

Asbestos Management Survey Report



Site Address: The Almonry
High Street
Battle
TN33 0EA

Client Name: Battle Town Council

Client Contact: Jane de Garston

Our Ref: 36250

Version No: 1.00

Survey Date: 2nd October 2019

Surveyor/s: Luke Syred

South East Office
Core Surveys Ltd
Rotherfield Woodyard
Mill Lane
Fletching Common
East Sussex
BN8 4JL

South West Office
Core Surveys Ltd
Studio D Treowen House
Llanover Business Centre
Llanover
Monmouthshire
NP7 9HA

Tel: +44(0) 8450 758316

Tel: +44(0) 8450 758318

Email: info@coresurveys.co.uk
Web: www.coresurveys.co.uk

Email: info@coresurveys.co.uk
Web: www.coresurveys.co.uk



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Control Page

This report has been prepared with all reasonable skill, care and diligence within the terms of the contract with the client taking into account the manpower and resources devoted to it by agreement with the client.

Core Surveys Ltd disclaims any responsibility to the client and others in respect of any matter outside the scope of the above.

Core Surveys Ltd is accredited by UKAS to ISO17020 & ISO17025. The accreditation awarded allows for asbestos inspections and reporting of Asbestos Management, Refurbishment & Demolition Surveys and Sampling of suspect asbestos materials as well as testing for asbestos within bulk samples.

Whilst undertaking the surveys and sampling, two types of assessment may be carried out – a Material Assessment and an Accessibility Assessment. Both Material Assessments and Accessibility Assessments will have been undertaken for each and every identified, referenced or presumed asbestos material as part of this survey.

It must be noted that the Accessibility Assessments carried out by Core Surveys contained within this report may not be fully representative of the occupation levels, room use, activities or maintenance frequency specific to each location or room and the duty holder remains responsible for using their detailed knowledge of the property and the activities carried out within, to ensure that all scores are applicable. The duty holder must be aware that any change of use, occupation level or activity for a room/location will affect the initial accessibility assessment and will require review accordingly.

More information on assessments can be found within Appendix 1.

Quality Assurance	Name	Signature	Date
Report Prepared by:	Laura Cooper	<i>L. Cooper</i>	7 th October 2019
Quality Assurance by:	Kachina Olsen	<i>K Olsen</i>	8 th October 2019
Report Sign Off by:	Kachina Olsen	<i>K Olsen</i>	8 th October 2019

Issuing Office	South East Office	<input checked="" type="checkbox"/>	South West Office	<input type="checkbox"/>
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Property Occupied		<i>NB: Occupied properties place certain restrictions on the survey please ensure you read the full report. If you require guidance please contact Core Surveys as soon as possible.</i>
Yes	<input checked="" type="checkbox"/>	
No	<input type="checkbox"/>	

Survey commissioned for and on behalf of:
Battle Town Council The Almonry High Street Battle TN33 0EA

This report is confidential to the client. Core Surveys Ltd accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known.

THIS REPORT MUST BE READ IN ITS ENTIRETY

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1. Summary of Consultant's Recommendations

INSTRUCTION TO CLIENT	
No asbestos containing materials found.	<input type="checkbox"/>
Limited / No Access areas were identified – Please refer to Section 3.4	<input checked="" type="checkbox"/>
Asbestos containing material found.	<input checked="" type="checkbox"/>
Retain copy of this survey on site and insert into the Asbestos Register retained on site (if applicable).	<input checked="" type="checkbox"/>
Ensure contractors are aware of the presence of asbestos, where applicable, in their area of work.	<input checked="" type="checkbox"/>
Undertake remedial works (e.g. Label, Encapsulate, Remove etc).	<input checked="" type="checkbox"/>
Commission a specialist asbestos removal contractor to remove all items applicable (Core Surveys Ltd can advise on this).	<input type="checkbox"/>
Ensure that suitable assessments are undertaken and recorded in writing for all the asbestos removal activities on site.	<input type="checkbox"/>
Formulate an Asbestos Management Plan / Policy (Core Surveys Ltd can advise on this).	<input checked="" type="checkbox"/>

2. Introduction

2.1 Background Information

Asbestos is a naturally occurring silicate mineral that has been used commercially since the late 1800's. Due to its versatile nature approximately 3000 asbestos products were produced, the 1960's and 1970's saw the largest scale asbestos usage in the UK. Some asbestos products were in use up until the ban on the usage of Chrysotile in 1999.

There are three main types of asbestos found in buildings, these are;

- Crocidolite (Blue) asbestos
- Amosite (Brown) asbestos
- Chrysotile (White) asbestos

All are hazardous, but due to their composition, blue and brown fibres are more hazardous than their white counterpart.

Breathing in air containing asbestos fibres can lead to asbestos related disease such as asbestosis and Mesothelioma. Asbestos is only a risk when fibres are released and breathed in. Asbestos related diseases are currently responsible for over 3000 deaths per year in the UK; this figure is expected to rise over the coming years.

Although it is now illegal to use asbestos in the construction of buildings, the large extent of the many thousands of tonnes used in the past is still in place.

As long as asbestos remains in good condition and is not disturbed, damaged or deteriorating through age, there is no risk to health. If asbestos is disturbed the risks are very much increased.

2.2 Legislation

The Health & Safety at Work Act 1974 requires employers to provide a safe workplace for all their employees. Asbestos and work with asbestos is covered by specialist regulations, The Control of Asbestos Regulations 2012 (CAR 2012).

The duty to manage requires those in control of the premises to:

1. Take reasonable steps to determine the location and condition of materials likely to contain asbestos.
2. Presume materials contain asbestos unless there is strong evidence that they do not.
3. Set up and maintain a record of the location and condition of the ACMs or presumed ACMs in premises.
4. Assess the risk of the likelihood of anyone being exposed to fibres from these materials.
5. Prepare a plan setting out how the risks from the materials are to be managed.
6. Take the necessary steps to put the plan into action.
7. Review and monitor the plan periodically.
8. Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

2.3 Executive Summary

Core Surveys Ltd carried out the requested Management Survey to determine whether asbestos or asbestos containing materials were contained within the building(s), identified the nature of these through sampling and made risk assessments and recommendations as appropriate.

The report and accompanying drawings (where provided) should be consulted before any building or installation work is carried out in the building. All building users should be made aware of the contents of the report. It should not be used for the purposes of costing asbestos removal work. No responsibility will be accepted should the information contained herein be used in this way. Any person(s) using the report in this way MUST satisfy themselves as to the extent of the asbestos within the designated areas and thereby ensure that their tender is sufficient in every respect to remove ALL the asbestos within these areas.

Please refer to Sections 3 & 5 for general limitations to the survey and site specific Limited and No Access areas.

The survey was carried out on 2nd October 2019 by authorised surveyor, Luke Syred.

Brief Description of Building/s Surveyed
The site is a council property built in the 11 th Century with various additions since. The walls are brick, plasterboard, lath and plaster and fibreboard. The floors are solid and timber and the ceilings are plaster and fibreboard. Heating is supplied by radiators.

Scope of Survey
A Management Survey was carried out to all areas.

The following asbestos containing materials were identified during the survey:

Building	Room Locator	Room Name	Asbestos Containing Material	Risk Rating
Main	B01	Basement	Flue pipes	LOW
Main	B01	Basement	Rope to end of flue pipe	MEDIUM
Main	B03	Basement	Flue pipes set into wall	LOW
Main	G06	Store	Panels to wall	LOW
Main	EX01	Courtyard	Under cloak	LOW
Main	R01	Roof	Under cloak	VERY LOW

3. Survey Methodology

3.1 Survey Type

The type of survey undertaken depended on the purpose for which the report is intended to be used; this will have been discussed at any initial planning meeting or when the initial enquiry was discussed.

The Health and Safety Executives Guidance Note HSG 264 defines two separate types of survey. In this instance a Management Survey has been undertaken.

Management Survey

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 in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction, accessibility etc. A Management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However a Management survey can also involve presuming the presence or absence of asbestos. A Management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

3.2 General Procedure

A suitably authorised surveyor undertaking a Management Survey inspected the building. Where necessary, samples were taken for subsequent laboratory analysis in order to determine their asbestos content, if any. Sampling points were sealed after sampling took place. Sample points were photographed to be included in the recommendations section of this report. In addition, sample points will have been marked on the building's plans where these are provided, or have been prepared separately.

All surveys meet the requirements defined in Guidance Note HSG 264.

Sampling of all suspected asbestos containing materials was undertaken in accordance with the requirements of the following documentation:

- **The Health and Safety at Work Act 1974**
- **The Control of Asbestos Regulations 2012, and the approved codes of practice issued for work in conjunction with the regulations**
- **Construction (Design and Management) Regulations 2015**
- **Guidance Notes issued by the Health and Safety Executive:**
 - Guidance Note HSG 248 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'**
 - Guidance Note HSG 264 'Asbestos: The survey guide'**
- **Core Surveys Ltd Standard Operating Procedures**

3.3 Survey Methodology & Limitations

The areas surveyed were visually examined for asbestos in accordance with the Scope of Work and brief given to us. It should be noted that samples are taken / or references made of any materials suspected of containing asbestos. A survey will not extend to sampling dust deposits to look for asbestos contamination from previous asbestos removal or construction work unless specifically requested by the client.

Although every care has been taken to identify all asbestos bearing products within this property, this survey does not include those areas where obtaining a sample would have caused undue damage to the building, risk the safety of our operatives or where access could not be gained.

No investigation has been carried out above, beyond or beneath asbestos containing, or potentially asbestos containing materials. Asbestos should be assumed to be present within these areas until a further assessment can be carried out.

Bulk samples have been taken from all materials that upon visual inspection, appeared likely to contain asbestos. Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone. Density checks on materials have not been carried out unless stated otherwise.

Analysis of asbestos bulk samples has been carried out by our accredited UKAS ISO17025 laboratory or if agreed the samples have been sent to a sub-contracted UKAS ISO17025 laboratory.

The survey was conducted in accordance with HSE Guidance HSG264 and documented in-house procedures, however it should be noted that further limitations may apply, these have been listed below:

Core Surveys will provide access to areas up to three metres in height as per the agreed terms and conditions. If it is deemed necessary, access to areas above this will incur extra cost. Asbestos should be assumed to be present within these areas until a further assessment can be carried out.

Every effort has been made to examine all partition walls. However, it is possible that some panels identified as non-asbestos may contain an asbestos fillet, which would only be discovered through destructive sampling. There is also the possibility that partition walls have been erected in front of solid wall slabs that may have a decorative coating possibly containing asbestos. Investigations within these areas would need to be carried out during a Refurbishment & Demolition Survey.

During the course of the Management Survey, inspection of pipework was restricted primarily to the insulation visible, however, representative access has been made beneath the insulation. The presence of debris, string or paper to the pipework, which is not readily visible or would require the removal and replacement of overlying non-asbestos insulation, is considered outside the scope of a Management Survey.

Management Surveys do not as a matter of course include the inspection of flues, ducts, voids or any similarly enclosed areas, the access to which necessitates the use of specialist equipment or tools, or which could cause damage to decoration, fixtures or the structure.

Lift shafts, plant rooms or similar, which require the attendance of a specialist engineer, are excluded from the survey as per the agreed terms and conditions. Asbestos should be assumed to be present within these areas until a further assessment can be carried out. Inspection will only be made with the attendance of a specialist engineer present, to ensure compliance with Health and Safety guidelines and ensure the integrity of the equipment.

Management Surveys do not report 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.

No responsibility is accepted for the presence of asbestos in voids (under floor, wall or ceiling) other than those opened up during the investigation.

Unless specifically identified within the report, no responsibility can be accepted by Core Surveys for stored or portable items of asbestos e.g. soldering iron holders, loose fire blankets.

It is recommended that bulk samples be taken, at the required density, from all materials that, upon visual inspection, appear likely to contain asbestos. However, sampling density may have reduced where the client has imposed technical or financial restraints (e.g. fixed-price fee) and the report is annotated accordingly.

Samples were not taken where prohibited or prevented by the client, tenant or their representative, or other persons authorised or unauthorised.

Whilst every effort has been made to identify the true nature and extent of the material present in the building under survey, no responsibility can be accepted for the presence of asbestos in materials other than those sampled at the requisite density.

It must be noted that the information contained within this report is compiled and dealt with in a number of sections, to achieve an overall assessment of the site when considering the risks associated with any asbestos found. It is important, therefore, that when issuing information to contractors or regulating authorities, the complete report be issued in order that no information is knowingly withheld.

Live electrical equipment – samples will not be taken where the act of sampling would endanger the surveyor or affect the functional integrity of a safety feature, e.g. fire breaks, seals etc. Plant and machinery will only be examined externally. Electrical fuse boxes will not be opened. Where it has been specified that plant or machinery is to be inspected, qualified engineers will be required to be present to certify that it is safe to do so.

Material extents are approximations only, assigned by the surveyor at the time of the survey. It should be noted that such extents may be for specific, visible amounts of the asbestos item and not for the complete amount. As such, the stated extents should not be used as a basis of any scope or specifications of works for that item.

This survey does not constitute a contaminated land investigation.

It should be noted that this report is not intended as a scope of works for asbestos removal and that a detailed technical document could be provided upon request.

3.4 Survey Limitations of Access

Blockwork, Concrete & Foundations	Where pipework or ducting passes through floors or walls there is a possibility that some form of asbestos has been used as an insulating material within cavities or as shuttering.	✓
Boxing to Services & Structural Framework	Limited access could be made into such boxing at the time of survey. This would require further intrusive access.	✓
Ceiling Voids	Due to the occupancy of the building there was limited access to the ceiling voids.	✓
Concealed Voids	No access could be made into such areas at the time of survey. This would require intrusive access.	✓
Damp Proof Course	Damp Proof Course may exist within the property. Representative sampling of such material is only possible where visible as it may be concealed within brickwork etc. There is a possibility that any such course may contain asbestos in other parts of the property.	✓
Ducting / Risers	Certain ducts within the building may be concealed, or access to them would cause excessive damage to the building fabric. These areas may contain some form of asbestos.	□
'Old' Electrical Switchgear	This could not be isolated at the time of survey. Asbestos may be present internally.	✓
External Elevations	Visual inspection only could be made of high-level elevations.	✓
Fire Doors	Limited access has been made to internally examine the fire doors. These doors may contain asbestos, which would only become apparent through destructive sampling.	□
Floor Ducts (lifting gear required)	No access has been made into floor ducts. Access would require specialised lifting gear. Floor ducts may contain some form of asbestos.	✓
Gaskets to pipework flanges	Gaskets to pipework flanges have been identified. All such gaskets are presumed to contain asbestos. It is likely they extend throughout the length of pipework within the property.	✓
Height Restrictions	As per the agreed terms and conditions access was not gained above approximately 3m in height. Asbestos should be assumed to be present within these areas until a further assessment can be carried out.	✓
Heating Units & Boilers	No access was made into the heating units. Internal examination would require isolation of services.	✓
Lift Shafts	No access could be made within the lift shaft where there is a possibility of asbestos materials. Access would require the presence of a lift engineer.	□
Safes	Asbestos may be present within such apparatus.	✓
Glazed Windows	Asbestos may be present within the construction. This could not be confirmed without destructive sampling.	✓
Various Locations - Limited Access / No Access	Limited / No access only could be made to various locations at the time of survey. Details of these can be found in the 'Access to Site' & 'Asbestos Register Tables' section of the report.	✓
Ventilation Ducts	No access was made within metal ventilation ducting. There is a possibility of asbestos within the ducting.	□

4. Analysis of Samples

4.1 Bulk Samples and Analysis Report

Samples were analysed by our in-house UKAS Accredited Laboratory or sent to an independent, fully accredited UKAS laboratory for analysis. Asbestos is identified by a combination of techniques, principally:

- (i) An initial visual inspection
- (ii) A stereomicroscopic examination
- (iii) Polarised light microscopy
- (iv) Dispersion staining

No single test is definitive and the analyst will have taken all evidence into account.

The method is defined in guidance note HSG 248 'Asbestos in bulk materials', published by the Health and Safety Executive, and is employed by the laboratory in accordance with its schedule of UKAS accreditation.

Certificates of analysis for the samples taken are presented in the appendices. Included on the certificate is the address of the laboratory, the analyst's name and the laboratory's UKAS accreditation number.

Certificates of analysis for the samples taken during this survey are presented in the appendices.

NADIS (No Asbestos Detected in Sample) denotes that no asbestos was detected in the bulk sample during laboratory analysis.

4.2 Quality Assurance and Accreditation

Core Surveys Ltd operates stringent quality control procedures while carrying out surveys and sampling, and our in-house and our nominated UKAS accredited laboratories meet the requirements of ISO/IEC 17025:2005 'General requirements for the competence of testing and calibration laboratories'.

5. Findings & Recommendations

The findings of this report are designed to enable the commissioning client to begin to fulfil part of their legal duty of care under *The Control of Asbestos Regulations 2012 (CAR 2012)*, by demonstrating that they have taken reasonable steps to determine the location and condition of asbestos ACMs within their premises. The findings will serve as a basis for an asbestos register to be produced. The findings will also serve as the basis for risk assessment and for the formulation of asbestos management plans.

To continue to fulfil the duty of care, any register must be kept up to date and any alteration in the condition or removal of any ACMs must be monitored, noted and the register updated. Moreover, all employees, contractors or any other persons who may come into contact with any of the ACMs detailed should be shown the register, to ensure safe methods of work.

The following tables will provide you with all the immediate information you need to know about any asbestos products located during the survey. The descriptions, photos and marked plans should give you a comprehensive view of the exact locations of any ACMs found.

As the person responsible for managing asbestos, it is highly recommended that you familiarise yourself with the locations and broadcast any relevant information to maintenance staff, contractors and any persons who may come into regular contact with any of the products. A short training session for all relevant staff may be required.

The recommendations made in this report are guidelines for how you should manage any risk from any asbestos products found. It is advisable to meet with all those concerned to discuss the options and produce a viable management plan.

Appendices:

Risk Assessments – **Explanation of Material & Accessibility Assessments.**

Glossary & Key to Findings Table – **Understanding the Findings Table & Recommendations.**

Illustration of Asbestos Work Categories (developed by the HSE) – **Determining whether works require a licence or notifying.**

Certificates of Analysis – **Only applicable if samples were taken.**

Plans identifying the location of all confirmed ACMs - **Where these have been provided or prepared.**

5.1 Rooms & Locations – No Asbestos Detected

The following locations were found to not contain asbestos:

Building	Floor	Room Locator	Room Name
Main	Basement	B02	Basement
Main	Ground	G01	Kitchenette
Main	Ground	G02	Utility
Main	Ground	G04	WC
Main	Ground	G05	Meeting Room
Main	Ground	G07	Hall
Main	Ground	G08	WC
Main	Ground	G10	Parlour
Main	Ground	G11	Porch
Main	Ground	G12	Office
Main	Ground	G13	Lobby
Main	Ground	G14	Entrance to Basement
Main	First	0101	Landing & Cupboard
Main	First	0102	Office
Main	First	0103	Office
Main	First	0104	Hall
Main	First	0105	Office & Cupboard
Main	First	0106	Store
Main	First	0107	Stairs
Main	First	0108	Cupboard Under Stairs
Main	First	0109	Office & Cupboard
Main	First	0110	Office
Main	First	0111	WC
Main	First	0112	Kitchenette
Main	Loft	L01	Loft
Main	External	EX02	Courtyard
Main	External	EX03	External Elevations

5.2 Areas of No Access & Limited Access

Whilst carrying out the survey associated with this report, Core Surveys Ltd made every effort to gain access to all areas that may contain asbestos. However, some areas may not have been accessed by the surveyor without causing disruption to the materials, or limited access may have been available at the time. Core Surveys Ltd cannot be held responsible for any asbestos materials that may become uncovered during future works within these inaccessible areas. It is recommended that these areas are presumed to contain asbestos until it is proven that they do not.

The following areas have not been surveyed, as access was not obtained during the site visit and survey.

5.2.1 Rooms & Locations – No Access Gained

No access has been gained within the following locations:			
Building	Location	Comment	Image
N/A			

5.2.2 Rooms & Locations – Limited Access Gained

Limited access has been gained within the following locations:			
Building	Location	Comment	Image
Main	G03 – Inglenook	Limited access due to stored items.	
Main	G03 – Inglenook	Limited access to chimney due to height restrictions.	
Main	G09 – Hall & Cupboard Under Stairs	Limited access to middle of stairwell due to furniture.	

5.3 Findings, Risk Assessments & Recommendations

The production of a written plan, specifying the measures to be taken to control and manage the risk from identified and presumed asbestos containing materials, is a requirement of the duty to manage under the 'Control of Asbestos Regulations 2012' (CAR 2012).

The method of risk assessment that has been adopted here is based on both material assessment as defined by HSG 264 and **an in-house accessibility assessment algorithm**. These scores may not be representative of the occupation levels, room use, activities or maintenance frequency specific to each location or room, and the duty holder remains responsible for using their detailed knowledge of the property and the activities carried out within, to ensure that all scores are applicable. The duty holder must be aware that any change of use, occupation level or activity for a room/location will affect the initial assessment and will require review accordingly. The algorithm sets out the factors that are most relevant in assessment of the potential release of fibres from a suspect material. The material assessment identifies the materials that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials should be given priority for remedial action. Management priority must be determined by carrying out a risk assessment that will take into account factors such as:

- the location of material
- its extent
- the use to which the location is put
- the occupancy of an area
- activities carried out in the area
- frequency of activity

The Material Assessment and Accessibility Assessment provide an overall risk score, which has been used to define potential management actions.

Under the 'Control of Asbestos Regulations 2012' (CAR 2012) the duty holder is required to make the risk assessments themselves, using the information given in the survey and their knowledge of the activities carried out within the premises. This report assists in that process by providing scores and suggested management actions, however the duty remains with the duty holder.

				Product Type:						Licensable Asbestos Material		<input type="checkbox"/>			
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>				Non-Licensable Asbestos Material		<input type="checkbox"/>			
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
	Basement	B01	Basement	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	REMOVE (if applicable)	<input type="checkbox"/>	
	Sample No.	Item Description											Total Risk Rating		ENCAPSULATE / REPAIR
	07	Ceiling panels & debris				NADIS				LABEL & MANAGE		<input type="checkbox"/>			
	Additional Comments:														
				Product Type:						Licensable Asbestos Material		<input type="checkbox"/>			
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>				Non-Licensable Asbestos Material		<input type="checkbox"/>			
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
	Basement	B01	Basement	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	REMOVE (if applicable)	<input type="checkbox"/>	
	Sample No.	Item Description											Total Risk Rating		ENCAPSULATE / REPAIR
	Ref 07	Panel debris to door frame				NADIS				LABEL & MANAGE		<input type="checkbox"/>			
	Additional Comments:														
				Product Type:		Cement				Licensable Asbestos Material		<input type="checkbox"/>			
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input checked="" type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>				Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>			
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
	Basement	B01	Basement	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	6m	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating		ENCAPSULATE / REPAIR
	08 & Ref 08	Flue pipes x 2		1	1	0	1	VERY LOW	0	3	3	MEDIUM	LOW	LABEL & MANAGE	<input checked="" type="checkbox"/>
	Additional Comments:														

				Product Type: Rope, String & Textile		Licensable Asbestos Material <input type="checkbox"/>								
				Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material <input checked="" type="checkbox"/>								
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m², m³ or no.)	Recommendations			
	Basement	B01	Basement	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	0.25m	REMOVE (if applicable) <input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating	
	09	Rope to end of flue pipe		2	2	2	1	MEDIUM	0	3	3	MEDIUM	MEDIUM	LABEL & MANAGE <input checked="" type="checkbox"/>
	Additional Comments:													
				Product Type:		Licensable Asbestos Material <input type="checkbox"/>								
				Asbestos Type: Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material <input type="checkbox"/>								
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m², m³ or no.)	Recommendations			
	Basement	B02	Basement	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable) <input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating	
	Ref 07	Ceiling panels & debris					NADIS							LABEL & MANAGE <input type="checkbox"/>
	Additional Comments:													
				Product Type:		Licensable Asbestos Material <input type="checkbox"/>								
				Asbestos Type: Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material <input type="checkbox"/>								
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m², m³ or no.)	Recommendations			
	Basement	B03	Basement	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable) <input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating	
	Ref 07	Ceiling & wall panels & debris					NADIS							LABEL & MANAGE <input type="checkbox"/>
	Additional Comments:													
				Product Type:		Licensable Asbestos Material <input type="checkbox"/>								
				Asbestos Type: Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material <input type="checkbox"/>								

			Product Type: Cement		Licensable Asbestos Material <input type="checkbox"/>											
			Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material <input checked="" type="checkbox"/>											
	Floor	Room No.	Room Description		Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m², m³ or no.)	Recommendations				
	Basement	B03	Basement		Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	X2	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description		Total Risk Rating										ENCAPSULATE / REPAIR	<input type="checkbox"/>	
	Ref 08	Flue pipes set into wall		1	1	0	1	VERY LOW	0	3	3	MEDIUM	LOW	LABEL & MANAGE	<input checked="" type="checkbox"/>	
	Additional Comments:															

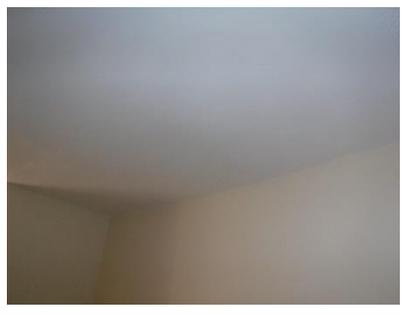
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>				
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>				
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
			Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING			
Sample No.	Item Description											Total Risk Rating		
Ground	G01	Kitchenette				NADIS							REMOVE (if applicable)	<input type="checkbox"/>
01	Sink pad					NADIS							ENCAPSULATE / REPAIR	<input type="checkbox"/>
Additional Comments:														
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>				
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>				
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
			Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING			
Sample No.	Item Description											Total Risk Rating		
Ground	G03	Inglenook				NADIS							REMOVE (if applicable)	<input type="checkbox"/>
02	Damp proof course					NADIS							ENCAPSULATE / REPAIR	<input type="checkbox"/>
Additional Comments:														
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>				
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>				
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
			Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING			
Sample No.	Item Description											Total Risk Rating		
Ground	G05	Meeting Room				NADIS							REMOVE (if applicable)	<input type="checkbox"/>
03 & Ref 03	Ceiling panels					NADIS							ENCAPSULATE / REPAIR	<input type="checkbox"/>
Additional Comments:														

		Product Type:		Licensable Asbestos Material				<input type="checkbox"/>						
		Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>				Non-Licensable Asbestos Material		<input type="checkbox"/>				
Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations			
Ground	G06	Store	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description											Total Risk Rating		
04	Textured coating to ceiling					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:														
		Product Type:		Licensable Asbestos Material				<input type="checkbox"/>						
		Asbestos Type:		Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>				Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>				
Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations			
Ground	G06	Store	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	2m ²	REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description											Total Risk Rating		
05	Panels to wall		1	0	0	1	VERY LOW	3	3	3	HIGH	LOW	LABEL & MANAGE	<input checked="" type="checkbox"/>
Additional Comments:														
		Product Type:		Licensable Asbestos Material				<input type="checkbox"/>						
		Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>				Non-Licensable Asbestos Material		<input type="checkbox"/>				
Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations			
Ground	G07	Hall	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description											Total Risk Rating		
Ref 03	Ceiling panels					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:														

				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>					
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>					
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
	Ground	G09	Hall & Cupboard Under Stairs	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description												Total Risk Rating	ENCAPSULATE / REPAIR
	Ref 03	Ceiling panels					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:															
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>					
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>					
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
	Ground	G09	Hall & Cupboard Under Stairs	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description												Total Risk Rating	ENCAPSULATE / REPAIR
	06 & Ref 06	Textured coating to walls					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:															
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>					
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>					
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
	Ground	G10	Parlour	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description												Total Risk Rating	ENCAPSULATE / REPAIR
	Ref 03	Ceiling panels					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:															

				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>				
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>				
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations			
	First	0101	Landing & Cupboard	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating	
	Ref 06	Textured coating to ceiling & walls					NADIS						LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:														
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>				
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>				
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations			
	First	0102	Office	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating	
	Ref 06	Textured coating to ceiling					NADIS						LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:														
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>				
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>				
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations			
	First	0104	Hall	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating	
	10 & Ref 10	Textured coating to ceiling & walls					NADIS						LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:														

				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>				
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>				
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
First	0105	Office & Cupboard	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description											Total Risk Rating		ENCAPSULATE / REPAIR
Ref 10	Textured coating to ceiling & wall					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:														
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>				
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>				
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
First	0109	Office & Cupboard	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description											Total Risk Rating		ENCAPSULATE / REPAIR
Ref 10	Textured coating to ceiling & walls					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:														
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>				
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>				
Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
First	0110	Office	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
Sample No.	Item Description											Total Risk Rating		ENCAPSULATE / REPAIR
Ref 10	Textured coating to ceiling & walls					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:														

				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>					
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>					
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
	First	0111	WC	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating		
	Ref 10	Textured coating to ceiling & wall					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:															
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>					
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>					
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
	First	0112	Kitchenette	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating		
	Ref 10	Textured coating to walls					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:															
				Product Type:				Licensable Asbestos Material		<input type="checkbox"/>					
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material		<input type="checkbox"/>					
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
	First	0112	Kitchenette	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating		
	11	Sink pad					NADIS							LABEL & MANAGE	<input type="checkbox"/>
Additional Comments:															

				Product Type:						Licensable Asbestos Material		<input type="checkbox"/>			
				Asbestos Type:		Chrys <input type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>				Non-Licensable Asbestos Material		<input type="checkbox"/>			
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations				
	Loft	L01	Loft	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING		REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description													
	12	Sarking felt					NADIS							LABEL & MANAGE	<input type="checkbox"/>
	Additional Comments:														

		Product Type:		Cement				Licensable Asbestos Material		<input type="checkbox"/>					
		Asbestos Type:		Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>				Non-Licensable Asbestos Material		<input checked="" type="checkbox"/>					
	Floor	Room No.	Room Description	Material Risk Score ('MRS')				Accessibility Risk Score ('ARS')			Extent (m, m ² , m ³ or no.)	Recommendations			
	External	EX01	Courtyard	Product Type 1-3	Surface Treatment 0-3	Extent of Damage 0-3	Asbestos Type	'MRS' RATING	Room Type / Activity 0-3	Location of Item in Room 0-3	Access Equipment on Site 0-3	'ARS' RATING	4m	REMOVE (if applicable)	<input type="checkbox"/>
	Sample No.	Item Description											Total Risk Rating		ENCAPSULATE / REPAIR
	13	Under cloak		1	1	0	1	VERY LOW	3	2	1	MEDIUM	LOW	LABEL & MANAGE	<input checked="" type="checkbox"/>
	Additional Comments:														

			Product Type: Cement		Licensable Asbestos Material <input type="checkbox"/>									
			Asbestos Type: Chrys <input checked="" type="checkbox"/> Amos <input type="checkbox"/> Croc <input type="checkbox"/> Anth <input type="checkbox"/> Act <input type="checkbox"/> Trem <input type="checkbox"/>		Non-Licensable Asbestos Material <input checked="" type="checkbox"/>									
	Floor	Room No.	Room Description	Material Risk Score ('MRS')			Accessibility Risk Score ('ARS')			Extent (m, m², m³ or no.)	Recommendations			
	Roof	R01	Roof	Product Type 1-3 Surface Treatment 0-3 Extent of Damage 0-3 Asbestos Type 'MRS' RATING			Room Type / Activity 0-3 Location of Item in Room 0-3 Access Equipment on Site 0-3 'ARS' RATING			10m	REMOVE (if applicable)	<input type="checkbox"/>		
	Sample No.	Item Description								Total Risk Rating VERY LOW	VERY LOW	ENCAPSULATE / REPAIR	<input type="checkbox"/>	
	Ref 13	Under cloak		1	1	0	1	VERY LOW	0		0	0	VERY LOW	LABEL & MANAGE
	Additional Comments:													

Appendices

Appendix I - Risk Assessments

- i) Material Assessments
- ii) Accessibility Assessments
- iii) Total Risk

i) Material Assessment

The four main parameters used to determine the amount of fibre release from an asbestos-containing product when subject to standard disturbance, are:

- Asbestos Type
- Product Type
- Extent of Damage or Deterioration
- Surface Treatment

Each parameter is given a score; **High**, **Medium**, **Low** & **Very Low**. The value assigned is totalled to give a score between 2 and 12.

Variable	Score	Notes
A. Product Type	1	Plastics, Resins, Mastics, Roofing Felt, Bitumen Products, Vinyl Floor Tiles, Textured Coatings, Asbestos Cement, Asbestos Reinforced Composites (ARC)
	2	Asbestos Insulating Board (A.I.B.), Mill Board, Textiles, Gaskets, Ropes, Paper, Felt
	3	Thermal Insulation, Sprayed Asbestos, Limpet, Loose Asbestos, Asbestos Mattresses and Packing
B. Extent of Damage	0	None: No Visible Damage
	1	Low: A Few Scratches or Surface Marks, Broken Edges
	2	Medium: Significant Breakage of Non-Friable Materials Revealing Loose Fibres
C. Surface Treatment	0	Non-Friable Composite Materials
	1	Enclosed Sprays and Lagging, A.I.B., Unsealed Asbestos Cement
	2	Unsealed A.I.B., or Encapsulated Lagging or Sprays
D. Asbestos Type	3	Unsealed Lagging or Sprays
	1	Chrysotile
	2	Amosite
	3	Crocidolite
TOTAL		A + B + C + D = Material Risk Score

Materials that achieve 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 those between 5 and 6 are regarded as having a low potential. Materials with a score 4 or less have a very low potential of fibre release. Non-asbestos materials are not scored. The material assessment score has been calculated and recorded as part of the survey.

Risk	Material Score	Risk Value
High	10 or more	4
Medium	7 – 9	3
Low	5 – 6	2
Very Low	4 or less	1

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 remedial action.

ii) Accessibility Assessment

The Accessibility Assessment looks at the likelihood of someone disturbing the asbestos containing material by taking into account the type and usage of the room, where the item is located within the room and whether access equipment is available to use. The surveyor may have to assume certain factors at the time of the survey if no client representative is on site at the time of the survey.

A legal requirement to carry out a Risk Assessment for all work activities exists under the Management of Health and Safety at Work Regulations 1999. The requirement to assess the risk posed by asbestos is further enforced by the Control of Asbestos Regulations. These regulations require that asbestos present in the workplace must not present a hazard to health.

The risks from asbestos should be assessed and managed for all identified or presumed ACMs. The Risk Assessment or priority rating will establish the likelihood of people being exposed to the hazard and identify the measures to be taken that will either eliminate the hazard or adequately control it.

The Accessibility Assessment Score is calculated on the scores for each of the factors given by the table.

It is the responsibility of the Duty Holder to complete Priority Risk Assessments, and ensure it remains up to date and accurate, however the scores in this report have been completed by the surveyor.

Variable	Score	Notes	
A. Room Type / Activity	0	Rare	Location used rarely (e.g. confined spaces, lofts, risers, ceiling voids, inaccessible external areas / roofs etc.).
	1	Occasional	Location used on monthly/occasional basis (e.g. comms room, electrical room etc.).
	2	Frequent	Location used on weekly/frequent basis (plant rooms, general stores etc.).
	3	Routinely	Location used on a daily basis (e.g. circulation areas, ablutions, offices, bedrooms, accessible external areas etc.).
TOTAL	TOTAL of A		
B. Location of Item in Room	0	Concealed	ACMs are in concealed areas.
	1	>3m in height	ACMs in areas where the use of a large ladder is required.
	2	1 – 3m in height	ACMs in areas where standard ladders or chair can be used.
	3	<1m in height	ACMs in easily accessible areas.
TOTAL	TOTAL of B		
C. Access Equipment on Site	0	None	No chairs, tables or small ladders on site or 'Concealed Item'.
	1	Small Ladder / Chair / 'Hop Up'	Small ladder (1.5m), chairs or tables are available for use.
	2	Standard Ladder	Standard ladder (2.8m) available.
	3	High Reach ladder or if 'B' = 3	Large extendable ladder on site or 'cherry picker'
TOTAL	TOTAL of C		
TOTAL	A + B + C = Accessibility Risk Score		

Risk	Accessibility Score	Risk Value
High	8 – 9	4
Medium	6 – 7	3
Low	4 – 5	2
Very Low	3 or less	1

iii) Total Risk

The total material score value (where **Very Low=1**, **Low=2**, **Medium=3** & **High=4**) is then added to the total accessibility score (where **Very Low=1**, **Low=2**, **Medium=3** & **High=4**) giving a Total Risk Score. The Total Risk Score should form the basis of an Asbestos Management Plan. It is the duty holder's responsibility to carry out a Priority Risk Assessment, using the information given in the survey and their detailed knowledge of the activities carried out within the premises. A score will be produced for each material identified to be containing asbestos. The duty holder must ensure that the Assessment carried out by the surveyor is correct and make changes to the scores as and when required.

Total Risk	Risk Value
High	7 - 8
Medium	6
Low	4 - 5
Very Low	2 - 3

Appendix II - Glossary & Key to Findings Table

Glossary & Key to Findings Table

NADIS

No Asbestos Detected in Sample

Ref

Referenced to previous sample and is therefore the same e.g. Ref. 12 reference this sample to sample 12 and adopt similar recommendations.

Room No. & Room Description

The room locator number is the unique reference given to that room or area during the survey. This prevents confusion if the area's usage is changed or if the building undergoes refurbishment where some areas or rooms may be removed or expanded. All locator numbers are marked on the plans located in the appendices of this report.

B01 = the first room inspected on the basement level

0101 = the first room inspected on the buildings first floor

Item Description

The item description column refers to the specific item or product sampled. **If requested**, each item would have been labelled accordingly and photographed during the survey. Photographs can be found in the recommendations section (6) where asbestos containing materials have been located.

Sample Number

Each sample has been given an individual number, which is clearly marked on the item label (**if requested - see above**) and on the plans (where provided) located in the appendices of this report. Where a presumed item of asbestos is believed to be present then a term V01, V02 etc will be used.

Asbestos Type

This refers to the type(s) of asbestos that were found in the sample upon analysis at our UKAS accredited laboratory. For further information on asbestos type please see the certificates of analysis located in the appendices.

Extent

The extent column will quantify how large a single asbestos product is or how many similar products are present in that location.

Material, Accessibility Risk Scoring and Risk Rating

Risk assessments carried out at the time of the survey have been used to create a risk rating.

There are four overall risk ratings, **Very Low**, **Low**, **Medium** and **High Risk**.

Licensed / Non-Licensed Material Categorisation

Core Surveys Ltd use industry knowledge to record each material as to whether it is a Licensed or Non-Licensed product. The categorisation by Core Surveys Ltd should be used as a guide only as the responsibility lies with the Duty Holder and/or the company responsible for working on the materials (e.g. Licensed Asbestos Removal Contractor).

Recommendations

It should be noted that these recommendations are not definitive and are only based on the information available at the time of survey. Other material facts and circumstances unknown at the time of the survey may mean other options may be equally suitable. These need to be discussed and decided upon before producing a final strategic management plan.

Recommended action will normally involve removal, encapsulation or management as described below:

1. Removal of those items vulnerable to constant damage or in an extremely deteriorated condition when removal is the only practicable option, or where refurbishment or demolition works are planned, where asbestos products will have to be removed beforehand.
2. Enclosure or encapsulation, together with making good materials when they are in poor condition or vulnerable to damage or deterioration.
3. Management is the preferred option when asbestos products are in good condition. This usually involves labelling and re-inspecting the products on a regular basis and recording the findings.

N.B.: Recommendations are only made upon the positive identification of asbestos within a sample, referenced samples & presumed asbestos containing materials.

i) Definition of Terms

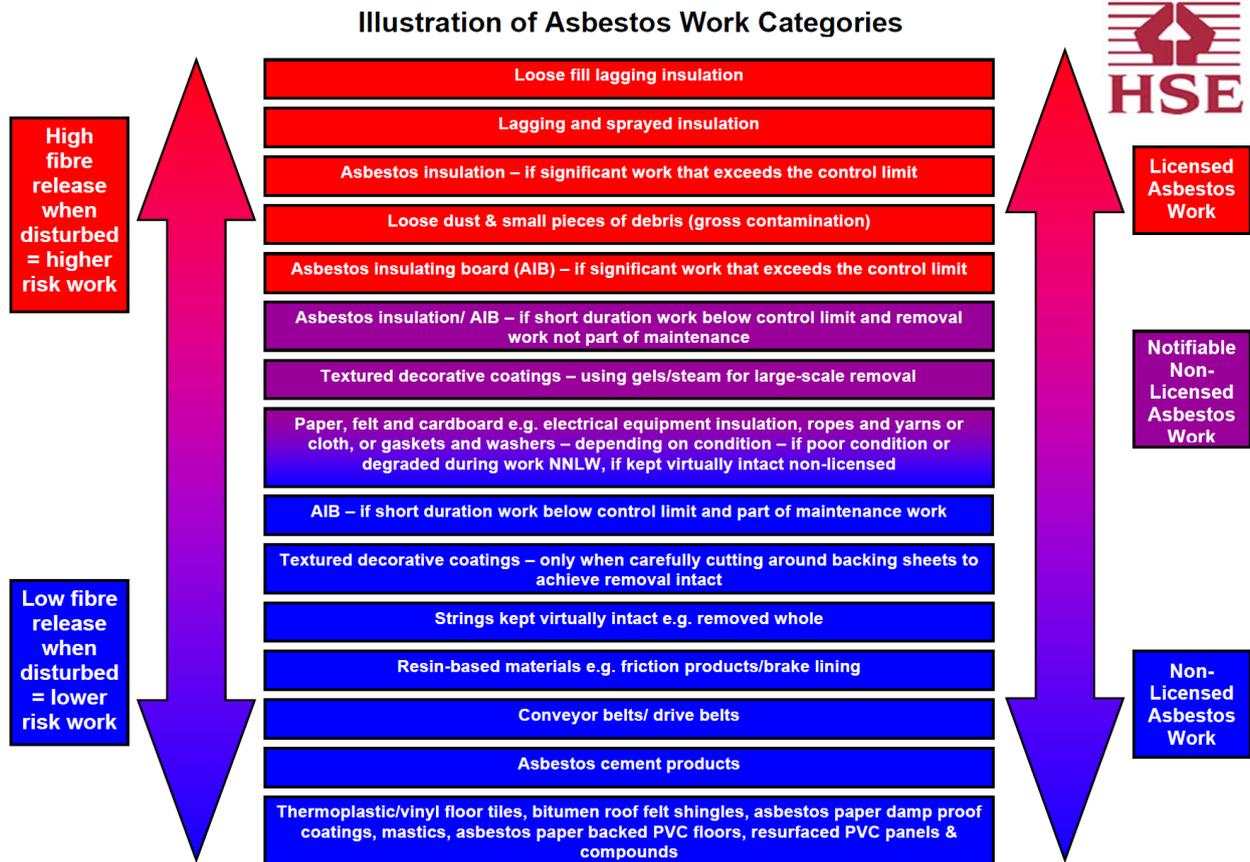
Enclosure:	Provision of a physical barrier to provide protection of the ACM so as to prevent it being disturbed or damaged.
Encapsulation:	Provision of a PVA based coating to effect a continuous seal to the surface of the material, preventing fibre release.
Labelling:	Fixing of standard 'Red A' label as described in HSG 264 at location to warn of the asbestos hazard present.
Periodic Inspection:	Inspection of the material at regular (defined) intervals to verify its condition or the general usage of the area has not changed in any way. All findings must be dated, recorded and kept within a register.
Repair	If the material suffers from minor damage that may result in further damage over time e.g. loose tiles, panels or covers; these must be corrected using safe methods of work in conjunction with the Licensing Regulations (Amendment) 1998.
Removal:	Complete removal of the material and resultant debris under controlled conditions and in conjunction with the Licensing Regulations (Amendment) 1998.

ii) Site Specific Observations and Recommendations

The recommendations generated within this report and register are overridden if the building is subject to major structural alteration or refurbishment.

N.B.: ALTHOUGH WE ENDEAVOUR TO WORK THROUGH A BUILDING IN A METHODOICAL MANNER, SAMPLE NUMBERS MAY NOT BE SEQUENTIAL AS SAMPLING MAY JUMP FROM FLOOR TO FLOOR, DEPENDING ON ACCESS AT THE TIME OF THE SURVEY.

Appendix III – Illustration of Asbestos Work Categories



Appendix IV - Certificates of Analysis



Bulk Analysis Certificate

Client:	Battle Town Council	Client Ref:	N/A
Address:	The Almonry Battle East Sussex TN33 0EA	Our Ref:	36250
Date(s) Samples Taken / Received:	02/10/2019	No. of Samples:	13
Date(s) of Analysis:	07/10/2019	Taken by:	L Syred
Site Location:	The Almonry, High Street, Battle, East Sussex, TN33 0EA		

Analysis No:	Sample No:	Location	Description	Analysis
A73746	01	G01 – Kitchenette	Sink pad	NADIS
A73747	02	G03 – Inglenook	Damp proof course	NADIS
A73748	03	G05 – Meeting Room	Ceiling panels	NADIS
A73749	04	G06 – Store	Textured coating to ceiling	NADIS
A73750	05	G06 – Store	Panels to wall	Chrysotile
A73751	06	G09 – Hall & Cupboard Under Stairs	Textured coating to walls	NADIS
A73752	07	B01 – Basement	Ceiling panels & debris	NADIS
A73753	08	B01 – Basement	Flue pipes	Chrysotile
A73754	09	B01 – Basement	Rope to end of flue pipe	Chrysotile
A73755	10	0104 – Hall	Textured coating to ceiling & walls	NADIS
A73756	11	0112 – Kitchenette	Sink pad	NADIS
A73757	12	L01 – Loft	Sarking felt	NADIS
A73758	13	EX01 – Courtyard	Undercloak	Chrysotile

Key: NADIS within the Analysis column = No Asbestos Detected in Sample

Analysis was carried out in accordance with Core Surveys documented in-house procedures and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Samples are retained for not less than 6 months from the date of analysis unless otherwise requested.

Where samples are taken by Core Surveys, sampling is carried out in accordance with our documented in-house methods and HSG 264 and is covered by our UKAS accreditation. Core Surveys are not responsible for the accuracy or competence of the sampling by third parties; including sample descriptions & locations.

Opinions and interpretations, including the description of the sample (i.e. referring to Insulating Board or Cement) are based on their asbestos content and visual appearance alone, these opinions are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis. Water absorption tests (density determination) have not been carried out as these are outside of Core Surveys scope of UKAS accreditation for Bulk Analysis.

This report should not be reproduced, except in full, without the written approval of the laboratory.

Signed on behalf of Core Surveys:

Name & Position: Amy Smart (Lab Analyst)

Date of Issue: 7th October 2019



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Core Surveys Ltd
Issue 1.05 – 27.04.17

Registered Office: Rotherfield Woodyard
Mill Lane
Fletching Common
East Sussex
BN8 4JL
Company No: 5170789
VAT No: 844471223

Bulk Analysis Certificate CS-BAC-01
Page: 1 of 1

Appendix V - Marked Plans

KEY

Ref = Reference to Sample Taken; V = Visual Inspection Only

PREFIXES

**B = Basement; G = Ground Floor; 01 = First Floor; 02 = Second Floor etc.
M = Mezzanine; LG = Lower Ground Floor; L = Loft; R = Roof; EX = External**

Sample locations indicated by unique sample numbers

Sample Points, Text or Areas shaded in red indicates where asbestos containing materials are located

Sample Points shaded in green indicates no-asbestos containing materials were detected

Text or Areas shaded in blue indicate locations of No Access which must be presumed to contain asbestos until proven otherwise

PLANS NOT TO SCALE

South East Office

Rotherfield Woodyard, Mill Lane, Fletching Common,
East Sussex BN8 4JL

Tel: +44(0) 8450 758316

South West Office

Studio D Treowen House, Llanover Business Centre, Llanover,
Monmouthshire NP7 9HA

Tel: +44(0) 8450 758318

Email: info@coresurveys.co.uk

Web: www.coresurveys.co.uk



Client Feedback Form

On receipt of the attached report, which relates to:

Job Type:	Survey	<input type="checkbox"/>
	Bulk Analysis	<input type="checkbox"/>
	Air Monitoring	<input type="checkbox"/>
	Training	<input type="checkbox"/>
	Management	<input type="checkbox"/>

Job Number:

Client:

Date:

Site Address:

Please sign below to confirm that this final draft is adequate and fit for purpose within the scope of the job commissioned:

Signature

.....

Print Name

.....

You may be contacted shortly to discuss the contents of this report and go through any further actions, discuss recommendations and your ongoing legal duties.

It is extremely helpful if you could assist us by answering the following questions and make any comments to help us improve our service to you.

- | | |
|--|----------|
| Was this site work conducted to an acceptable level? | Yes / No |
| Was this report produced on time? | Yes / No |
| Was this report easily understood? | Yes / No |
| Was the report sent to the correct person and address? | Yes / No |
| Did the contents of the report meet your requirements? | Yes / No |

Comments:

.....

Client Feedback Form

Are there any other of our services which you would like us to discuss with you?

Asbestos Surveys.....

Asbestos Bulk Analysis.....

Asbestos Air Monitoring.....

Training.....

Asbestos Management Plan (Requirement of CAR 2012 Reg. 4).....

Training.....

Please email to info@coresurveys.co.uk or post to:

**Core Surveys Ltd
Rotherfield Woodyard
Mill Lane
Fletching Common
East Sussex
BN8 4JL**