbestos detected	Bitumen product
48837	Sample 9, Roof tile	Chrysotile	Cement product
48838	Sample 10, Boiler room, window sill	No asbestos detected	Cement product
48839	Sample 11, Boiler room, gasket to pipework	Chrysotile	Textile/gasket

Chrysotile= "White asbestos", Amosite= "Brown asbestos", Crocidolite= "Blue asbestos"

Refer to H.S.E. publication MDHS100, for approximate percentage asbestos content within the presumptive product type.

Method Statement:
Testing was performed in accordance with Quality Control Manual in-house method of Cavendish Laboratories Ltd. and Health & Safety Executive publication HSG248. Interpretations and opinions expressed in this report are outside the scope of U.K.A.S accreditation for our laboratory. Sampling of suspected asbestos containing materials conducted by Cavendish Laboratories Ltd. is not U.K.A.S accredited. The stated presumptive material type in the sample description colomn is a subjective assessment by our analyst and is not determined by measurement or is it U.K.A.S accredited. U.K.A.S means United Kingdom Accreditation Service. Cavendish Laboratories Ltd. Cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by client.

Authorised Signatory:
P. Jarvis

15. Asbestos Risk Assessments

For each sample/inspection, a Risk Assessment should be compiled. A points score (weighting) is allocated on the basis of the examination of a number of parameters.

This system is based on the method as described in Specialist Module S301-Asbestos and Other Fibres, and has been adopted by many local authorities for their Asbestos Survey Assessments.

FRIABILITY
Low = 0
Medium = 1
High = 4

SURFACE TREATMENT
Sealed = 0
Poor = 2
Bare = 4

The likelihood that the fibres contained **within** the Asbestos product **will** become airborne. Sealed or encapsulated surfaces do not release fibres. Damaged or bare surfaces may.

ACCESSIBILITY
Low = 0
Medium = 1
High = 2

CONDITION
Good = 0
Fair = 1
Poor = 4
Debris = 6

A greater hazard is expected when persons have reason to be close to the Asbestos product. The use of tools or machinery in the vicinity may give rise to greater concern. The condition of the material is a good indicator of the risk/hazard.

AIR MOVEMENT/POSITION
External = 0
Internal = 1
Induced Vent = 2

Both of these factors may increase the likelihood of airborne fibre release. Damage or disturbance in these circumstances may be particularly hazardous. However, small amounts of airborne asbestos fibre released into a large volume of air are less hazardous than similar release in a small area.

15. Asbestos Risk Assessments (contd.)

ASBESTOS TYPE
Chrysotile = 1
Amosite = 2
Crocidolite = 3
NADIS = 0

ANALYSIS CONTENT
Trace <2% = 1
Low 2-15% = 1
Medium = 15-50% = 2
High >50% = 3

Asbestos cement is usually of low friability except when in very poor condition. Asbestos insulation board when damaged or inadequately encapsulated can be extremely friable. Asbestos insulation can vary greatly in its friability. Asbestos spray coatings, if not adequately encapsulated, are extremely hazardous.

The hazard assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of that person being exposed to fibre concentration injurious to their health.

Although recommendations that are issued will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow Property and Engineering Managers to identify areas that require immediate attention, and to instigate planned preventative maintenance/management of asbestos containing materials.

RISK BAND A (18 points or more)

HIGH RISK MATERIAL REQUIRING URGENT ATTENTION
The potential hazard arising from this category warrants urgent action.
Immediate plans should be made for the removal of the asbestos containing material. If delay of removal is likely to occur the asbestos should be sealed/encapsulated and approved warning labels (A Labels) positioned to prevent accidental damage to the material.

RISK BAND B (14-17 points)

MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION
This category indicated that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale – normally 12 months. The condition of the asbestos material should be regularly monitored and, where necessary, sealed/re-encapsulated until removal takes place. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

15. Asbestos Risk Assessments (contd.)

RISK BAND C (9-13 points)

LOW RISK MATERIAL REQUIRING REGULAR INSPECTION
This category indicates the need for regular monitoring as although the current risk of fibre release is low, this material may suffer deterioration through age/accidental damage. It is recommended that asbestos in this category is visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

RISK BAND D (1-8 points)

MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION
This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

RISK BAND E (0 points)

NO ASBESTOS DETECTED IN SAMPLE
No action necessary.

16. Conclusions and Recommendations

During the survey of Yew Tree Court asbestos containing materials were detected in the following locations:

PLANT ROOM
The textured coating to the ceiling contains Chrysotile (white asbestos) this is in good order and can be managed in-situ. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

BOILER ROOM
The textured coating to the ceiling contains Chrysotile (white asbestos) this is in good order and can be managed in-situ. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

The gaskets to the pipe work contain Chrysotile (white asbestos) these are in good order and can be managed in-situ. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

EXTERNAL
The roof tiles to the boiler room contain Chrysotile (white asbestos) these are in good order and can be managed in-situ. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

Should you as our client carry out major refurbishment or demolition to any part of this property then you will as a matter of requirement under the CDM regulations, need to carry out a level 3 type survey prior to these works being undertaken.

17. Periodic Review of Register

It is normal practice to review all asbestos registers on an annual basis or more frequently where there is potential for rapid deterioration. This involves re-evaluating all risk assessment codes during a "walk around" inspection then amending the register accordingly.

Your next review is due 12 months from the date of initial report inspection.