



Management and Refurbishment Asbestos Survey

Survey Reference Number: X-02179RV1

Date: 23 September 2020

8 Branksea Close
Isles of Scilly
TR21 0ND



Report Authorised by

Name: Alicia Davey

Signed:



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Section 1.0: Executive Summary

This report has been reissued due to samples of vinyl floor tiles (001, 002 & 005 items references 2, 4, 8, 11, & 15) to the ground floor within 001 Lounge, 002 Hall, 003 Kitchen, 004 Utility and 006 Bedroom, En-suite & Cupboard, previously being reported as not containing asbestos, however following routine internal quality control checks they have since been found to contain Chrysotile.

An Asbestos Refurbishment Survey was carried out client specified areas only and an Asbestos Management Survey was carried out to the remainder of the building. The survey was carried out in accordance with in-house asbestos surveying procedures and HSE guidance documentation *HSG 264: Asbestos: The Survey Guide* at 8 Branksea Close.

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

The purpose of the Refurbishment Survey was to locate as far as reasonably practicable the presence and extent of all suspected Asbestos Containing Materials (ACMs) in the client specified areas only which could be damaged or disturbed during planned refurbishment activities.

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

During the survey 10 samples were taken for analysis.

A Refurbishment Survey aims to locate all ACMs within the survey area. There is no requirement to assess the condition or 'Priority' information for management purposes. This is because it is presumed that all ACMs found will be removed as part of the planned refurbishment works. However, should any material remain in situ or if the related works are not undertaken then all ACMs identified should be re-assessed and managed in accordance with the recommended action set out in HSG 264 or CAR 2012. 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 the 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
17	8 Branksea Close	External	Cement Undercloak - Roof (Presumed)	Remove if affected by proposed refurbishment works	Low
18	8 Branksea Close	External	Insulating Board Panel - Soffit	Remove if affected by proposed refurbishment works	Low
2	8 Branksea Close	001 Lounge	Vinyl Floor Tiles - Floor	Monitor Condition	Very Low
4	8 Branksea Close	002 Hall	Vinyl Floor Tiles - Floor	Monitor Condition	Very Low

Item No.	Building Name	Room No. & Name	Asbestos Containing Product	Recommended Action	Risk
8	8 Branksea Close	003 Kitchen & Cupboard	Vinyl Floor Tiles - Floor	Repair & Monitor Condition	Very Low
11	8 Branksea Close	004 Utility	Vinyl Floor Tiles - Floor	Repair & Monitor Condition	Very Low
15	8 Branksea Close	006 Bedroom & En Suite With Cupboard	Vinyl Floor Tiles - Floor	Monitor Condition	Very Low
20	8 Branksea Close	External	Cement Undercloak - Roof	Remove if affected by proposed refurbishment works	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	8 Branksea Close	First Floor, A01 - Roof Space	Limited access within roof space due to stored items.
3	8 Branksea Close	Ground Floor, 001 - Lounge	No access within storage heater due to live status
5	8 Branksea Close	Ground Floor, 002 - Hall	No access within storage heater due to live status.
13	8 Branksea Close	Ground Floor, 005 - Hall	No access within storage heater due to live status
14	8 Branksea Close	Ground Floor, 006 - Bedroom & En Suite With Cupboard	No access beneath ceramic floor tiles due to damage limitations.
16	8 Branksea Close	Ground Floor, A03 - Roof Space	Limited access within roof space due to stored items.
19	8 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 and Refurbishment Survey to ascertain the presence of any Asbestos Containing Materials (ACMs) within: 8 Branksea Close:

The site consists of:

- Circa 1970's 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 Refurbishment Survey to client specified areas and a Management Survey to the remaining areas of 8 Branksea Close.

- Areas included in the Scope of the Refurbishment Survey:
 - Areas affected by the proposed refurbishment works (including replacing fascias, guttering, flashing, window catches and hinges, filling gaps around windows and doors and redecorating the soffits and localised render only within 8 Branksea Close were included in the survey.
- Areas included in the Scope of the Management Survey:
 - All other areas within 8 Branksea Close were included in the survey.
- Agreed areas of exclusion from the survey scope:
 - No areas of 8 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 (ACMs) are sometimes concealed within 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. Asbestos Containing Materials (ACMs) may be hidden within the fabric of a building and may not be visible until the building is dismantled; it is therefore recommended that a complete review of the Asbestos register is undertaken before commencement of any 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.

HSE guidance: HSG 264: Asbestos: the survey guide states it is now recognised that even with 'complete' access demolition surveys, all ACMs may not be identified and this only becomes apparent during demolition itself. Therefore in buildings that are occupied, due to be re-occupied or due to extenuating circumstances, following the completion of the survey it may be required to undertake additional inspections or sampling prior to/during proposed refurbishment works to account for all hidden Asbestos Containing Materials (ACMs). Where this is likely a provision may need to be made to allow for a possible revisit, this may include inaccessible areas that will be listed in this report.

- Inaccessible areas encountered during the survey:
 - 1 - First Floor, A01 - Roof Space, Limited access within roof space due to stored items.
 - 3 - Ground Floor, 001 - Lounge, No access within storage heater due to live status
 - 5 - Ground Floor, 002 - Hall, No access within storage heater due to live status
 - 13 - Ground Floor, 005 - Hall ,No access within storage heater due to live status
 - 14 - Ground Floor, 006 - Bedroom & En Suite with Cupboard, No access beneath ceramic floor tiles due to damage limitations.
 - 16 - Ground Floor, A03 - Roof Space, Limited access within roof space due to stored items.
 - 19 - 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.
 - Intrusions were kept to a minimum due to the continued occupation of the property.

Section 2.3: Details

Site Address:

- 8 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 a Refurbishment Asbestos Survey to client specified areas and a Management Asbestos Survey to the remaining areas in accordance with and as detailed in HSE publication: *HSG 264 Asbestos: The Survey Guide*. HSE guidance publication *HSG 264: Asbestos: The Survey Guide* describes a Management Survey as a standard survey and Refurbishment Survey as a fully intrusive 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. A Refurbishment Survey will include a full sampling programme is undertaken to identify possible ACMs and estimates of volume and surface area made. A Refurbishment survey is required for all work which disturbs the fabric of the building in areas where the Management Survey has not been intrusive.

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 and Refurbishment surveys in accordance with our in-house Asbestos Surveying procedures and HSE guidance publication *HSG 264: Asbestos: The Survey Guide*. While the survey is fully intrusive, disruptive and non-destructive, it may involve penetrating all parts of the building structure, using aggressive inspection techniques to lift carpets and tiles, break through walls, ceilings cladding and partitions, and open up floors.

A Management and Refurbishment survey uses a combination of visual inspection and bulk sampling to confirm the presence of Asbestos. Any area(s) inaccessible at the time of the survey must be presumed to contain Asbestos, and any inaccessible area(s) must have access restricted, and should be inspected prior to access or the commencement of any works.

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 samples unique identification number, have been applied to all sample points where practicable, for future reference.

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

A 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); 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. 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 can be taken for any misinterpretation of this report by third parties.

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.

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.

Due to the nature and variety of Asbestos used in building construction and the complex nature of some buildings, especially where modified over the years, it is possible that some ACMs may not have been identified in the survey. Where refurbishment is to follow a refurbishment Survey, it would be prudent in any contract to allow a contingency sum to provide for such possibility.

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.

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

- 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 the 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.

Room/Area Name & No: 001 - Lounge
Floor: Ground Floor
Building: 8 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	Timber
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Strawboard, Woodchip Paper	Pipework	N/A
Doors	Glass Door Header, Timber	Plant/Equipment	Modern Heater, No Access Gained
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Carpet, Concrete, Vinyl Floor Tiles	Other	N/A
Under Floor Ducts	N/A	Comments	

Positive Survey Findings

Reference	2	Product Type (A)	1	
Sample No	02179/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	22m ²	Identification	AD	
Recommendation	Monitor Condition – See section 5.2			
Comments	Grey vinyl floor tiles on concrete floor under carpet.			

No Access Areas

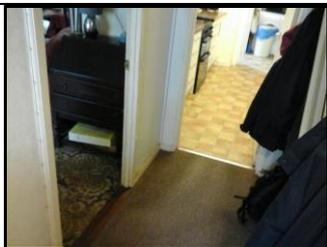
Reference	3	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Plant/Equipment	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	Low	Material Score (A+B+C+D)	N/A	
Extent	1no.	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access within storage heater due to live status, Sunhouse model number SSH18A.			

Negative Survey Findings - None Identified

Room/Area Name & No: 002 - Hall
Floor: Ground Floor
Building: 8 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, No Access Gained
Windows/Sills	N/A	Staircases	Carpet, Timber
Floor	Carpet, 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	02179/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	6.75m ²	Identification	AD	
Recommendation	Monitor Condition – See section 5.2			
Comments	Green vinyl floor tiles on concrete floor under carpet.			

No Access Areas

Reference	5	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Plant/Equipment	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 within storage heater due to live status, Sunhouse model number SSH12A.			

Negative Survey Findings - - None Identified

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

Floor: Ground Floor

Building: 8 Branksea Close

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

Positive Survey Findings

Reference	8	Product Type (A)	1	
Sample No	02179/CR/005	Condition (B)	2	
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)	4	
Extent	0.50m ²	Identification	AD	
Recommendation	Repair & Monitor Condition – See section 5.2			
Comments	Cream vinyl floor tiles on concrete floor, found under kitchen units.			

No Access Areas - None Identified

Negative Survey Findings

Reference	6	Product Type (A)	N/A	
Sample No	02179/CR/003	Condition (B)	N/A	
Description	Textured Coating - Ceiling	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	7m ²	Identification	NAD	
Recommendation	No Action			
Comments	Textured coating on plasterboard ceiling, in kitchen only.			

Reference	7	Product Type (A)	N/A	
Sample No	02179/CR/004	Condition (B)	N/A	
Description	Vinyl Floor Tiles - Floor	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	6.50m ²	Identification	NAD	
Recommendation	No Action			
Comments	Beige vinyl floor tiles on concrete floor under modern floor sheet, in kitchen only.			

Room/Area Name & No: 004 - Utility
Floor: Ground Floor
Building: 8 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	Timber & Ceramic Tiles
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Ceramic Tiles, Insulating Board Panel	Pipework	Metal & Plastic
Doors	Timber	Plant/Equipment	Sink Pad
Windows/Sills	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	11	Product Type (A)	1	
Sample No	Visually Similar to 02179/CR/005	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	3m ²	Identification	SPTCA	
Recommendation	Monitor Condition – See section 5.2			
Comments	Cream vinyl floor tiles on concrete floor under modern floor sheet.			

No Access Areas - None Identified

Negative Survey Findings

Reference	10	Product Type (A)	N/A	
Sample No	02179/CR/007	Condition (B)	N/A	
Description	Insulating Board Panel - Walls	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	1m ²	Identification	NAD	
Recommendation	No Action			
Comments	Insulating board panel to wall below window.			

Reference	9	Product Type (A)	N/A	
Sample No	02179/CR/006	Condition (B)	N/A	
Description	Sink Pad - Plant/Equipment	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	2no.	Identification	NAD	
Recommendation	No Action			
Comments				

Room/Area Name & No: 005 - Hall
Floor: Ground Floor
Building: 8 Branksea Close

Room Construction / Description			
Ceiling	Timber	Riser/Boxing	Timber
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Insulating Board Panel, Timber	Pipework	N/A
Doors	Timber	Plant/Equipment	Modern Heater, No Access Gained
Windows/Sills	Timber	Staircases	N/A
Floor	Carpet, Concrete	Other	N/A
Under Floor Ducts	N/A	Comments	Metal and plastic around skylights.

Positive Survey Findings - None Identified

No Access Areas

Reference	13	Product Type (A)	N/A	
Sample No	No Sample Taken	Condition (B)	N/A	
Description	No Access Gained - Plant/Equipment	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 within storage heater due to live status, no brand found, model number 255WAUTO.			

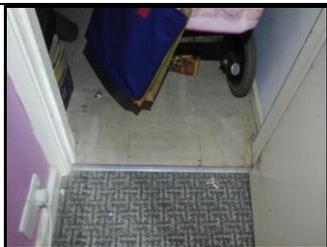
Negative Survey Findings

Reference	12	Product Type (A)	N/A	
Sample No	Visually Similar to 02179/CR/007	Condition (B)	N/A	
Description	Insulating Board Panel - Walls	Surface Treatment (C)	N/A	
Accessibility	Medium	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	1m ²	Identification	NAD	
Recommendation	No Action			
Comments	Insulating board panel to wall below window.			

Room/Area Name & No: 006 - Bedroom & En Suite with Cupboard
Floor: Ground Floor
Building: 8 Branksea Close

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

Positive Survey Findings

Reference	15	Product Type (A)	1	
Sample No	Visually Similar to 02179/CR/005	Condition (B)	0	
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)	2	
Extent	4m ²	Identification	SPTCA	
Recommendation	Monitor Condition – See section 5.2			
Comments	Cream vinyl floor tiles on concrete floor, in cupboard only.			

No Access Areas

Reference	14	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	6m ²	Identification	PTCA	
Recommendation	Exercise Caution – See section 5.2			
Comments	Presumed to contain asbestos until proven otherwise. No access beneath ceramic floor tiles due to damage limitations.			

Negative Survey Findings - None Identified

Room/Area Name & No: A02 - Roof Space

Floor: Ground Floor

Building: 8 Branksea Close

Room Construction / Description			
Ceiling	Foam Panels, Modern Felt, Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Timber	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: A03 - Roof Space

Floor: Ground Floor

Building: 8 Branksea Close

Room Construction / Description			
Ceiling	Modern Felt, Timber	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Timber	Pipework	N/A
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	16	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: 101 - Bedroom

Floor: First Floor

Building: 8 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Strawboard, Woodchip Paper	Pipework	N/A
Doors	Glass Door Header, Timber, Timber Door Header	Plant/Equipment	Modern Heater
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Carpet, 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: 8 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	Carpet, 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: 8 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	Carpet, 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: 8 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, Modern Heater
Windows/Sills	UPVC & Timber	Staircases	N/A
Floor	Carpet, Timber	Other	Plastic Bath Panel
Under Floor Ducts	N/A	Comments	

No suspect ACM's were identified within 104 Bathroom

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

Floor: First Floor

Building: 8 Branksea Close

Room Construction / Description			
Ceiling	Plasterboard	Riser/Boxing	N/A
Firebreak	N/A	Voids	N/A
Walls	Block, Plasterboard, Strawboard	Pipework	Metal & Plastic
Doors	Glass Door Header, Timber, Timber Door Header	Plant/Equipment	Modern Water Cylinder
Windows/Sills	N/A	Staircases	Carpet, Timber
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: 8 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: 8 Branksea Close

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

Positive Survey Findings

Reference	18	Product Type (A)	2	
Sample No	02179/CR/008	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	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Insulating board panel to front and rear soffits to first floor level.			

Reference	20	Product Type (A)	1	
Sample No	02179/CR/009	Condition (B)	1	
Description	Cement Undercloak - Roof	Surface Treatment (C)	1	
Accessibility	Low	Asbestos Type (D)	1	
Risk Rating	Very Low	Material Score (A+B+C+D)	4	
Extent	2.25lm	Identification	AD	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Cement undercloak along gable end of rear extension roof.			

Reference	17	Product Type (A)	1	
Sample No	No Sample Taken	Condition (B)	1	
Description	Cement Undercloak - Roof	Surface Treatment (C)	1	
Accessibility	Low	Asbestos Type (D)	3	
Risk Rating	Low	Material Score (A+B+C+D)	6	
Extent	11lm	Identification	PTCA	
Recommendation	Remove if affected by proposed refurbishment works – See section 5.2			
Comments	Visual inspection only to cement undercloak due to height restrictions			

No Access Areas

Reference	19	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 flue due to safety restrictions			

Negative Survey Findings

Reference	21	Product Type (A)	N/A	
Sample No	02179/CR/010	Condition (B)	N/A	
Description	Insulating Board Panel - Soffit	Surface Treatment (C)	N/A	
Accessibility	Low	Asbestos Type (D)	N/A	
Risk Rating	N/A	Material Score (A+B+C+D)	N/A	
Extent	7lm	Identification	NAD	
Recommendation	No Action			
Comments	Insulating board panel to ground floor level soffits.			

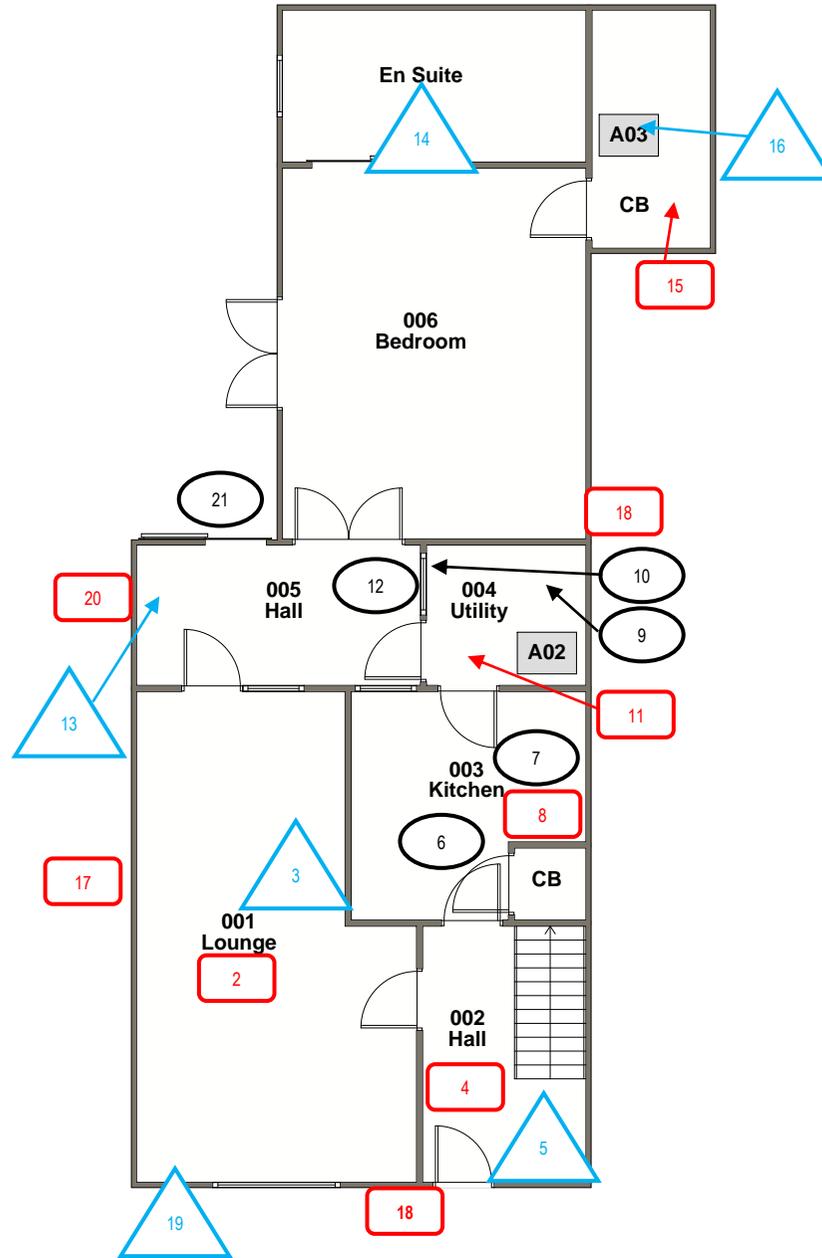


Site:	8 Branksea Close Isles of Scilly TR21 0ND
Building:	Circa 1970's semi-detached house, consisting of block wall construction and pitched roof.
Floor Level / Area:	Ground Floor & Externals
Ref No & Plan No:	X-02179RV1 1 of 2

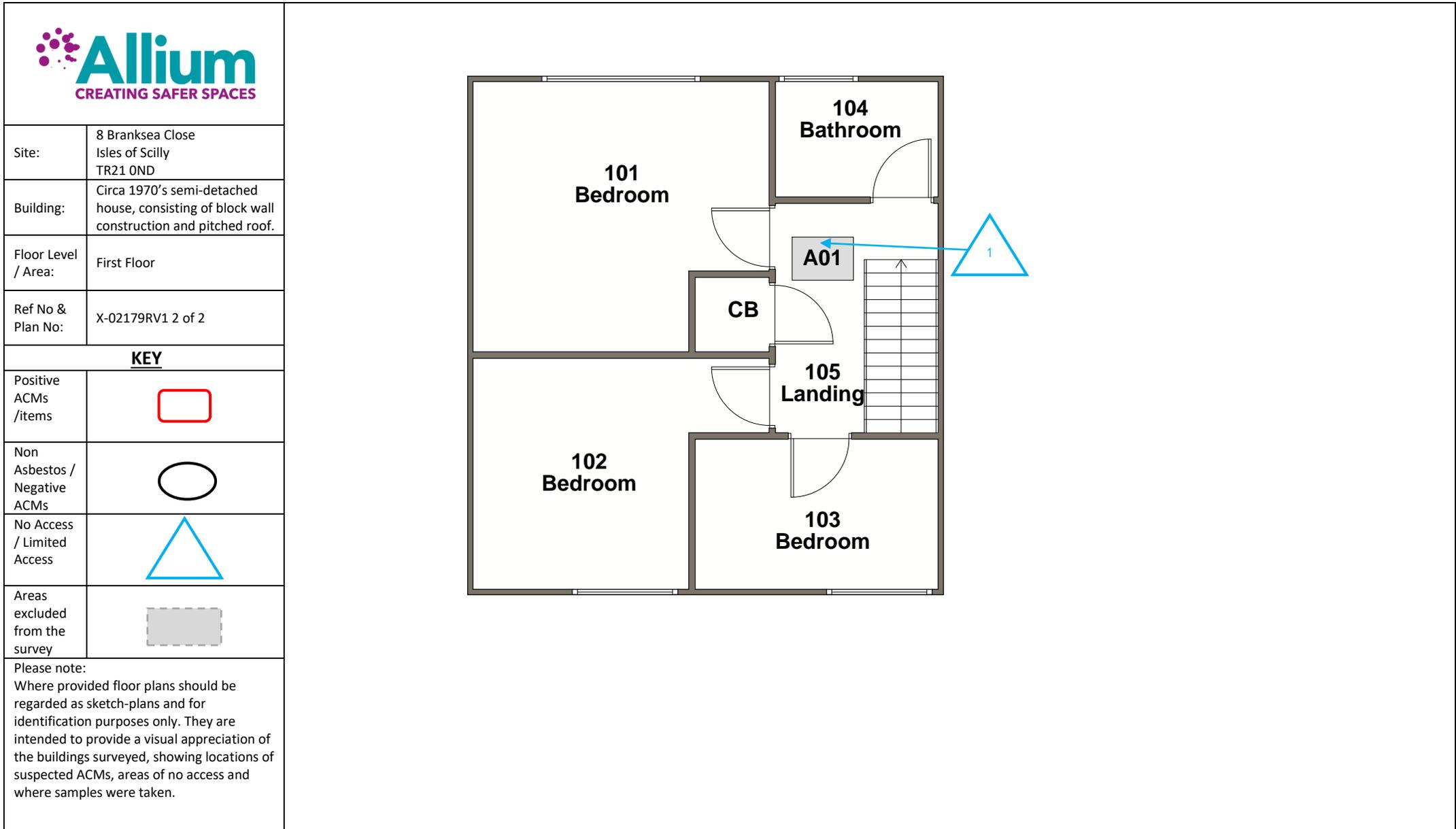
KEY

Positive ACMs /items	
Non Asbestos / Negative ACMs	
No Access / Limited Access	
Areas excluded from the survey	

Please note:
Where provided floor plans should be regarded as sketch-plans and for identification purposes only. They are intended to provide a visual appreciation of the buildings surveyed, showing locations of suspected ACMs, areas of no access and where samples were taken.



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



• 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-02179RV1	Issue No:	2	Date Reported:	09/10/20	Page 1 of 2
Comments:	This report has been reissued due to samples of vinyl floor tiles (001, 002 & 005) previously being reported as not containing asbestos, however following routine internal quality checks they have since been found to contain Chrysotile.					

Client:	Currie & Brown				
Client Address:	69 Old Broad Street, London, EC2M 1QS				
Site Address/Location:	8 Branksea Close, Isles of Scilly, TR21 OND				
Date Sampled:	23/09/20	Sampled By:	Chris Rundle		
Date Samples Received:	28/09/20	Client Order No.:		No. of Samples:	10
Date Analysed:	29/09/20	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 Tiles	Ground Floor, 001 Lounge , Internal/Floor - Vinyl Floor Tiles	Chrysotile
002		Vinyl Floor Tiles	Ground Floor, 002 Hall , Internal/Floor - Vinyl Floor Tiles	Chrysotile
003		Textured Coating	Ground Floor, 003 Kitchen & Cupboard , Internal/Ceiling - Textured Coating	No Asbestos Detected
004		Vinyl Floor Tile & Adhesive	Ground Floor, 003 Kitchen & Cupboard , Internal/Floor - Vinyl Floor Tiles	No Asbestos Detected
005		Vinyl Floor Tiles	Ground Floor, 003 Kitchen & Cupboard , Internal/Floor - Vinyl Floor Tiles	Chrysotile
006		Sink Pad	Ground Floor, 004 Utility , Internal/Plant/Equipment - Sink Pad	No Asbestos Detected
007		Insulating Board	Ground Floor, 004 Utility , Internal/Walls - Insulating Board Panel	No Asbestos Detected
008		Insulating Board	External, External/Soffit - Insulating Board Panel	Amosite, Chrysotile
009		Cement	External, External/Roof - Cement Undercloak	Chrysotile
010		Insulating Board	External, External/Soffit - Insulating Board Panel	No Asbestos Detected

- 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.



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



Additional Comments:	Analyst:	Gary Lowe
	Analysts Signature:	<i>G. Lowe</i>
	Approved by:	Alicia Davey
	Authorised Signature:	<i>ADavey.</i>
E N D O F R E P O R T		