

REPORT TO CLIENT
ASBESTOS REFURBISHMENT SURVEY

WITHIN
Boveney Lock House
On Behalf Of
Environment Agency
Contract Code: L-04849
Date of Issue: 15 August 2019

First Issue



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EXECUTIVE SUMMARY

An Asbestos Refurbishment Survey was carried out within Boveney Lock House, Boveney Lock, Lock Path, Dorney, Windsor, SL4 6QQ.

The purpose of the survey was to identify asbestos containing materials prior to refurbishment of the house.

Please refer to Section 2 for full Scope of Survey.

The survey was fully intrusive and as comprehensive as possible under the conditions described however asbestos materials may be present behind identified ACMs and other building materials. Care should be taken, or further investigations carried out when accessing into voids or cavities. (See Section 3 for further information on any agreed restrictions and limitations within this survey.)

At the time of the survey, the premises were occupied, and the utilities live.

ASBESTOS CONTAINING MATERIALS (ACMS):

All ACMs are summarised in the table below and are fully detailed in Appendix 2 – Asbestos Register; with the breakdown of material scores and priority scores (where provisionally collected) shown on the photographs in Appendix 4.

Location	Item	Recommended Action	Recommended Action Period
Floor G - 001 Porch	Paper backed floor below laminate flooring	<u>Remove</u>	Routine
Floor G - 002 Kitchen	Paper backed floor covering below laminate	<u>Remove</u>	Routine
Floor G - 003 Cupboard	Paper backed floor covering below laminate	<u>Remove</u>	Routine
Floor G - 005 Outside toilet	Cistern	Manage	Routine
Floor G - 007 Hallway	Floor tile adhesive	Manage	Routine
Floor G - 007 Hallway	Floor tiles below carpet	Manage	Routine
Floor Ext - EX01 Elevations	Roof felt to canopy	Manage	Routine
Floor Ext - EX01 Elevations	Pink mastic to metal frames windows and door	<u>Remove</u>	Routine
Floor Ext - EX01 Elevations	Electrical conduit within timber boxing	Manage	Routine
Floor Ext - EX02 Flat roof	Roof felt	Manage	Routine

Recommended Actions highlighted in **bold and underlined** indicate that remedial work is advised as shown.

Items with a Recommended Action/Action Period combination of Manage/Routine should be managed as per the client's Asbestos Management Policy (See Section 5.5)

AREAS OF NO ACCESS

This indicates that a location could not be accessed during the survey. It should be presumed that ACMs may be present in this/these location(s) until shown otherwise through further investigation.

All areas were accessed.

PRESUMED ASBESTOS

This indicates that items in a location could not be inspected during the survey. It should be presumed that ACMs may be present within this/these item(s) until shown otherwise through further investigation.

All presumed items are summarised in the table below and are fully detailed in Appendix 2 – Asbestos Register.

Location	Item
Floor 01 - 005 Bedroom	Within room
Floor 02 - 001 Loft	Within loft

Notes to Executive Summary

The duty to manage requirement in CAR 2012 Regulation 4 allows for materials to be presumed to contain asbestos. In this report, there are two levels of 'presumption'

Strongly presumed to contain asbestos:

Materials which themselves have not been sampled but are cross referenced to similar materials which have been sampled and found to contain asbestos. These materials are found within the Asbestos Register and are identified on plans with a prefix of 'X' in front of the Sample Number.

Materials in which asbestos was known to have been commonly used in the manufactured product at the time of installation such as cement sheets, gutters, flue pipes which are readily identifiable, or materials which have the appearance of asbestos, but no sample has been taken, e.g. thermal insulation on a pipe where fibres are clearly visible. These materials are found within the Asbestos Register and are identified on plans with a sample code of "SP".

Presumed to contain asbestos

Items where there is insufficient evidence to confirm that they are asbestos free e.g. where access is restricted due to excessive damage or Health & Safety related issues. These materials are found within the Asbestos Register and are identified on plans with a sample code of "P".

It is important that this report is kept whole; EDP does not take responsibility for misinterpretations made due to individual sections or appendices of this report being distributed separately.

1. INTRODUCTION

EDP Health, Safety & Environment Consultants Ltd (EDP) undertook an Asbestos Refurbishment Survey within specific areas of Boveney Lock House, Boveney Lock, Lock Path, Dorney, Windsor, SL4 6QQ.

The survey was undertaken at the request of Kathryn Forster from Environment Agency, SSCL, PO Box 797, Newport, NP10 8FZ.

The survey was carried out on 15/07/2019 by Alex McCulloch, Lead Surveyor and Isabel Amatt, Assistant Surveyor, of EDP and is intended to be used to identify the location of ACMs prior to refurbishment.

2 storey detached house with a 1970s extension; brick outer walls with a clay tiled roof; timber floors; brick and lath and plaster walls; lath and plaster plasterboard ceilings; lath and plaster soffit; concrete floors;

Plans of the premises were used to aid the surveyor in identifying locations during the survey. These plans are shown in Appendix 5 of this report.

2. SCOPE OF SURVEY

The scope of the survey was to identify ACMs which could be disturbed during the following works:

- Carry out all necessary preparatory repairs and redecorate painted brickwork within entrance porch.
- Carry out all necessary preparatory repairs and redecorate painted render at first floor level on all four elevations.
- Carry out all necessary preparator repairs and redecorate the timber barge boards, fascias and soffits to all four elevations.
- Carry out all necessary preparatory repairs and redecorate timber supporting beams on front elevation.
- Replacement of windows – check mastic.
- Kitchen works include removal of wall separating the wall and the window – between the lobby and the kitchen.
- Replace blown plaster to wall in living room.

The client also requested the non-intrusive inspection of ceilings with textured coating.

The purpose of the survey was to locate, so far as was reasonably practicable, the presence and extent of any suspect ACMs within the surveyed area. To achieve these objectives the survey involved destructive inspection, as necessary, to gain access to all areas including those difficult to reach. A full sampling programme was undertaken to identify possible ACMs and estimate their area or volume.

Where measurements or other dimensions are recorded within this report, they are an estimation based on surveyor knowledge. Prior to scoping removal works these figures should be confirmed by those compiling documentation or by any preferred removal contractor prior to undertaking the work. Where widespread ACMs such as pipe insulation debris have been identified within a large area this will be recorded as the full floor area as it is likely that the whole area will require remedial works to ensure all debris has been removed.

Man Made Mineral Fibre (MMMF) insulation may occasionally be noted during the survey to avoid potential future confusion, however, extents and conditions unless otherwise specified are not part of the remit for this survey.

Recommendations regarding the future management of asbestos containing materials are given in Section 5, General Recommendations.

3. RESTRICTIONS AND LIMITATIONS

It should be noted that whilst the surveyor exercised all reasonable skill and diligence to examine all materials, we cannot guarantee that all asbestos containing materials have been located. Some materials may well be hidden within the fabric of the building or in other non-accessible areas and may only become known during refurbishment or demolition.

Where surveyors have faced restrictions and/or limitations during the survey they will be highlighted either as areas of no access gained or presumed asbestos as per the Executive Summary and Appendix 2.

Where the client has placed specific restrictions or limitations on the survey scope, these are listed below:

- NO CLIENT SPECIFIC RESTRICTIONS

4. SURVEY FINDINGS

18 samples were collected during the survey. Including strongly presumed materials; asbestos is present in 10 items.

All materials containing, strongly presumed or presumed to contain asbestos are detailed within the Asbestos Register, Appendix 2.

Where present, survey photographs are shown in Appendix 4.

Plans of the premises have been used to illustrate the report; these are shown in Appendix 5 of this report.

Where present, the Certificates of Analysis are given in Appendix 6.

5. GENERAL RECOMMENDATIONS

The following sections give general guidance on appropriate control of ACMs.

5.1 Remedial Work

If a building or area is programmed for demolition, then all ACMs must be removed.

Removal of ACMs may be the only practicable option where refurbishment is planned.

Consideration should be given to reducing the score, by remedial action, for all ACMs with a high material assessment score, i.e. 10 or more or with a medium material score, i.e. 7-9.

Removal of ACMs should be considered where these ACMs are already highly damaged or likely to sustain damage due to location and use or occupancy of an area.

Encapsulation or sealing will depend on the nature of the asbestos material and its condition and the type of protection required (taking into consideration flammability requirements). ACMs should be

sealed with a specially formulated sealant, such as "Firecheck". The sealing coat must adhere firmly, and the integrity of the asbestos material must be sufficient to carry the sealing coat.

It is recommended that a detailed specification be compiled for these works, which should be included in any tender documentation.

5.2 No Asbestos Detected

Where ACMs were not detected, no further action is required.

5.3 Labelling

Where appropriate, ACMs should be labelled with an asbestos warning label as described in The Control of Asbestos Regulations 2012 Approved Code of Practice. Labels must be permanently fixed, and care should be taken to ensure that the asbestos is not damaged during labelling. Some locations

may not be suitable for labelling, e.g. public areas. In these situations, other methods of identification can be used, for example using a unique colour of paint or affixing "Permit to Work" labels.

5.4 Further Investigation

Where areas or items were not accessible to the surveyor at the time of the survey, either because of locked rooms or because to gain access would have compromised the safety of the surveyor or caused excessive damage to the fabric or décor of the building, further investigation is required. In these circumstances, it has to be presumed that ACMs may be present in these areas until shown otherwise.

5.5 Asbestos Management Policy

An asbestos management policy should be instigated to comply with the legal responsibilities for the management of asbestos. This should include regular inspection of any ACMs, e.g. on a 6 monthly or annual basis, as appropriate.

A record of these inspections must be maintained. The date of the following inspection is dependent on the findings of each inspection and should be reviewed in light of any damage or deterioration accordingly.

The management should also ensure that maintenance work is only carried out following consideration of the potential to disturb asbestos materials which may not have been identified by this Refurbishment Survey and the necessary measures to control exposure.

5.6 HSE Publications

Further advice on working with and managing ACMs can be taken from the following publications issued by the HSE:

Health and Safety at Work etc Act 1974	ISBN 978 0 11 113698 0
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L143 (Second edition) Managing and working with asbestos Control of Asbestos Regulations 2012, Approved Code of Practice and guidance	ISBN 978 0 7176 6618 8
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The following guidance is relevant to work with asbestos materials:

HSG53 Respiratory protective equipment at work 2013	ISBN 978 0 7176 64542
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HSG210 Asbestos essentials. A task manual for building, maintenance & allied trades of non-licensed work 2018	ISBN 97807 1666652
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HSG227 A comprehensive guide to managing asbestos in premises 2002	ISBN 97807 17623815
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HSG247 Asbestos: The licensed contractors' guide 2006	ISBN 97 807 17628742
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REFERENCES

1. EDP Instruction Manual No. 5, "Surveying and Sampling of Asbestos in Buildings"
2. Health & Safety Executive (HSE), (2005); HSG 248, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures".
3. Health & Safety Executive (HSE), (2012); HSG 264, "Asbestos: The survey guide".

APPENDIX 1

SURVEY METHODOLOGY

UKAS ACCREDITATION

The survey and sample collection are carried out under EDP Health, Safety & Environment Consultants UKAS accreditation (ISO 17020 and ISO 17025).

SURVEY AND SAMPLING

The survey and sampling is carried out in accordance with EDP's documented in-house procedures (Reference 1) based on Health & Safety Executive (HSE) Guidance Notes; HSG 248, "Asbestos: The analysts' guide for sampling, analysis and clearance procedures" (Reference 2) and HSG264, Asbestos: The survey guide (Reference 3).

ANALYSIS

EDP uses external UKAS accredited laboratories for the analysis of samples taken during surveys and any liability associated with the results of sample analysis remains the responsibility of the laboratory. Samples are analysed using methods based upon the Health & Safety Executive Guidance Note HSG 248, Asbestos: The analysts' guide.

MATERIAL ASSESSMENT

An assessment was made of the potential for each identified ACM to release asbestos fibres. This Material Assessment is based upon assigning scores according to the Product Type, Asbestos Type, Condition/Extent of Damage and Surface Treatment. The scores for each category are added together to give an overall Material Assessment score.

The Material Assessment score relates to the conditions at the time of the survey. The overall rating can therefore change, e.g. if ACMs are damaged or sealant degrades.

Material Assessment scores range from 2 to 12; non-asbestos materials are not scored. The scores are defined as follows:

Sample variable	Score	Examples of scores (see notes for more detail)
Product type (or debris from product)	1	Asbestos-reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc.)
	2	AIB, millboards, other low-density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding crocidolite.
	3	Crocidolite.
Total		
Score		Potential to release asbestos fibres
10 or more		High
7-9		Medium
5-6		Low
4 or less		Very low

Recommended Action: Based on the material assessment score and surveyor findings, a starting point for appropriate action is recommended. Where any form of remediation is recommended i.e. repair/seal, then this is the most appropriate short-term action, which may require follow up works (e.g. after repair of an ACM then labelling/inspection and management will then be required).

Manage
Protect/Enclose
Remove
Repair
Seal/Encapsulate

Recommended Action Period:

A preliminary guide by the surveyor based on material assessment and experience. This is designed to highlight any ACMs which are considered to be in a position/condition to require immediate attention.

Urgent
Routine (typically annually)

REGISTER DESCRIPTIONS

Sample Code: The unique number of any sample collected, or reason why no sample was collected, is recorded in this column.

Code	Description
NAG	No Access Gained
S	Sample
X	Cross referenced to a sample
Strongly Presumed	Asbestos strongly presumed by visual inspection
Presumed	Asbestos presumed as surveyor unable to investigate further due to potential damage (to fabric or décor of building) or due to health and safety restrictions

APPENDIX 2

ASBESTOS REGISTER

ASBESTOS REGISTER

BOVENEY LOCK HOUSE

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
15/07/2019	G	001	Porch	Strongly Presumed	Paper backed floor below laminate flooring	Paper	Usually inaccessible	3 m ²	Good condition	6	Asbestos Present	Remove	Routine	Timber boxing with no suspect materials within; no suspect materials behind door frame to kitchen; wall between porch and kitchen is breeze block and plaster with no suspect materials. Paper backed floor covering is present in adjacent rooms. It is not possible to lift the laminate flooring in this area.
15/07/2019	G	002	Kitchen	S010	Paper backed floor covering below laminate	Paper	Usually inaccessible	9 m ²	Good condition	4	Chrysotile	Remove	Routine	Modern mastic cement around extractor hood; no suspect materials within cooker hood boxing and riser below; timber window sill below ceramic tiles.
15/07/2019	G	003	Cupboard	X010	Paper backed floor covering below laminate	Paper	Easy	1 m ²	Good condition	3	Chrysotile	Remove	Routine	Timber vent surround.
15/07/2019	G	005	Outside toilet	S012	Cistern	Composites	Occasional	1 no.	Good condition	3	Amosite	Manage	Routine	Foam insulated pipe work.

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
15/07/2019	G	007	Hallway	S014	Floor tiles below carpet	Vinyl/ Thermo plastic	Usually inaccessible	8 m ²	Good condition	2	Chrysotile	Manage	Routine	
15/07/2019	G	007	Hallway	S015	Floor tile adhesive	Bituminous	Usually inaccessible	8 m ²	Good condition	2	Chrysotile	Manage	Routine	
15/07/2019	01	005	Bedroom	Presumed	Within room	No Access Gained								No access due to tenet asleep in room
15/07/2019	02	001	Loft	Presumed	Within loft	Limited Access Gained								Limited access gained due to stored items; MMMF insulated water tank; foam insulated pipe work.
15/07/2019	Ext	EX01	Elevations	Strongly Presumed	Roof felt to canopy	Bituminous	Usually inaccessible	0.5 m ²	Low Damage	4	Asbestos Present	Manage	Routine	
15/07/2019	Ext	EX01	Elevations	S005	Electrical conduit within timber boxing	Cement	Usually inaccessible	0.45 m	Good condition	3	Chrysotile	Manage	Routine	
15/07/2019	Ext	EX01	Elevations	S007	Pink mastic to metal frames windows and door	Composites	Usually inaccessible	5 no.	Good condition	2	Chrysotile	Remove	Routine	
15/07/2019	Ext	EX02	Flat roof	Strongly Presumed	Roof felt	Bituminous	Usually inaccessible	5 m ²	Good condition	4	Asbestos Present	Manage	Routine	Clay tiles to main roof

APPENDIX 3

NON-ASBESTOS REGISTER

NON-ASBESTOS REGISTER

BOVENEY LOCK HOUSE

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
15/07/2019	G	002	Kitchen	S011	Sink pad	Bituminous	Easy	1 no.	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	G	004	Boiler room									No Action Required		Quarry tiles to floor; no suspect materials within boiler; modern electrics; foam insulated pipe work.
15/07/2019	G	006	Dining room	S013	Textured coating to ceiling	Textured coating	Occasional	6 m ²	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	G	008	Lounge	S016	Textured coating to ceiling	Textured coating	Occasional	15 m ²	Good condition	0	No asbestos detected	No Action Required		No suspect materials under PVC strips to window.
15/07/2019	G	009	Front porch	X016	Textured coating to ceiling	Textured coating	Occasional	2 m ²	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	G	010	Cupboard under stairs									No Action Required		Timer door infill panels.
15/07/2019	01	001	Landing and stairs									No Action Required		Timber infill panels to cupboard doors; foam insulated hot water tank in cupboard.
15/07/2019	01	002	Bedroom	S017	Textured coating to ceiling	Textured coating	Occasional	12 m ²	Good condition	0	No asbestos detected	No Action Required		

Date of Inspection	Floor	Room Number	Room Function	Sample Code	Item	Material	Accessibility	Extent	Condition Code	Material Score	Analysis Result	Recommended Action	Action Period	Remarks
15/07/2019	01	003	Bathroom									No Action Required		Timber infill panels to cupboard doors; ceramic tiled boxing.
15/07/2019	01	004	Bedroom	S018	Textured coating to ceiling	Textured coating	Occasional	12 m²	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S001	Damp proof course	Bituminous	Usually inaccessible	14 m	Good condition	0	No asbestos detected	No Action Required		Newspaper packing to toilet door frame; plastic and cast iron rain water goods; open timber eaves and fascia; rectangle panel to the front door. Present in the extension.
15/07/2019	Ext	EX01	Elevations	S002	Putty to door frames	Composites	Usually inaccessible	3 no.	Low damage	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S003	Putty to timber window frames	Composites	Usually inaccessible	3 no.	Low damage	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S004	Render to walls	Composites	Usually inaccessible	70 m²	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S006	Mastic to PVC windows	Composites	Usually inaccessible	8 no.	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S008	Putty seal to cast iron down pipe	Composites	Usually inaccessible	1 no.	Good condition	0	No asbestos detected	No Action Required		
15/07/2019	Ext	EX01	Elevations	S009	Mastic to sealed wall penetration	Composites	Usually inaccessible	1 no.	Good condition	0	No asbestos detected	No Action Required		

APPENDIX 4

SURVEY PHOTOGRAPHS

Floor:	G	Location description:	Porch
Room/Area:	001	Sample Number:	SP
Material:	Paper	Item:	Paper backed floor below laminate flooring
Measured Extent:	3 m ²	Asbestos Type:	Asbestos Present
Damage/Condition:	Good condition		
Notes:	Paper backed floor covering is present in adjacent rooms. It is not possible to lift the laminate flooring in this area.		



Recommendations:	Remove
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Material Assessment							
Product:	2	Condition/damage:	0	Surface treatment:	1	Asbestos Type:	3

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores					
Material Assessment Score:	6	Priority Assessment Score:		Total Risk Score:	

Floor:	G	Location description:	Kitchen
Room/Area:	002	Sample Number:	010
Material:	Paper	Item:	Paper backed floor covering below laminate
Measured Extent:	9 m ²	Asbestos Type:	Chrysotile
Damage/Condition:	Good condition		
Notes:	Modern mastic cement around extractor hood; no suspect materials within cooker hood boxing and riser below; timber window sill below ceramic tiles.		



Recommendations:	Remove
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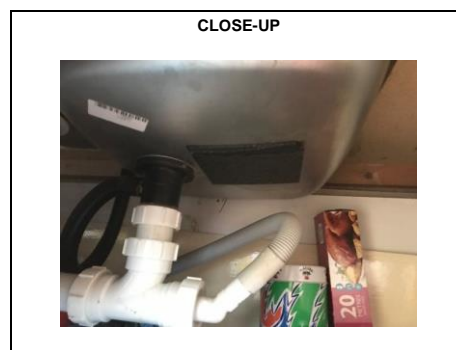
Material Assessment							
Product:	2	Condition/damage:	0	Surface treatment:	1	Asbestos Type:	1

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores					
Material Assessment Score:	4	Priority Assessment Score:		Total Risk Score:	

Floor:	G	Location description:	Kitchen
Room/Area:	002	Sample Number:	011
Material:	Bituminous	Item:	Sink pad
Measured Extent:	1 no.	Asbestos Type:	No asbestos detected
Damage/Condition:	Good condition		

Notes:	
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Recommendations:	No Action Required
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Material Assessment					
Product:	0	Condition/damage:	0	Surface treatment:	0
				Asbestos Type:	0

Priority Assessment	
Normal occupant Activity:	
Location:	
Accessibility:	
Extent / amount:	
Number of occupants:	Frequency of use of area:
Average time area is in use:	Type of maintenance activity:
Frequency of maintenance activity:	

Scores			
Material Assessment Score:	0	Priority Assessment Score:	Total Risk Score:

Floor:	G	Location description:	Cupboard
Room/Area:	003	Sample Number:	X010
Material:	Paper	Item:	Paper backed floor covering below laminate
Measured Extent:	1 m²	Asbestos Type:	Chrysotile
Damage/Condition:	Good condition		

Notes:	Timber surround vent.
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Recommendations:	Remove
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Material Assessment					
Product:	2	Condition/damage:	0	Surface treatment:	0
				Asbestos Type:	1

Priority Assessment	
Normal occupant Activity:	
Location:	
Accessibility:	
Extent / amount:	
Number of occupants:	Frequency of use of area:
Average time area is in use:	Type of maintenance activity:
Frequency of maintenance activity:	

Scores			
Material Assessment Score:	3	Priority Assessment Score:	Total Risk Score:

Floor:	G	Location description:	Outside toilet
Room/Area:	005	Sample Number:	012
Material:	Composites	Item:	Cistern
Measured Extent:	1 no.	Asbestos Type:	Amosite
Damage/Condition:	Good condition		
Notes:	Foam insulated pipe work.		

OVERVIEW



CLOSE-UP



Recommendations: Manage

Material Assessment

Product:	1	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	2
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Priority Assessment

Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores

Material Assessment Score:	3	Priority Assessment Score:		Total Risk Score:	
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Floor:	G	Location description:	Dining room
Room/Area:	006	Sample Number:	013
Material:	Textured coating	Item:	Textured coating to ceiling
Measured Extent:	6 m ²	Asbestos Type:	No asbestos detected
Damage/Condition:	Good condition		
Notes:			

OVERVIEW



CLOSE-UP



Recommendations: No Action Required

Material Assessment

Product:	0	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	0
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Priority Assessment

Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores

Material Assessment Score:	0	Priority Assessment Score:		Total Risk Score:	
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Floor:	G	Location description:	Hallway
Room/Area:	007	Sample Number:	014
Material:	Vinyl/ Thermo plastic	Item:	Floor tiles below carpet
Measured Extent:	8 m ²	Asbestos Type:	Chrysotile
Damage/Condition:	Good condition		

Notes:	
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Recommendations:	Manage
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Material Assessment							
Product:	1	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	1

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores					
Material Assessment Score:	2	Priority Assessment Score:		Total Risk Score:	

Floor:	G	Location description:	Hallway
Room/Area:	007	Sample Number:	015
Material:	Bituminous	Item:	Floor tile adhesive
Measured Extent:	8 m ²	Asbestos Type:	Chrysotile
Damage/Condition:	Good condition		

Notes:	
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Recommendations:	Manage
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Material Assessment							
Product:	1	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	1

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			


Scores					
Material Assessment Score:	2	Priority Assessment Score:		Total Risk Score:	

Floor:	G	Location description:	Lounge
Room/Area:	008	Sample Number:	016
Material:	Textured coating	Item:	Textured coating to ceiling
Measured Extent:	15 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Good condition		
Notes:	No suspect materials under PVC strips to window.		

OVERVIEW



CLOSE-UP



Recommendations:	No Action Required		
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Material Assessment			
Product:	0	Condition/damage:	0
Surface treatment:	0	Asbestos Type:	0

Priority Assessment	
Normal occupant Activity:	
Location:	
Accessibility:	
Extent / amount:	
Number of occupants:	
Frequency of use of area:	
Average time area is in use:	
Type of maintenance activity:	
Frequency of maintenance activity:	


Scores		
Material Assessment Score:	0	Total Risk Score:

Floor:	01	Location description:	Bedroom
Room/Area:	002	Sample Number:	017
Material:	Textured coating	Item:	Textured coating to ceiling
Measured Extent:	12 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Good condition		
Notes:			

OVERVIEW



CLOSE-UP



Recommendations:	No Action Required		
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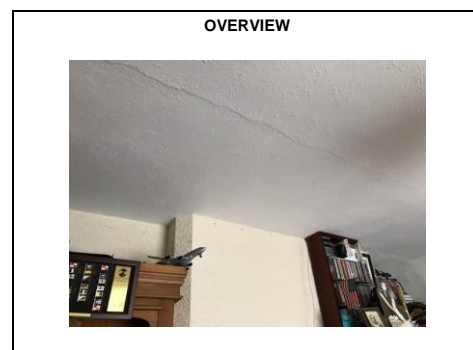
Material Assessment			
Product:	0	Condition/damage:	0
Surface treatment:	0	Asbestos Type:	0

Priority Assessment	
Normal occupant Activity:	
Location:	
Accessibility:	
Extent / amount:	
Number of occupants:	
Frequency of use of area:	
Average time area is in use:	
Type of maintenance activity:	
Frequency of maintenance activity:	

Scores		
Material Assessment Score:	0	Total Risk Score:

Floor:	01	Location description:	Bedroom
Room/Area:	004	Sample Number:	018
Material:	Textured coating	Item:	Textured coating to ceiling
Measured Extent:	12 m ²	Asbestos Type:	No asbestos detected
Damage/Condition:	Good condition		

Notes:	
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Recommendations:	No Action Required
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Material Assessment							
Product:	0	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	0

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores					
Material Assessment Score:	0	Priority Assessment Score:		Total Risk Score:	

Floor:	01	Location description:	Bedroom
Room/Area:	005	Sample Number:	P
Material:	No Access Gained	Item:	Within room
Measured Extent:		Asbestos Type:	
Damage/Condition:			

Notes:	No access due to tenant asleep in room
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Recommendations:	
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Material Assessment							
Product:	0	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores					
Material Assessment Score:	0	Priority Assessment Score:		Total Risk Score:	

Floor:	02	Location description:	Loft
Room/Area:	001	Sample Number:	P
Material:	Limited Access Gained	Item:	Within loft
Measured Extent:		Asbestos Type:	
Damage/Condition:			
Notes:	Limited access gained due to stored items; MMMF insulated water tank; foam insulated pipe work.		

OVERVIEW



CLOSE-UP



Recommendations:

Material Assessment

Product:	0	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	
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Priority Assessment

Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores

Material Assessment Score:	0	Priority Assessment Score:		Total Risk Score:	
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Floor:	Ext	Location description:	Elevations
Room/Area:	EX01	Sample Number:	SP
Material:	Bituminous	Item:	Roof felt to canopy
Measured Extent:	0.5 m ²	Asbestos Type:	Asbestos Present
Damage/Condition:	Low Damage		
Notes:			

OVERVIEW



CLOSE-UP



Recommendations:

Material Assessment

Product:	1	Condition/damage:	1	Surface treatment:	0	Asbestos Type:	3
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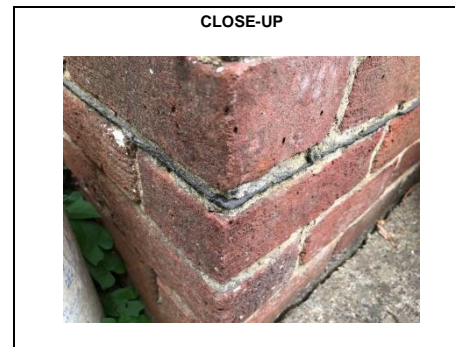
Priority Assessment

Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores

Material Assessment Score:	5	Priority Assessment Score:		Total Risk Score:	
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Floor:	Ext	Location description:	Elevations
Room/Area:	EX01	Sample Number:	001
Material:	Bituminous	Item:	Damp proof course
Measured Extent:	14 m	Asbestos Type:	No asbestos detected
Damage/Condition:	Good condition		
Notes:	Newspaper packing to toilet door frame; plastic and cast iron rain water goods; open timber eaves and fascia; rectangle panel to the front door. Present in the extension.		



Recommendations:	No Action Required				
Material Assessment					
Product:	0	Condition/damage:	0	Asbestos Type:	0
Priority Assessment					
Normal occupant Activity:					
Location:					
Accessibility:					
Extent / amount:					
Number of occupants:		Frequency of use of area:			
Average time area is in use:		Type of maintenance activity:			
Frequency of maintenance activity:					
Scores					
Material Assessment Score:	0	Priority Assessment Score:		Total Risk Score:	

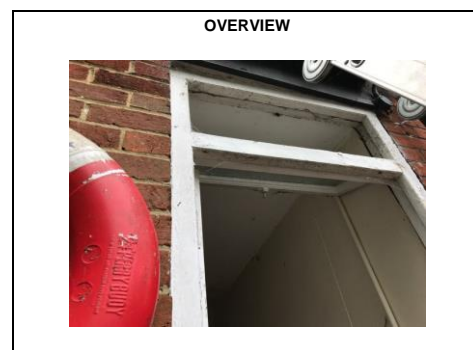
Floor:	Ext	Location description:	Elevations
Room/Area:	EX01	Sample Number:	002
Material:	Composites	Item:	Putty to door frames
Measured Extent:	3 no.	Asbestos Type:	No asbestos detected
Damage/Condition:	Low damage		
Notes:			



Recommendations:	No Action Required						
Material Assessment							
Product:	0	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	0
Priority Assessment							
Normal occupant Activity:							
Location:							
Accessibility:							
Extent / amount:							
Number of occupants:		Frequency of use of area:					
Average time area is in use:		Type of maintenance activity:					
Frequency of maintenance activity:							
Scores							
Material Assessment Score:	0	Priority Assessment Score:		Total Risk Score:			

Floor:	Ext	Location description:	Elevations
Room/Area:	EX01	Sample Number:	003
Material:	Composites	Item:	Putty to timber window frames
Measured Extent:	3 no.	Asbestos Type:	No asbestos detected
Damage/Condition:	Low damage		

Notes:	
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Recommendations:	No Action Required
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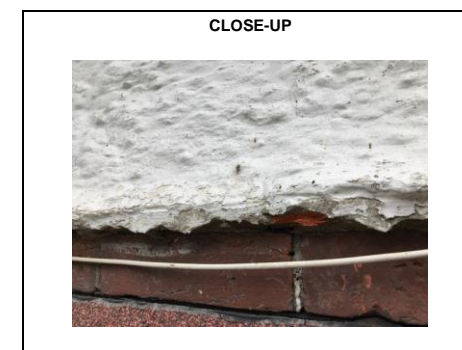
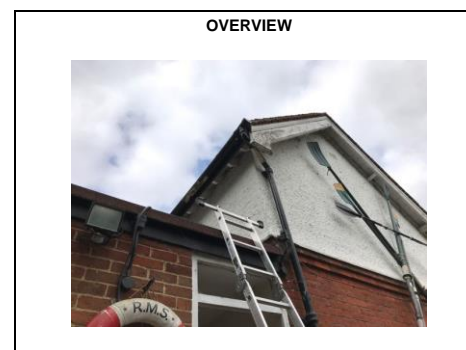
Material Assessment							
Product:	0	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	0

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores					
Material Assessment Score:	0	Priority Assessment Score:		Total Risk Score:	

Floor:	Ext	Location description:	Elevations
Room/Area:	EX01	Sample Number:	004
Material:	Composites	Item:	Render to walls
Measured Extent:	70 m²	Asbestos Type:	No asbestos detected
Damage/Condition:	Good condition		

Notes:	
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Recommendations:	No Action Required
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Material Assessment							
Product:	0	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	0

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores					
Material Assessment Score:	0	Priority Assessment Score:		Total Risk Score:	

Floor:	Ext	Location description:	Elevations
Room/Area:	EX01	Sample Number:	005
Material:	Cement	Item:	Electrical conduit within timber boxing
Measured Extent:	0.45 m	Asbestos Type:	Chrysotile
Damage/Condition:	Good condition		

Notes:	
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OVERVIEW	CLOSE-UP
	

Recommendations:	Manage
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Material Assessment							
Product:	1	Condition/damage:	0	Surface treatment:	1	Asbestos Type:	1

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores					
Material Assessment Score:	3	Priority Assessment Score:		Total Risk Score:	

Floor:	Ext	Location description:	Elevations
Room/Area:	EX01	Sample Number:	006
Material:	Composites	Item:	Mastic to PVC windows
Measured Extent:	8 no.	Asbestos Type:	No asbestos detected
Damage/Condition:	Good condition		

Notes:	
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OVERVIEW	CLOSE-UP
	

Recommendations:	No Action Required
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Material Assessment							
Product:	0	Condition/damage:	0	Surface treatment:	0	Asbestos Type:	0

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores					
Material Assessment Score:	0	Priority Assessment Score:		Total Risk Score:	

Floor:	Ext	Location description:	Elevations
Room/Area:	EX01	Sample Number:	007
Material:	Composites	Item:	Pink mastic to metal frames windows and door
Measured Extent:	5 no.	Asbestos Type:	Chrysotile
Damage/Condition:	Good condition		

Notes:	
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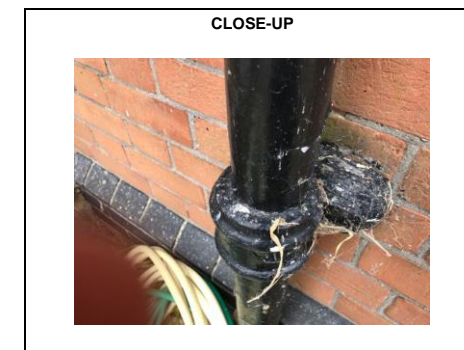
Recommendations:	Remove
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Material Assessment					
Product:	1	Condition/damage:	0	Surface treatment:	0
Asbestos Type:	1				

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			
Scores			
Material Assessment Score:	2	Priority Assessment Score:	
Total Risk Score:			

Floor:	Ext	Location description:	Elevations
Room/Area:	EX01	Sample Number:	008
Material:	Composites	Item:	Putty seal to cast iron down pipe
Measured Extent:	1 no.	Asbestos Type:	No asbestos detected
Damage/Condition:	Good condition		

Notes:	
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Recommendations:	No Action Required
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Material Assessment					
Product:	0	Condition/damage:	0	Surface treatment:	0
Asbestos Type:	0				

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			
Scores			
Material Assessment Score:	0	Priority Assessment Score:	
Total Risk Score:			

Floor:	Ext	Location description:	Elevations
Room/Area:	EX01	Sample Number:	009
Material:	Composites	Item:	Mastic to sealed wall penetration
Measured Extent:	1 no.	Asbestos Type:	No asbestos detected
Damage/Condition:	Good condition		

Notes:	
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OVERVIEW	CLOSE-UP
	

Recommendations:	No Action Required
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Material Assessment					
Product:	0	Condition/damage:	0	Surface treatment:	0
		Asbestos Type:	0		

Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores			
Material Assessment Score:	0	Priority Assessment Score:	
Total Risk Score:			

Floor:	Ext	Location description:	Flat roof
Room/Area:	EX02	Sample Number:	SP
Material:	Bituminous	Item:	Roof felt
Measured Extent:	5 m²	Asbestos Type:	Asbestos Present
Damage/Condition:	Good condition		

Notes:	
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OVERVIEW	CLOSE-UP
	

Recommendations:	Manage
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Material Assessment					
Product:	1	Condition/damage:	0	Surface treatment:	0
		Asbestos Type:	3		

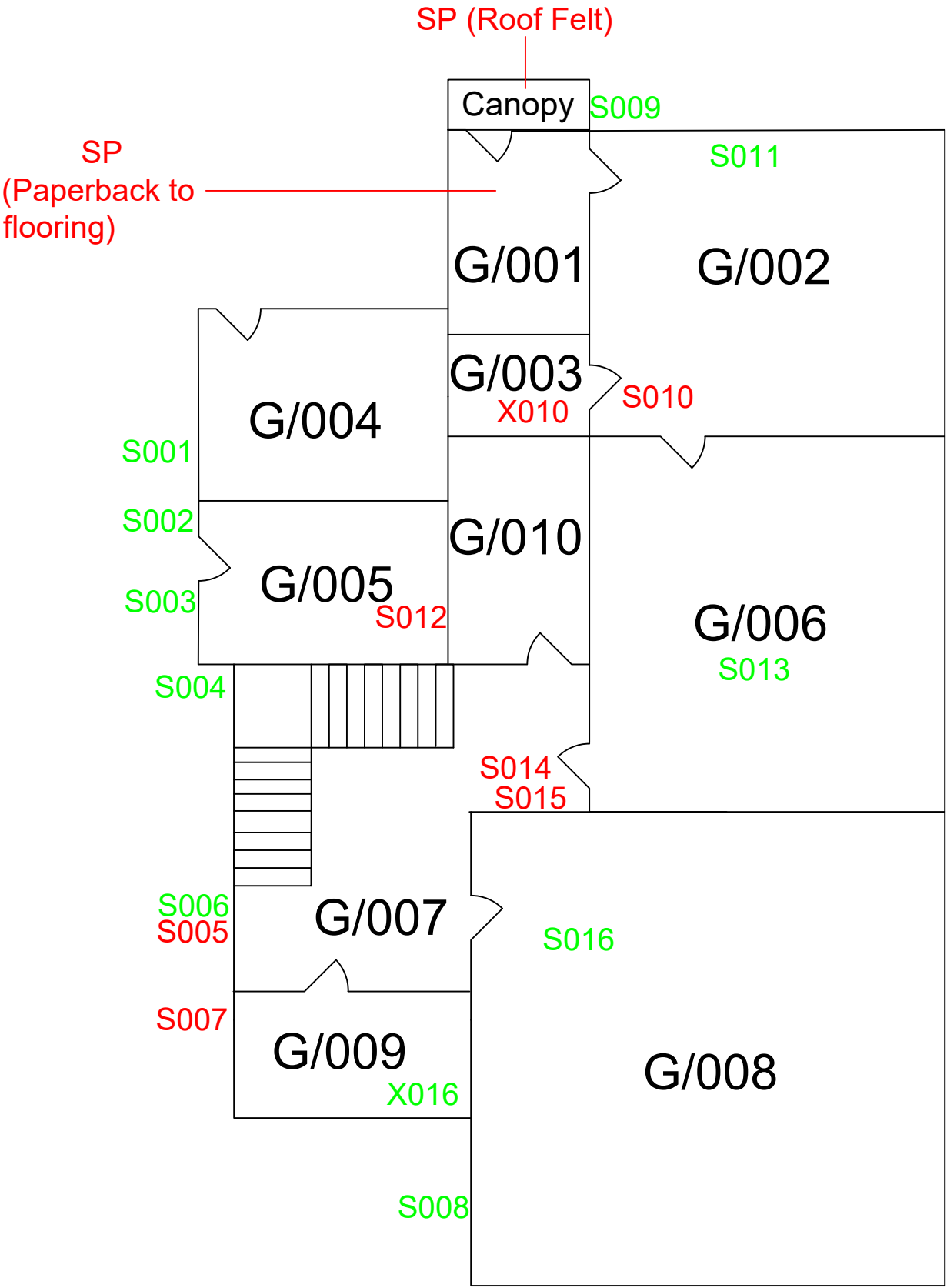
Priority Assessment			
Normal occupant Activity:			
Location:			
Accessibility:			
Extent / amount:			
Number of occupants:		Frequency of use of area:	
Average time area is in use:		Type of maintenance activity:	
Frequency of maintenance activity:			

Scores			
Material Assessment Score:	4	Priority Assessment Score:	
Total Risk Score:			

APPENDIX 5

PLANS OF THE PREMISES




EX01 Elevations

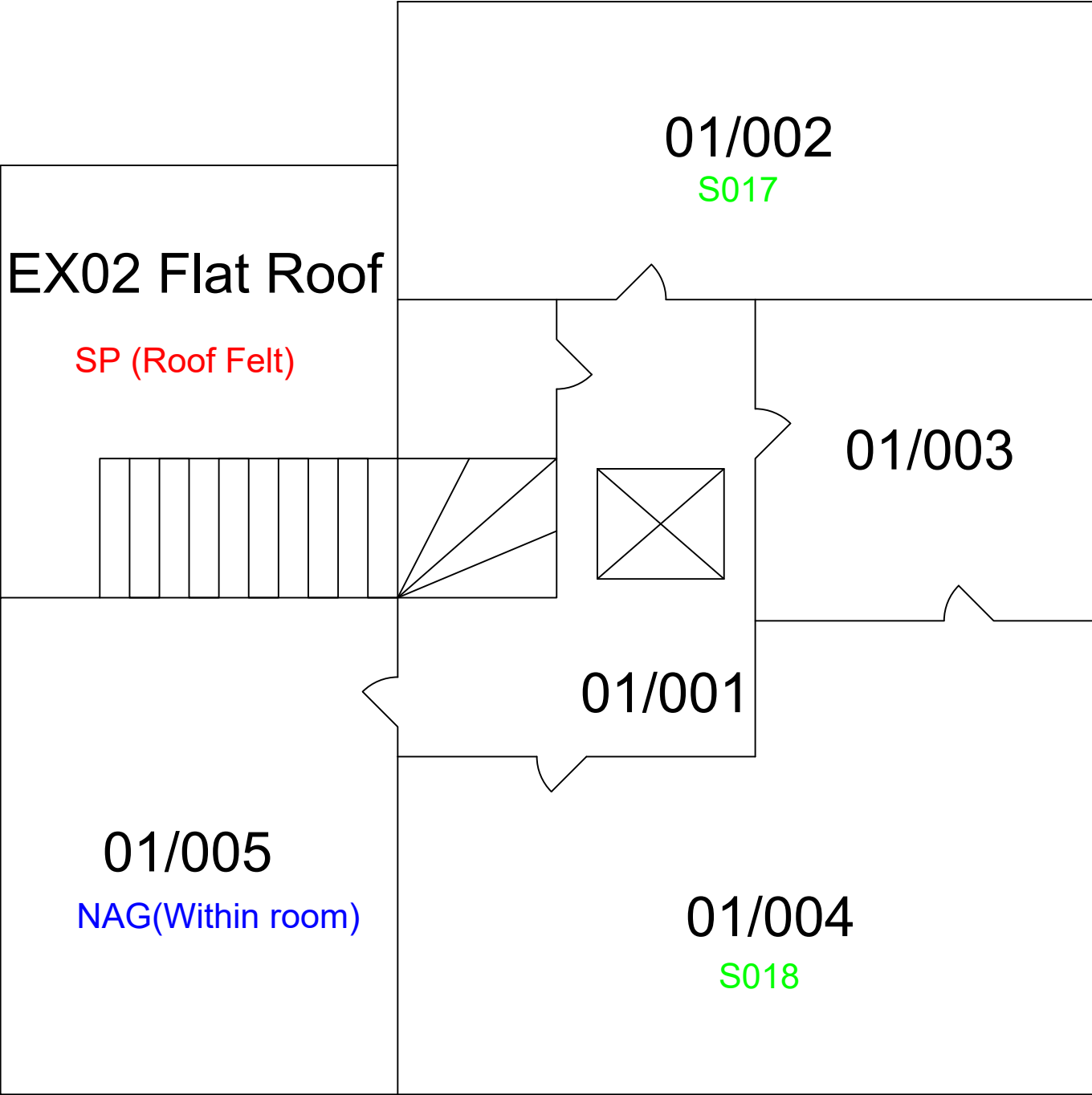


Symbol	Explanation
S001	Asbestos Containing Sample
SP	Material Strongly Presumed to contain Asbestos
X001	Cross referenced to a positive sample
S001	No Asbestos Detected
X001	Cross referenced to a negative sample
P	Presumed to contain asbestos - further investigation recommended
NAG	No Access Gained - further investigation recommended
	Ceiling penetration
	Wall penetration
	Floor penetration

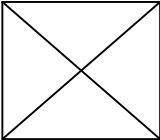
Job title Asbestos Survey: Refurbishment Not for measurement purposes	
Drawing title: Boveney lock house refurbishment Ground Floor	
Survey Date: 15/07/19	Revision Date:
Client: Environment Agency	
Dwg No. 1/2	UPRN No
Date: 16/07/19	Annotated: BC
Scale(s): N T S	Contract Code: L-04849



Symbol	Explanation
S001	Asbestos Containing Sample
SP	Material Strongly Presumed to contain Asbestos
X001	Cross referenced to a positive sample
S001	No Asbestos Detected
X001	Cross referenced to a negative sample
P	Presumed to contain asbestos - further investigation recommended
NAG	No Access Gained - further investigation recommended
	Ceiling penetration
	Wall penetration
	Floor penetration



LAG (Due To
Stored Items)



02/001

Loft

J o b t i t l e Asbestos Survey: Refurbishment Not for measurement purposes	
Drawing title: Boveney lock house refurbishment First floor and loft	
Survey Date: 15/07/19	Revision Date:
C l i e n t: Environment Agency	
Dwg No. 2/2	UPRN No
Date: 16/07/19	Annotated: BC
Scale(s): N T S	Contract Code: L-04849



APPENDIX 6

BULK ASBESTOS CERTIFICATES OF ANALYSIS

TVS Analysis

Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire. WA3 7QZ
Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com



2684

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Customer Name and Address: EDP Health, Safety & Environment Consultants Ltd, Suite D Quay West,
Salamander Quay, Park Lane, Harefield, Uxbridge. UB9 6NZ

Site Reference: L-04849 – Environment Agency, Boveney Lock House, Windsor

Date Received: 17/07/19

Certificate Number: TVS/19/4355

Date Analysed: 20/07/19

Analyst: N Tully

Sample Number		**Sample Location	*Description of Product	Content
Lab	Customer			
001	S001	EX01	Damp Proof Course	No Asbestos Detected
002	S002	EX01	Putty to Door Frames	No Asbestos Detected
003	S003	EX01	Putty to Timber Window Frames	No Asbestos Detected
004	S004	EX01	Render to Walls	No Asbestos Detected
005	S005	EX01	Electrical Conduit Within Timber Boxing	Chrysotile
006	S006	EX01	Mastic to PVC Windows	No Asbestos Detected
007	S007	EX01	Pink Mastic to Metal Framed Windows & Doors	Chrysotile
008	S008	EX01	Putty Seal to Cast Iron Down Pipe	No Asbestos Detected
009	S009	EX01	Mastic to Sealed Wall Penetration	No Asbestos Detected
010	S010	G/002	Paper Backed Floor Covering Below Laminate	Chrysotile
011	S011	G/002	Sink Pad	No Asbestos Detected
012	S012	G/005	Cistern	Amosite
013	S013	G/006	Textured Coating to Ceiling	No Asbestos Detected
014	S014	G/007	Floor Tile Below Carpet	Chrysotile
015	S015	G/007	Floor Tile Adhesive	Chrysotile
016	S016	G/008	Textured Coating to Ceiling	No Asbestos Detected
017	S017	1/002	Textured Coating to Ceiling	No Asbestos Detected
018	S018	1/004	Textured Coating to Ceiling	No Asbestos Detected

Approved: Sign:

Date: 22/07/19

(Issued)

Print: N Tully
(Approved Signatory)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. *Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.