



Asbestos Refurbishment/Demolition Survey for Environment Agency

at

Grafton Lock House
Grafton
Nr. Lechlade
Oxfordshire
OX18 2RY



Amicus Environmental Limited

Names and Addresses

Client Name:

Environment Agency

Kings Meadow House
Kings Meadow Road
Reading
Berkshire
RG1 8DQ

Contact: Ms Kathryn Forster

Phone: 0208 4747644

Fax:

Instructing Party:

Environment Agency

Kings Meadow House
Kings Meadow Road
Reading
Berkshire
RG1 8DQ

Contact: Ms Kathryn Forster

Phone: 0208 4747644

Fax:

Site Full Name:

Grafton Lock House

Grafton
Nr. Lechlade
Oxfordshire
OX18 2RY

Contact: Nick Bird

Phone: 07900 138428

Fax:

Report Author:

Amicus Environmental Limited

Unit C1
New Yatt Business Centre
Witney, OXON
OX29 6TJ

Contact: Matt Carter

Phone: 01993 869320

Fax: 01993 869017

Amicus Environmental Limited	Project Number:	S13327
	Survey Date:	14 January 2021
	Printed On:	18 January 2021
	Page:	Page 1 of 1

TABLE OF CONTENTS

SECTION 1	Executive Summary
SECTION 2	Survey Objectives
SECTION 3	Survey Techniques
SECTION 4	Excluded Areas
SECTION 5	Survey Caveat
SECTION 6	Survey Notes
SECTION 7	Survey Recommendations
SECTION 8	Survey Summary
SECTION 9	Material Assessment: Summary by Risk Band
SECTION 10	Material Assessment (Photo)
SECTION 11	Survey Drawings
SECTION 12	Bulk Certificate

SECTION ONE

EXECUTIVE SUMMARY

Amicus Environmental Limited

Executive Summary

General Information:

Amicus Environmental Limited were instructed by the Environment Agency to carry out an Asbestos Refurbishment and Demolition Survey (as defined in HSG264 (Second Edition) - Asbestos: The survey guide) to inspect for the presence of asbestos containing materials (ACMs) at, Grafton Lock House, Grafton, Nr. Lechlade.

The survey was undertaken prior to refurbishment works.

The Building consists of two storeys with a pitched roof, masonry walls. Timber soffits and plastic rain water products. UPVC doors and windows.

Our survey was carried out on 14th January 2021 by R.Clark.

All areas were surveyed as far as reasonable practicable for the presence of asbestos. Please refer to section 5 (survey caveat) which details any survey restrictions.

The following table is a summary of the areas covered within our survey, if any samples were taken from these areas and if asbestos was identified/presumed present. Further details of the areas surveyed can be obtained from the site drawing at the end of the report (section 11). Excluded areas which were not accessible or not within the scope of our survey are detailed in section 4 and shown on the site plan.

Area	Accessed	Comments	Abestos
RS.01	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
RS.02	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.01	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.02	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.03	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
1.04	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.01	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.02	Yes	ASBESTOS PRESENT - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	Yes
G.03	Yes	ASBESTOS PRESENT - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	Yes
G.04	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
G.05	Yes	ASBESTOS PRESENT - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	Yes
G.06	Yes	ASBESTOS PRESENT - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	Yes
G.07	Yes	ASBESTOS PRESENT - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	Yes
G.08	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No

Client Name:	Environment Agency	Project Number:	S13327
		Survey Date:	14 January 2021
Site Address:	Grafton Lock House. Grafton, Nr. Lechlade, Oxfordshire, OX18 2RY	Printed On:	18 January 2021
		Site Description:	Page 1 of 2

G.09	Yes	NO asbestos present - This area was surveyed and inspections of suspect materials were not necessary.	No
G.10	Yes	NO asbestos present - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	No
External	Yes	ASBESTOS PRESENT - This area was surveyed and suspect materials were inspected: Material Assessment contains full details.	Yes

Client Name:	Environment Agency	Project Number:	S13327
		Survey Date:	14 January 2021
Site Address:	Grafton Lock House. Grafton, Nr. Lechlade, Oxfordshire, OX18 2RY	Printed On:	18 January 2021
		Site Description:	Page 2 of 2

SECTION TWO

SURVEY OBJECTIVES

Amicus Environmental Limited

Survey Objectives

- 1 Produce a report, in a database format, indicating areas containing identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.
- 2 To carry out a survey to ascertain the presence of asbestos based materials.
- 3 To include a risk assessment for each individual Sample.

Client Name:	Environment Agency	Project Number:	S13327
		Survey Date:	14 January 2021
Site Address:	Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire, OX18 2RY	Printed On:	18 January 2021
		Survey Objectives:	Page 1 of 1

SECTION THREE

SURVEY TECHNIQUES

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Survey Techniques

- 1 Materials of a similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken, are of a similar composition.
- 2 Photographs were taken at all of the sample locations (unless otherwise stated).
- 3 Samples were returned to the Main Laboratory for analysis.
- 4 All asbestos bulk sample analysis is conducted by using polarised light and dispersion staining techniques. Dispersion staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication HSG 248).

Client Name:	Environment Agency	Project Number:	S13327
		Survey Date:	14 January 2021
Site Address:	Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire, OX18 2RY	Printed On:	18 January 2021
		Survey Technique:	Page 1 of 1

SECTION FOUR

EXCLUDED AREAS

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Excluded Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

1 Not Applicable - All areas were accessed as far as reasonably practicable.

Client Name:	Environment Agency	Project Number:	S13327
		Survey Date:	14 January 2021
Site Address:	Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire, OX18 2RY	Printed On:	18 January 2021
		Excluded Areas:	Page 1 of 1

SECTION FIVE

SURVEY CAVEAT

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Survey Caveat

- 1 This report is based upon a destructive inspection of an unfamiliar site. During the course of the survey all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building which are subject to future refurbishment or demolition works. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during refurbishment or demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so. The nature of the survey was a destructive inspection at key locations of accessible voids and areas. From the evidence of the inspections and of the sampling and analysis undertaken, it is clear that asbestos containing materials are either present or within or associated with various areas as detailed in the report. We recommend that samples be taken of suspect materials which may be uncovered within the listed areas or within the areas of the site which were not included in this survey.
- 2 Packing materials: It is known from the findings within this report that packing / shuttering exists within the building structure. All efforts were made to uncover these materials, however due to the sporadic use of such materials it's is difficult to locate and identify all occurrences.
- 3 Floor Areas: Whilst these areas were accessed as far as reasonably practicable it remains a possibility that shuttering exists within or beneath the floor slab.
- 4 Quantities / Extents of any asbestos containing materials are visual estimates and should be considered as approximate quantities only.
- 5 No samples have been obtained where damage would degrade the integrity of the item, impair the security of the building or endanger the survey team and/or others. In these situations asbestos will be presumed present until evidence to prove otherwise can be produced.
- 6 Asbestos may be hidden from view or obscured by other materials or covered by one or more finishes (including over boarding). In this instance, then its detection will be difficult and may not become visible until the covering structure is dismantled / demolished. Where suspect materials are identified as part of any works that do not appear to be detailed within our survey report then these materials should be treated with caution and presumed to contain asbestos until evidence to prove otherwise can be produced.
- 7 Unless specifically identified within this report, no responsibility can be accepted by Amicus Environmental Limited, for non-systematic or random use of asbestos within the property.
- 8 The survey may have access restrictions for many reasons beyond the surveyor's control i.e. furnishings, height, accessibility or confined space(s). Where live services are to be examined as part of the survey, no intrusive access will be attempted until evidence of safe isolation is provided.
- 9 Hand applied pipe insulation - Where such items are uncovered within the building it remains a possibility that additional items will be uncovered during the strip out phase of the works. These occurrences are sporadic in nature and unlikely to be identified despite all reasonable efforts to locate.

Client Name:	Environment Agency	Project Number:	S13327
		Survey Date:	14 January 2021
Site Address:	Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire, OX18 2RY	Printed On:	18 January 2021
		Survey Caveat:	Page 1 of 1

SECTION SIX

SURVEY NOTES

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Survey Notes

- 1 No background air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.
- 2 This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.
- 3 Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only targeted sampling was carried out.
- 4 Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.
- 5 The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes
- 6 All the recommendations described in this report are based upon assumptions made after consideration of: the type of material, it's condition, location, analytical result and use of the area.
- 7 Equipment, machinery, ducting etc were not moved, opened up or examined for the purpose of this investigation except where access was freely available
- 8 Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Water absorption testing, as detailed within L143, would not have been carried out unless specifically requested.
- 9 The level of inspection performed during an asbestos survey is not as detailed as the inspections and is in no way as procedural as the analytical processes carried out following the licensed removal of asbestos. The survey will identify asbestos containing materials within an area where inadequate asbestos removal activities have been previously undertaken, but it is not designed to inspect the effectiveness.
- 10 This report is not intended as a scope of works or bill of quantities for asbestos removal.

Client Name:	Environment Agency	Project Number:	S13327
		Survey Date:	14 January 2021
Site Address:	Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire, OX18 2RY	Printed On:	18 January 2021
		Survey Objectives:	Page 1 of 1

SECTION SEVEN

SURVEY RECOMMENDATIONS

Survey Recommendations

1 Material Assessment and Algorithm

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action. HSG264 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totaled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in HSG264 considers four parameters that determine the risk from ACM: that is the ability to release fibres if disturbed. These four parameters are:

Product type;
Extent of damage;
Surface treatment; and
Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;

Those with a score between 7 and 9 are regarded as medium risk;

Materials with a score between 5 and 6 are low risk; and

Scores of 4 or less are very low risk.

Client Name:	Environment Agency	Project Number:	S13327
		Survey Date:	14 January 2021
Site Address:	Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire, OX18 2RY	Printed On:	18 January 2021
		Recommendation:	Page 1 of 1

SECTION EIGHT

SURVEY SUMMARY

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Survey Summary

- 1 For positive identification of asbestos bearing materials please refer to the individual sample data sheets.

Client Name:	Environment Agency	Project Number:	S13327
		Survey Date:	14 January 2021
Site Address:	Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire, OX18 2RY	Printed On:	18 January 2021
		Survey Summary:	Page 1 of 1

SECTION NINE

MATERIAL ASSESSMENT: SUMMARY BY RISK BAND

Material Assessment: Summary by Risk Band

Site Name: Grafton Lock House

Risk Band: Very Low Risk

Project Number: S13327

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
14/01/21	05	32458	As Location Ref	Grafton Lock House	Ground floor	G.02	Chrysotile	Vinyl floor tile & adhesive	3	N/A	Located beneath carpet to concrete floor.	Removal	RDS
14/01/21	06	32461	As Location Ref	Grafton Lock House	Ground floor	G.03	Chrysotile	Vinyl floor tile & adhesive	3	N/A	Refer to sample 05 for analysis. Located to concrete floor of airing cupboard only.	Removal	RDS
14/01/21	10	32470	As Location Ref	Grafton Lock House	Ground floor	G.05	Chrysotile	Vinyl Floor Tile and Adhesive	3	N/A	Located beneath modern vinyl flooring to concrete floor.	Removal	RDS
14/01/21	12	32472	As Location Ref	Grafton Lock House	Ground floor	G.06	Chrysotile	Vinyl floor tile & adhesive	3	N/A	Refer to sample 10 for analysis. Located beneath modern vinyl flooring to concrete floor.	Removal	RDS
14/01/21	13	32473	As Location Ref	Grafton Lock House	Ground floor	G.07	Chrysotile	Vinyl floor tile & adhesive	3	N/A	Refer to sample 10 for analysis. Located to concrete floor.	Removal	RDS
14/01/21	16	32476	As Location Ref.	Grafton Lock House	Roof level	External	Chrysotile	Roof sheets	4	N/A	Located to the roof of G.08 only.	Removal	RDS



Material Assessment: Summary by Risk Band

Site Name: Grafton Lock House

Risk Band: Not Applicable

Project Number: S13327

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
14/01/21	01	32450	As Location Ref.	Grafton Lock House	First floor	1.01	Not Applicable	Floor Inspections	0	N/A	No asbestos containing materials identified upon visual inspection of floor. Consists of carpet onto timber floor board with lath and plaster ceiling below. Unlagged pipe work and electrical cabling within void.	No Action Required	RDS
14/01/21	02	32451	As Location Ref	Grafton Lock House	First floor	1.02	Not Applicable	Wall Inspection	0	N/A	No asbestos containing materials identified upon visual inspection of walls. Consists of plaster finish to masonry and lath and plaster walls.	No Action Required	RDS
14/01/21	03	32453	As Location Ref	Grafton Lock House	First floor	1.03	Not Applicable	Floor Inspections	0	N/A	No asbestos containing materials identified upon visual inspection of floor. Consists of carpet onto timber floor board with lath and plaster ceiling below. Unlagged pipe work and electrical cabling within void.	No Action Required	RDS
14/01/21	04	32454	As Location Ref	Grafton Lock House	Ground floor	G.01	Not Applicable	Floor Inspections	0	N/A	No asbestos containing materials identified upon visual inspection of floor. Consists of carpet to timber and concrete.	No Action Required	RDS
14/01/21	07	32463	As Location Ref	Grafton Lock House	Ground floor	G.03	Not Applicable	Boxing Inspection	0	N/A	No asbestos containing materials identified upon visual inspection of boxing. Consists of timber panels housing unlagged plastic pipe work.	No Action Required	RDS



Material Assessment: Summary by Risk Band

Site Name: Grafton Lock House

Risk Band: Not Applicable

Project Number: S13327

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
14/01/21	09	32469	As Location Ref	Grafton Lock House	Ground floor	G.04	Not Applicable	Floor Inspections	0	N/A	No asbestos containing materials identified upon visual inspection of floor. Consists of carpet to timber boards. Unlagged metal pipe work and electrical cabling within void.	No Action Required	RDS

Material Assessment: Summary by Risk Band

Site Name: Grafton Lock House

Risk Band: NADIS

Project Number: S13327

Sample Date	Location Ref	Location ID	Drawing Reference	Area	Floor	Room	Asbestos Type	Product Name	Material Risk Score	Priority Risk Score	Comments	Action	Survey Type
14/01/21	15	32475	As Location Ref	Grafton Lock House	Ground floor	External	NADIS	Damp Proof Course	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Located at low level within masonry wall.	No Action Required	RDS
14/01/21	08	32468	As Location Ref	Grafton Lock House	Ground floor	G.04	NADIS	Rope seal	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Located to the door of wood burner.	No Action Required	RDS
14/01/21	11	32471	As Location Ref	Grafton Lock House	Ground floor	G.05	NADIS	Sink Pad	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Located to underside of metal sink and drainer.	No Action Required	RDS
14/01/21	18	32478	As Location Ref	Grafton Lock House	Ground floor	G.10	NADIS	Ceiling Sheets	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Located to the ceiling of room.	No Action Required	RDS
14/01/21	14	32474	As Location Ref	Grafton Lock House	Roof level	External	NADIS	Verge Undercloak	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Located to various areas of pitched roof.	No Action Required	RDS
14/01/21	17	32477	As Location Ref.	Grafton Lock House	Roof level	External	NADIS	Roof sheets	0	N/A	No Asbestos Detected In Sample (NADIS) obtained for analysis. Located to the roof of G.09 only.	No Action Required	RDS



SECTION TEN

MATERIAL ASSESSMENT (PHOTO)

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Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32450	Survey Type:	RDS
Location Ref:	01	Product Type:	Not Applicable
Product:	Floor Inspections	Damage:	Not Applicable
Area:	Grafton Lock House	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	1.01	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Not Applicable.
Drawing Ref:	As Location Ref.		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material
Comments:

No asbestos containing materials identified upon visual inspection of floor. Consists of carpet onto timber floor board with lath and plaster ceiling below. Unlagged pipe work and electrical cabling within void.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32451	Survey Type:	RDS
Location Ref:	02	Product Type:	Not Applicable
Product:	Wall Inspection	Damage:	Not Applicable
Area:	Grafton Lock House	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	1.02	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Not Applicable.
Drawing Ref:	As Location Ref		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No asbestos containing materials identified upon visual inspection of walls. Consists of plaster finish to masonry and lath and plaster walls.

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Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32453	Survey Type:	RDS
Location Ref:	03	Product Type:	Not Applicable
Product:	Floor Inspections	Damage:	Not Applicable
Area:	Grafton Lock House	Treatment:	Not Applicable
Floor:	First floor	Asbestos Type:	Not Applicable
Room:	1.03	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Not Applicable.
Drawing Ref:	As Location Ref		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material
Comments:

No asbestos containing materials identified upon visual inspection of floor. Consists of carpet onto timber floor board with lath and plaster ceiling below. Unlagged pipe work and electrical cabling within void.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32454	Survey Type:	RDS
Location Ref:	04	Product Type:	Not Applicable
Product:	Floor Inspections	Damage:	Not Applicable
Area:	Grafton Lock House	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	G.01	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Not Applicable.
Drawing Ref:	As Location Ref		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No asbestos containing materials identified upon visual inspection of floor. Consists of carpet to timber and concrete.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32458	Survey Type:	RDS
Location Ref:	05	Product Type:	Vinyl floor tiles
Product:	Vinyl floor tile & adhesive	Damage:	Low damage
Area:	Grafton Lock House	Treatment:	Vinyl tiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	G.02	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Approx. 2m ²
Drawing Ref:	As Location Ref		
Asbestos ?	Yes		
Date:	14 January 2021		
Next Inspection:	14 January 2022		

Material Risk Score: 3

Material Risk Band: Very Low Risk

Priority Risk Score: N/A

Action: Removal



Material Comments: Located beneath carpet to concrete floor.

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Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32461	Survey Type:	RDS
Location Ref:	06	Product Type:	Vinyl floor tiles
Product:	Vinyl floor tile & adhesive	Damage:	Low damage
Area:	Grafton Lock House	Treatment:	Vinyl tiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	G.03	Identification:	Strongly Presumed as previous sample
Surveyor Name:	R.Clark	Quantity:	Approx. 0.5m ²
Drawing Ref:	As Location Ref		
Asbestos ?	Yes		
Date:	14 January 2021		
Next Inspection:	14 January 2022		

Material Risk Score: 3

Material Risk Band: Very Low Risk

Priority Risk Score: N/A

Action: Removal



Material Comments: Refer to sample 05 for analysis. Located to concrete floor of airing cupboard only.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32463	Survey Type:	RDS
Location Ref:	07	Product Type:	Not Applicable
Product:	Boxing Inspection	Damage:	Not Applicable
Area:	Grafton Lock House	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	G.03	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Not Applicable.
Drawing Ref:	As Location Ref		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material
Comments:

No asbestos containing materials identified upon visual inspection of boxing. Consists of timber panels housing unlagged plastic pipe work.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32468	Survey Type:	RDS
Location Ref:	08	Product Type:	NADIS
Product:	Rope seal	Damage:	NADIS
Area:	Grafton Lock House	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.04	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	1 x Door
Drawing Ref:	As Location Ref		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Located to the door of wood burner.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32469	Survey Type:	RDS
Location Ref:	09	Product Type:	Not Applicable
Product:	Floor Inspections	Damage:	Not Applicable
Area:	Grafton Lock House	Treatment:	Not Applicable
Floor:	Ground floor	Asbestos Type:	Not Applicable
Room:	G.04	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Not Applicable.
Drawing Ref:	As Location Ref		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	Not Applicable
Priority Risk Score:	N/A

Action: No Action Required



Material
Comments:

No asbestos containing materials identified upon visual inspection of floor. Consists of carpet to timber boards. Unlagged metal pipe work and electrical cabling within void.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32470	Survey Type:	RDS
Location Ref:	10	Product Type:	Vinyl floor tiles
Product:	Vinyl Floor Tile and Adhesive	Damage:	Low damage
Area:	Grafton Lock House	Treatment:	Vinyl tiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	G.05	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Approx. 8m ²
Drawing Ref:	As Location Ref		
Asbestos ?	Yes		
Date:	14 January 2021		
Next Inspection:	14 January 2022		

Material Risk Score: 3

Material Risk Band: Very Low Risk

Priority Risk Score: N/A

Action: Removal



Material Comments: Located beneath modern vinyl flooring to concrete floor.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32471	Survey Type:	RDS
Location Ref:	11	Product Type:	NADIS
Product:	Sink Pad	Damage:	NADIS
Area:	Grafton Lock House	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.05	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	1 No.
Drawing Ref:	As Location Ref		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Located to underside of metal sink and drainer.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address:

Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name:

Environment Agency

Project Number:

S13327

Location ID:	32472	Survey Type:	RDS
Location Ref:	12	Product Type:	Vinyl floor tiles
Product:	Vinyl floor tile & adhesive	Damage:	Low damage
Area:	Grafton Lock House	Treatment:	Vinyl tiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	G.06	Identification:	Strongly Presumed as previous sample
Surveyor Name:	R.Clark	Quantity:	Approx. 6m ²
Drawing Ref:	As Location Ref		
Asbestos ?	Yes		
Date:	14 January 2021		
Next Inspection:	14 January 2022		

Material Risk Score:	3
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action:

Removal



Material
Comments:

Refer to sample 10 for analysis. Located beneath modern vinyl flooring to concrete floor.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32473	Survey Type:	RDS
Location Ref:	13	Product Type:	Vinyl floor tiles
Product:	Vinyl floor tile & adhesive	Damage:	Low damage
Area:	Grafton Lock House	Treatment:	Vinyl tiles
Floor:	Ground floor	Asbestos Type:	Chrysotile
Room:	G.07	Identification:	Strongly Presumed as previous sample
Surveyor Name:	R.Clark	Quantity:	Approx. 2m ²
Drawing Ref:	As Location Ref		
Asbestos ?	Yes		
Date:	14 January 2021		
Next Inspection:	14 January 2022		

Material Risk Score: 3

Material Risk Band: Very Low Risk

Priority Risk Score: N/A

Action: Removal



Material Comments: Refer to sample 10 for analysis. Located to concrete floor.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32474	Survey Type:	RDS
Location Ref:	14	Product Type:	NADIS
Product:	Verge Undercloak	Damage:	NADIS
Area:	Grafton Lock House	Treatment:	NADIS
Floor:	Roof level	Asbestos Type:	NADIS
Room:	External	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Approx 18 Linear Metres.
Drawing Ref:	As Location Ref		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Located to various areas of pitched roof.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32475	Survey Type:	RDS
Location Ref:	15	Product Type:	NADIS
Product:	Damp Proof Course	Damage:	NADIS
Area:	Grafton Lock House	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	External	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Approx. 11 Linear Metres.
Drawing Ref:	As Location Ref		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Located at low level within masonry wall.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32476	Survey Type:	RDS
Location Ref:	16	Product Type:	Asbestos cement
Product:	Roof sheets	Damage:	Low damage
Area:	Grafton Lock House	Treatment:	Asbestos cement sheets etc
Floor:	Roof level	Asbestos Type:	Chrysotile
Room:	External	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Approx. 15m ²
Drawing Ref:	As Location Ref.		
Asbestos ?	Yes		
Date:	14 January 2021		
Next Inspection:	14 January 2022		

Material Risk Score:	4
Material Risk Band:	Very Low Risk
Priority Risk Score:	N/A

Action: Removal



Material Comments: Located to the roof of G.08 only.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32477	Survey Type:	RDS
Location Ref:	17	Product Type:	NADIS
Product:	Roof sheets	Damage:	NADIS
Area:	Grafton Lock House	Treatment:	NADIS
Floor:	Roof level	Asbestos Type:	NADIS
Room:	External	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Approx. 6m ²
Drawing Ref:	As Location Ref.		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

Action: No Action Required



Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Located to the roof of G.09 only.

Amicus Environmental Limited

Material Assessment (Photo)

Sorted by: Location ID

Site Address: Grafton Lock House, Grafton, Nr. Lechlade, Oxfordshire,
OX18 2RY

Client Name: Environment Agency

Project Number: S13327

Location ID:	32478	Survey Type:	RDS
Location Ref:	18	Product Type:	NADIS
Product:	Ceiling Sheets	Damage:	NADIS
Area:	Grafton Lock House	Treatment:	NADIS
Floor:	Ground floor	Asbestos Type:	NADIS
Room:	G.10	Identification:	Identified
Surveyor Name:	R.Clark	Quantity:	Approx. 6m ²
Drawing Ref:	As Location Ref		
Asbestos ?	No		
Date:	14 January 2021		
Next Inspection:	Not Applicable		

Material Risk Score:	0
Material Risk Band:	NADIS
Priority Risk Score:	N/A

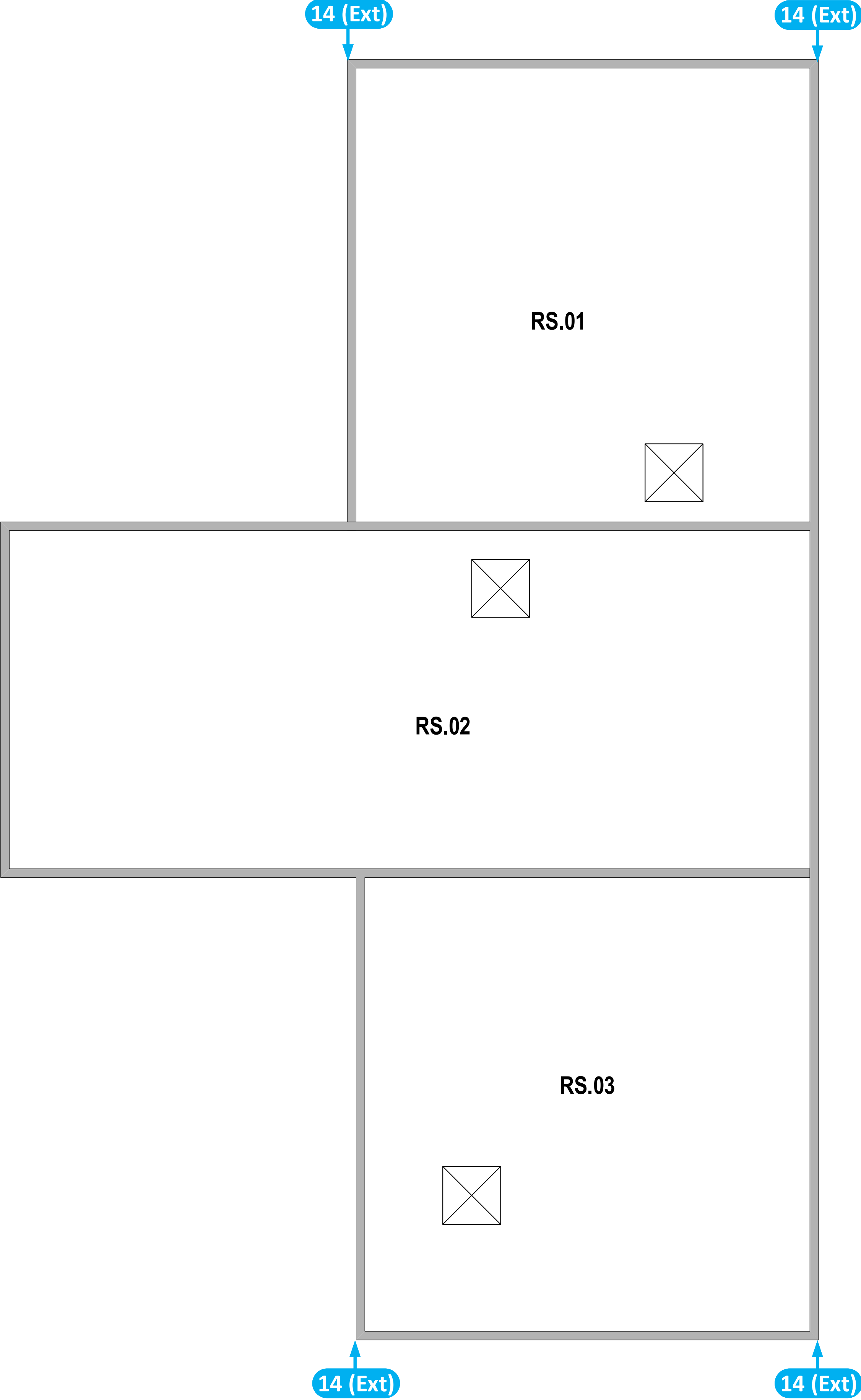
Action: No Action Required



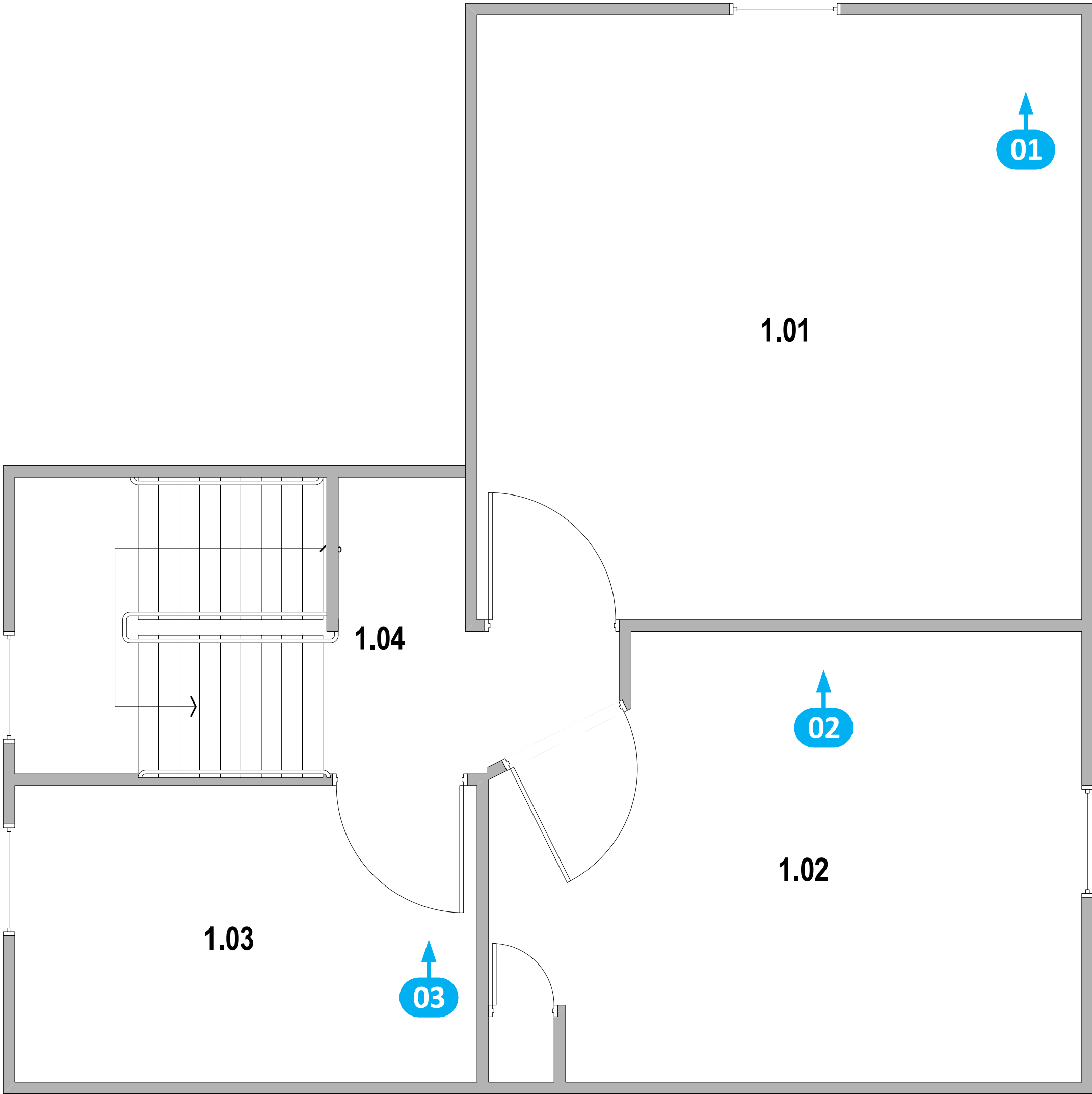
Material Comments: No Asbestos Detected In Sample (NADIS) obtained for analysis. Located to the ceiling of room.

SECTION ELEVEN

SURVEY DRAWINGS



Roof Level





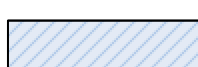

First Floor

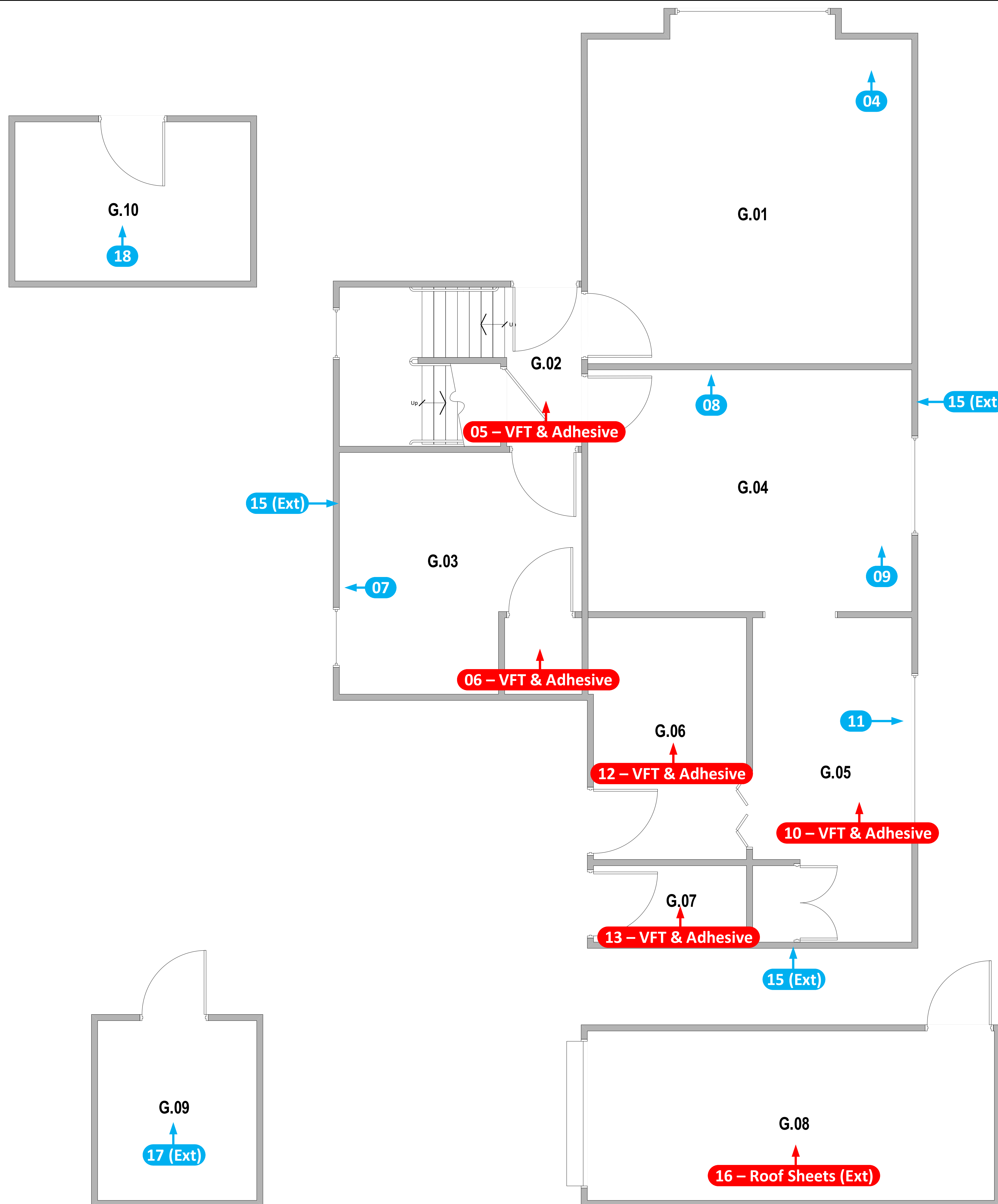


PROJECT INFORMATION:

Project No: **S13327**
Building: **Grafton Lock House**
Level: **Roof Level & First Floor**
Date: **14/01/2021**

Drawing not to scale

- KEY:**
-  - Asbestos Containing
 -  - No Asbestos Detected
 -  - No Access
 -  - Scope Of Works



Ground Floor



PROJECT INFORMATION:

Project No: **S13327**

Building: **Grafton Lock House**

Level: **Ground Floor**

Date: **14/01/2021**

Drawing not to scale

KEY:

- Asbestos Containing
- No Asbestos Detected
- No Access
- Scope Of Works

SECTION TWELVE

BULK CERTIFICATE

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J049209

Client	Amicus Environmental Ltd	Attention	Matthew Carter
Client Address	Unit C1, New Yatt Business Centre, New Yatt, Witney, Oxfordshire, OX29 6TJ		
Site Address	Grafton Lock House		
Site Ref	S13327	No. of Samples	9

Date Received	14/01/2021	Date of Analysis	18/01/2021	Report Issue Date	18/01/2021
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Samples of material(s) [detailed below] have been examined to determine the presence of asbestos fibres, using Polarised Light Microscopy together with dispersion staining based on the HSE's guidance document HSG248 and Asbestos Laboratory Services' documented method. If samples have been delivered to the laboratory, the site address and sample location is reported as provided by the client. Reported results apply to samples as received. Asbestos Laboratory Services are not responsible for the accuracy or competence of the sampling by third parties. Under these circumstances, Asbestos Laboratory Services cannot be held responsible for the interpretation of the results shown. Opinions and interpretations are outside the scope of the UKAS accreditation.

All entries under 'Fibre Type Detected' that contain (*) indicate that the sample was found to be deviating from policies defined in document TPS63 (UKAS Policy on Deviating Samples).

As a result, the test result(s) may be invalid. The Determination of Asbestos Content Report shall not be reproduced except in full, without written approval of the laboratory. V2, or subsequent "V" numbers, after the report number signifies that the original certificate (or previous amended certificate) has been replaced. All samples will be retained for a minimum of six months.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS213310	05	G.02	Vinyl Floor Tiles & Adhesive	Chrysotile
BS213311	08	G.04	Rope Seal	N.A.D.I.S
BS213312	10	G.05	Vinyl Floor Tiles & Adhesive	Chrysotile
BS213313	11	G.05	Sink Pad	N.A.D.I.S
BS213314	14	External Roof	Verge Undercloak	N.A.D.I.S
BS213315	15	External Ground	Damp Proof Course	N.A.D.I.S
BS213316	16	External Roof	Roof Sheets	Chrysotile
BS213317	17	External Roof	Roof Sheets	N.A.D.I.S
BS213318	18	G.10	Ceiling Sheets	N.A.D.I.S


Fibre Type Detected Key

N.A.D.I.S = No Asbestos Detected in Sample

Chrysotile = White Asbestos; Amosite = Brown Asbestos; Crocidolite = Blue Asbestos; Actinolite, Anthophyllite & Tremolite = Rare Asbestos Types

Details of Amendment(s) to Previous Certificate:

Details of Deviating Samples:

Analysed By	Craig Morrish
Analyst Signatory	

Approved By	Morgan Croxford
Approver Signatory	