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National Analytical Consultancy Service

Edwinstowe House Centre for Business Excellence
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Report No **NACS/2939** for

Steve Newton

Broxtowe Borough Council
At

Lombardy Lodge
Portland Road
Toton

Volume of

Client Prop No.



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ASBESTOS SURVEY REPORT 2939



Compiled using the
2m Database



THIS REPORT HAS BEEN COMPILED AFTER SITE VISITS BY NACS. ALL ANALYSES, FINDINGS AND ADVICE REGARDING REMEDIAL WORKS ARE INCLUDED IN THIS REPORT WHEN SAMPLES HAVE BEEN TAKEN BY NACS. CLIENTS ARE THEREFORE ADVISED TO FULLY READ THE REPORT IN ORDER TO BE ABLE TO UNDERSTAND ITS CONTENTS FULLY

Name and Address of Client 650	Property Name ,Address & Ref No 4975
Broxtowe Borough Council	Lombardy Lodge
Chief Executive Department	Portland Road
Town Hall, Foster Avenue, Beeston	Toton
Nottingham	Notts
NG9 1AB	
Type of Survey	Related Documents
Type 2 full survey	BS report 8233
Nature of Clients Request	Air report -
Carry Out Type 2 Surveys (communal To Residences)	Plan report 29266v1, 29267v1.
Name of surveyor(s)	Photo file 17515-17521, 20936-20942
SD Smith/I Haney	Register 4078
Survey Limitations	Priority One -
Communal areas	Misc documents
	Survey Date 9.6.2005 Report Date 30.6.2005

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Property Name		Client's name	
Lombardy Lodge		Broxtowe Borough Council	
Portland Road, Toton, Notts,		Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, Ng9 1ab, ,	
Property Ref No	NACS ref no	Survey Report Number	
4975	4975	2939	

Contents

1	Introduction	
2	Survey report	
3	Remedial works	
4	Building and room plans	29266v1, 29267v1.
5	Bulk sample reports	8233
6	Air test reports	-
7	Property register	4078
	Priority One Items	-
8	Movie and Misc documents	
9	Photographs	17515-17521, 20936-20942
APPENDIX		
1. Insurance Caveat		

Section 1 Introduction

Explanatory Notes regarding nature of surveys.

The nature and type of asbestos surveys depends upon the nature of the clients needs

A general outline of the nature and degree of work carried out is given below. The location of asbestos containing materials is noted using information received from clients such as SUPPLIED plans and NACS survey information such as data sheets, plans and analytical reports only. Buildings are identified either by drawing annotations marked on attached plans, or by on site signs or markings. Asbestos products found are labelled by NACS only if requested. The location of ACM's can therefore only be determined by reference to information supplied in this report only.

General Outline of Survey works.

Surveys are carried out either in accordance with the NACS Control Manual Method, based on current publications and HSE Guidance Note MDHS100, or in accordance with strategies required by the client.

Before inspections take place a site visits is agreed with the client and the scope of works, limitations, exclusions etc. are recorded as part of a desktop survey study. Exclusions, limitations and any inaccessible areas found during survey inspections are noted in Section 2 of the survey report. Risk assessments are done prior to site visits and are noted on worksheets for each job. Risk assessment and hazard assessments are carried with surveyors on each job.

Where the NACS strategy is specifically NOT required by the client, NACS accept no responsibility for errors of interpretation or misunderstandings caused by a lack of relevant data as a result of non NACS sampling strategies. Sampling is normally limited to materials that contain asbestos, whether presumed or known, unless otherwise requested by the client, in which case it is specifically noted in the text. Materials which are not sampled may be marked on registers as asbestos presumed. In cases where only small numbers of samples are required, e.g. for confirmation or emergency situations for the purposes of being able to carry out small sized asbestos works as in the cases of repair works etc., reference is made to the clients request, and clients should note that the data generated should not be taken as an indication of the presence or absence of other similar materials adjacent or otherwise to the areas sampled.

Survey definitions.

There are three types defined in MDHS100. The definitions in MDHS 100 do not cover all the types of asbestos inspections that NACS carry out and this is explained below. **Type 1 and Type 2 surveys** are done to identify and assess the risk from accessible ACM's in buildings, to produce asbestos registers and to create written plans for the management of ACM's found. The type of survey carried out is noted on the front page of the survey report.

Type 1 surveys are defined as presumptive surveys but these types of surveys do not require sampling until a later time (e.g. demolition or refurbishment works). Materials which can reasonably be expected to be ACM's must be assumed to contain asbestos or if they are highly likely to be ACM's they should be presumed to contain asbestos. All materials of these types must therefore be assessed as if they had been positively identified as ACM's. Each material sampled and noted during the survey is assessed on the basis of product type, fibre type, condition (surface sealing) and accessibility.

Type 2 surveys are more the norm and involve inspecting areas in buildings and taking representative samples of known, presumed or suspected ACM's. In addition some non asbestos materials may also be sampled to confirm the absence of asbestos. Each material sampled and noted during the survey is assessed on the basis of product type, fibre type, condition (surface sealing) and accessibility.

Type 3 surveys are used to locate all ACM's in a building prior to full demolition, partial demolition or major refurbishment programmes. These surveys involve inspecting cavities and voids where ACM's may be hidden. There may also be an element of type 2 surveying in those buildings where a Type 2 survey has not been done prior to the type 3 survey. A full sampling programme is undertaken and each material sampled and noted during the survey is assessed on the basis of product type and fibre type only. Registers are not created.

Extent of Survey inspections.

In some instances the areas surveyed may not be fully inclusive, e.g. they may only be one building on site, or for type 3 surveys, they may only be one area of a building. Some explanation of the difference between the level of surveying is needed.

Full Surveys (Type 2 and Type 3) involve NACS carrying sampling, inspection and investigative works to all accessible areas (Type 2) or inaccessible areas as well as accessible areas within a building (Type 3).

Although full surveys are intended to inspect all materials in those areas defined by the scope of the intended works, it would normally exclude working in contaminated areas or areas which can only be accessed by disturbing asbestos products, e.g. in ceiling voids where ceilings are constructed from AIB or asbestos cement, or areas where there are other inherent Health and Safety risks such as in electrical installations e.g. Switch Rooms, or areas where biological or ionising radiation hazards exist, or inspections of live plant and machinery. If a type 3 survey is being done and if electrical installations, plant or machinery etc. is live further survey inspections would be required.

Full surveys do not involve works in drains or other such underground or landscaped areas unless specifically referred to in the survey text.

Walk round Surveys (e.g. Type 1 Surveys) are carried out at the client's request and give an indication of likely asbestos based materials, and advise on the survey type required in order to be able to identify asbestos products which are suspected or seen. They do not constitute anything other than guidance. These are normally carried out as part of a type 1 survey or as a prelude to type 2 and type 3 surveys.

Partial Surveys e.g. Refurbishment or Heater surveys (All Types of surveys may be relevant) are limited to works within one or more particular areas within a building, or one section of a room (e.g. heaters), and in these cases findings should not be taken as a sign that other areas will be similar. Hazard limitations above apply. It may not involve removal of wall materials etc. to gain access to voids behind, because of electrical or other risks, or because the client does not require extensive damage to be made to structures unless specifically requested by the client, nor does it involve working in areas where there are other inherent Health and Safety risks as discussed above.

Special notes relating to Types 1 and 2 surveys.

It should be noted that in some areas, e.g. boiler houses, non asbestos products are present, but because of previous asbestos removals, such products may have become contaminated by trace amounts of asbestos debris still present as a result of incomplete asbestos removals. This is most likely for areas where asbestos removals took place prior to 1990; in such areas trace amounts located beneath non asbestos materials may not be found by normal sampling procedures, although debris found on walls etc. may be an indication of its presence. Similarly asbestos gaskets and ropes may still be present in boilers or on pipes etc. which have never had asbestos lagging used or which have been thoroughly cleaned; in such cases clients should not rule out the possibility of such materials being present. Asbestos boards in fire doors are not checked unless requested. Asbestos based felts may be present as DPM 's or as roof felts etc. Old electrics may contain asbestos flash gauzes.

If possible these materials are sampled, but where they are hidden this may not be possible, and on roof areas in particular the original felts (which may contain asbestos) may be located below newer non asbestos containing felts, and this should be borne in mind. Bitumastic floor tiles may also contain asbestos, and these may not be found if located below carpets and other floor coverings.

NACS accept no responsibility for identification of asbestos locations where the sampling strategy varies from the NACS Control Manual method, or where asbestos is hidden e.g. in fire doors, or located in non accessible positions e.g. in ducts, or located in small randomly distributed amounts where other points in the same structure have been checked and shown to be asbestos free (e.g. in CLASP buildings or portable buildings), where products are often used as packers etc.

Remedial works surveys are works where NACS visit site after others have taken samples, and the report therefore refers to such works, and the NACS report will only include information re treatment works etc. based on findings made by others. NACS accept no responsibility for errors or inaccuracies in information and data supplied from such surveys and may therefore fall outside the scope of UKAS Accreditations.

Short Sampling Operation inspections take place when clients request only one specific item to be checked, e.g. a ceiling tile in a building. Hazard limitations above apply. These fall outside the scope of inspection accreditations and may not be related to MDHS100 but sampling and analysis will fall within the methodology contained in MDHS77 and will comply with testing accreditations.

NACS accept no responsibility for errors incurred as a result of vague, unclear instructions from clients, or where drawings, instructions or other information supplied by the client is incorrect, or where analytical findings and test results and sample locations have been identified by others.

Property: Lombardy Lodge, Portland Road, Toton, Notts,		
Issued By/ Enquiries To: Steve Newton		Report No. 2939

Common terms and abbreviations used in the text

Asbestos	A naturally occurring fibrous mineral used to make cheap products as well as lagging, insulation boards, cement based products etc.
MMMF	Man made mineral fibre, e.g. fibre glass
ACM	Asbestos containing material
AIB	Asbestos insulation board (density <1000 Kg per m ³). Often called 'asbestolux'
A/C	Asbestos cement (density >1000 Kg per m ³)
Supalux	Non asbestos board containing vermiculite and mineral fibre. Often confused with asbestolux
LLWP and HLWP	Low level and high level window panels

Types of buildings and ACM's.

The use of asbestos in products includes materials such as laggings, insulants, fire proofing products, thermal and acoustic products etc. These products therefore tend to be found in areas where such materials are required such as laggings on pipes and boilers, AIB products on walls and ceilings, AIB in wall cavities etc. However, the use of asbestos in products was not limited to such materials, and since the raw mineral is cheap, it was used in most products for that reason. It is therefore commonly found in cement based building products such as roofing sheets, and as moulded cement based products such as gutters and down pipes. These materials are now replaced by plastic and metallic products, and asbestos laggings and boards etc. have been replaced by such items as MMMF or supalux type boards. Other ACM's can include artexes, paints, glues, putties, thermoplastic floor tiles, papers etc.

The bans on the use of products has been extended over the years and products such as lagging and sprayed asbestos were the first to be banned from use in new buildings, but gaskets have only been banned in recent times.

Different products and fibre types were also often used for specific reasons, e.g. crocidolite is used where acid resistance is needed such as in old battery housings, or as insulation on pipes which contain acidic materials or are in acidic atmospheres. Chrysotile is malleable and is also used for making woven products such as fire blankets, gauzes etc. Chrysotile is the commonest form of asbestos used in ACM's in the UK.

Since the use of these products in the UK has been widespread, they are likely to be found in buildings up to the present day. Products such as laggings, sprays and AIB will be more likely in buildings that were constructed or altered etc. in the 1950's, 1960's and 1970's. The other products can be found in all of these as well as more recent construction ages.

All may be found in schools, hospitals, factories, offices etc., but the risk varies from building to building and depends on the location, type, level of occupancy, use of areas in which the ACM's are located etc.

In doing an asbestos survey for the purposes of assessing risk to building occupiers and users (types 1) and 2, surveyors therefore look for likely products in buildings based on the age, construction type, use of building etc., but the need to be diligent and look every where is more important as the properties noted above are only an indication of the types of products to be found. It should also be noted that records which show asbestos has been removed are often nullified by findings in Boiler houses etc. such as noted above, where full removals were not as complete as records would suggest due to poor standards of past removal works.

INSURANCES.

NOTE that our insurers also insist that clients are aware of insurance stipulations and comments and note that type 3 surveys have exclusion clauses. These are available on request.

2. Survey report

2.1

Inaccessible areas

Limited over ceilings and in roof voids

2.2

Survey limitations. Note for type 3 surveys the areas are limited to those where works are proposed.

Communal areas

2.3

Survey exclusions. *Note gaskets generally on pipes etc. and resin based materials such as clutches etc. on lift motors for example can still be found in buildings built up to the date of this survey. Whilst they are not always found in type 2 surveys, they should never be ruled out as they may be trapped in joints etc. or machinery.*

Other areas

This is a traditional brick building used as a residential home. It has plastic rain goods and timber and concrete soffits and timber fascias with a tiled pitched roof. Flue pipes are metal. The dpm is non asbestos.

Internal areas.

Boiler Room.

Walls are brick and breeze block, and the ceiling is plasterboard with non asbestos coatings. Insulation is non asbestos, and flue pipes are metal. Electrics are new.

Other areas.

All walls are non asbestos (brick and plasterboard) and ceilings are plasterboard or suspended melatex boards. Textured ceiling coatings are non asbestos. Polystyrene insulation slabs are above ceilings. Floors are concrete and are carpeted or tiled. No asbestos was present in tiles. Insulation and laggings are non asbestos. Electrics are new and toilets are ceramic. Boxings, beam claddings, panels below windows and pads in areas are non asbestos. Battens to ceilings are timber. Sink pads are non asbestos.

No ACM's were found in lift shafts or in lift motor rooms.

Section 3

3.1

All works are to be done in full accordance with the NACS specification for asbestos. Contractors must liaise with NACS to ensure that the works are correctly planned. The treatment works described below and the notes associated with these treatment works should be read in conjunction with the NACS specification. These documents are designed to assist in the compilation of a method of work or plan of work statement as required under current Control of Asbestos at Work Regulations. Such statements must be compiled by those carrying out the work and this document is not to be considered as a document which overrides or replaces those documents required under the Control of Asbestos at Work Regulations. The treatment works described below are therefore to be considered as a scope of works required.

All supervision, sampling, testing, analysis and technical works will be handled by NACS. The client will deal with contractual matters only.

3.2 Asbestos works required for this project.

IN ADDITION TO THE WORKS REQUIRED BELOW, ALL ASBESTOS PRODUCTS NOTED IN SECTION 2 WHICH ARE TO REMAIN SHOULD BE LABELLED AND MANAGED AS DESCRIBED IN THE CONTROL OF ASBESTOS AT WORK REGULATIONS 2002.

We strongly advise that the notes and further guidance is also given in section 3.3 below are consulted.

None.

3.3

Notes on suitable treatment works.

Remedial works

a) **Air tests** will be required where any works to blown air heaters is being carried out, or where works involve vacuuming or shadow vacuuming, or enclosure erections, and NACS must be on site during such works.

b) **Visual inspections** will be required for all works, but where a) above does not apply, NACS will not be required during the works, but must be notified on completion, so that they can inspect the works and confirm to the client that the scope has been completed.

Where enclosures etc. are required they are noted above.

All asbestos products which remain after treatment works must be labelled.

Heater works

If these works are required they are to be done from within enclosures and heater batteries should be removed or drained off prior to such works. Some electrical isolation works may also be necessary.

Upright heaters will require full three stage airlocks and extraction equipment.

Horizontal heaters may only require double flaps and vacuum cleaners to provide sufficient negative pressure. Debris can be removed using type 'H' vacuum cleaners.

Unless otherwise directed by the client, all asbestos products to the heaters are to be removed. Where structural products are found, e.g. to walls, columns or windows etc., these are to be removed only if they can be removed intact and from within enclosures (i.e. no damage to materials outside enclosures is likely), and IF THEY ARE REMOVED REINSTATEMENT OF MATERIALS WILL BE REQUIRED IF THEY WERE ORIGINALLY INSTALLED FOR FIRE PROTECTION. Any doors which contain asbestos panels which are adhered cannot normally be removed from within a usual enclosure. Where these types of doors are encountered, every attempt should be made to remove the asbestos panels, but those which remain should be painted with PVA, and once a sufficient number have been so treated, they should be unscrewed from position and taken en masse to a separate enclosure built especially for the work, to be fully stripped by scraping, wire brushing etc. Once they have all been cleaned the enclosure can then be tested with the doors inside, and the doors can then be refitted after clearance. Only if removal is impossible should the doors be disposed of, and only then with the client's agreement.

ALL ASBESTOS MATERIALS WHICH REMAIN AFTER WORKS HAVE BEEN COMPLETED MUST BE LABELLED. Where heaters have cupboards above, the cylinders which sit in the cupboards will require removal prior to works beginning.

Laggings

Where asbestos laggings are present they should be labelled and well sealed. Damaged laggings should be sealed with *microflex product code 651, or equivalent and should be suitably labelled. Where widespread sealing works are required, the work must be done within enclosures. For small scale works, contractors should provide evidence of works of a similar nature which have not caused fibre release, in order that the modus operandi can be validated and justified. Removal of asbestos laggings, or non asbestos laggings which are contaminated should always be done within enclosures.

Lagging debris and other debris.

Where *lagging debris* etc. is found on walls, pipes etc., it should be removed from within enclosures, and this may require the removal of paint etc. from walls and pipe flanges etc. The work should be carried out within enclosures. If such debris is present on walls etc., it should be removed and the area decontaminated, and it should be assumed that it is also present under non asbestos pipe laggings. However, the non asbestos laggings, if in good condition, are effectively acting as an encapsulant, and would therefore not normally require removal. The pipes etc. should therefore be suitably labelled so that the presence of asbestos contaminants is known. Removal of such contaminants would then only be required if works to pipes or boilers are to be undertaken. See laggings above. Where debris is present on walls, floors etc. access should be restricted until the work is complete. It may be necessary to allow interim inspecting or routine boiler works such as ashing out etc. but only after the issuing of guidance to those who require entry, and provided that relevant PPE is issued.

Asbestos boarding debris or lagging debris in small quantities can be vacuumed clean, but areas should be sealed off during such works, and valid air tests should be taken

Ropes, gaskets etc.

These are common and should be expected in most boiler houses, but need not be removed unless work is required on joints to boilers or to flanges etc. In this case, asbestos removers should be present when such works are carried out; removal is effected by first wetting the products and disposing of them as normal. The surfaces should be vacuumed and wiped clean. Ropes to steamer doors and similar devices can be removed from within enclosures after wetting to control fibre release. The enclosures can be erected around individual doors, or if several doors are to be removed, a single enclosure can be erected so that all the doors can be removed in the same work area. In this way work to several doors would only require one clearance test.

Gauges to switch boxes etc. can be removed by shadow vacuuming, after isolation of such electrics.

Boarding products.

These would not require removal unless they are very badly damaged or works are required which will need the products to be cut, drilled, abraded or broken, in which case removals or operations of the type described above should be carried out within enclosures. Any damaged areas should be sealed with *microflex product ref 651, or

equivalent. Small scale repair or removal works which do not cause fibre release should be carried out to cracks etc. and, if suitable methods are selected, such as wetting and shadow vacuuming, enclosures should not be needed, but sheeting off of areas in the region of such works, and validity air tests should be carried out at the time of such works.

If removal is required, enclosures will be necessary, and care should be taken to avoid contamination of adjacent areas which become exposed when removal begins (e.g. when asbestos cement tiles are removed and adjacent areas are not separated by fire breaks for instance). However, removal of ceiling tiles is almost always likely to also require removal of other products e.g. laggings, fire breaks etc. above ceilings, as they are likely to be contaminated by the removal operations

Asbestos boards inside timber fire doors, if present, can be removed in situ, without enclosures. Boards on the back of such doors would need removal within enclosures, but it may be more cost effective to dispose of such doors with the boards intact (after encapsulation) and replacing with non asbestos containing fire doors.

If large scale works are required, enclosures may be necessary for the encapsulation works, and if so, consideration should be made to the merits of encapsulation, as it may be as cost effective to remove the asbestos products and replace with suitable non asbestos equivalents.

Where removal of *external roof sheets* etc. is required, removals should be carried out in reverse order of installation to avoid damage to sheets. Areas must be segregated if work is likely to take place over more than one day, and care should be taken to avoid the risk of falling, and prevention of risk from falling debris should be accounted for. Works are likely to involve CDM regs. Removal works to internal areas would normally require enclosures etc., unless products can be removed intact and no residual asbestos remains (e.g., when products are painted).

If the work is to be done in conjunction with demolition or refurbishments, any internal asbestos works should be completed before exterior works begin.

Removal of fixtures and fittings which are attached to asbestos products.

The general rules re fibre release will apply, and it will normally be possible to use shadow vacuuming techniques, but if the removal of fittings etc. is likely to cause fibre release, or if products are damaged or friable then enclosures will be required. It is unlikely that removal of products fitted to laggings or sprayed materials can be done in any way other than from within an enclosure.

Notes on Procedures to be adopted where asbestos is known to be present, but where removal is not the preferred option (see Asbestos Materials in Buildings and CAW regulations 2002, specifically regulation 4 for more information).

If removal is not to be carried out and asbestos containing products are damaged or accessible, clients must introduce appropriate methods of encapsulation or enclosing of asbestos containing products.

It should be noted that some of these procedures can only be carried out by contractors licensed under the Asbestos (Licensing) Regulations 1983.

After the remedial works have been carried out, or if products are in good condition they must then be managed. see reg 4 of the CAW regs 2002 and appropriate COP.

The management process will include

A record of asbestos product location(s) and its condition. Regular inspections to confirm that no damage or deterioration has occurred. Checks to confirm that accessibility has been assessed. Each product must be inspected at least annually (we advise AIB inspections 6 monthly, and sprayed asbestos 3 monthly with air testing).

An asbestos register with built in audit systems. The system must be audited at least every 6 months

Labelling to prevent damage or accidental access into areas where contamination may occur under certain conditions of work

Suitable communication systems designed to prevent unauthorised access, e.g. by outside contractors, into areas where asbestos is located, and where damage to such materials may be caused by unauthorised work practices

Information to be made available to all who need it

In addition air tests may be required to confirm suitability of work areas for occupation (where this is so, clients must use UKAS accredited laboratories, whose accreditation includes both sampling and analysis of air)

Other management procedures due to other Health and Safety risks (e.g. in High Voltage switch rooms) may also be required to prevent risks arising from asbestos work in such areas.

This can be made easier by the use of an **integrated database system** which incorporates all of the features above in addition to other features.

The NACS **2M** database meets these requirements. It also incorporates a TRAINING RECORD for personnel, so that any training procedures related to the management and inspection of asbestos products can also be included. For information on asbestos management or for arranging a training course specifically designed to meet management needs or for asbestos awareness training, clients should contact NACS.

Further information can be sought from Competent Health and Safety Consultants, or from the Health and Safety Executive.

We trust this report meets with your approval; please do not hesitate to contact us should the need arise.

Assuring you of our best attention at all times,

Yours faithfully,



DJ Wray CChem. MRSC. CCP (ASBESTOS)
Quality Manager
NACS

Property: [4975] - Lombardy Lodge, Portland Road, Toton, Notts,	
Issued By/ Enquiries To: Steve Newton	Report No. 2939

4. Building and room plans

See report no(s)

29266v1, 29267v1.

Notes

Room plan and building plan records are either created from original plans supplied by clients which are then scanned and transferred into individual records which have unique reference numbers and are stored on the **NACS 2M database**. (If original plans are incorrect or inaccurate the scanned image can be amended using word processing software to create an up to date layout of the site and room layout), or if plans are not available, NACS can create their own using the same software. The created plans can then be saved into records on the **2M database** as above.

Additional plans showing the location of asbestos products can then be made using the same images and drawing over or annotating them in the software mentioned above. This creates new images which can then be used to create additional records.

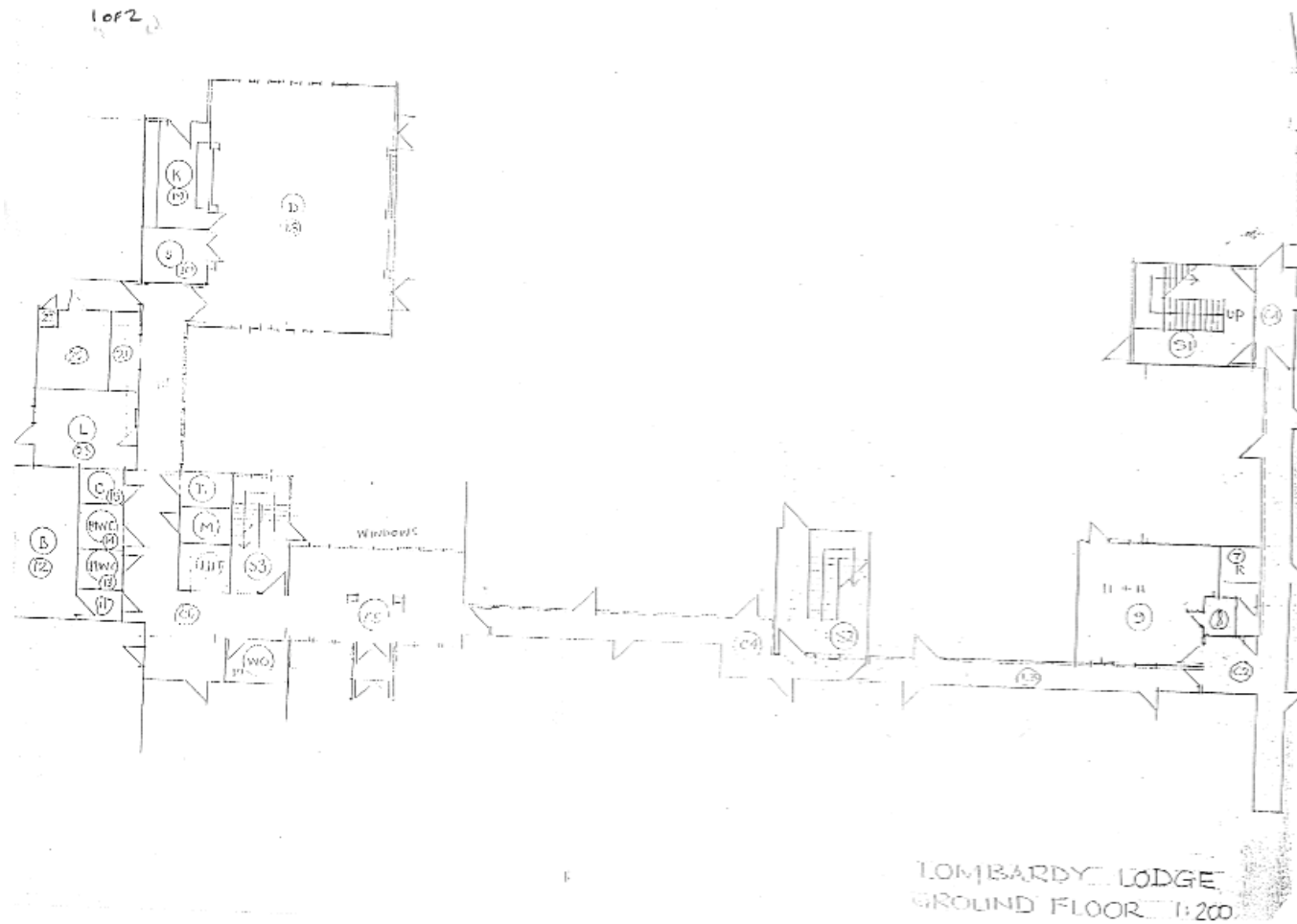
The database allows all records to be traceable.

NACS accept no responsibility for errors or inaccuracies in received information. Plans and amended plans supplied to clients are not to scale and asbestos materials marked on them are shown in their approximate positions as far as is reasonably practicable.

Area I.d 7499

Project/Job No

Plan Of Ground Floor



Scanned by
Upgrade Inspector

D Wray

26/6/05

Authorised Name
and Signature

DJ Wray CChem MRSC. Quality Manager.

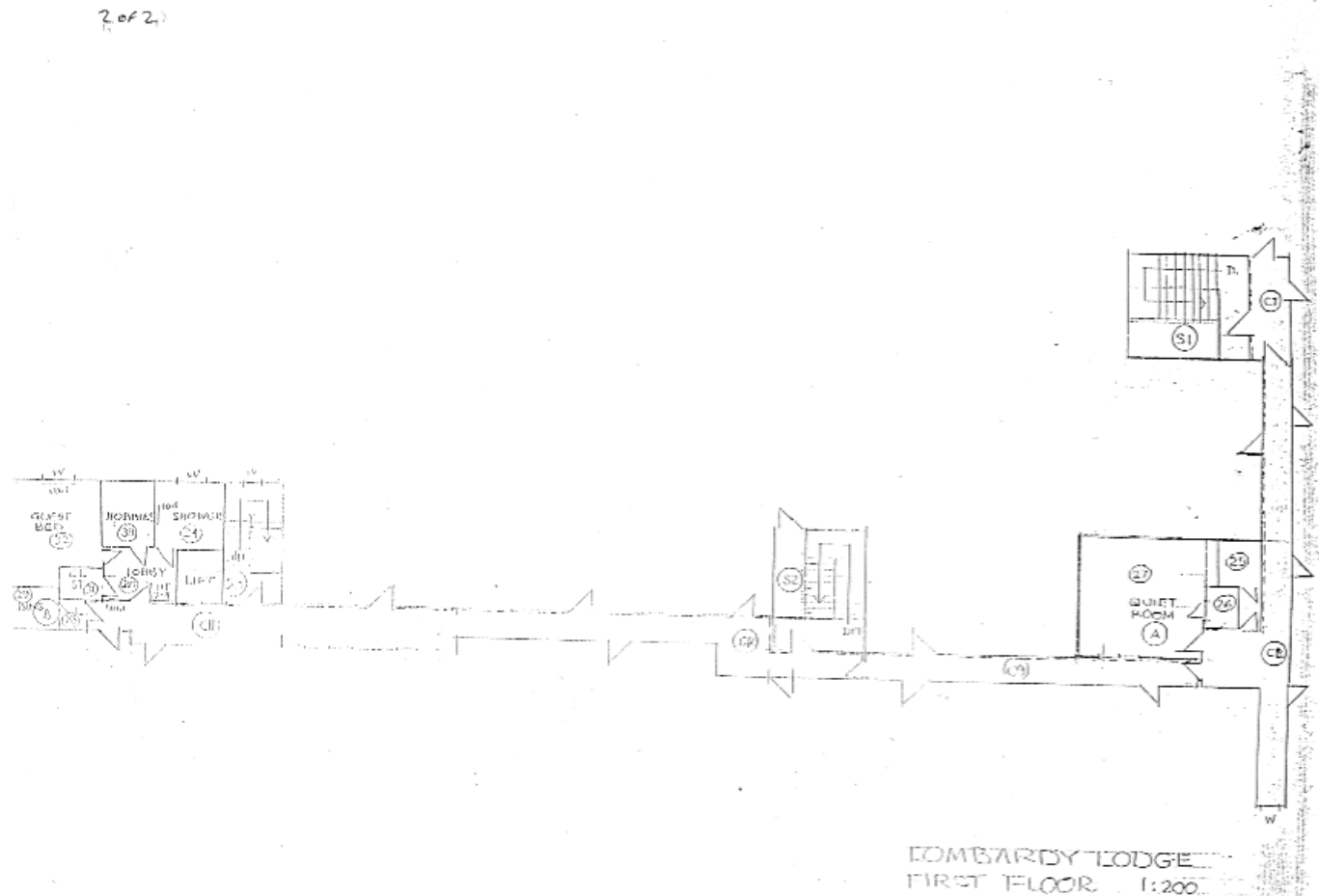
Report Date

26/6/2005

Area I.d 7500

Project/Job No

Plan Of First Floor



Scanned by
Upgrade Inspector

D Wray

26/6/05

Authorised Name
and Signature

DJ Wray CChem MRSC. Quality Manager.

Report Date

26/6/2005

Property: [4975] - Lombardy Lodge, Portland Road, Toton, Notts,		
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5. Bulk sample reports

See report no(s)

8233

Notes

See notes on individual reports.



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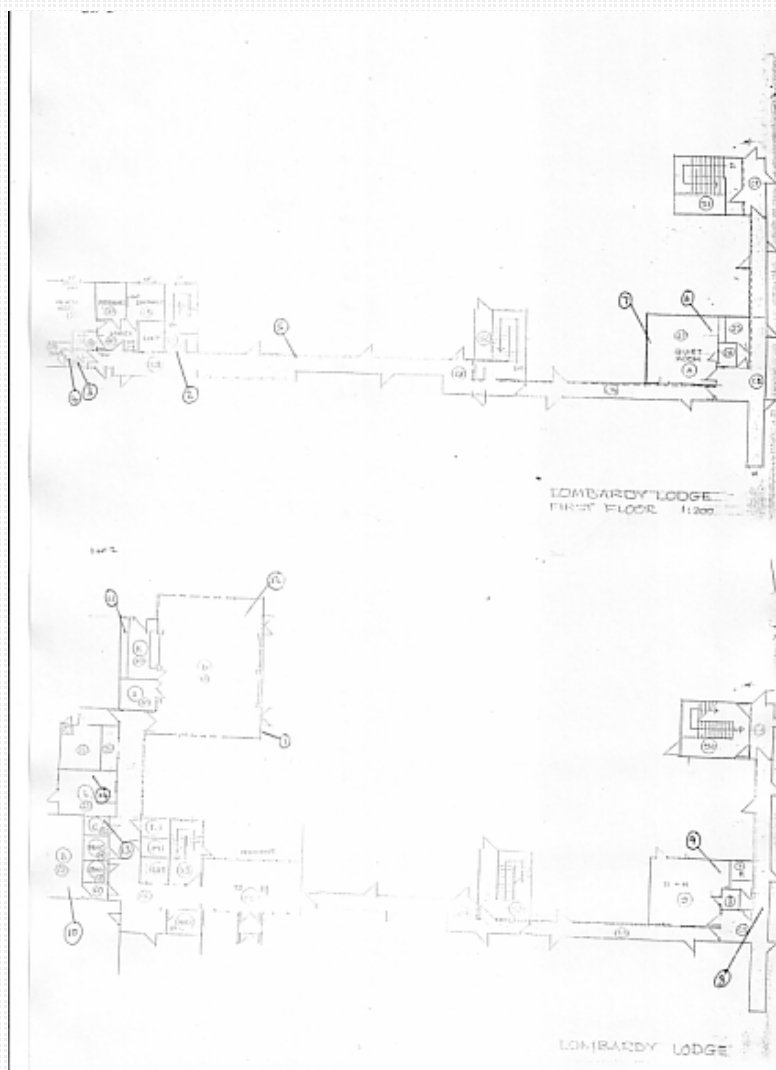
No. 8233

REPORT OF SAMPLING AND SUBSEQUENT ANALYSIS OF BULK SAMPLES FOR ASBESTOS

Refer Also to --

SAMPLES TAKEN AT Lombardy Lodge Portland Road, Toton, Notts,	ON 9.6.2005	SAMPLES TAKEN BY I Haney	SAMPLING STRATEGY NACS
PROJECT NO.	Building I D On This Report Lombardy Lodge		Clients Building Name

SAMPLING PLAN DIAGRAM





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 Edwinstowe Nottinghamshire NG21 9PR
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REPORT OF SAMPLING AND SUBSEQUENT ANALYSIS OF BULK SAMPLES FOR ASBESTOS **No. 8233**

14 SAMPLES ANALYSED ON THIS REPORT FROM A TOTAL NUMBER OF 14 SAMPLES TAKEN Refer Also to --

DATE RECEIVED 13.6.2005

ID	TEST No.	MATERIAL SAMPLED**	LEVEL	ROOM	ITEM	TYPES OF ASBESTOS DETECTED
1	1254	Dpm		external		Non Asbestos
2	1255	Llwp Top Of Stairs		1st floor landina		Non Asbestos
3	1256	Beige Floor Tiles		bin store		Non Asbestos
4	1257	Textured Coating To Ceiling		bin store		Non Asbestos
5	1258	L L Panel Adjacent To Fire Door		1st floor corridor		Non Asbestos
6	1259	Sink Pad		quite room		Non Asbestos
7	1260	Textured Coating To Ceiling		quite room 1st floor		Non Asbestos
8	1261	Beam Cladding		ceiling void around floor		Non Asbestos
9	1262	Sink Pad		hairdressing room		Non Asbestos
10	1263	Beam Cladding		bin store around floor		Non Asbestos
11	1264	Sink Pad		kitchen		Non Asbestos
12	1265	Textured Coating To Ceiling		lounge around floor		Non Asbestos
13	1266	Boxing In Cleaners Store		ground floor cleaners		Non Asbestos
14	1267	Sink Pad		laundry		Non Asbestos

KEY: ✓ MEANS PRESENT, X MEANS NOT FOUND, * MEANS AMPHIBOLE CONFIRMED (See supplementary report sheet). The analysis of minor types may involve the preparation of non traceable RI liquids. These tests are therefore outside the scope of UKAS accreditation, unless the client requests the use of traceable liquids to carry out analysis.

**WHERE SAMPLES ARE TAKEN BY THE CLIENT NACS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF INFORMATION RECEIVED.

SAMPLING AND ANALYSIS IS CARRIED OUT BY DOCUMENTED IN-HOUSE PROCEDURES AND IN ACCORDANCE WITH HSG 248, USING POLARISED LIGHT MICROSCOPY AND DISPERSION STAINING MICROSCOPY. IDENTIFICATION GIVES QUALITATIVE RESULTS ONLY. WHERE ESTIMATES ARE REQUESTED BY THE CLIENT THESE APPEAR AS ND (NOT

CLIENTS NAME AND ADDRESS

CONTACT NAME

ANALYSIS CARRIED OUT BY

Broxtowe Borough Council

Steve Newton

S D Smith/I Haney

Health & Safety Officer

Chief Executive Department

Town Hall, Foster Avenue, Beeston,

ON (DATE) 13/6/2005

D. J. Wray CChem MRSC

REPORT DATE 19.6.2005

AUTHORISED NAME AND SIGNATURE

Property: [4975] - Lombardy Lodge, Portland Road, Toton, Notts,		
Issued By/ Enquiries To: Steve Newton		Report No. 2939

6 Air test reports

See air test report no(s)

-

Notes

See notes on individual reports.

7. Property Register

See register no(s)

See Priority register no(s).

4078

Notes

Building Registers are created individually using specialised software programmes which are built into the **NACS 2M database**. Each register is created from data supplied on Bulk Sample reports which is electronically copied across to each register. Additional comments etc. can be added onto the building registers when they are completed. These registers contain information on all materials found during a survey and use an algorithmic formula in MDHS 100 to create risk assessments based on some of the factors identified below for any ACM's found or presumed. The registers can then prioritise the work required using a second calculation which is contained within the database. This calculation uses the MDHS 100 algorithm total together with an assessment of accessibility made on site (see below) of each ACM identified or presumed, to determine whether works are required in the short, medium or long term. The factors are variables based on observations made at the time of the survey or after analysis of samples taken. The factors are

Material and Fibre Type (Type of ACM). **Condition** and whether or not material is sealed. **Accessibility** (i.e. Is the material of a type that can be damaged, does it contain chrysotile or crocidolite for example?, and is it located in an area where damage has occurred or likely to occur?).

Using two of the above factors (material type and accessibility) the register is also able to suggest a suitable timetable for revisiting the site and assessing the condition and accessibility again. A second register (the asbestos register) can be created from the original. This register contains only information regarding the asbestos products alone, but it is normally the building register and any priority 1 registers (see below) that are issued.

All ACM's which are located internally, and which are *damaged, unsealed, cracked or need repair* or other remedial works are always classified as **poor**, and this classification makes them a **priority one item**, irrespective of product or asbestos fibre type. They would be classified as highly accessible and needing immediate remedial treatment works, and isolation of occupied areas as appropriate until remedial works have been completed.

Asbestos laggings, spray, coatings or AIB products which are located externally are classified as **poor** when **damaged or cracked or unsealed etc.** and are therefore also **classified as priority one items** irrespective of fibre type. They may be classified as both high or medium in terms of accessibility, but this would not affect their prioritisation number.

External asbestos cement, composites etc. if cracked, unsealed or damaged (except when debris is present on ground etc) would be classified as **fair to poor** and would normally be a **priority 2 item** regardless of fibre type. They would be classified as medium or low accessibility. These ACM's do not require immediate treatment but may do so if their accessibility alters due to lack of management or change of use of areas and should be re inspected by the client within 6 months to see if this is the case.

All other ACM's regardless of location would be classified as **fair or good, and medium or low accessibility** and this would normally make them a **priority 3 item**. They are not likely to become priority 1 items in the short term, and need only be inspected annually. However, if subsequent inspections alter their classification upwards an investigation into why this has occurred should be undertaken. Non asbestos items are not given a classification but are identified on registers.

Any materials which are identified as a priority one material require immediate works and isolation of occupied areas as appropriate until remedial works have been completed. Once these have been determined a third register (priority 1 register) can also be compiled which lists only those products which are ACM's and which have been classified as priority 1 items on the registers above. This third register also contains formulae which will guide the client as to when the correction of these priority 1 items should have been carried out. The client will need to either change the accessibility (by changing the use of a room or by over cladding, encapsulating or sealing material) or remove the products highlighted. The choice between removal and encapsulation (and then managing the materials) is one based on health and safety grounds rather than cost. *All registers have unique numbers and are traceable within the database system.*

TYPE 1, 2 REGISTER



Location of Survey		Client building name	
Lombardy Lodge Portland Road Toton Notts		Client building ID No.	
		Client property Ref	
		NACS property Ref 4975	
		Client Project / Job No.	
		Access Level Full but roof voids and ceiling	
Type of Survey	Type 2 full survey		



Client / Contact Name
Steve Newton Broxtowe Borough Council Health & Safety Officer Chief Executive Department Town Hall, Foster Avenue, Repton, Nottingham



Reg No. 4078 v01
See also: 4078

Ref	Test	Area Surveyed			Item	Qty (m2) (Estimated)	Rate	Status	ACM Type	ACM (MDHS)	F type	Cond	S/U	Algo	Access	Action Priority			Comments and Observations Made	Next Inspection Due (Months)
		Material	Level	CS Room No.												1. Urgent	2. Medium	3. Low		
1	1254	Dpm		external					7		0			0						
2	1255	Llwp Top Of Stairs		1st floor landing					7		0			0						
3	1256	Beige Floor Tiles		bin store					7		0			0						
4	1257	Textured Coating To Ceiling		bin store					7		0			0						
5	1258	L L Panel Adjacent To Fire Door		1st floor corridor					7		0			0						
6	1259	Sink Pad		quite room					7		0			0						
7	1260	Textured Coating To Ceiling		quite room 1st floor					7		0			0						
8	1261	Beam Cladding		ceiling void ground floor					7		0			0						
9	1262	Sink Pad		hairdressing room					7		0			0						
10	1263	Beam Cladding		bin store ground floor					7		0			0						
11	1264	Sink Pad		kitchen					7		0			0						
12	1265	Textured Coating To Ceiling		lounge ground floor					7		0			0						
13	1266	Boxing In Cleaners Store		ground floor cleaners store					7		0			0						
14	1267	Sink Pad		laundry					7		0			0					No Acn's	

Notes

ITEMS	STATUS	ACM TYPE	F TYPE	CONDITION	S/U
1 ceiling	1 Identified	1 A/C	1 Chrysotile	0 VG	0 Composites
2 wall	A Assumed	Other, e.g artex, tiles, felts, galbest	2 Amosite	1 Good	1 A/C
3 column	S Strongly Presumed	2 AIB	Other asbestos	2 Fair	Enclosed sprays and laggings
4 boiler	P Presumed or	Ropes, paper, gauzes etc.	3 Crocidolite	3 Poor	AIB sealed
5 p/wk	R Removed	3 Spray, lagging, loose insulation	0 (or blank) non asbestos		2 Unsealed AIB, encaps, laggings and sprays
NB Type 3 surveys will be required when refurbishment or demolition works are carried out. These are in addition to type 2 surveys. Note also that type 2 surveys are not done to assess risk to those working on or near ACM's. This still requires separate risk assessments wrt the work to be done, and those doing such works will require training. Note asbestos gaskets and resin based mat's common in all buildings even up to 2002, and should be assumed to be present in flanges, machinery etc. Cost estimates based on removal and replacement. Estimates of quantities, rates and budgets are outside the scope of UKAS accreditation. All measurements are approximate.					
					ACCESS 1 Limited 2 Low Medium 3 High

Original Details

Strategy	NACS
Survey No.	2939
Survey Work Sheet	6381
Survey Date	9/06/2005
Bulk Sample Report	8233
Surveyor(s)ID	I Haney

Current Details

Inspector	
Inspection Sheet No.	
Inspection Work Sheet	
Inspection Date	
Report Date	30/06/2005
Re-inspection Date	
Authorised Signature DJ Wray CChem MRSC CCP	
page 1 of 1	

Property: [4975] - Lombardy Lodge, Portland Road, Toton, Notts,

Issued By/ Enquiries To: Steve Newton

Report No. 2939

8. Movie and Miscellaneous documents

See File No(s)

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Notes

Movie files are created in the **NACS 2M database** system. Each movie has a unique reference number which is traceable in the database system.

Movies are taken on a digital camcorder and the information collected is then downloaded onto a computer and edited where applicable using specialised software. The edited movie is then saved as a standard movie image file and can be exported into the created movie record for storage.

The movies are created as an assistant to clients and contractors particularly for evidence of material degradation, contamination etc.

Property: [4975] - Lombardy Lodge, Portland Road, Toton, Notts,	
Issued By/ Enquiries To: Steve Newton	Report No. 2939

9. Photos

See photo file no(s)

17515-17521, 20936-20942

Notes

Photographic records are stored in the **NACS 2M database**. Each photograph taken has been created either from a standard SLR camera or a digital camera. Single photographs created using a SLR camera can be scanned and stored as graphic files which can then be exported to individual photographic records. Digital images can be exported from the digital cameras straight into individual photographic records as applicable.

Each record has a unique reference number which is traceable in the database system.

Many of the photographic records are created from the Bulk Sample database file which allows the exporting of information contained in the Bulk Sample records.

National Analytical Consultancy Service

Individual location record

Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No <input type="text"/>	NACS Ref No <input type="text" value="4975"/>	Survey No. <input type="text" value="NACS/2939"/>	File No <input type="text" value="17515"/>
Bulk Sample Report <input type="text" value="8233"/>	Register Report <input type="text" value="4078 v01"/>	Building Code <input type="text" value="lombardy lodge"/>	Page <input type="text" value="1 of 14"/>

Location No.	1
Material	dpm
Building Name	
Floor	
Room	external
Element	
Created by	I Haney

Recommendations

Test No.	1254	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Dpm



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

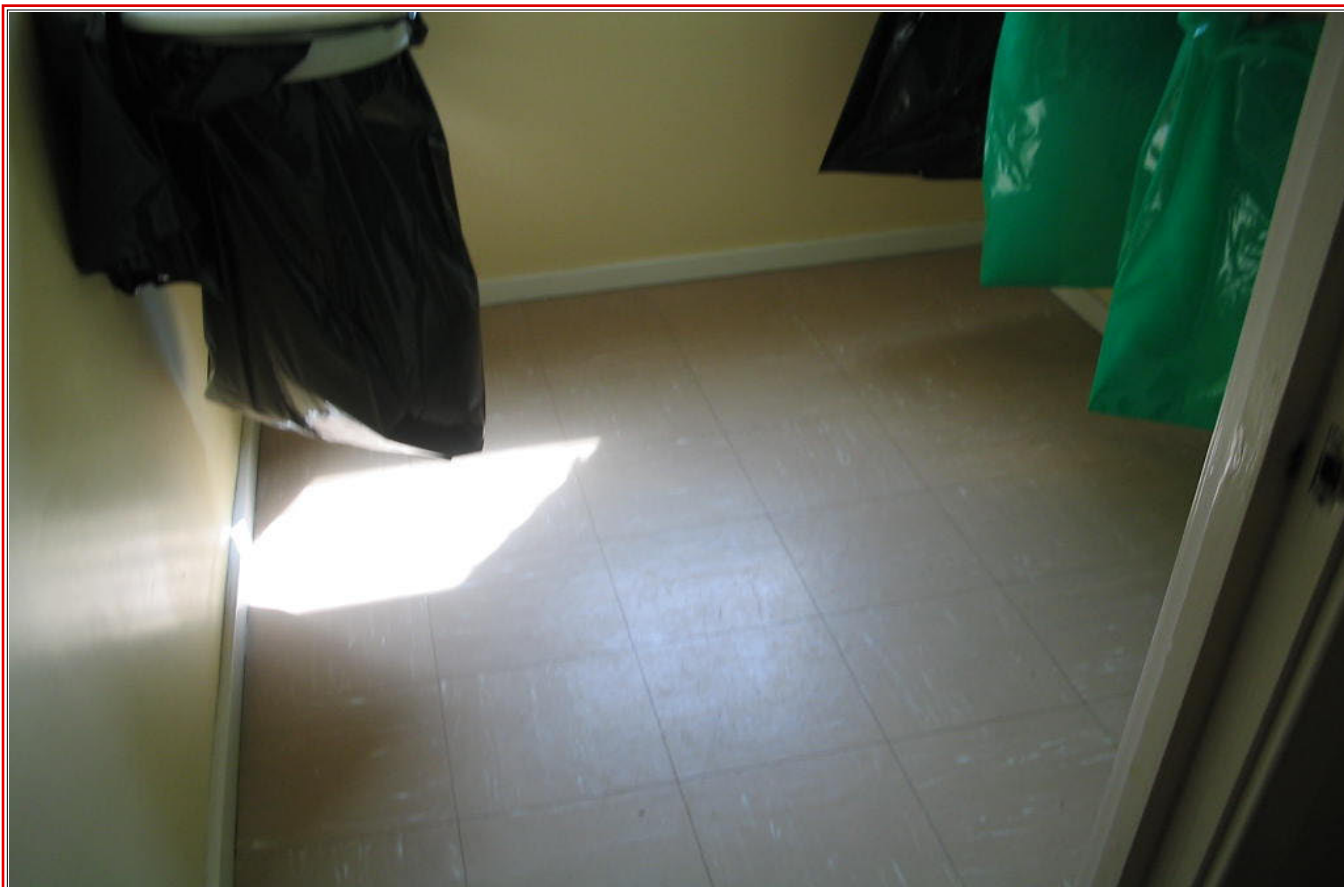
Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No <input type="text"/>	NACS Ref No <input type="text" value="4975"/>	Survey No. <input type="text" value="NACS/2939"/>	File No <input type="text" value="17516"/>
Bulk Sample Report <input type="text" value="8233"/>	Register Report <input type="text" value="4078 v01"/>	Building Code <input type="text" value="lombardy lodge"/>	Page <input type="text" value="2 of 14"/>

Location No.	3
Material	beige floor tiles
Building Name	
Floor	
Room	bin store
Element	
Created by	I Haney

Recommendations

Test No.	1256	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Beige Floor Tiles



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No <input type="text"/>	NACS Ref No <input type="text" value="4975"/>	Survey No. <input type="text" value="NACS/2939"/>	File No <input type="text" value="17517"/>
Bulk Sample Report <input type="text" value="8233"/>	Register Report <input type="text" value="4078 v01"/>	Building Code <input type="text" value="lombardy lodge"/>	Page <input type="text" value="3 of 14"/>

Location No.	5
Material	L panel adjacent to fire door
Building Name	
Floor	
Room	1st floor corridor
Element	
Created by	I Haney

Recommendations

Test No.	1258	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

L L Panel Adjacent To Fire Door



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No <input type="text"/>	NACS Ref No <input type="text" value="4975"/>	Survey No. <input type="text" value="NACS/2939"/>	File No <input type="text" value="17518"/>
Bulk Sample Report <input type="text" value="8233"/>	Register Report <input type="text" value="4078 v01"/>	Building Code <input type="text" value="lombardy lodge"/>	Page <input type="text" value="4 of 14"/>

Location No.	7
Material	textured coating to ceiling
Building Name	
Floor	
Room	quite room 1st floor
Element	
Created by	I Haney

Recommendations

Test No.	1260	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Textured Coating To Ceiling



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No <input type="text"/>	NACS Ref No <input type="text" value="4975"/>	Survey No. <input type="text" value="NACS/2939"/>	File No <input type="text" value="17519"/>
Bulk Sample Report <input type="text" value="8233"/>	Register Report <input type="text" value="4078 v01"/>	Building Code <input type="text" value="lombardy lodge"/>	Page <input type="text" value="5 of 14"/>

Location No.	9
Material	sink pad
Building Name	
Floor	
Room	hairdressing room
Element	
Created by	I Haney

Recommendations

Test No.	1262	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Sink Pad



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No []	NACS Ref No 4975	Survey No. NACS/2939	File No 17520
Bulk Sample Report 8233	Register Report 4078 v01	Building Code lombardy lodge	Page 6 of 14

Location No.	11
Material	sink pad
Building Name	
Floor	
Room	kitchen
Element	
Created by	I Haney

Recommendations

Test No.	1264	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Sink Pad



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No []	NACS Ref No 4975	Survey No. NACS/2939	File No 17521
Bulk Sample Report 8233	Register Report 4078 v01	Building Code lombardy lodge	Page 7 of 14

Location No.	13
Material	boxing in cleaners store
Building Name	
Floor	
Room	ground floor cleaners store
Element	
Created by	I Haney

Recommendations

Test No.	1266	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Boxing In Cleaners Store



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No <input type="text"/>	NACS Ref No <input type="text" value="4975"/>	Survey No. <input type="text" value="NACS/2939"/>	File No <input type="text" value="20936"/>
Bulk Sample Report <input type="text" value="8233"/>	Register Report <input type="text" value="4078 v01"/>	Building Code <input type="text" value="lombardy lodge"/>	Page <input type="text" value="8 of 14"/>

Location No.	2
Material	llwp top of stairs
Building Name	
Floor	
Room	1st floor landing
Element	
Created by	I Haney

Recommendations

Test No.	1255	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Llwp Top Of Stairs



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No <input type="text"/>	NACS Ref No <input type="text" value="4975"/>	Survey No. <input type="text" value="NACS/2939"/>	File No <input type="text" value="20937"/>
Bulk Sample Report <input type="text" value="8233"/>	Register Report <input type="text" value="4078 v01"/>	Building Code <input type="text" value="lombardy lodge"/>	Page <input type="text" value="9 of 14"/>

Location No.	4
Material	textured coating to ceiling
Building Name	
Floor	
Room	bin store
Element	
Created by	I Haney

Recommendations

Test No.	1257	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Textured Coating To Ceiling



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name

Lombardy Lodge
Portland Road, Toton, Notts,

Client's name

Broxtowe Borough Council
Chief Executive Department, Town Hall,
Foster Avenue, Beeston, Nottingham, NG9

Property Ref No

NACS Ref No

4975

Survey No.

NACS/2939

File No

20938

Bulk Sample Report

8233

Register Report

4078 v01

Building Code

lombardy lodge

Page

10 of 14

Location No.	6
Material	sink pad
Building Name	
Floor	
Room	quite room
Element	
Created by	I Haney

Recommendations

Test No.	1259	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Sink Pad



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name

Lombardy Lodge
Portland Road, Toton, Notts,

Client's name

Broxtowe Borough Council
Chief Executive Department, Town Hall,
Foster Avenue, Beeston, Nottingham, NG9

Property Ref No

NACS Ref No

4975

Survey No.

NACS/2939

File No

20939

Bulk Sample Report

8233

Register Report

4078 v01

Building Code

lombardy lodge

Page

11 of 14

Location No.	8
Material	beam cladding
Building Name	
Floor	
Room	ceiling void ground floor
Element	
Created by	I Haney

Recommendations

Test No.	1261	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Beam Cladding



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No <input type="text"/>	NACS Ref No <input type="text" value="4975"/>	Survey No. <input type="text" value="NACS/2939"/>	File No <input type="text" value="20940"/>
Bulk Sample Report <input type="text" value="8233"/>	Register Report <input type="text" value="4078 v01"/>	Building Code <input type="text" value="lombardy lodge"/>	Page <input type="text" value="12 of 14"/>

Location No.	10
Material	Beam cladding
Building Name	
Floor	
Room	bin store ground floor
Element	
Created by	I Haney

Recommendations

Test No.	1263	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Beam Cladding



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name Lombardy Lodge Portland Road, Toton, Notts,		Client's name Broxtowe Borough Council Chief Executive Department, Town Hall, Foster Avenue, Beeston, Nottingham, NG9	
Property Ref No <input type="text"/>	NACS Ref No <input type="text" value="4975"/>	Survey No. <input type="text" value="NACS/2939"/>	File No <input type="text" value="20941"/>
Bulk Sample Report <input type="text" value="8233"/>	Register Report <input type="text" value="4078 v01"/>	Building Code <input type="text" value="lombardy lodge"/>	Page <input type="text" value="13 of 14"/>

Location No.	12
Material	textured coating to ceiling
Building Name	
Floor	
Room	lounge ground floor
Element	
Created by	I Haney

Recommendations

Test No.	1265	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Textured Coating To Ceiling



Authorised Signature DJ Wray CChem MRSC. Quality Manager

National Analytical Consultancy Service

Individual location record

Property Name

Lombardy Lodge
Portland Road, Toton, Notts,

Client's name

Broxtowe Borough Council
Chief Executive Department, Town Hall,
Foster Avenue, Beeston, Nottingham, NG9

Property Ref No

NACS Ref No

4975

Survey No.

NACS/2939

File No

20942

Bulk Sample Report

8233

Register Report

4078 v01

Building Code

lombardy lodge

Page

14 of 14

Location No.	14
Material	sink pad
Building Name	
Floor	
Room	laundry
Element	
Created by	I Haney

Recommendations

No AcM's

Test No.	1267	score
* Component	7	
Condition		
Acm Type		
Asbestos type	Non Asbestos	0
Material Risk Assessment Score		0
Accessibility		Priority:
Extent (m2)		
* 7= non asbestos (see registers)		

Sink Pad



Authorised Signature DJ Wray CChem MRSC. Quality Manager

Property: [4975] - Lombardy Lodge, Portland Road, Toton, Notts,		
Issued By/ Enquiries To: Steve Newton		Report No. 2939

APPENDIX 1 **Insurance Caveat**

**CAVEAT**

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached 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 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 this 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 asbestos removal techniques have improved steadily over the years since its introduction. Most notably would be the Control of Asbestos at Work Regulations (1987) or other similar subsequent Regulations 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 new 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 another i.e working operatives, sensitive location or just simply no access. It may have been 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 the 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 the 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 (Artex for example). Where this is the case the sample taken may not be representative of the whole product throughout.
- 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.
- National Analytical Consultancy Service Ltd cannot accept any liability for loss, injury, damage or penalty issues due to errors or omissions within this report.
National Analytical Consultancy Services Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. 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.

Endorsement CAVEAT/0704

Quality Documents/14977/0702
Client 623007

00268258/26-Apr-05