



ASBESTOS REFURBISHMENT SURVEY REPORT

White House
Basset Road, Camborne TR14 8SL



Prepared for:
Camborne Council

Merit Report J3070b

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1.0 EXECUTIVE SUMMARY

Asbestos was identified in the form of:

Material	Location
Debris	External Store – Asbestos Cement rain water goods debris
Sprayed Coatings (Flock)	-
Thermal Insulation	-
Asbestos Insulation Board (AIB)	GF02 Office, GF03 Office, GF05 Lobby, GF09 Office, GF10 Office – Panel to door 1F07 Corridor – Panel to corridor
Insulation	-
Textiles	-
Gaskets	-
Paper	-
Friction Products	-
Cement Products	External Main Building – Undercloaking External Store – Rain water goods and debris GF14 Electrical Room – Panel above electrical switchgear Loft Accessed from 1F11 Bedroom – Water tank
Textured Coatings	-
Bitumen Products	-
Flooring materials	GF07 Under stairs cupboard, GF15 Lobby, GF16 Store, GF18 Under stairs cupboard – Vinyl floor tiles
Reinforced PVC	-
Reinforced Plastics & resin composites	-

Specific areas / items not included in this survey were:

Locations	Comments
-	

These areas should be presumed to contain asbestos, until verified.

Under Regulation 4 of the current version of the Control of Asbestos Regulations, the duty holder now has a responsibility to set out and implement an asbestos management plan. Failure to comply with these regulations is a contravention of the Health and Safety at Work Act 1974.

Recommended urgent remedial works required

Locations	Comments
External – Store – Asbestos Cement debris	The debris may be removed by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work

2.0 INTRODUCTION AND SCOPE OF WORK

<i>Name of lead surveyor</i>	Daniel Thomas-Jenkins
<i>Date(s) of survey</i>	13 th to 14 th February 2023
<i>Name and address or person who commissioned the survey</i>	David Garwood Camborne Council Basset Centre, Basset Road, Camborne, TR14 8SL
<i>Name and address of premises surveyed</i>	White House Basset Road, Camborne TR14 8SL
<i>Description of premises surveyed</i>	Commercial
<i>Description of areas included in the Refurbishment survey</i>	-
<i>Description of areas excluded from the Refurbishment survey</i>	External – Guttering – no access due to height restrictions GF31 Office - Dimplex night storage heater – no model / serial number present Electrical switchgear - live
<i>Agreed exclusions and inaccessible areas.</i>	-
<i>Comments</i>	<p>The Asbestos Insulating Board panel located to the corridor in 1F07 should be removed by a Licensed Asbestos Removal Contractor who has submitted a 14-day notification to the HSE.</p> <p>The Asbestos Cement, Vinyl floor tiles may be removed by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work</p> <p>The Asbestos Insulating Board panels to the doors may also be removed by an Unlicensed Asbestos Removal Contractor subject to a risk assessment</p>



INFORMATION PROVIDED BY THE CLIENT

Item	If provided 'X'
<i>Clear plans</i>	-
<i>Details of service risers</i>	-
<i>Details of service ducts</i>	-
<i>Details of live services on site</i>	X
<i>Details of any restrictions concerning access</i>	X
<i>Details of any restrictions on "damage"</i>	X
<i>Details of health and safety requirements</i>	-
<i>Name and telephone number of site contact</i>	X
<i>Date building was built</i>	-
<i>Number of rooms</i>	X
<i>Copy of any existing asbestos information</i>	-
<i>Up-to-date asbestos survey</i>	-
<i>Copy of existing asbestos survey</i>	-
<i>Details of any asbestos removal undertaken</i>	-

3.0 AUTHORISATION

- 3.1 Should the client wish to pass copies of the report to other parties for information, the whole of the report should be copied but no professional liability or warranty shall be extended to other parties by Merit in this connection without the explicit written agreement thereto by Merit.
- 3.2 The document is submitted in connection with a contract to supply services and is issued only on the basis of strict confidentiality.
- 3.3 All pages of this report must be read in conjunction with one another; they must be kept together and NOT singled out or copied individually as descriptions and locations are not always cross-referenced.



4.0 PURPOSE, AIMS & OBJECTIVES

- 4.1 The purpose of this survey was to undertake an asbestos Refurbishment and / or Demolition survey areas as described in HSE document HSG 264.
- 4.3 The purpose of a Refurbishment and / or Demolition survey is:
- To locate, as far as reasonably practicable, the presence and extent of any suspect materials that may contain asbestos in the premises and assess their condition, vulnerability, surface treatment, product type and extent.
 - To provide accurate information on the location, amount and condition of asbestos containing materials (ACMs) prior to the refurbishment and demolition activities described.
 - To allow the required refurbishment and demolition activities to proceed with caution.
- 4.4 Any diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes only.
- 4.5 The recommendations described in this report are standardised and based upon material assessment sheets for each individual inspection. The assessments take into account the type of asbestos, extent of any damage and surface treatment to generate the associated risk evaluation. Recommendations should still be reviewed for suitability for each circumstance, however, statutory authorities or other bodies, may require amendments based upon local knowledge, change in legislation, use or other criteria.

5.0 SITE DRAWINGS

- 5.1 The site drawings supplied OR drawn by the surveyor (see Appendix C) show the boundaries within which the work was to be undertaken. Merit can take no responsibility for buildings not defined accurately by these drawings.



6.0 EXTENT OF SURVEY / TERMS AND CONDITIONS

- 6.1 Areas included in the inspection are as described in the register within Appendix A only.
- 6.2 A Refurbishment/Demolition survey is based upon an intrusive, destructive inspection of the areas defined by the client. During the course of the inspections all reasonable efforts were made to identify the presence of materials containing asbestos within these areas of the building. The survey was limited to those areas accessed at the time of the survey as described in the table in Section 2.0. Areas not accessed by this survey should be presumed to contain asbestos until proven otherwise.
- 6.3 It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so therefore it is not possible to regard the findings of any survey as being definitive. It shall always remain a possibility that further ACMs may be found. For reasons set out in this report, Merit cannot give an assurance that all asbestos materials have been found.
- 6.4 Asbestos may be concealed from view by other materials that have been used for over-cladding. In-filling, alteration and refurbishment work, which has taken place in the past, may also hide ACMs. All reasonable and practical measures have been taken to uncover hidden asbestos where the use of ACMs can be assessed as realistic based on the age, type and condition of the structure or element. This includes core samples of pipe insulation to check for residual asbestos insulation and sampling behind panels where possible. Where such inspections revealed possible ACMs, samples were taken as described herein. The results of these inspections, tests and samples are only representative of the location inspected.
- 6.5 The survey did not include ACMs found as ground litter, except as reported; this survey should therefore not be considered as a ground survey unless specified within the scope of work.
- 6.6 A limited inspection only has been carried out of pipe work concealed by overlaying non-asbestos insulation. Previous asbestos removal may not have been undertaken to today's standard and may have left pieces of debris lying in concealed areas (especially pipe work). Inspection of pipe work has therefore been restricted to the insulation visible. The presence of debris to pipe work, which is readily visible or would require the removal and replacement of overlying non-asbestos insulation, there have been cases of insulation and packing around steels within concrete this has been has been considered outside the scope of this survey.
- 6.7 Samples have not been taken where this would endanger the surveyor or prohibited, prevented by the client, tenant or their representative.
- 6.8 Where ACMs have been presumed or detected, it is possible that past degradation (or future deterioration) may contaminate localised areas. The presence or extent of any such contamination cannot be visually identified or assessed without the use of airborne fibre monitoring and swab sampling techniques, etc. being employed, unless visible debris was present at the time of undertaking the survey. This exercise would require a separate instruction and would be the subject of further charges.
- 6.9 Floor tiles (or similar material) may include a bitumen adhesive. 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 or presumptive analysis unless otherwise stated.



- 6.10 Whilst every effort will have been made to identify the true nature and extent of the asbestos material present in the building to be surveyed, no responsibility has been accepted for the presence of asbestos in materials other than those sampled at the requisite density.
- 6.11 Air monitoring to determine fibre levels in the atmosphere was not undertaken, unless otherwise stated.
- 6.12 Equipment, machinery, ducting etc. were surveyed so far as reasonably practicable and unless otherwise stated not accessed internally due to a lack of technical knowledge or moved for the purpose of this investigation except isolated and where hatches were available. However, a reference has been made in this report to such items if they were suspected to contain asbestos. No access was made to any live electrical fuse boxes or switchgear.
- 6.13 We have not inspected flues, ducts, voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which would have caused unacceptable damage to decoration, fixtures, fittings or the structure. Therefore, we are unable to report on any asbestos as may be present in these areas.
- 6.14 We have not inspected lift shafts, plant rooms or similar which require the attendance of a specialist engineer without that engineer in attendance.
- 6.15 We have not generally inspected any part requiring specialist access equipment other than stepladders. Any requirement for specialist access equipment has been specifically excluded unless otherwise stated.
- 6.16 We have not reported on concealed spaces that may exist within the fabric of the building where the extent and presence of these is not evident due to inaccessibility or insufficient knowledge of the structure at the time of the survey.
- 6.17 No responsibility is accepted for the presence of asbestos in voids (under-floor, floor, wall or ceiling) other than those opened during the investigation.
- 6.18 Manufactured products containing asbestos have been extremely diverse. Therefore responsibility cannot be accepted for any consequential loss or damage resulting from the presence of asbestos in products where it would not be "expected".
- 6.19 Materials have been referred to as asbestos insulating board or asbestos cement based upon their asbestos content and visual appearance alone. Water absorption checks have not been made without the permission of the client.
- 6.20 Any reference to the type of contractor required for work is made in good faith and we cannot be held liable for any misinterpretations of the Control of Asbestos Regulations 2012.
- 6.21 Any reference to areas is an estimate and we will not be held responsible for subsequent loss.
- 6.22 Any reference to fixing type is for guidance and we will not be held responsible for subsequent loss.
- 6.23 Our liability for civil damages is limited to a sum not exceeding ten (10) times the cost of the survey of the relevant area on a pro rata basis.



7.0 SURVEY METHODS

- 7.1 Inspection, sampling and assessment were carried out in accordance with in-house procedures written from HSG 264 published by the Health & Safety Executive.
- 7.2 The areas set out within the survey brief were inspected for suspect ACMs. Each room / area was viewed for materials suspected to contain asbestos and representative samples taken for confirmation.
- 7.3 Materials of a similar type were representatively sampled. It was assumed that surfaces identical to a sampled location were of a similar composition. Samples from each type of suspect material found were collected and analysed to confirm asbestos type and content. Where the materials sampled were found to contain asbestos, other similar homogeneous materials used in the same way have been presumed to contain asbestos.
- 7.4 The asbestos survey / inspection records state information recorded at the time of the survey only based on visual assessment, intelligent assumption and sampling, where appropriate.
- 7.5 Descriptions for locations were obtained from site signs or site users. Where no descriptions were available, suitable terms have been used for this report and accompanying drawings.

8.0 LEVEL OF IDENTIFICATION

- 8.1 Bulk sample analyses were carried out at a laboratory in accordance with HSE publication HSG 248 under UKAS accreditation.
- 8.2 Presumptions in the absence of sample analysis are noted as 'presumed' and 'strongly presumed'.
- 8.3 Where a material cannot be sampled, for example where an area is not accessible (e.g. high ceiling) or safe sampling cannot be undertaken because areas are in occupation, the asbestos type will be presumed by reasoned argument or considered as containing amphibole asbestos, similarly asbestos content will be presumed as high in absence of the above. Therefore, the level will be denoted as 'presumed', unless:
 - Sample analysis of similar materials within the building show a different asbestos type.
 - There are visible fibres within the material.
 - There is reasoned argument that another type of asbestos was almost always used and will be based on professional judgement and experience.

In the above cases, the level of identification will be denoted as 'strongly presumed'.

9.0 MATERIAL ASSESSMENT GUIDE

9.1 Material assessment

For each sample / inspection, a material assessment has been compiled using the algorithm described in HSG264. A point score (weighting) is allocated on the basis of the examination of a number of parameters. The value assigned to each of these parameters is added together to give a total score, the higher scores indicating high-risk materials.

Table 1: Material Assessment Scores

Sample variable	Score	Examples of scores
Product type (or debris from product)	1	Asbestos-reinforced composites - plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.
	2	Asbestos insulating board, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packaging
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles, etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage: delamination of materials, sprays and thermal insulation, visible asbestos debris
Surface treatment	0	Composite material containing asbestos, reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets, etc.
	2	Unsealed AIB or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite

9.2 Guide to evaluation of material assessment scores (2 = lowest 12 = highest)

- High-risk material - 10 points or more
- Medium-risk material - 7-9 points
- Low-risk material - 5-6 points
- Very low-risk material - 4 or less



APPENDIX A:

REGISTER AND INSPECTION RECORD



Key - NAVD = No asbestos visually detected, NADIS = No asbestos detected in sample,
S = Sample, AWS = Associated with sample, P = Presumed, SP = Strongly presumed.

Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
External													
Ext	Main Building	Soffit	Board	S13	N.A.D.I.S.								1, 2
Ext	Main Building	Window putty	Mastic	S14	N.A.D.I.S.								3
Ext	Main Building	Undercloaking	Asbestos Cement	Strongly Presumed	Chrysotile	10 Lm	1	0	1	1	3	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor	4
Ext	Main Building	Guttering			No Access							No Access due to height	5
Ext	W.C.				N.A.V.D.								
Ext	Kitchen				N.A.V.D.								
Ext	Conservatory				N.A.V.D.								
Ext	Store	Rain water goods	Asbestos Cement	S16	Chrysotile	4 Lm	1	1	1	1	4	Remove by an Unlicensed Asbestos Removal Contractor	6



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
Ext	Store	Debris	Asbestos Cement	S16	Chrysotile	< 1m2	1	1	1	1	4	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor	7
Ext	Boiler Room	Debris on pipes	Debris	S17	N.A.D.I.S.								8
Ext	Boiler Room	Ceiling panels	Board	S18	N.A.D.I.S.								9
Ext	Porta-Cabins	Coating to walls	Coating	S15	N.A.D.I.S.								10
Ext	Porta-Cabins	Roof felt	Felt	S17	N.A.D.I.S.								11
Ext	Removed Cabin	Shuttering	Board	S19	N.A.D.I.S.								12
Ground Floor													
GF01	Lobby	Electrical switchgear			N.A.V.D.								13
GF01	Lobby	Panels to doors	Board	S01	N.A.D.I.S.								14
GF01	Lobby	Vinyl floor tiles	Vinyl	S02	N.A.D.I.S.								15



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF02	Office	Panel to door	Asbestos Insulating Board	S03	Amosite	X 1	2	1	2	2	7	Remove by an Unlicensed Asbestos Contractor (subject to risk assessment)	16
GF03	Office	Panel to door	Asbestos Insulating Board	AWS03	Amosite	X 1	2	1	2	2	7	Remove by an Unlicensed Asbestos Contractor (subject to risk assessment)	
GF04	Conservatory				N.A.V.D.								
GF05	Lobby	Panel to door	Asbestos Insulating Board	AWS03	Amosite	X 1	2	1	2	2	7	Remove by an Unlicensed Asbestos Contractor (subject to risk assessment)	17
GF05	Lobby	Vinyl floor roll	Vinyl	S04	N.A.D.I.S.								18
GF06	W.C.				N.A.V.D.								
GF07	Under stairs cupboard	Vinyl floor tiles	Vinyl	S05	Chrysotile	2 m2	1	0	0	1	2	Remove by an Unlicensed Asbestos Contractor	19
GF08	Lobby				N.A.V.D.								



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF09	Office	Panel to door	Asbestos Insulating Board	AWS03	Amosite	X 1	2	1	2	2	7	Remove by an Unlicensed Asbestos Contractor (subject to risk assessment)	
GF10	Office	Panel to door	Asbestos Insulating Board	AWS03	Amosite	X 1	2	1	2	2	7	Remove by an Unlicensed Asbestos Contractor (subject to risk assessment)	20
GF11	Reception				N.A.V.D.								
GF12	Lobby				N.A.V.D.								
GF13	Office				N.A.V.D.								
GF14	Electrical Room	Electrical Switchgear			No Access								21
GF14	Electrical Room	Panel above electrical switchgear	Asbestos Cement	S06	Chrysotile	2 Lm	1	1	1	1	4	Remove by an Unlicensed Asbestos Removal Contractor	22
GF15	Lobby	Vinyl floor tiles	Vinyl	S07	Chrysotile	2 m2	1	0	0	1	2	Remove by an Unlicensed Asbestos Removal Contractor	23, 24



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF16	Store	Vinyl floor tiles	Vinyl	AWS07	Chrysotile	22 m2	1	0	0	1	2	Remove by an Unlicensed Asbestos Removal Contractor	25
GF17	Cupboard				N.A.V.D.								
GF18	Under stairs cupboard	Vinyl floor tiles	Vinyl	AWS07	Chrysotile	2 m2	1	0	0	1	2	Remove by an Unlicensed Asbestos Removal Contractor	26
GF19	Kitchen				N.A.V.D.								
GF20	Lobby				N.A.V.D.								
GF21	Office				N.A.V.D.								
GF22	Office				N.A.V.D.								
GF23	Office				N.A.V.D.								
GF24	Office	Creda night storage heater			No Access	X 3						Model number C1283C checked against database – no asbestos present	27, 28



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF25	W.C.				N.A.V.D.								
GF26	Electrical Cupboard	Vinyl floor roll	Vinyl	S08	N.A.D.I.S.								
GF27	W.C.				N.A.V.D.								
GF28	Corridor	Creda night storage heater			No Access	X 1						Model number C1283C checked against database – no asbestos present	
GF28	Corridor	Vinyl floor roll below carpet	Vinyl	AWS08	N.A.D.I.S.								
GF29	Lobby	Vinyl floor roll below carpet	Vinyl	AWS08	N.A.D.I.S.								
GF30	Office				N.A.V.D.								
GF31	Office	Dimplex Night Storage Heater			No Access							No Model / Seral Number present	29
GF32	Office				N.A.V.D.								
GF33	Corridor				N.A.V.D.								



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Plan ref	Location	Position / Description	Product type	Sample number / AWS / S / P	Identification of Asbestos Type. N.A.V.D. or N.A.D.I.S.	Extent	Product type (1-3)	Damage / Deterioration (0-3)	Surface Treatment (0-3)	Asbestos Type (1-3)	Risk Rating (2-12)	Recommendations / Comments	Photo No.
GF34	Store				N.A.V.D.								
GF35	Store				N.A.V.D.								
First Floor													
1F01	Stairs and Landing				N.A.V.D.								
1F02	Bedroom 1				N.A.V.D.								
1F02a	Bathroom				N.A.V.D.								
1F03	Bedroom 2				N.A.V.D.								
1F04	Bedroom 3				N.A.V.D.								
1F05	Bedroom 4				N.A.V.D.								
1F06	Bedroom 5				N.A.V.D.								
Loft	Accessed from Bedroom 5 1F06	Roof felt	Felt	AWS12	N.A.D.I.S.								30



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1F07	Corridor	Panel to Corridor	Asbestos Insulating Baord	S09	Amosite	2 m2	2	1	2	2	7	Remove by a Licensed Asbestos Removal Contractor	31
1F07	Corridor	Panels to stairs	Board	S11	N.A.D.I.S.								32
1F08	Corridor				N.A.V.D.								
1F09	Bedroom				N.A.V.D.								
1F10	W.C.				N.A.V.D.								
1F11	Bedroom				N.A.V.D.								
Loft	Accessed from 1F11 Bedroom	Water tank	Asbestos Cement	Strongly Presumed	Chrysotile	X 1	1	1	1	1	4	Manage and re-inspect or Remove by an Unlicensed Asbestos Removal Contractor	33
Loft	Accessed from 1F11 Bedroom	Carboard insulation to pipe	Paper	S10	N.A.D.I.S.								34
1F10	W.C.				N.A.V.D.								



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1F11	Void above W.C.				N.A.V.D.								
1F12	Office				N.A.V.D.								
Second Floor													
2F01	Stairs and Landing	Wall panels	Board	S11	N.A.D.I.S.								35
2F01	Stairs and Landing	Ceiling panels	Board	AWS11	N.A.D.I.S.								36
2F02	Office	Roof felt	Felt	S12	N.A.D.I.S.								37
2F03	Store				N.A.V.D.								


INSPECTION RECORD


	Photo Number	1	Sample Reference	S13
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Soffit		
	Note / Comments	No Action Required		


	Photo Number	2	Sample Reference	S13
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Soffit		
	Note / Comments	No Action Required		

	Photo Number	3	Sample Reference	S14
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Window putty		
	Note / Comments	No Action Required		


INSPECTION RECORD

	Photo Number	4	Sample Reference	Strongly Presumed
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Asbestos Cement Undercloaking		
	Note / Comments	Manage and re-inspect or remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	5	Sample Reference	No Access
	Plan Ref	External		
	Location	Main Building		
	Position / Description	Guttering		
	Note / Comments	No Access due to height		

	Photo Number	6	Sample Reference	S16
	Plan Ref	External		
	Location	Store		
	Position / Description	Asbestos Cement rain water goods		
	Note / Comments	Remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		

INSPECTION RECORD

	Photo Number	7	Sample Reference	S16
	Plan Ref	External		
	Location	Store		
	Position / Description	Asbestos Cement rain water goods debris		
	Note / Comments	Remove by an Unlicensed Asbestos Removal Contractor who has the appropriate insurance, training and following a safe system of work		





	Photo Number	8	Sample Reference	S17
	Plan Ref	External		
	Location	Boiler Room		
	Position / Description	Debris on pipes		
	Note / Comments	No Action Required		

	Photo Number	9	Sample Reference	S18
	Plan Ref	External		
	Location	Boiler Room		
	Position / Description	Ceiling panels		
	Note / Comments	No Action Required		

INSPECTION RECORD

	Photo Number	10	Sample Reference	S17
	Plan Ref	External		
	Location	Porta-Cabins		
	Position / Description	Textured Coating to walls		
	Note / Comments	No Action Required		

	Photo Number	11	Sample Reference	S17
	Plan Ref	External		
	Location	Porta-Cabins		
	Position / Description	Roof felt		
	Note / Comments	No Action Required		

	Photo Number	12	Sample Reference	S19
	Plan Ref	External		
	Location	Removed Porta-Cabins		
	Position / Description	Shuttering		
	Note / Comments	No Action Required		

INSPECTION RECORD


	Photo Number	13	Sample Reference	For reference
	Plan Ref	GF01		
	Location	Lobby		
	Position / Description	Electrical switchgear		
	Note / Comments	No Action Required		

	Photo Number	14	Sample Reference	S01
	Plan Ref	GF01		
	Location	Lobby		
	Position / Description	Panels to doors		
	Note / Comments	No Action Required		

	Photo Number	15	Sample Reference	S02
	Plan Ref	GF01		
	Location	Lobby		
	Position / Description	Vinyl floor tiles		
	Note / Comments	No Action Required		

INSPECTION RECORD

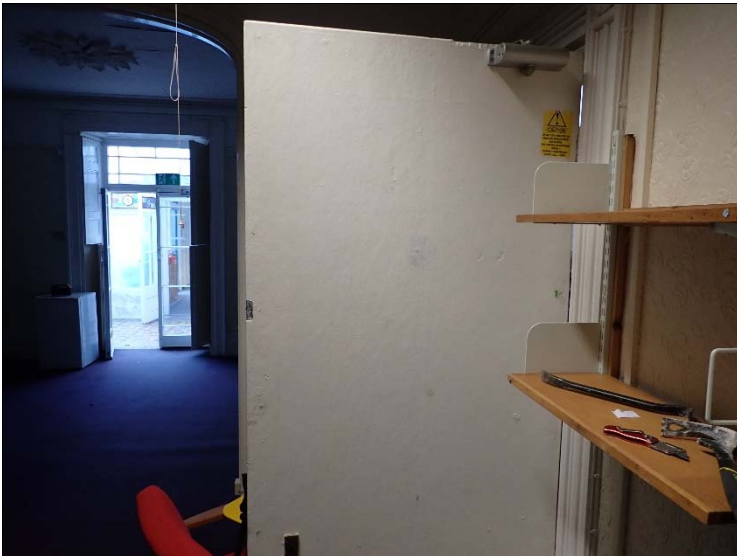
	Photo Number	16	Sample Reference	S03
	Plan Ref	GF02		
	Location	Office		
	Position / Description	Asbestos Insulating Board panel to door		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work (subject to risk assessment)		


	Photo Number	17	Sample Reference	AWS03
	Plan Ref	GF05		
	Location	Lobby		
	Position / Description	Asbestos Insulating Board panel to door		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work (subject to risk assessment)		

	Photo Number	18	Sample Reference	S04
	Plan Ref	GF05		
	Location	Lobby		
	Position / Description	Vinyl floor roll		
	Note / Comments	No Action required		

INSPECTION RECORD

	Photo Number	19	Sample Reference	S05
	Plan Ref	GF07		
	Location	Under stairs cupboard		
	Position / Description	Vinyl floor tiles		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	20	Sample Reference	AWS03
	Plan Ref	GF10		
	Location	Office		
	Position / Description	Asbestos Insulating Board panel to door		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work (subject to risk assessment)		

	Photo Number	21	Sample Reference	No Access
	Plan Ref	GF14		
	Location	Electrical Room		
	Position / Description	Electrical switchgear		
	Note / Comments	No Access Gained		

INSPECTION RECORD


	Photo Number	22	Sample Reference	S06
	Plan Ref	GF14		
	Location	Electrical Room		
	Position / Description	Asbestos Cement panel above electrical switchgear		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	23	Sample Reference	S07
	Plan Ref	GF15		
	Location	Lobby		
	Position / Description	Vinyl floor tiles		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	24	Sample Reference	S07
	Plan Ref	GF15		
	Location	Lobby		
	Position / Description	Vinyl floor tiles		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

INSPECTION RECORD




	Photo Number	25	Sample Reference	AWS07
	Plan Ref	GF16		
	Location	Store		
	Position / Description	Vinyl floor tiles		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		


	Photo Number	26	Sample Reference	AWS07
	Plan Ref	GF18		
	Location	Under stairs cupboard		
	Position / Description	Vinyl floor tiles		
	Note / Comments	Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

	Photo Number	27	Sample Reference	For reference
	Plan Ref	GF24		
	Location	Office		
	Position / Description	Creda Night Storage Heaters		
	Note / Comments	Model number C1283C checked against database – no asbestos present		


INSPECTION RECORD


	Photo Number	28	Sample Reference	For reference
	Plan Ref	GF24		
	Location	Office		
	Position / Description	Creda Night Storage Heaters		
	Note / Comments	Model number C1283C checked against database – no asbestos present		


	Photo Number	29	Sample Reference	No Access
	Plan Ref	GF31		
	Location	Office		
	Position / Description	Dimplex Night Storage Heaters		
	Note / Comments	No Access No model / serial number present		

	Photo Number	30	Sample Reference	AWS12
	Plan Ref	Loft		
	Location	Accessed from 1F06 - Bedroom 5		
	Position / Description	Roof felt		
	Note / Comments	No Action Required		

INSPECTION RECORD

	Photo Number	31	Sample Reference	S09
	Plan Ref	1F07		
	Location	Corridor		
	Position / Description	Asbestos Insulating Board panel to corridor		
	Note / Comments	Remove by a Licensed Asbestos Removal Contractor who has submitted a 14-day notification to the HSE		

	Photo Number	32	Sample Reference	S11
	Plan Ref	1F07		
	Location	Corridor		
	Position / Description	Panels to stairs		
	Note / Comments	No Action Required		

	Photo Number	33	Sample Reference	Strongly Presumed
	Plan Ref	Loft		
	Location	Accessed from 1F11 Bedroom		
	Position / Description	Asbestos Cement water tank		
	Note / Comments	Manage and re-inspect or Remove by an Unlicensed Asbestos Contractor who has the appropriate insurance, training and following a safe system of work		

INSPECTION RECORD



	Photo Number	34	Sample Reference	S10
	Plan Ref	Loft		
	Location	Accessed from 1F11 Bedroom		
	Position / Description	Cardboard insulation to pipes		
	Note / Comments	No Action Required		

	Photo Number	35	Sample Reference	S11
	Plan Ref	2F01		
	Location	Stairs and Landing		
	Position / Description	Panels to stairs		
	Note / Comments	No Action Required		

	Photo Number	36	Sample Reference	AWS11
	Plan Ref	2F01		
	Location	Stairs and Landing		
	Position / Description	Ceiling panels		
	Note / Comments	No Action Required		

INSPECTION RECORD

	Photo Number	37	Sample Reference	S12
	Plan Ref	2F02		
	Location	Office		
	Position / Description	Roof felt		
	Note / Comments	No Action Required		



APPENDIX B:

LABORATORY RESULTS OF BULK SAMPLE ANALYSIS



IBROX
75 Loanbank Quadrant
Govan
Glasgow
G513HZ



23-IBR-B-289

Certificate of Analysis for Bulk Identification

Customer Address

MERIT ENVIRONMENTAL LTD
8 Buckingham Close
Exmouth
Devon
EX8 2JB

Site Address

Whitehouse
Basset Road, Camborne. TR14 8SL

Customer Order No

Samples Submitted By

Sampled By

No. of Samples Submitted

Date Samples Submitted

Date Samples Analysed

Date issue

Samples Analysed By

Analyst / Authorised Signature

Client

Client

20

14/02/2023

18/02/2023

18/02/2023

Nuala Coll

Nuala Coll

DNKA Ltd. accepts no responsibility for sampling activities undertaken by the client. Analysis is conducted in accordance with HSG 248 / Bulk Analysis Procedures using an in-house method SOP01 Bulk Analysis. Where the presence of Asbestos Fibres in soil analysis is required the technique used is as described in Quantification Procedures Stage 1. The material description shall be regarded as tentative and is not included in the UKAS Accreditation for this laboratory. Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. Where this document has been digitally signed, printed copies are uncontrolled.

CLIENT No	Origin / Location of Material	Material Type	Asbestos Type(s)	Comments	DNKA No
1	GF01 Lobby - Panels to door	Board / Panel	No Asbestos Detected		1
2	GF01 Lobby - Vinyl floor tiles	Vinyl	No Asbestos Detected		2
3	GF02 Office - Panel to door	Asbestos Insulating Board	Amosite		3
4	GF05 Utility - Vinyl floor roll	Vinyl & Adhesive	No Asbestos Detected		4
5	GF07 Under stairs cupboard - Vinyl floor tiles	Vinyl & Adhesive	Chrysotile	In Tile Only	5
6	GF14 Electrical - Panel above electrics	Asbestos Cement	Chrysotile		6
7	GF15 Lobby - Vinyl floor tiles	Vinyl	Chrysotile	In Tile Only	7
8	GF28 Corridor - Vinyl floor roll	Vinyl & Adhesive	No Asbestos Detected		8
9	1F08 Corridor - Panel to wall	Asbestos Insulating Board	Amosite		9
10	Loft - Pipe insulation	Paper	No Asbestos Detected		10
11	2F01 Stairs - Wall panels	Board / Panel	No Asbestos Detected		11
12	2F02 Office - Roof felt	Felt	No Asbestos Detected		12
13	External - Soffit	Board / Panel	No Asbestos Detected		13
14	External - Window putty	Mastic / Putty	No Asbestos Detected		14

Job No.
23-IBR-B-289 Merit Whitehouse

AUTHORISED BY S COLL 28/12/21
VERSION 4.2

Page 1 of 2



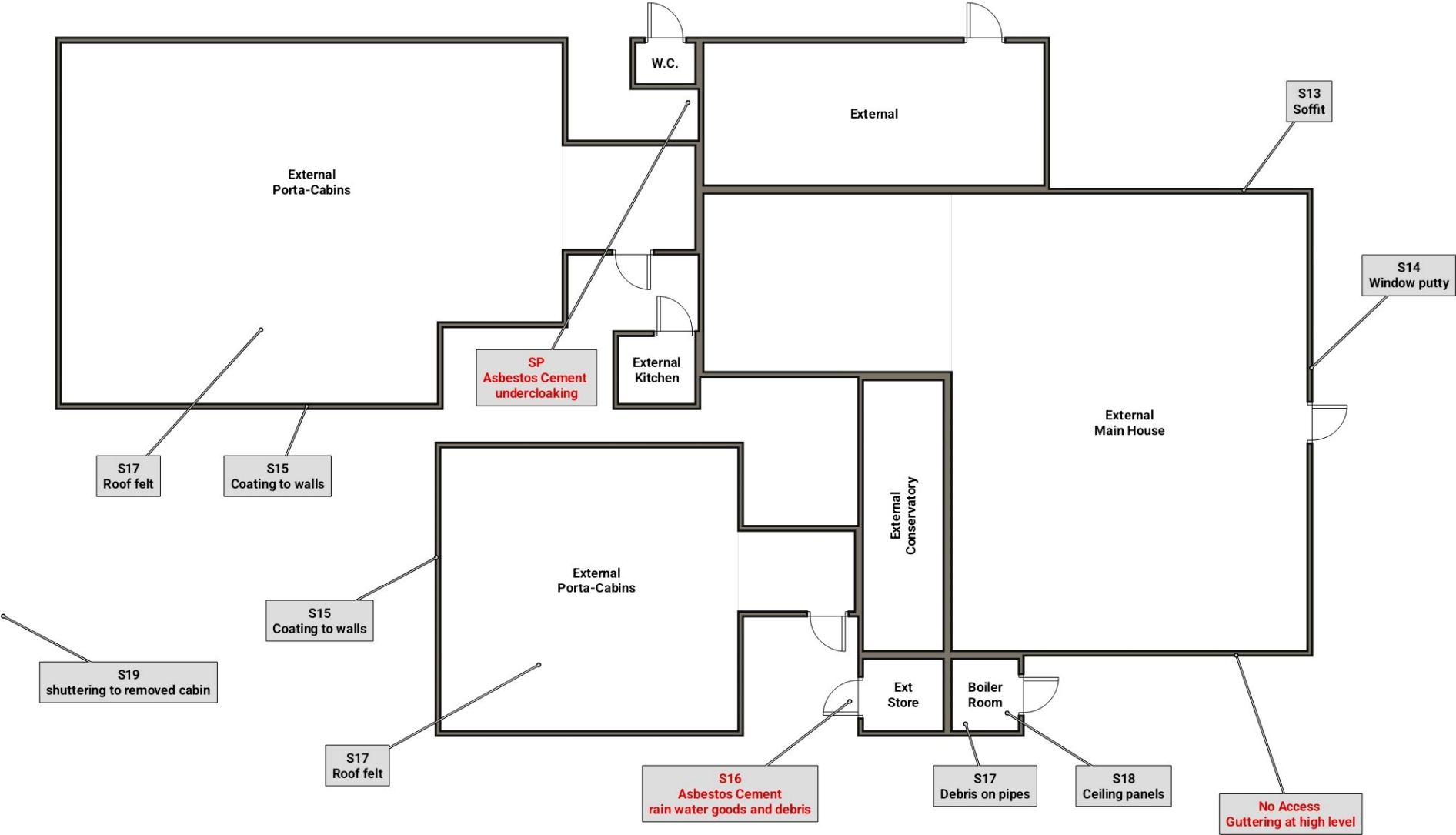
15	External - Coating to walls	Coating	No Asbestos Detected		15
16	External - Rain water goods	Asbestos Cement	Chrysotile		16
17	Boiler Room - Debris on pipes	Debris	No Asbestos Detected		17
18	Boiler Room - Ceiling panels	Board / Panel	No Asbestos Detected		18
19	External - Shuttering to removed cabin	Board / Panel	No Asbestos Detected		19
20	External - Roof felt	Felt	No Asbestos Detected		20



APPENDIX C:

PLANS

External



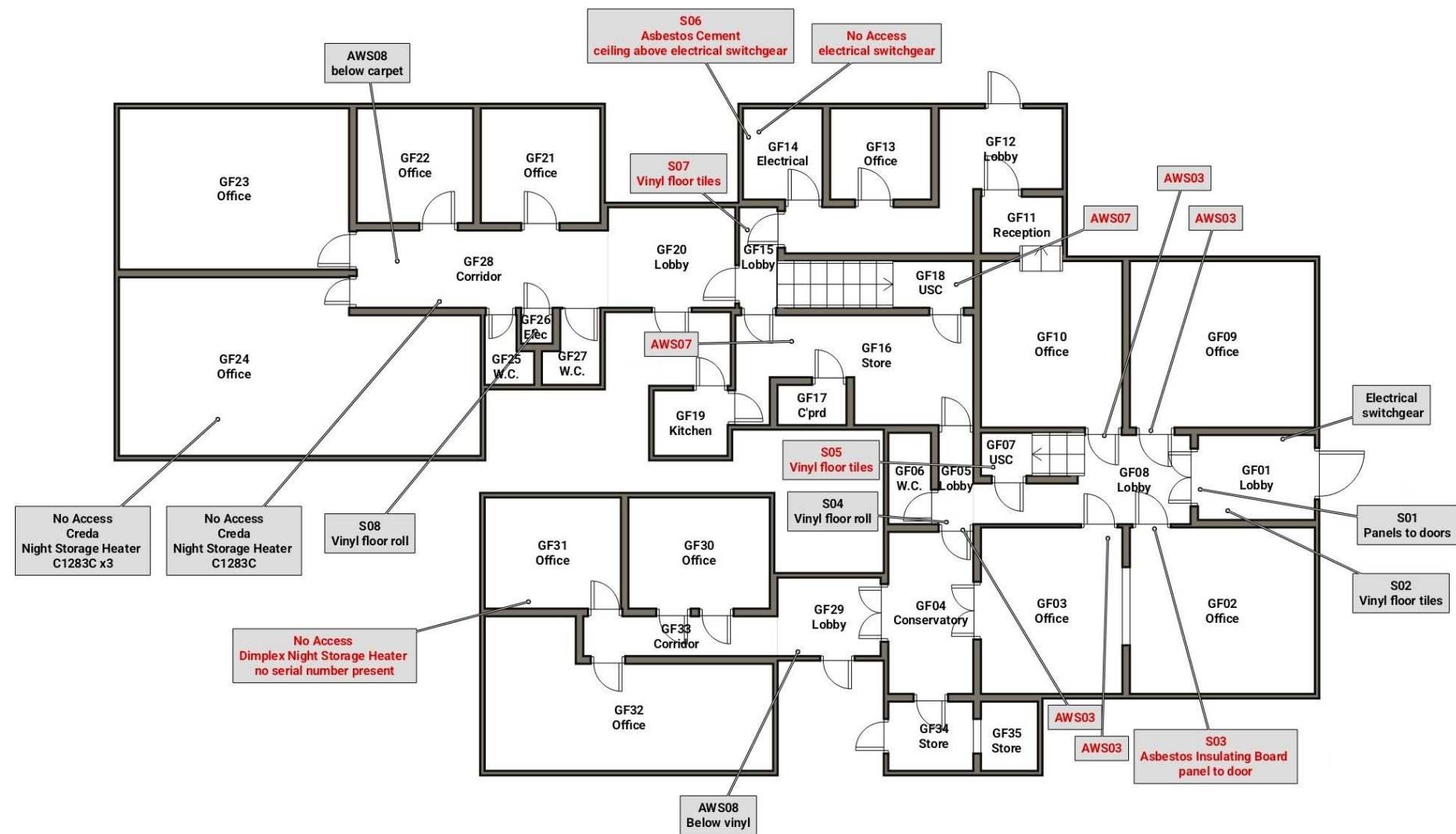
Client name	Camborne Council
Site Address	White House Basset Road, Camborne TR14 8SL

Report Number J3070b



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material

Ground Floor



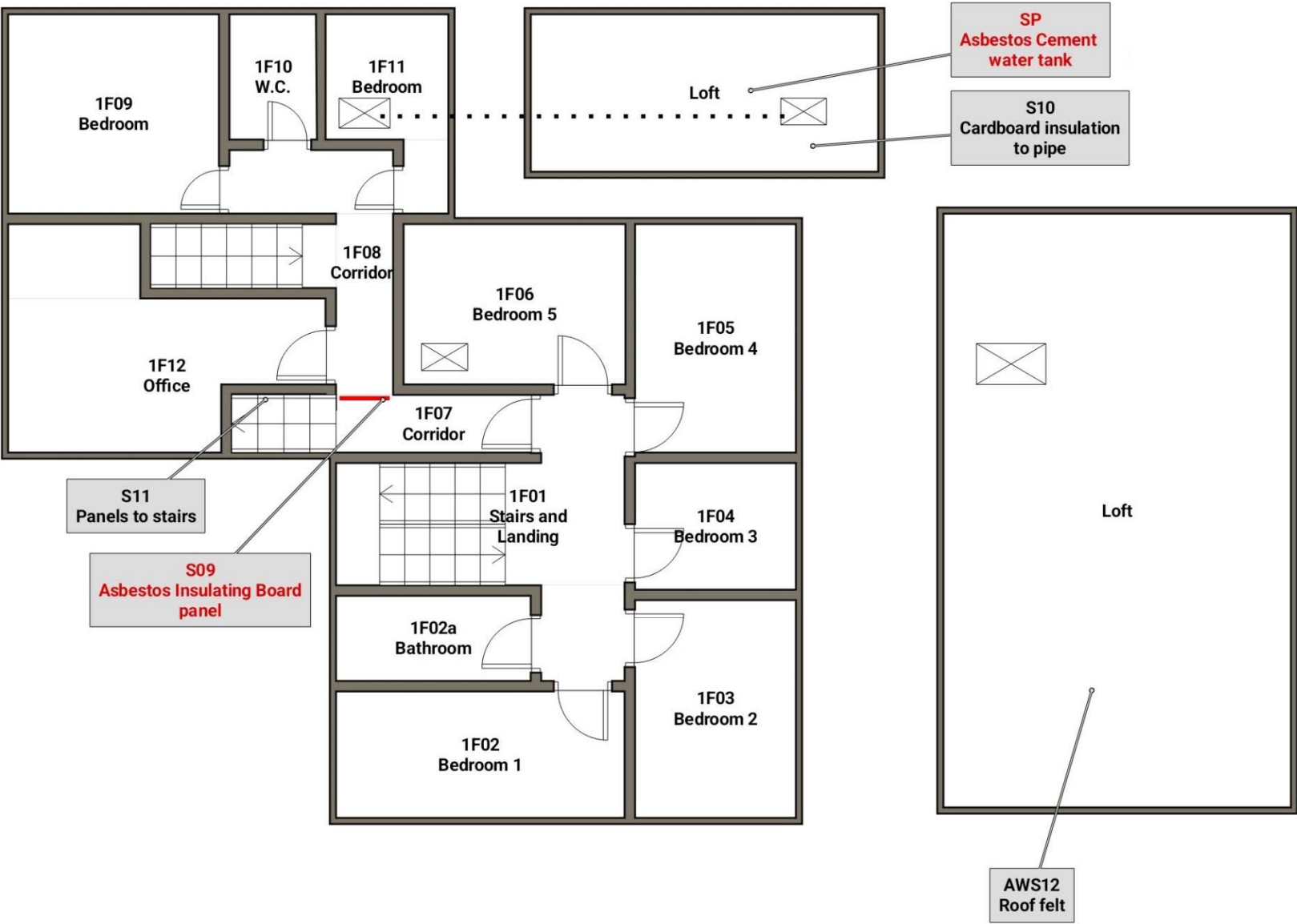
Client name	Camborne Council
Site Address	White House Basset Road, Camborne TR14 8SL

Report Number J3070b



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material

First Floor



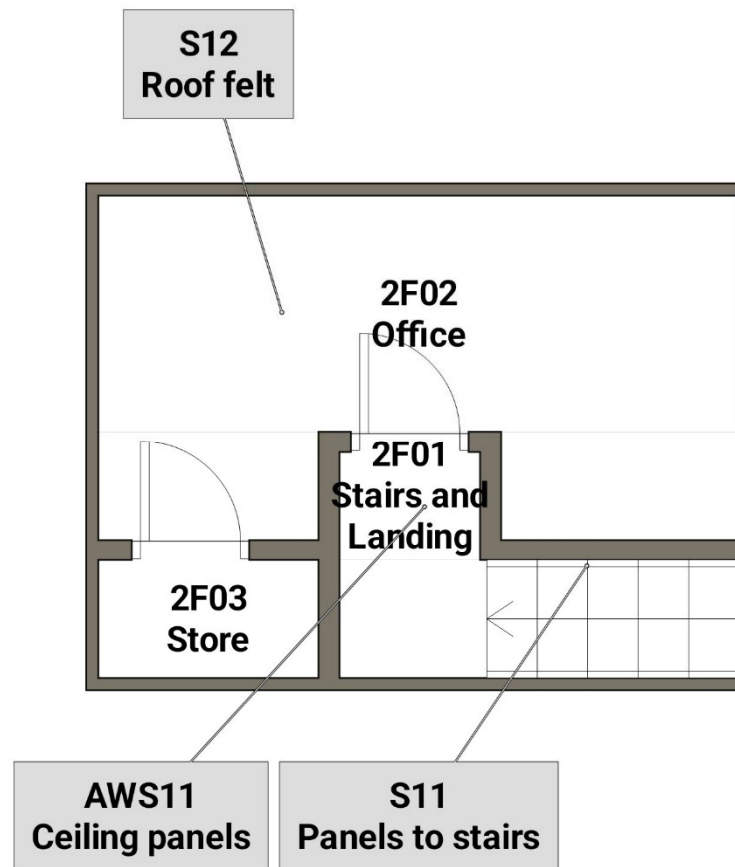
Client name	Camborne Council
Site Address	White House Basset Road, Camborne TR14 8SL

Report Number J3070b



Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material

Second Floor



Client name	Camborne Council
Site Address	White House Basset Road, Camborne TR14 8SL

Report Number J3070b



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Drawing Legend	XX/XXX	Floor level / room number	P	Presumed sample
	S	Sample Number	SP	Strongly presumed
	AWS	Associated with Sample		Asbestos Containing Material

ARDT V1 on 07.01.17