



Management Asbestos Survey

Survey Reference Number: X-02177

Survey Date: 23 September 2020

1 Branksea Close
Isles of Scilly
TR21 0ND



Report Authorised by

Name: Alicia Davey



Signed:

Disclaimer

This document is not to be used by a third party without express permission of Allium Environmental Ltd. No liability to anyone else is accepted. Should you not act upon specific reasonable advice contained within this report, Allium Environmental Ltd will accept no responsibility for the consequences.

This inspection report shall not be reproduced except in full without the approval of the inspection body and the client.

Allium Environmental Ltd wish to advise our client(s) that no obligation (actual, assumed or otherwise) may be placed upon the client, for further work related to the recommendation from this report.

Please note Allium Environmental Ltd cannot be held responsible for the way in which the client may interpret or act upon the results of the report. This report must be read in its entirety including any appendices. Allium Environmental Ltd accepts no responsibility for sub-division of this report.

No responsibility can be taken for any misinterpretation of this report by third parties.

Table of Contents

Section 1.0: Executive Summary	4
Section 2.0: Introduction	5
Section 2.1: Survey Scope	5
Section 2.2: Limitations	6
Section 2.3: Details	7
Section 2.4: Survey Type	7
Section 3.0: Survey Method	8
Section 4.0: General Comments	9
Section 5.0: Terminology	11
Section 5.1: Material Assessment Score Algorithm and Risk Rating	12
Section 5.2: Recommended Actions Explained	13
Section 6.0: Survey Findings & Room Construction	14
Appendix 1: Floor Plans	29
Appendix 2: Certificate of Bulk Sample Analysis	31

Section 1.0: Executive Summary

An Asbestos Management Survey was carried out in accordance with in-house asbestos surveying procedures and HSE guidance documentation *HSG 264: Asbestos: The Survey Guide* at 1 Branksea Close.

The Survey was carried out by Allium Environmental Ltd on behalf of Currie & Brown on 23 September 2020.

The purpose of this survey was to locate as far as reasonably practicable the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation and to assess their condition.

During the survey 5 samples were taken for analysis.

To manage the risk from ACMs, it is the Duty Holder's responsibility to keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs on the premises. If there is a risk of exposure due to the condition or location of the ACMs then they should be repaired, encapsulated and labelled or removed. It is the responsibility of the Duty Holder to maintain ACMs in a good state of repair and regularly monitor their condition; the duty holder should inform anyone who is liable to disturb the ACMs about their location and condition.

Item No.	Building Name	Room No. & Name	Asbestos Containing Product	Recommended Action	Risk
6	1 Branksea Close	External	Insulating Board Undercloak - Roof	Encapsulate & Monitor Condition	Medium
8	1 Branksea Close	External	Cement Undercloak - Roof (Presumed)	Repair & Monitor Condition	Medium
7	1 Branksea Close	External	Insulating Board Panel - Soffit	Monitor Condition	Low
3	1 Branksea Close	001 Lounge	Vinyl Floor Tiles - Floor	Monitor Condition	Very Low
4	1 Branksea Close	002 Hall	Vinyl Floor Tiles - Floor	Monitor Condition	Very Low
5	1 Branksea Close	003 Kitchen & Cupboard	Vinyl Floor Tiles - Floor	Monitor Condition	Very Low

Inaccessible areas encountered during the time of the survey, for which no information was obtained, along with areas where access was limited:

Item No.	Building Name	Room No. & Name	Restriction
1	1 Branksea Close	First Floor, A01 - Roof Space	Limited access within roof space due to stored items.
2	1 Branksea Close	First Floor, 104 - Bathroom	No access beneath timber floor due to damage limitations.
9	1 Branksea Close	External	No access to flue due to safety restrictions.

Section 2.0: Introduction

Allium Environmental Ltd was instructed by Ayrton Hemmens of Currie & Brown to undertake an Asbestos Management Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: 1 Branksea Close.

The site consists of:

- Circa 1970's circa semi-detached house, consisting of block wall construction and pitched roof.

The survey was carried out on 23 September 2020 by Chris Rundle of Allium Environmental Ltd.

Section 2.1: Survey Scope

The scope of the survey as defined by Currie & Brown is to carry out a Management Survey within 1 Branksea Close.

- Areas included in the survey:
 - All areas within 1 Branksea Close were included in the survey.
- Agreed areas of exclusion from the survey scope:
 - No areas of 1 Branksea Close were excluded from the survey.

Section 2.2: Limitations

During the course of the survey all reasonable efforts were made to identify the presence of Asbestos Containing Materials within the surveyed areas. However, Asbestos Containing Materials are sometimes concealed with the fabric of a building or sealed building voids, and so it is not always possible to regard the findings of a survey as being definitive. During management surveys it is standard procedure to look under fitted carpets and flexible floorings from representative lifting at edges, however asbestos containing floorings could possibly still be present under the fitted carpets/floorings even with this strategy. Therefore, it must always remain a possibility that further Asbestos Containing Materials may be found during any alterations, refurbishment or demolition works.

Where areas have been identified as inaccessible within the report, it indicates that the area specified was not accessible to the surveyor at the time of the inspection either because such areas were locked despite requests for access to be arranged, or to gain entry would require an unreasonable degree of dismantling to the structure of the building. The client is therefore advised to the possibility of there being Asbestos Containing Materials in such areas.

- Inaccessible areas encountered during the survey:
 - 1 - First Floor, A01 - Roof Space, No access within roof space due to stored items.
 - 2 - First Floor, 104 - Bathroom, No access beneath timber floor due to damage limitations.
 - 9 - External, No access to flue due to safety restrictions.
- Agreed Variations or Deviations from the standard HSG 264 method:
 - No access was gained behind bath panels or within boxing where damage may be caused.

Section 2.3: Details

Site Address:

- 1 Branksea Close, Isles of Scilly, TR21 0ND

Client Name & Address:

- Currie & Brown, 69 Old Broad Street, London, EC2M 1QS

Client Contact:

- Ayrton Hemmens

Survey Start Date:

- 23 September 2020

Survey Completion Date:

- 23 September 2020

Survey Conducted by:

- Chris Rundle

Assisted by:

- N/A

Report Produced:

- 05 October 2020

Section 2.4: Survey Type

The nature of the survey is an Asbestos Management Survey as detailed in HSE guidance publication: *HSG 264: Asbestos: The Survey Guide*. HSE guidance publication *HSG 264: Asbestos: The Survey Guide* describes a Management survey as a standard survey. The purpose of a Management survey is to locate, as far as reasonable practicable the presence of suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. It may involve minor intrusive work and disturbance. The survey will usually involve sampling and analysis to confirm the presence or absence of asbestos but can be completed using a combination of sampling ACMs and presuming ACMs, or indeed, just presuming. Any materials found to, or presumed to contain asbestos must also have their condition assessed.

This report presents the findings of the survey and analysis reports of any bulk samples taken.

Section 3.0: Survey Method

Allium Environmental Ltd conducts Management surveys in accordance with our in-house Asbestos Surveying procedures and HSE guidance publication *HSG 264: Asbestos: The Survey Guide*. The survey will often involve minor intrusive work, the extent of this will vary depending on the property and client specification, it is likely that only hand tools will be used during the survey.

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 of Asbestos. A Management survey can be completed using either or a combination of sampling and presuming ACMs. It is the responsibility of the client to arrange access to all areas. Any area(s) that are inaccessible at the time of the survey must be presumed to contain Asbestos and managed under that presumption, therefore entry into these area maybe restricted until further checks are carried out.

Any samples collected during the survey will be analysed in-house to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice* or subcontracted to an approved independent laboratory, which is also UKAS accredited to ISO/IEC 17025 for the identification of Asbestos fibres in bulk samples, and in accordance with HSE guidance note: *HSG 248: The Analysts' guide for sampling analysis and clearance procedures and best practice*. Where applicable and where samples are sub-contracted this will be clearly displayed on the bulk sample test report and within the survey report. A Certificate of Bulk Sample Analysis for all samples taken can be found in Appendix 2. (Representative samples were also taken of any materials that may be mistaken for potential ACMs). Sampling location stickers, bearing the individual sample's unique identification number, have been applied to all sample points where practicable, for future reference (only at the Clients request).

Products that are very unlikely to contain Asbestos were not sampled (e.g. wallpaper, plasterboard, chipboard, wood etc.).

An item record is completed for each suspect sample taken, for materials strongly presumed to contain Asbestos (i.e. materials visually similar to positively identified ACMs) and for areas presumed to contain Asbestos (i.e. areas where no access could be gained at the time of the survey and non-accessed items of (electrical) equipment and plant).

Each item record contains a colour photograph, individual material assessment scores (as prescribed under HSG 264), management recommendations and general observations / comments (where appropriate).

The item records are combined together to form a site-specific Asbestos Register.

Section 4.0: General Comments

This report relates to the situation on the day(s) of the inspection and cannot take into account subsequent changes in circumstances. Samples were taken of any materials historically known or presumed to contain Asbestos. This report contains findings based upon visual inspection and results of laboratory analysis

All figures and measurements quoted in the Asbestos Register detailing the extent of ACMs are estimates, based upon visual inspection on the day of the survey and should be used as a guide. It is the responsibility of contractors quoting for Asbestos Removal Works to take their own measurements to determine the exact extent of Asbestos to be removed.

No responsibility can be taken for any misinterpretation of this report by third parties.

Where appropriate a limited inspection of pipework concealed by overlying non-Asbestos insulation has been conducted. Inspection of pipework has been restricted primarily to insulation visible. The presence of Asbestos debris to pipework, which is not readily visible or would require the full removal and replacement of overlying insulation, has therefore not been investigated. Unless otherwise stated pipework insulation and heating plant was not inspected in their entirety. Representative samples were taken at random intervals where suspect material was observed. The scope of the works did not permit complete exposure and assessment of all pipework and heating plant.

No responsibility will be accepted for the presence of Asbestos in voids (under floor, or behind wall or ceiling) or pipework ducts other than those opened up during the survey.

The survey is limited to those areas accessed at the time of the survey.

We have not reported on concealed spaces, which may exist within the fabric of the building, and 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.

We have not inspected flues, duct voids or any similarly enclosed areas, the access to which necessitated the use of specialist equipment or tools, or which have caused damage to decoration, fixtures, fittings or the structure. Therefore we are unable to report on any Asbestos that may be present in these areas.

Section 4.0: General Comments (Continued)

Certain 'Artex' type textured coatings and decorative plasters may contain very small quantities of Asbestos. In situ, these coatings are often composed of different batches of product, or may have been repaired / patched at different times. It is therefore possible that any 'Artex' samples taken may not be representative of the entire coating. Recent research suggests that in some cases, the fibres may have diameters below 0.1 um. These may not be visible by the optical microscopy method described in HSE guidance publication HSG 248: Asbestos: The Analysts' Guide for Sampling, Analysis and Clearance Procedures.

At the time of the survey no access was gained to materials and/or void areas located above, behind or attached to suspect Asbestos Containing Materials sampled or presumed throughout the site. To do so would have required surveyors to break through suspect ACMs, such as textured coating and insulating board, potentially contaminating themselves and the work area with Asbestos. Therefore, it is recommended that site operatives are made aware of this survey limitation, and instructed to exercise caution when breaking through materials and/or areas located above, behind or attached to suspect ACMs that have been found to contain Asbestos following laboratory analysis.

Please Note:

The content of this Management Survey report does not negate the Duty Holder's responsibility to commission a Refurbishment or Demolition Survey prior to the commencement of any alteration, refurbishment or demolition works.

Section 5.0: Terminology

Asbestos – A term used for the fibrous form of several naturally occurring silicate minerals, used primarily because of its low thermal conductivity, high tensile strength, resistance to chemical attack, flexibility and incombustibility. *The Control of Asbestos Regulations 2012* defines and regulates asbestos as the fibrous forms of the following minerals or any mixture containing them. “Asbestos” means the following fibrous silicates;

Chrysotile (White Asbestos)

Crocidolite (Blue Asbestos)

Fibrous Grunerite - commonly known as *Amosite* (Brown Asbestos)

Fibrous Tremolite

Fibrous Anthophyllite

Fibrous Actinolite

ACM(s) - Asbestos Containing Material(s), Any material, substance or product that contains or has been made with Asbestos.

SPTCA - Strongly Presumed To Contain Asbestos.

PTCA - Presumed To Contain Asbestos.

NAD - No Asbestos Detected.

AD - Asbestos Detected.

Section 5.1: Material Assessment Score Algorithm and Risk Rating

Sample Variable	Score	Example of Scores
Product Type (including debris from product) (A)	1	Asbestos-Reinforce Composite (Plastic, Resin, Mastic, Roofing Felts, Vinyl Floor Tiles, Semi-Rigid Paints or Decorative Finishes, Asbestos Cement)
	2	Asbestos Insulating Board (AIB), Millboards, Other Low-Density Insulating Boards, Asbestos Textile, Gasket, Ropes and Woven Textile, Asbestos Paper and Felt
	3	Thermal Insulation (e.g. Pipe and Boiler Lagging), Sprayed Asbestos, Loose Asbestos, Asbestos Mattresses and Packing.
Extent of damage/deterioration (B)	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on board, 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
Surface treatment (C)	0	Composite materials containing Asbestos: Reinforced Plastic, Resins, Vinyl Tiles.
	1	Enclosed Sprays and Lagging, AIB (with exposed face painted or encapsulated), Asbestos Cement Sheets etc.
	2	Unsealed AIB, or encapsulated Lagging and Sprays.
	3	Unsealed Lagging and Sprays.
Asbestos type (D)	1	Chrysotile
	2	Amphibole (Amosite) Asbestos excluding Crocidolite
	3	Crocidolite

Potential to release Asbestos Fibres & Risk Rating

- Materials with an assessment score of 10 or more are deemed to have a high risk and potential to release fibres, if subject to minor disturbance, e.g. walking in vicinity of the material.
- Materials with an assessment score between; 7-9 are deemed to have a medium risk and potential to release fibres.
- Materials with an assessment score between; 5-6 are deemed to have a low risk and potential to release fibres.
- Materials with an assessment score of 4 or less are deemed to have a very low risk and potential to release fibres.

Section 5.2: Recommended Actions Explained

Monitor Condition - This material can stay in situ and be managed accordingly. Monitor condition regularly and record condition.

Label - Label the ACM with approved warning signs.

Encapsulate - Use suitable encapsulating material to seal surface. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Repair - This material requires repair. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Restrict Access - Restrict access to area and communicate with employees, contractors and others to keep area free from personnel. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Protect/Enclose - Use suitable material to protect / enclose ACM to minimise risk of impact damage.

Remove if Affected - If this material is likely to be disturbed by/during the proposed refurbishment works then material will need to be removed prior to work commencing. Work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

Remove - This material requires removal, work with this material to be carried out in accordance with HSE Publication: *The Control of Asbestos Regulations 2012*.

No Access/Exercise Caution – Surveyors were unable to obtain access to material, item, room, area or building to conduct inspection for potential ACMs. Therefore, the area is assumed to contain Asbestos and the Duty Holder should exercise caution.

Please Note:

- Allium Environmental Ltd cannot be held responsible for the way in which the client may interpret or act upon the results of this report.
- Please refer to HSE Publication: *The Control of Asbestos Regulation 2012* prior to undertaking any remedial works on ACMs.
- In some instances more than one recommendation may be used.

Section 6.0: Survey Findings & Room Construction

Please note

- Where areas were inspected and no ACMs were identified or presumed an entry has been placed into the report findings stating “No Asbestos Detected” within the respective area. However a Refurbishment/Demolition survey will need to be commissioned prior to any Refurbishment or Demolition works.

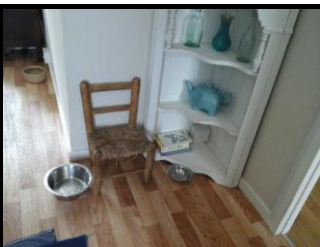
Room/Area Name & No: 001 - Lounge

Floor: Ground Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Strawboard	Pipework	N/A
Doors	Glass Door Header, Timber	Plant/Equipment	Modern Rope
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Modern Floor Sheets & Concrete, Vinyl Floor Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	Modern rope seal to fireplace

Positive Survey Findings

Reference	3	Product Type (A)	1	
Sample No	02177/CR/001	Condition (B)	1	
Description	Vinyl Floor Tiles - Floor	Surface Treatment (C)	0	
Accessibility	Low	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	3	
Extent	22m²	Identification	AD	
Recommendation	Monitor Condition – See section 5.2			
Comments	Grey vinyl floor tiles on concrete floor under modern floorsheet.			

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 002 - Hall

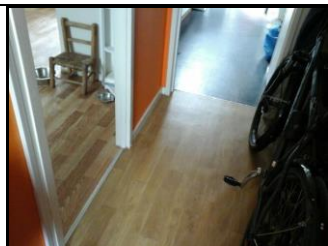
Floor: Ground Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Strawboard, Timber	Pipework	N/A
Doors	Glass Door Header, UPVC & Timber	Plant/Equipment	Modern Electrical Switchgear
Windows/Sills	N/A	Staircases	Modern Floor Sheets & Timber, Modern Floor Tiles
Floor	Modern Floor Sheets & Concrete, Vinyl Floor Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	Timber panel to modern electrical switchgear.

Positive Survey Findings

Reference	4	Product Type (A)	1
Sample No	02177/CR/002	Condition (B)	1
Description	Vinyl Floor Tiles - Floor	Surface Treatment (C)	0
Accessibility	Low	Asbestos Type (D)	1
Risk Rating	Very Low	Material Score (A+B+C+D)	3
Extent	6.75m²	Identification	AD
Recommendation	Monitor Condition – See section 5.2		
Comments	Green vinyl floor tiles on concrete floor under modern floorsheet.		



No Access Areas - None Identified

Negative Survey Findings - Not Applicable


Room/Area Name & No: 003 - Kitchen & Cupboard

Floor: Ground Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Ceramic Tiles, Strawboard	Pipework	Metal & Plastic
Doors	UPVC & Timber	Plant/Equipment	Modern Sink Pad
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Modern Floor Sheets & Concrete, Vinyl Floor Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	5	Product Type (A)	1	
Sample No	02177/CR/003	Condition (B)	1	
Description	Vinyl Floor Tiles - Floor	Surface Treatment (C)	0	
Accessibility	High	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	3	
Extent	1m²	Identification	AD	
Recommendation	Monitor Condition – See section 5.2			
Comments	Cream vinyl floor tiles on concrete floor, in cupboard only.			

No Access Areas - None Identified

Negative Survey Findings - Not Applicable

Room/Area Name & No: 004 - Hall & Cupboard

Floor: Ground Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard, Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber Door Header, UPVC & Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 004 - Hall & Cupboard

Room/Area Name & No: 005 - Store

Floor: Ground Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	N/A
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	Timber	Staircases	N/A
Floor	Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 004 - Hall & Cupboard

Room/Area Name & No: A02 - Roof Space

Floor: Ground Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Modern Felt, Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Modern Felt	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Plasterboard, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within A02 - Roof Space

Room/Area Name & No: 101 - Bedroom

Floor: First Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Strawboard	Pipework	N/A
Doors	Glass Door Header, Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 101 - Bedroom

Room/Area Name & No: 102 - Bedroom

Floor: First Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Strawboard	Pipework	N/A
Doors	Glass Door Header, Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 102 - Bedroom

Room/Area Name & No: 103 - Bedroom

Floor: First Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Strawboard	Pipework	N/A
Doors	Glass Door Header, Timber	Plant/Equipment	N/A
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 103 - Bedroom

Room/Area Name & No: 104 - Bathroom


Floor: First Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Ceramic Tiles, Strawboard	Pipework	Metal & Plastic
Doors	Glass Door Header, Timber	Plant/Equipment	Ceramic Cistern
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Cork Tiles, Modern Floor Sheets & Timber, Modern Floor Tiles, No Access Gained	Other	Timber Bath Panel
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	2	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	4m²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access beneath timber floor due to damage limitations.			

Negative Survey Findings - Not Applicable

Room/Area Name & No: 105 - Landing & Cupboard

Floor: First Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Strawboard, Timber	Pipework	Metal & Plastic
Doors	Glass Door Header, Timber, Timber Door Header	Plant/Equipment	Modern Water Cylinder
Windows/Sills	UPVC & Timber	Staircases	Modern Floor Sheets & Timber, Modern Floor Tiles
Floor	Carpet, Timber	Other	N/A
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 105 – Landing & Cupboard

Room/Area Name & No: A01 - Roof Space


Floor: First Floor

Building: 1 Branksea Close

Room Construction / Description			
Ceiling	Modern Felt, Timber & Metal	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	N/A
Windows/Sills	N/A	Staircases	N/A
Floor	Fibreglass, Plasterboard, Timber	Other	Limited Access Gained
Under Floor Ducts	N/A	Comments	

Positive Survey Findings - None Identified

No Access Areas

Reference	1	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	Limited Access Gained - Internal	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. Limited access within roof space due to stored items.			

Negative Survey Findings - Not Applicable


Room/Area Name & No: Main Building

Floor: External


Building: 1 Branksea Close


Room Construction / Description			
Walls	Block	Ducts/Pipe Runs	Metal & Plastic
Cladding	Concrete Roof Tiles	Ground	N/A
Roof	Cement Undercloak, Concrete Roof Tiles, Insulating Board Undercloak	Windows/Sills	UPVC & Timber
Rainwater Goods	Plastic	Soffit Fascia's	Insulating Board Panel, Timber & Concrete
Soil Stacks	Plastic	Staircases	Concrete
Flues/Cowls	No Access Gained, Metal	Other	N/A
Plant/Equipment	N/A	Comments	

Positive Survey Findings

Reference	8	Product Type (A)	1	
Sample No	No Sample Taken	Condition (B)	2	
Description	Cement Undercloak - Roof	Surface Treatment (C)	1	
Accessibility	Low	Asbestos Type (D)	3	
Risk Rating	Medium	Material Score (A+B+C+D)	7	
Extent	11lm	Identification	PTCA	
Recommendation	Repair & Monitor Condition – See section 5.2			
Comments	Visual inspection only to cement undercloak due to height restrictions. Large piece missing from undercloak.			


Reference	6	Product Type (A)	2
Sample No	02177/CR/004	Condition (B)	1
Description	Insulating Board Undercloak - Roof	Surface Treatment (C)	2
Accessibility	Low	Asbestos Type (D)	2
Risk Rating	Medium	Material Score (A+B+C+D)	7
Extent	2.25lm	Identification	AD
Recommendation	Encapsulate & Monitor Condition – See section 5.2		
Comments	Insulating board to undercloak to rear porch.		



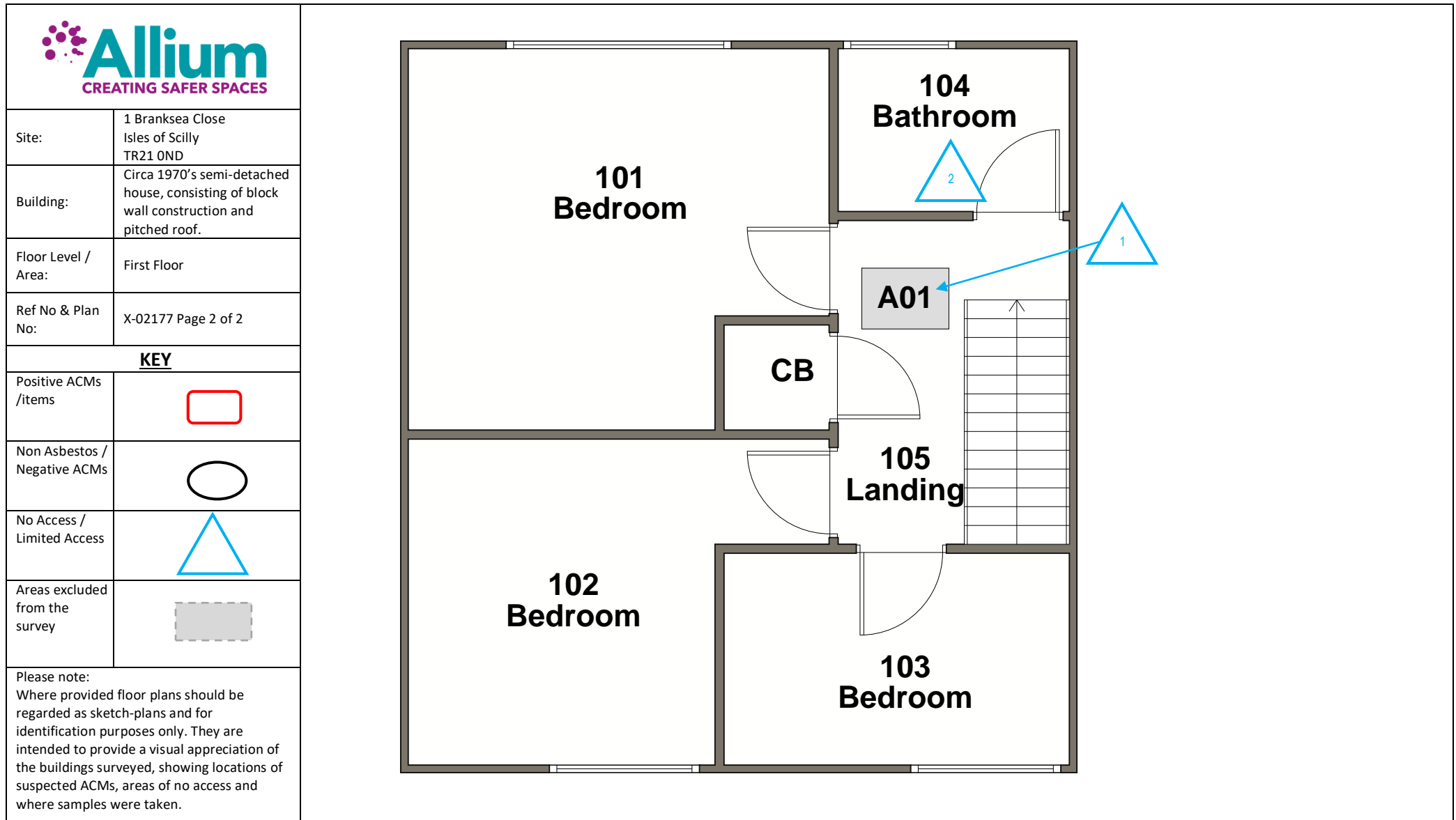
Reference	7	Product Type (A)	2	
Sample No	02177/CR/005	Condition (B)	1	
Description	Insulating Board Panel - Soffit	Surface Treatment (C)	1	
Accessibility	Low	Asbestos Type (D)	2	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	9lm	Identification	AD	
Recommendation	Monitor Condition – See section 5.2			
Comments	Insulating board panel to front and rear soffits to first floor level.			

No Access Areas

Reference	9	Product Type (A)	N/A
Sample No	No Sample Taken	Condition (B)	N/A
Description	No Access Gained - Flues	Surface Treatment (C)	N/A
Accessibility	Low	Asbestos Type (D)	N/A
Risk Rating	Low	Material Score (A+B+C+D)	N/A
Extent	1no.	Identification	PTCA
Recommendation	Exercise Caution – See section 5.2		
Comments	Presumed to contain asbestos until proven otherwise. No access to the flue due to safety restrictions. Unable to find safe access		



Negative Survey Findings - Not Applicable



• THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE MAIN BODY OF THE REPORT AND INDIVIDUAL ITEM RECORDS

Appendix 2: Certificate of Bulk Sample Analysis



6093

Allium Environmental Ltd.
Baldhu House, Wheal Jane Earth
Science Park, Baldhu, Truro, TR3 6EH
Tel: 01872 276375
Email: enquiries@allium.uk.net Web: www.allium.uk.net



BULK ANALYSIS TEST REPORT

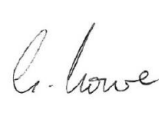

Report Number:	X-02177	Issue No:	1	Date Reported:	05/10/20	Page 1 of 1
Comments:						
Client:	Currie & Brown					
Client Address:	69 Old Broad Street, London, EC2M 1QS					
Site Address/Location:	1 Branksea Close, Isles of Scilly, TR21 0ND					
Date Sampled:	23/09/20	Sampled By:	Chris Rundle			
Date Samples Received:	28/09/20	Client Order No.:	Invoice Master Project	No. of Samples:	5	
Date Analysed:	02/10/20	Analysed by:	Gary Lowe			

Analysis of samples was carried out in accordance with the documented 'in-house' procedures and methods based upon HSE Guidance Document HSG 248 Appendix 2. Comments, opinions and interpretations herein are outside the scope of UKAS accreditation. This report may not be reproduced except in full, without written approval of the laboratory.

ANALYSIS RESULTS

Lab Sample Ref. No.	Client Ref.	Sample Type	Sample Details/location/description	Asbestos Type (s)
001		Vinyl Floor Tile & Adhesive	Ground Floor, 001 Lounge , Internal/Floor - Vinyl Floor Tiles	Chrysotile*
002		Vinyl Floor Tile & Adhesive	Ground Floor, 002 Hall , Internal/Floor - Vinyl Floor Tiles	Chrysotile*
003		Vinyl Floor Tile & Adhesive	Ground Floor, 003 Kitchen & Cupboard , Internal/Floor - Vinyl Floor Tiles	Chrysotile*
004		Insulating Board	External, External/Roof - Insulating Board Undercloak	Amosite, Chrysotile
005		Insulating Board	External, External/Soffit - Insulating Board Panel	Amosite, Chrysotile

- Materials have been referred to as Asbestos Insulating Board or Asbestos Cement based upon their asbestos content and visual appearance alone.
- Where samples have not been taken by Allium Environmental Ltd the results apply to the sample as received, it can only report analysis results. No responsibility can be taken for any consequences arising from the client's sampling strategy or procedures, for the acts or omissions of others, or the use of these results in subsequent reports.
- Samples marked \$ in this report have been subcontracted to a UKAS accredited laboratory.
- Quantification of the amount of asbestos is not permitted, if 1 or 2 fibres are observed and identified as asbestos, the term 'trace asbestos identified' will be reported.
- Sample(s) were examined for the presence of 6 types of asbestos fibres: Crocidolite (blue), Amosite (brown), Chrysotile (white), Anthophyllite, Actinolite and Tremolite.
- Where samples have been taken by Allium Environmental Ltd this has been to the in-house surveying/sampling procedure AL003, a copy of which is available on request.

Additional Comments:	Analyst:	Gary Lowe
* Sample 003 - Asbestos within VFT only to * samples * Sample 001 - Asbestos within VFT only to * samples * Sample 002 - Asbestos within VFT only to * samples	Analysts Signature:	
	Approved by:	Alicia Davey
	Authorised Signature:	

E N D O F R E P O R T