



Asbestos Survey Report & Register



Survey Type:	Asbestos Management Survey
Site:	Justinian House, Spitfire Close, Huntingdon, PE29 6XY
Surveyor(s):	Mr David Bond & Mr Kyle Johnson
Contract:	C06670
Survey Date:	17 th October 2016
Report Date:	19 th October 2016
Client:	Praxis Real Estate Management 13 Police Street, Manchester, M2 7LQ

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Certificate of Bulk Analysis

Appendix B

Site Plans

1.0 Introduction

- 1.1 This report provides detailed information and results following an Asbestos Management Survey. The survey was carried out in full accordance with the 'Control of Asbestos Regulations 2012', HSG264 Asbestos: The Survey Guide, which is specific guidance for 'Surveying, sampling and assessment of asbestos containing materials' and HSG248 'Asbestos: The Analysts guide for sampling analysis and clearance procedures'.
- 1.2 This survey is an Asbestos Management Survey and is **not** adequate for refurbishment or demolition works. Prior to refurbishment or demolition works a full Asbestos Refurbishment or Demolition Survey is required, as detailed within 'The Control of Asbestos Regulations 2012', relevant approved codes of practice and health & safety guidance notes.
- 1.3 A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs (Asbestos Containing Materials) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and to assess their condition.
- 1.4 Management surveys should cover routine and simple maintenance work. However it has to be recognised where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive.
- 1.5 Where sampling was carried out as part of the management survey, samples from each type of suspect ACM were collected and analysed. If the material sampled was found to contain asbestos they were considered to be representative of other similar materials used in the same way in the building. Representative samples are detailed within the survey results section of this report. Less homogeneous materials (e.g. different surfaces/coating, evidence of repair etc) required a greater number of samples to be collected.

2.0 Site Risk Assessment

- 2.1 Following an Asbestos Management Survey an overall assessment of asbestos containing material risk at this site has been calculated. The overall risk is based on the highest material risk as identified during the survey.

Colour:	Risk: Potential to release fibre if disturbed / Score	Site Assessment:
Red	High / 10+	
Yellow	Medium / 7-9	
Light Green	Low / 5-6	
Dark Green	Very Low / 1-4	
Grey	No ACMs Detected / 0	This Site

- 2.2 The current site assessment is '**No Asbestos Detected**'. During and within the scope of the survey there were no materials which were identified as containing asbestos.

3.0 Executive Summary

- 3.1 The executive summary is a summary of asbestos containing materials which were identified during the survey. During and within the scope of this survey there were no materials which were identified as containing asbestos.

4.0 Material Risk Assessments

- 4.1 The risk categories detailed within this report are part of the material assessment algorithm as detailed within HSG264 Asbestos: The Survey Guide. Materials with assessment scores of 10 or more are regarded as having a high potential to release fibres, if disturbed. Scores of between 7 and 9 are regarded as having a medium potential, and between 5 and 6 a low potential. Scores of 4 or less have a very low potential to release fibres. Non asbestos materials are not scored.
- 4.2 The following algorithm is a material assessment which identifies high risk materials, that is those which will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for a remedial action.
- 4.3 Under 'Regulation 4' (The duty to manage), of 'The Control of Asbestos Regulations 2012', the duty holder is required to carry out additional assessments using this report together with their detailed knowledge of additional factors such as, i) use to which the location is put, ii) the occupancy of the area, iii) the activities carried on in the area; and iii) the likelihood / frequency with which maintenance activities are likely to take place. This additional assessment will form the basis of the required asbestos management plan.
- 4.4 The following tables contains examples of scores which are added together to calculate a total score of between 2 and 12. This total score forms the material assessment score.

Material Assessment Algorithm

Sample Variable	Score	Examples of scores
Product type: (or product debris)	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, mill boards, 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 packing.

Sample Variable	Score	Examples of scores
Damage extent: (or 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 fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Sample Variable	Score	Examples of scores
Surface treatment:	0	Composite materials 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.

Sample Variable	Score	Examples of scores
Asbestos type:	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.

5.0 No Access Areas and Restrictions

5.1 Due to the generally non-destructive nature of an Asbestos Management Survey, there are areas and items which cannot be practicably included within survey inspections of this type. The following is a list of general limitations and exclusions which were not accessed during this survey. In accordance with 'HSG264: Asbestos: The Survey Guide', these restrictions were highlighted to the client at the time of quotation.

5.2 General access restrictions in accordance with the client's instruction:

- Electrical, water and gas installations
- Shuttering inside precast concrete floors
- Inside fire doors, door panels and other constructed building materials
- Beneath decorative finishing's to walls, ceilings and floors
- Additional buildings or structures outside the scope of the contracted survey
- Contaminated land, top soil or other surfaces to the external of the building outside the scope of the contracted survey
- Items within the property which do not form part of the fabric or structure
- Behind or beneath existing asbestos containing materials
- Beneath existing felt or other sealed roofing / coverings
- Behind or below fabricated or purpose built constructed cupboards and voids, which are not reasonably accessed without causing damage such as kitchen units, built in wardrobes, boxed sanitary ware (cisterns and services etc.)
- Beneath existing insulation and lagging

5.3 The following table details specific areas which were not accessed at the site and the reasons why the inspection could not be conducted.

No Access and Restrictions

No:	Room / Area:	No access and restriction details:
1	Justinian House Ground Floor Electrics Cupboard	No access to electrics due to being live at the time of survey. 

5.4 The client and or duty holder must presume that asbestos containing materials are present within all restricted or non accessed areas until proven otherwise and take appropriate precautionary asbestos management measures.

6.0 General Site & Survey Information / Asbestos Register

- 6.1 The 'General Site & Survey Information' section contains all relevant information with regards to the site and general conditions at the time of the survey. This section also contains any additional and relevant information ('Special Notes') which may help the client when considering future management or removal of any identified asbestos containing materials.
- 6.2 The 'Asbestos Register' section contains all data collected during the survey. Each element is fully detailed with a material assessment, photograph, relevant comments and recommendations.
- 6.3 Each asbestos register sheet has been given a unique location reference number which can be identified with a prefix of 'OSL:' followed by a unique identifier e.g. 'OSL: 001'. Each location can be referenced to the site plans which are contained within 'Appendix B'.
- 6.4 All recommendations are in accordance with The Control of Asbestos Regulations 2012, and are based on a minimum requirement to place all asbestos containing materials into a safe and manageable condition.
- 6.5 Any recommended asbestos remediation work must be carried out in full accordance with The Control of Asbestos Regulations 2012 by a competent, trained and insured contractor. Where licensed activities are advised, these should be notified to the appropriate local enforcing authority 14 days prior and should only be undertaken by a licensed asbestos organisation.
- 6.6 All elements have been assessed as follows:

Colour:	Risk: Potential to Release Fibre if Disturbed / Score
Red	High / 10+
Yellow	Medium / 7-9
Light Green	Low / 5-6
Dark Green	Very Low / 1-4
Grey	No ACMs Detected / 0

General Site & Survey Information

Contract No: C06670	Client: Praxis Real Estate Management	Quantity/Size: Total: 1500 Sq Mtrs
Site: Justinian House, Spitfire Close, Huntingdon, PE29 6XY		Survey Date: 17 th October 2016

Introduction:

Even where an Asbestos Management Survey returns results of 'No Asbestos Detected' all those undertaking works within areas to which this report refers, should confirm (which should be recorded by the client or 'duty holder') that they have read and understand the contents of the asbestos register sheets (and other associated sections of this report) and have made suitable assessments for any potential risks which may be pertinent to their work.

This asbestos register sheets should be read and used in conjunction with the 'No Access' and the 'Plans' sections of this report. Where no access areas are recorded or detailed it must be presumed that such areas contain asbestos bearing materials until proven otherwise. Prior to accessing or working within these areas, confirmation must be obtained through further detailed assessments or by carrying out Asbestos Refurbishment / Demolition Surveys.

Special Notes:

Special notes are to be read in conjunction with asbestos register sheets and provide further detailed information with regards to asbestos containing materials which were identified at the site during the survey.

Site Overview:

The site comprised of a three storey office building. The site was unoccupied at the time of survey.

Survey Scope:

The survey was an asbestos management survey. The survey was carried out in full accordance with HSG264: Asbestos: The Survey Guide. The survey included all accessible areas of the building.

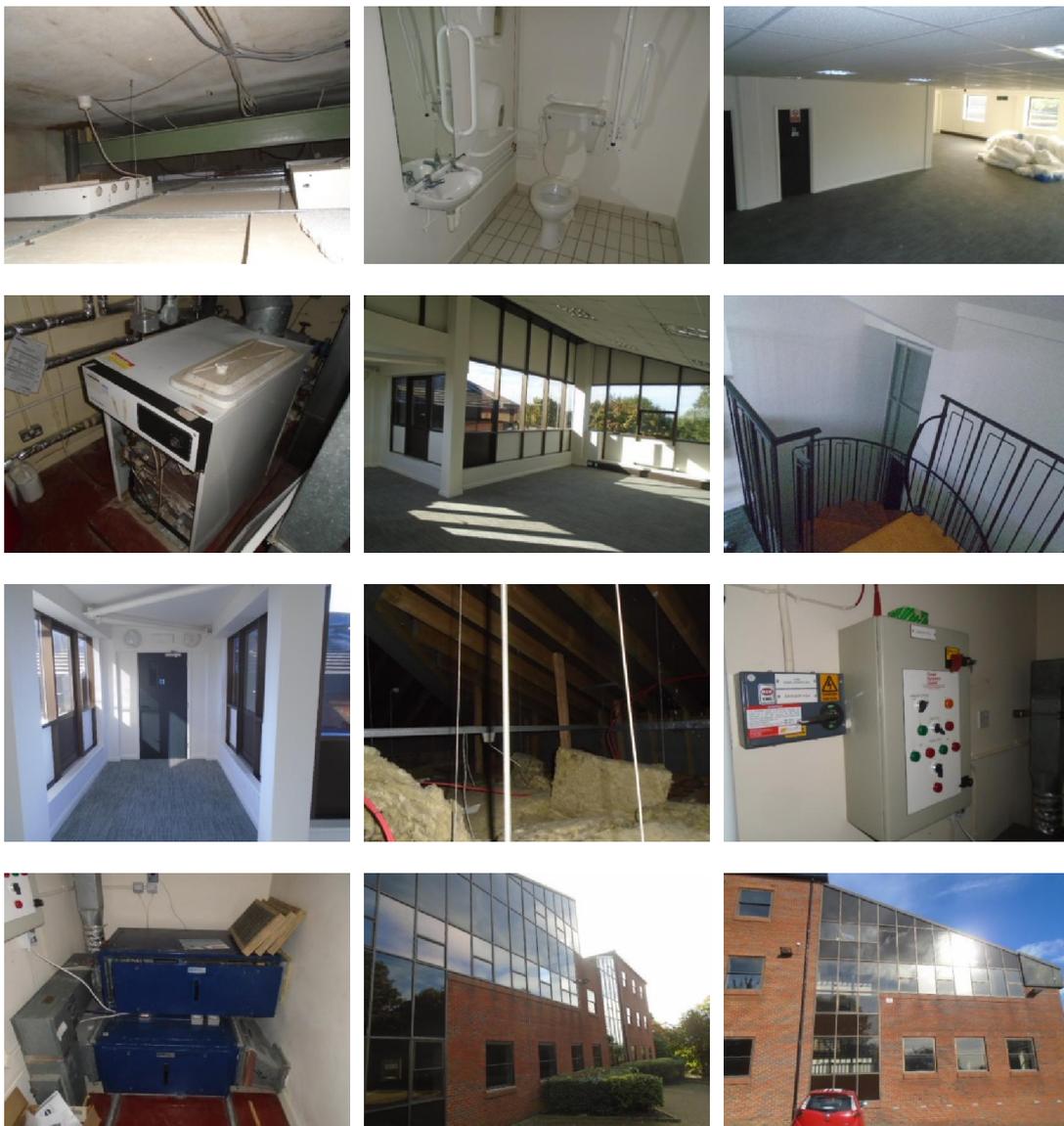
General Descriptions:

This document is an asbestos survey and is intended to provide the reader with specific detailed information on asbestos containing materials identified at the site.

Detailed asbestos information is located within the specific asbestos register sheets, which are located at the end of this section. The general descriptions have been compiled, and are intended, to aid in a general understanding of the locations and use of identified asbestos containing materials. The descriptions contain a basic site layout and general build information. The general descriptions are not intended to be utilised as, and do not constitute, a general building or construction material survey.

Area:	Justinian House – Ground, First and Second Floors – All Areas
Floors:	The floors were carpet and concrete.
Walls:	The walls were solid plaster finish and masonry and concrete.
Ceilings:	The ceilings were manmade mineral fibre suspended tiles.
Voids:	The voids contained uninsulated metal framework, plastic downpipes in timber boxing, tops of masonry walls, metal ducting, loose fibreglass insulation, concrete underside of floor above, foil wrapped fibreglass insulated pipework, timber upstands, high level void contained metal ducting, timber framework and felt roof lining.
Other:	The other items consisted of metal headers and infills, metal framed windows and doors, ceramic sanitary wares, plastic pipework, foam insulated copper pipework, modern gas intake unit, uninsulated metal ducting continues to void, timber boxing housing plastic downpipes, timber internal doors, wall mounted metal radiators and associated pipework, timber window sills, timber boxing housing metal radiator pipework, concrete staircase and modern nosings, plasterboard underside of staircase, timber upstands to ceiling, timber beading to fire doors, modern boiler unit with fibreglass and rope within, rubber gaskets and 'heatrea sadia' unit.
External:	The building has no visible damp proof course, brick walls, metal cladding, metal window frames and plastic rainwater products.

Photos:



Asbestos Register Sheet

Contract No: C06670	Client: Praxis Real Estate Management	Location Ref OSL: 001	
Site: Justinian House, Spitfire Close, Huntingdon, PE29 6XY		Survey Date: 17/10/16	
Building:	Justinian House		
Floor:	Ground		
Room Area:	Kitchen		
Description:	Bitumen Sink Pads		
Quantity:	2 units		
Accessibility:	Easy		
Product Type:	(Score 1,2,3 = 1) Bitumen		
Damage Extent:	(Score 0,1,2,3 = 1) Low		
Surface Treatment:	(Score 0,1,2,3 = 0) Composite	Re-inspection Due:	N/A
Asbestos Type:	(Score 1,2,3 = N/A) No Asbestos Detected	Sample Ref:	Sampled - S01
Material Assessment:	No Asbestos Detected		
Comments: - This product, although noted as 'No Asbestos Detected' was suspected to contain asbestos or was sampled to avoid confusion and has therefore been detailed within an asbestos register sheet.			
Recommendations: - N/A – No asbestos fibre types were detected within the sample collected and as such no further action is required.			

Asbestos Register Sheet

Contract No: C06670	Client: Praxis Real Estate Management		Location Ref OSL: 002
Site: Justinian House, Spitfire Close, Huntingdon, PE29 6XY			Survey Date: 17/10/16
Building:	Justinian House		
Floor:	First		
Room Area:	Ceiling Void		
Description:	Felt Lining to Pitched Roof		
Quantity:	280 m ²		
Accessibility:	Medium		
Product Type:	(Score 1,2,3 = 1) Felt		
Damage Extent:	(Score 0,1,2,3 = 1) Low		
Surface Treatment:	(Score 0,1,2,3 = 0) Composite	Re-inspection Due:	N/A
Asbestos Type:	(Score 1,2,3 = N/A) No Asbestos Detected	Sample Ref:	Sampled - S02
Material Assessment:	No Asbestos Detected		
<p>Comments: - This product, although noted as 'No Asbestos Detected' was suspected to contain asbestos or was sampled to avoid confusion and has therefore been detailed within an asbestos register sheet.</p>			
<p>Recommendations: - N/A – No asbestos fibre types were detected within the sample collected and as such no further action is required.</p>			

Asbestos Register Sheet

Contract No: C06670	Client: Praxis Real Estate Management		Location Ref OSL: 003
Site: Justinian House, Spitfire Close, Huntingdon, PE29 6XY			Survey Date: 17/10/16
Building:	Justinian House		
Floor:	First		
Room Area:	Ceiling Void		
Description:	Bitumen Corrugated Bitumen Panels		
Quantity:	280 m ²		
Accessibility:	Difficult		
Product Type:	(Score 1,2,3 = 1) Bitumen		
Damage Extent:	(Score 0,1,2,3 = 1) Low		
Surface Treatment:	(Score 0,1,2,3 = 0) Composite	Re-inspection Due:	N/A
Asbestos Type:	(Score 1,2,3 = N/A) No Asbestos Detected	Sample Ref:	Sampled - S03
Material Assessment:	No Asbestos Detected		
<p>Comments: - This product, although noted as 'No Asbestos Detected' was suspected to contain asbestos or was sampled to avoid confusion and has therefore been detailed within an asbestos register sheet.</p>			
<p>Recommendations: - N/A – No asbestos fibre types were detected within the sample collected and as such no further action is required.</p>			

Asbestos Register Sheet

Contract No: C06670	Client: Praxis Real Estate Management	Location Ref OSL: 004	
Site: Justinian House, Spitfire Close, Huntingdon, PE29 6XY		Survey Date: 17/10/16	
Building:	Justinian House		
Floor:	First		
Room Area:	Plant Room		
Description:	Rope Seal to Boiler Unit		
Quantity:	4 lm		
Accessibility:	Easy		
Product Type:	(Score 1,2,3 = 2) Rope		
Damage Extent:	(Score 0,1,2,3 = 1) Low		
Surface Treatment:	(Score 0,1,2,3 = 2) Unsealed	Re-inspection Due:	N/A
Asbestos Type:	(Score 1,2,3 = N/A) No Asbestos Detected	Sample Ref:	Sampled - S04
Material Assessment:	No Asbestos Detected		
Comments: - This product, although noted as 'No Asbestos Detected' was suspected to contain asbestos or was sampled to avoid confusion and has therefore been detailed within an asbestos register sheet.			
Recommendations: - N/A – No asbestos fibre types were detected within the sample collected and as such no further action is required.			

- 6.6 Prior to general maintenance or repair works commencing all contractors should review the asbestos report and register and confirm that they understand and are aware of any potentials risks. Particular attention should be given to 'No Access' areas as these must be presumed to contain asbestos until inspected by a competent asbestos surveyor.
- 6.7 If works shall, or are likely too, disturb either identified asbestos containing materials or areas listed as previously being no access, then specialist advice should be sought before proceeding.
- 6.8 Irrespective of the Asbestos Management Survey results, should any person encounter material they suspect may contain asbestos or discover damage to previously identified asbestos containing materials in any area, specialist advice should be sought immediately.
- 6.9 If this report and or register is being consulted prior to a planned major refurbishment, alterations or demolition it must be noted that an Asbestos Refurbishment / Demolition Survey is legally required and specialist advice should be sought prior to proceeding.

Signature 1: (Report Written By)



Miss Becky Harrison
Operations Technical Administrator

Signature 2: (Quality Check)



Mr David Bond
Consultant

Appendix A

Certificate of Bulk Analysis for Asbestiform Materials

Analysis was carried out utilising a UKAS accredited laboratory, accredited for testing in accordance with the ISO 17025 standard.

CERTIFICATE OF ANALYSIS FOR ASBESTOS FIBRES

Report Number: ALS/J014900

Client	Oracle Solutions Asbestos Ltd	Attention	Charlie York
Client Address	Unit 16 Trinity Centre, Park Farm Industrial Estate, Wellingborough, Northants, NN8 6ZB		
Site Address	Justinian House, Spitfire Close		
Site Ref	CO6670	No. of Samples	4

Date Received	18/10/2016	Date of Analysis	18/10/2016	Report Issue Date	18/10/2016
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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. 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.

Lab Ref.	Client Sample Number	Sample Location	Sample Description	Fibre Type Detected
BS068608	S01	Ground - Kitchen	Bitumen Sink Pads	N.A.D.I.S
BS068609	S02	First - Ceiling Void	Felt Lining to Roof Underside	N.A.D.I.S
BS068610	S03	First - Ceiling Void	Corrugated Bitumen Panels	N.A.D.I.S
BS068611	S04	First - Plant Room	Rope Seal to Boiler	N.A.D.I.S

KEY
 NADIS - No Asbestos Detected in Sample
 Note: All samples will be retained for a minimum of six months.

Analysed By	Peter Timms
Analyst Signatory	

Approved By	Wai-fung Kuet
Approver Signatory	

Appendix B

Site Plans



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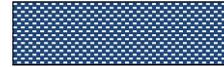
Client:
Praxis Real Estate Management

Site:
Justinian House
Spitfire Close
Huntingdon
PE29 6XY

Key:



Contains asbestos



Not Accessed, presumed to contain asbestos

Additional Information:

No access areas: Only specific room areas will be highlighted within the plan. For more detailed information with regards to no access areas and restrictions please see the relevant section within the main body of the asbestos survey report.

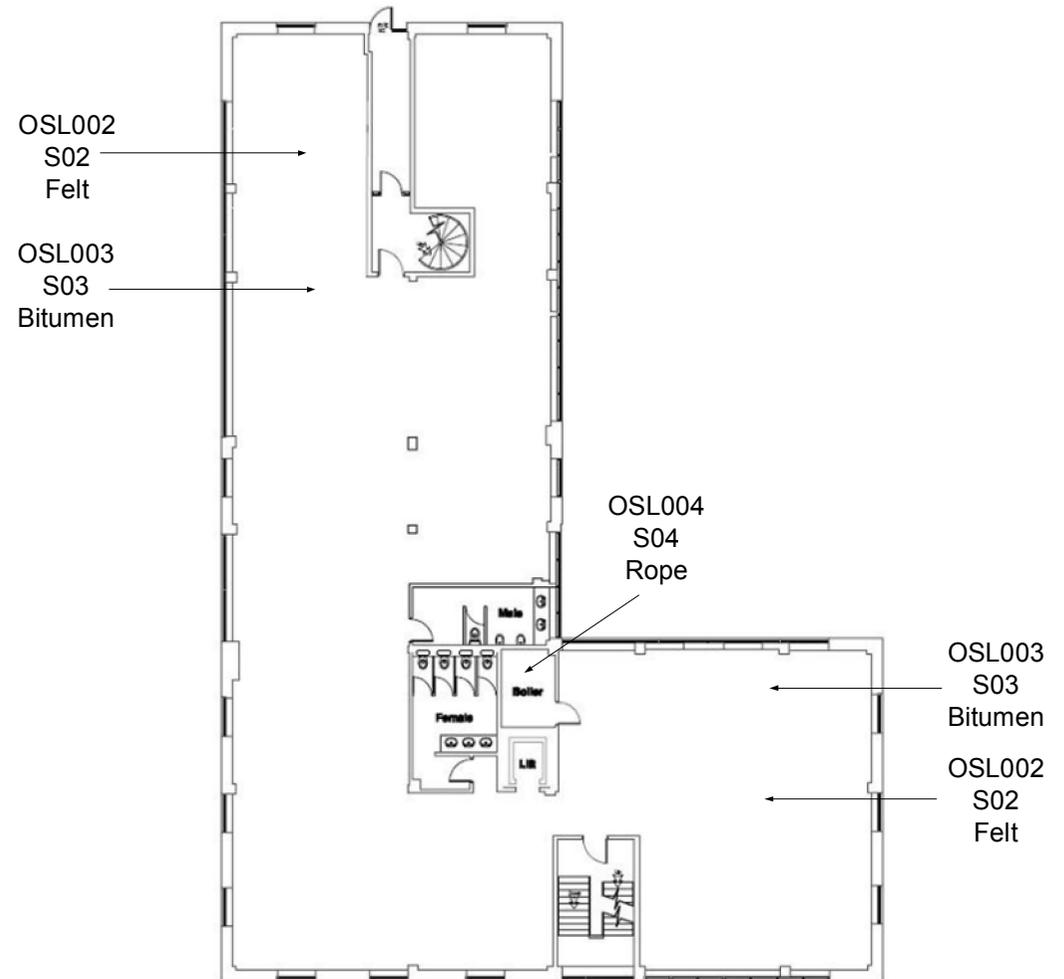
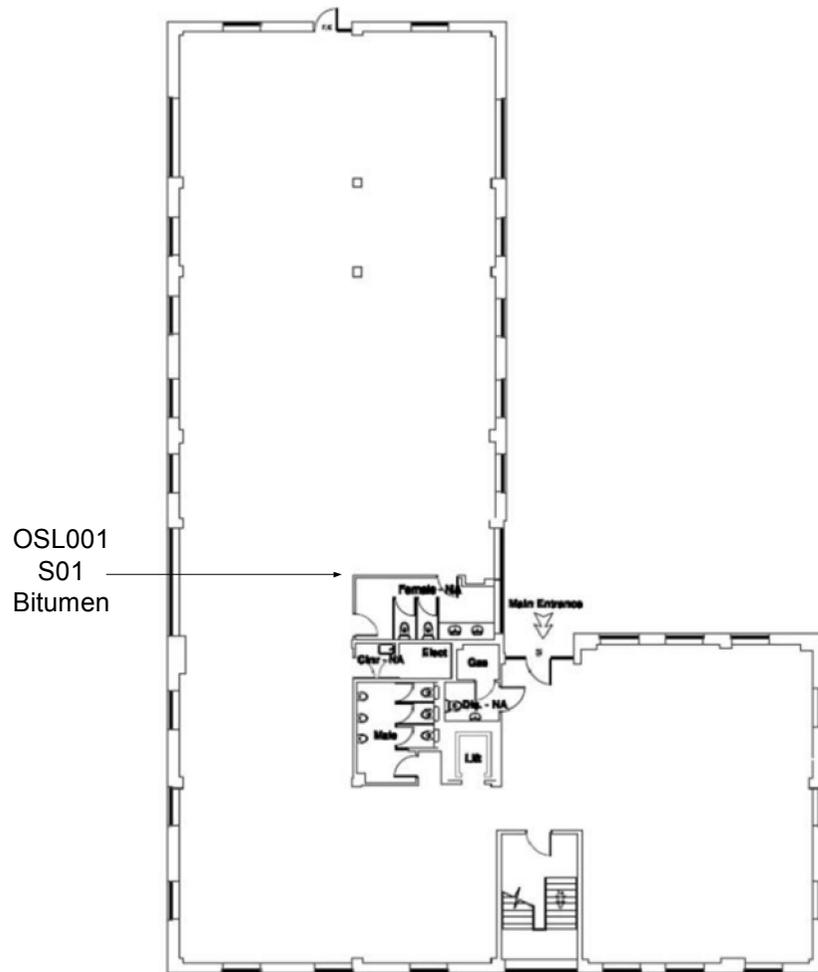
Each sampling point has a unique identifier (e.g. OSL:001) which can be used to refer back to the individual asbestos register sheet for that location.

Contract No:
CO6670

Scale:
Not to Scale

Ground Floor

First Floor





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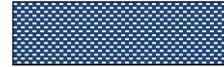
Client:
Praxis Real Estate Management

Site:
Justinian House
Spitfire Close
Huntingdon
PE29 6XY

Key:



Contains asbestos



Not Accessed, presumed to contain asbestos

Additional Information:

No access areas: Only specific room areas will be highlighted within the plan. For more detailed information with regards to no access areas and restrictions please see the relevant section within the main body of the asbestos survey report.

Each sampling point has a unique identifier (e.g. OSL:001) which can be used to refer back to the individual asbestos register sheet for that location.

Contract No:
CO6670

Scale:
Not to Scale

Second Floor

