

Artisan Surveyors

ENVIRONMENTAL BUILDING SERVICES

Asbestos Refurbishment Survey Report

2/4 Waterloo Square
Bognor Regis
West Sussex
PO21 1SU



Disclaimer

This contract was completed by Artisan Surveyors Ltd on the basis of a defined program of work and terms and conditions agreed with the Client. In carrying out this work we have exercised all reasonable skill and care bearing in mind the objectives and agreed scope of works.

Every effort has been made to identify all asbestos containing materials (ACMs) so far as was reasonably practical. However, it is always possible that ACMs within the property may not be included in this report. This could be for a number of reasons:

- ACMs present within areas not specifically covered by this report are outside the scope of the survey.
- ACMs may be concealed within part of the structure of the building and will not be visible until demolition of the building or part of it.
- Debris from previous removal or refurbishment work may be present in some areas. This could be loose debris or debris concealed below a covering, e.g. paint covering to pipework. Asbestos debris is not strictly covered in this report, however every attempt has been made to discover and report its whereabouts.
- Details of areas accessed and samples taken will be given in this report. There may be some areas of No Access due to various reasons e.g. height, inconvenience to others, confined space, electrical or other hazards, physical restriction etc. Areas of No Access will be identified within the report.
- Certain materials contain asbestos to varying degrees, e.g. textured coating. Where this is the case the sample taken may not be representative of the material throughout.
- Where a survey is carried out under the guidance of the Client, then the survey details will be as his instructions and guidance at the time.

With regards to costing for any asbestos removal work, any persons using this report for this reason must satisfy themselves as to the extent of the asbestos within the designated area(s), to ensure that their tender is sufficient to cover all removal works.

Artisan Surveyors Ltd. cannot accept responsibility to any parties following the issue of this report for any matters arising that may be considered outside of the agreed scope of works.

Report prepared by: Alec Smith, Director

Signed:



Date: 25 May 2018

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1.0 GENERAL SITE AND SURVEY INFORMATION

1.1 Objectives

This report is based on the findings of an HSG264 Asbestos Refurbishment Survey carried out on 21 May 2018 by Mr C. Collins of Artisan Surveyors Ltd. at 2/4 Waterloo Square, Bognor Regis, West Sussex, PO21 1TE. The survey was instructed by Mr R. Brooks on behalf of Brooks Brotehrs Developments Ltd.

The survey was carried out to determine the location of Asbestos Containing Materials (ACMs) within the property.

The objectives of the survey were:

- To locate and record the position, extent and product type of any presumed or known ACMs, as far as reasonably practical.
- To determine and record the form of asbestos, either by collecting representative samples for analysis, or by making a presumption based on the product type, appearance etc.

This is in order to provide the necessary information to tender for asbestos removal work prior to demolition or major refurbishment of the building as required by the Control of Asbestos Regulations (CAR) 2012.

1.2 Scope of Survey

2/4 Waterloo Square consists of a ground floor restaurant with residential units above. No access was available to two first floor flats. It has been agreed to survey there at a later date and they have been excluded from the scope of this survey. The survey has been tailored to suit the proposed refurbishment works. Areas where intrusive refurbishment is not being carried out have been inspected at a Management Survey level. Marked floor plans can be found in Appendix D.

1.3 Method

There are two types of asbestos survey:

Management Surveys: Standard sampling, identification and assessment survey (sampling survey). This is the most common type of survey carried out when creating an asbestos register.

Refurbishment and Demolition Surveys: Full access sampling and identification survey (pre-demolition / major refurbishment survey). This survey must be carried out prior to the demolition or major refurbishment of a building or part of the property. The purpose is to, as far as reasonably practical, determine the location of all ACMs within the building and may involve destructive inspection to gain access to all areas.

An Asbestos Refurbishment Survey has been carried out in this instance.

During a survey the following is carried out:

- Each area within the building is inspected to determine the location of required sampling points.
- Health and safety requirements for both the surveyor(s) and the building's occupants are considered and a risk assessment carried out.
- During sampling, the surveyor(s) will wear appropriate personal protective equipment if required by the risk assessment. Where necessary, warning signs are posted to restrict access.
- Sampling locations are damped down if necessary to reduce the risk of fibre release. Upon completion of sampling, any debris is cleaned up appropriately.
- Samples are placed in labelled plastic bags, sealed and then placed within a second bag. Where required the sampling location is made safe to minimise fibre release and labelled.

1.4 Limitations

No inspection of live electrical equipment, (e.g. fuses within electrical boxes), or mechanical plant or machinery (e.g. lift shafts/cars) was carried out. These must be presumed to contain asbestos until proven otherwise. ACMs have not been disturbed or removed during this survey. It should be noted that there is a possibility that additional ACM may be present behind those identified which may only be discovered during subsequent removal works. Caution must always be taken during removal of building materials and any suspect materials must be reported and left undisturbed until proven to be safe.

1.5 Recommendations

For each ACM identified in the survey, a recommendation will be made for the action required for that material:

Manage: Where management is recommended within the report, it is suggested that ACMs should be left in place, their location noted and the material labelled where appropriate, unless removal of the material is required for the proposed works. Personnel who may come into contact with the material should be informed and disturbance in any way should be avoided.

Encapsulate: Where encapsulation is recommended within the report, it is suggested that ACMs should be left in place, their location noted, and the material encapsulated (sealed) by suitably trained personnel using an asbestos specific encapsulate, again unless removal of the material is required for the proposed works. Water based paint is not sufficient to encapsulate ACMs. The material should be labelled where appropriate. Personnel who may come into contact with the material should be informed and disturbance in any way should be avoided.

Remove/Repair: Where removal or repair is recommended within the report, it is suggested that ACMs are removed or repaired by a licensed asbestos removal company (or suitably trained personnel following the correct ACOP from HSE 'Asbestos Essentials' for non-licensed materials) under controlled conditions (see section 4.5 – Removal). Prior to removal, personnel who may come into contact with the material should be informed and disturbance in any way should be avoided.

Label: Apply asbestos warning labels to material where suitable. It is not always appropriate to use warning labels, for example in public areas where the labels may cause unjust concern over a low risk material in good condition. If unsure of an appropriate labelling strategy we will be pleased to assist with this.

2.0 Report Summary

2.1 Asbestos Containing Materials

The following ACMs were identified within the building:

Location	ACMs Identified	Asbestos*
G.03	Cement panels to high level steel	Chrysotile
G.06	Cement debris to floor	Chrysotile
G.06	Cement panels above large high level steel	Chrysotile
External	Cement roof tiles above two storey section	Chrysotile
External	Cement roof sheets above F.01	Chrysotile

Note: This includes both analysed and referred samples. Please refer to Section 2.0, Report Details, for more detailed information. The Material Assessment can be found in Appendix A.

* Asbestos Type:

Chrysotile	–	White Asbestos
Amosite	–	Brown Asbestos
Crocidolite	–	Blue Asbestos

2.2 Non Asbestos Materials

The following materials were analysed and found to be non-asbestos:

Location	Material	Asbestos
G.01	Textured coating to ceiling	No
G.04	Textured coating to ceiling	No
G.06	Textured coating to ceiling	No
G.07	Textured coating to ceiling	No
G.08	Textured coating to ceiling	No
G.09	Textured coating to ceiling	No
G.13	Textured coating to ceiling	No
G.13	Textured coating to wall	No
G.04	Textured coating to ceiling	No
G.04	Textured coating to wall	No
T.01	Textured coating to ceiling	No

3.0 REPORT DETAILS

3.1 Ground Floor

3.1.1 Room G.01

Floor material: Concrete.

Floor covering: Ceramic tiles.

Walls: Brick/block and plaster.

Ceiling: Plasterboard and textured coating.

Textured coating to ceiling: sample 1 – no asbestos detected.

No further suspect materials noted.

3.1.2 Kitchen G.02

Floor material: Concrete.

Floor covering: Ceramic tiles.

Walls: Brick/block, plaster and PVC panels.

Ceiling: Plasterboard, wood and PVC.

No suspect materials noted.

3.1.3 Room G.03

Floor material: Concrete.

Floor covering: Ceramic tiles.

Walls: Brick/block and PVC panels.

Ceiling: Plaster, plasterboard and wood.

No access within ceiling void.

Cement panels to high level steel: sample 2 – Chrysotile (white) asbestos identified.

Recommendations: Remove (See Section 1.5)

Cement debris to floor: referred to sample 2 – Chrysotile (white) asbestos strongly presumed.

Recommendations: Remove (See Section 1.5)

No further suspect materials noted.

3.1.4 Room G.04

Floor material: Concrete.

Floor covering: Ceramic tiles.

Walls: Brick/block and PVC.

Ceiling: Plasterboard and textured coating.

Machine made mineral fibre (MMMf) insulation within ceiling void.

Plasterboard panels to boxing to steels.

Textured coating to ceiling: sample 3 – no asbestos detected.

No further suspect materials noted.

3.1.5 Room G.05

Floor material: Concrete.

Floor covering: Ceramic tiles.

Walls: Brick/block and PVC.

Ceiling: Plasterboard.

MMMF insulation within ceiling void.

Plasterboard panels to boxing to steels.

No suspect materials noted.

3.1.6 Room G.06

Floor material: Concrete.

Floor covering: Ceramic tiles.

Walls: Brick/block and plaster.

Ceiling: Plasterboard and textured coating.

Plasterboard panels to boxing to ceiling.

Textured coating to ceiling: referred to sample 1 – no asbestos strongly presumed.

Cement panels above large high level steel: referred to sample 2 – Chrysotile (white) asbestos strongly presumed.

Recommendations: Remove (See Section 1.5)

No further suspect materials noted.

3.1.7 WC G.07

Floor material: Concrete.

Floor covering: None.

Walls: Brick/block, plaster and PVC.

Ceiling: Plasterboard and textured coating.

Textured coating to ceiling: sample 4 – no asbestos detected.

No further suspect materials noted.

3.1.8 WC G.08

Floor material: Concrete.

Floor covering: Ceramic tiles.

Walls: Brick/block, plaster and PVC.

Ceiling: Plasterboard and textured coating.

Textured coating to ceiling: referred to sample 4 – no asbestos strongly presumed.

No further suspect materials noted.

3.1.9 Room G.09

Floor material: Concrete.

Floor covering: None.

Walls: Brick/block and plaster.

Ceiling: Plasterboard and textured coating.

Plasterboard panels to boxing to steels.

Textured coating to ceiling: referred to sample 4 – no asbestos strongly presumed.

No further suspect materials noted.

3.1.10 Room G.10

Floor material: Wood.

Floor covering: Ceramic tiles.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

Plasterboard panels to boxing to ceiling.

No suspect materials noted.

3.1.11 Room G.11

Floor material: Concrete.

Floor covering: Ceramic tiles.

Walls: Brick/block, plaster and PVC.

Ceiling: suspended wood and PVC.

Supalux and masterboard panels to ceiling above suspended.

No suspect materials noted.

3.1.12 WCs G.12

Floor material: Wood.

Floor covering: Ceramic tiles.

Walls: Brick/block, plaster and ceramic tiles.

Ceiling: Plasterboard and PVC.

No suspect materials noted.

3.1.13 Room G.13

Floor material: Wood.

Floor covering: Ceramic tiles and laminate.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plasterboard and textured coating.

Plasterboard and timber to high level boxings.

Textured coating to ceiling: sample 5 – no asbestos detected.

Textured coating to wall: sample 6 – no asbestos detected.

No further suspect materials noted.

3.1.14 Room G.14

Floor material: Concrete.

Floor covering: Ceramic tiles.

Walls: Brick/block, plaster and textured coating.

Ceiling: Plasterboard and textured coating.

MMMF insulation within ceiling void.

Textured coating to ceiling: sample 7 – no asbestos detected.

Textured coating to wall: sample 8 – no asbestos detected.

No further suspect materials noted.

3.1.15 Store G.15

Floor material: Concrete.

Floor covering: None.

Walls: Brick/block.

Ceiling: Wood.

Supalux panels to part of ceiling.

No suspect materials noted.

3.1.16 Stairwell G.16

Floor material: Wood.

Floor covering: Carpet.

Walls: Brick/block, plaster, plasterboard and wood.

Ceiling: Wood.

No suspect materials noted.

3.2 First Floor

3.2.1 Room F.01

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster, plasterboard and insulation board.

Ceiling: Wood.

Supalux insulation board panels to high level gable wall above entrance door.

No suspect materials noted.

3.2.2 Flat 3 - Hallway (Inc. under stairs cupboard) F.02

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMMF insulation in ceiling void and wall void.

No suspect materials noted.

3.2.3 Flat 3 – Bedroom F.03

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMMF insulation in ceiling void and wall void.

No suspect materials noted.

3.2.4 Flat 3 – Bedroom F.04

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMMF insulation in ceiling void and wall void.

No suspect materials noted.

3.2.5 Flat 3 – Bathroom F.05

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMM insulation in ceiling void and wall void.

No suspect materials noted.

3.2.6 Flat 3 - Bedroom F.06

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMM insulation in ceiling void and wall void.

No suspect materials noted.

3.2.7 Flat 3 – Kitchen F.07

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMM insulation in ceiling void and wall void.

Modern style boiler.

No suspect materials noted.

3.3 Second Floor

3.3.1 Flat 2 - Hallway S.01

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMM insulation in ceiling void and wall void.

No suspect materials noted.

3.3.2 Flat 2 – Under stairs Cupboard S.02

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMM insulation in ceiling void and wall void.

No suspect materials noted.

3.3.3 Flat 2 - Cupboard S.03

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMM insulation in ceiling void and wall void.

No suspect materials noted.

3.3.4 Flat 2 – Bedroom S.04

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMM insulation in ceiling void and wall void.

No suspect materials noted.

3.3.5 Flat 2 - Lounge S.05

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMM insulation in ceiling void and wall void.

No suspect materials noted.

3.3.6 Flat 2 - Bathroom S.06

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMM insulation in ceiling void and wall void.

MMM jacket to water cylinder.

No suspect materials noted.

3.3.7 Flat 2 - Bedroom S.07

Floor material: Wood.

Floor covering: None.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster and plasterboard.

MMM insulation in ceiling void and wall void.

MMM jacket to water tank in roof space.

No suspect materials noted.

3.3.8 Flat 1 - Lobby S.08

Floor material: Wood.

Floor covering: Carpet.

Walls: Brick/block and plaster.

Ceiling: Plaster and plasterboard.

No suspect materials noted.

3.4 Third Floor

3.4.1 Flat 1 - Landing T.01

Floor material: Wood.

Floor covering: Carpet.

Walls: Brick/block, plaster and plasterboard.

Ceiling: Plaster/lath and textured coating.

Textured coating to ceiling: sample 9 – no asbestos detected.

No further suspect materials noted.

3.4.2 Flat 1 - Bedroom T.02

Floor material: Wood.

Floor covering: Carpet.

Walls: Brick/block and plaster/lath.

Ceiling: Plaster/lath.

No suspect materials noted.

3.4.3 Flat 1 - Lounge T.03

Floor material: Wood.

Floor covering: Carpet.

Walls: Brick/block and plaster/lath.

Ceiling: Plaster/lath.

No suspect materials noted.

3.4.4 Flat 1 - Kitchen T.04

Floor material: Wood.

Floor covering: Carpet.

Walls: Brick/block and plaster/lath.

Ceiling: Plaster/lath.

Modern sink pad.

No suspect materials noted.

3.4.5 Flat 1 - WC T.05

Floor material: Wood.

Floor covering: Modern style vinyl lay.

Walls: Brick/block and plaster/lath.

Ceiling: Plaster/lath.

Modern sink pad.

No suspect materials noted.

3.5 Loft Areas

Timber to walls, floor and ceilings.

MMMF insulation.

PVC water tanks.

No suspect materials noted.

3.6 External

Brick and rendered elevations.

No safe access to balconies.

Slate roof tiles above three storey section of building.

Supalux panels to gable wall to F.01.

Supalux panels to side wall of F.01 below PVC cladding.

Timber fascia signage to front elevations.

uPVC and wooden soffit panels.

Clay wall hung tiles.

Cement roof tiles above two storey section of building: sample 10 --- Chrysotile (white) asbestos identified.

Recommendations: Manage (See Section 1.5)

Cement roof sheets above F.01: sample 11 --- Chrysotile (white) asbestos identified.

Recommendations: Manage (See Section 1.5)

No further suspect materials noted.

4.0 PREPARING A MANAGEMENT PLAN

The Material Assessment produced as part of the survey should be developed into a risk assessment, which can be used as the basis of the management plan for the building required under regulation 4 of the Control of Asbestos Regulations 2012.

4.1 Material Assessment Algorithm

The Material Assessment looks at four main parameters to determine the ease with which fibres are released when subject to disturbance. These are:

- Product type
- Extent of damage
- Surface treatment
- Asbestos type

Each parameter is given a score, 0 – 3, as detailed in the table below:

Product Type	1 (Low)	Composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, paints or decorative finishes, cement etc.)
	2 (Medium)	AIB, textiles, gaskets, ropes, paper etc.
	3 (High)	Thermal lagging, sprayed asbestos etc.
Extent of Damage	0 (None)	Good condition (no visible damage)
	1 (Low)	A few scratches / surface marks, broken edges on boards etc.
	2 (Medium)	Significant breakage of material or several small areas of friable material
Surface Treatment	3 (High)	High damage / visible debris
	0 (None)	Composite asbestos containing materials, e.g. resins, vinyl tiles etc. / encapsulated cement sheet.
	1 (Low)	Enclosed sprays and lagging, painted / encapsulated AIB, bare cement etc.
Asbestos Type	2 (Medium)	Unsealed AIB or encapsulated lagging / spray.
	3 (High)	Unsealed lagging / spray
	0 (None)	No asbestos detected (NAD)
	1 (Low)	Chrysotile
	2 (Medium)	Amphiboles (e.g. Amosite), excluding Crocidolite
	3 (High)	Crocidolite

A total score is calculated from the sum of the scores given for each parameter:

Materials Assessment Score	Potential to release fibres
0	No Risk (No Asbestos Detected)
1 – 4	Very Low Risk
5 – 6	Low Risk
7 – 9	Medium Risk
10 – 12	High Risk

This information is included in the Material Assessment sheets in Appendix A.

4.2 Priority Assessment Algorithm

The Priority Assessment looks at the likelihood of the ACM being disturbed, taking into account the maintenance activities, human exposure potential and occupancy activity of the area or building.

The Priority Assessment (and hence the Risk Assessment, section 4.3 below) can only be carried out with a detailed knowledge of the above activities. The client, as the duty holder in charge of the building under CAR 2012, is required to formulate the risk assessment using the information given in this report and their knowledge of the activities carried out within the premises. We can assist with this if required.

A score of 0 (None) – 3 (High) has been recorded for the likelihood of disturbance for each ACM, based on the normal use of the building at the time of the survey, in order to assist with the priority assessment where required. This information is included in the Material Assessment sheets in Appendix A.

4.3 Risk Assessment

The overall Risk Assessment is formed by summing the scores from the Material Assessment and the Priority Assessment algorithms. (Note: an ACM scoring highly in the material assessment may score as a low priority if, for example it is within a disused, locked cupboard). The overall risk assessment will form the basis of the management plan.

4.4 Management Plan

The completed risk assessments should be used in the development of the management plan for the building. This plan is then used to assess and control the risk to occupants and visitors.

The following will be typically included in the management plan:

- Priority / risk assessment scores.
- Details of the location and condition of known ACMs (Material Assessment)
- A table of action priorities and timescales.
- Decisions on management of the ACMs, e.g. label, repair, encapsulate, or remove if there is a significant risk of exposure.
- Monitoring arrangements including inspection of known ACMs at least every 12 months.
- Employees and their responsibilities – training arrangements.
- Formulation of an easily identifiable register for passing on information on the location of known ACMs to those who need it.
- A timetable for review of the management plan.

4.5 Removal

In general, work with ACMs (excluding asbestos cement and composites) must be carried out by suitably qualified personnel with a licence from the HSE. Work on these materials should be carried out within a sealed enclosure, incorporating negative pressure to prevent escape of asbestos fibres into the surrounding area, although minor works can be carried out in accordance with the 'Asbestos Essentials Task Manual' (HSG210).

5.0 References

- 1 *Work with materials containing asbestos. Control of Asbestos Regulations 2006. Approved Code of Practice and guidance L143* HSE Books 2006
ISBN 978 0 7176 6206 7
- 2 *Managing health and safety in construction. Construction (Design and Management) Regulations 2007. Approved Code of Practice L144* HSE Books
2007 ISBN 978 0 7176 6223 4
- 3 A comprehensive guide to managing asbestos in premises. HSG227 HSE Books 2002 ISBN 978 0 7176 2381 5
- 4 *A short guide to managing asbestos in premises* Leaflet INDG223(rev4) HSE Books 2009 (single copy free or priced packs of 10 ISBN 978 0 7176 6375 0)
www.hse.gov.uk/pubns/indg223.pdf
- 5 *Asbestos: The licensed contractors' guide* HSG247 HSE Books 2006 ISBN 978 0 7176 2874 2
- 6 *The management of asbestos in non-domestic premises. Regulation 4 of the Control of Asbestos Regulations 2006. Approved Code of Practice and guidance L127 (Second edition)* HSE Books 2006 ISBN 978 0 7176 6209 8
- 7 *Health and Safety at Work etc Act 1974 (c.37)* The Stationery Office 1974 ISBN 978 0 10 543774 1
- 8 *Management of health and safety at work. Management of Health and Safety at Work Regulations 1999. Approved Code of Practice and guidance L21 (Second edition)* HSE Books 2000 ISBN 978 0 7176 2488 1
- 9 BS EN ISO/IEC 17020:2004 *General criteria for the operation of various types of bodies performing inspection* British Standards Institution
- 10 BS EN ISO/IEC 17024:2003 *Conformity Assessment. General requirements for bodies operating certification of persons* British Standards Institution
- 11 BS EN ISO 9001:2008 *Quality management systems. Requirements* British Standards Institution
- 12 BS 6002-4:2006 ISO 3951-5:2006 *Sampling procedures for inspection by variables. Sequential sampling plans indexed by acceptance quality limit (AQL) for inspection by variables (known standard deviation)* British Standards Institution
- 13 BS EN ISO/IEC 17025:2005 *General requirements for the competence of testing and calibration laboratories* British Standards Institution
- 14 *Asbestos in system buildings: Control of Asbestos Regulations 2006. Guidance for duty holders* HSE 2008
www.hse.gov.uk/services/education/claspguidance.pdf
- 15 *Asbestos: The analysts' guide for sampling, analysis and clearance procedures* HSG248 HSE Books 2005 ISBN 978 0 7176 2875 9
- 16 BS EN 60335 *Specification for safety of household and similar electrical appliances* British Standards Institution. Asbestos: The survey guide Page 73 of 74 Health and Safety Executive
- 17 *Asbestos essentials: A task manual for building, maintenance and allied trades on non-licensed asbestos work* HSG210 (Second edition) HSE Books 2008 ISBN 978 0 7176 6263 0
18. HSE legislation CAR 2012

APPENDIX A

MATERIAL ASSESSMENT

(Page A1 – A2)

MATERIAL ASSESSMENT

Building	2/4 Waterloo Square					Floor	Ground				
Sample Number (or ref)	Location	Description	Extent m, m ² , or m ³	Likelihood of Disturbance 0 (None) 1 (Low) 2 (Medium) 3 (High)	ID Analysed (A) Strongly Presumed (SP) Presumed (P)	Material Assessment Algorithm					
						Product Type 1, 2 or 3	Damage 0, 1, 2 or 3	Surface Treatment 0, 1, 2 or 3	Asbestos Type 0, 1, 2 or 3	Total Score *	
2	G.03	Cement panels to high level steel	1 m ²	1	A	1	3	1	1	6	
Ref. 2	G.03	Cement debris to floor	Debris	3	SP	1	3	1	1	6	
Ref. 2	G.06	Cement panels above large high level steel	4 m ²	1	SP	1	2	1	1	5	

* Assessment Score:

Very Low Risk	1 – 4
Low Risk	5 – 6
Medium Risk	7 – 9
High Risk	10 – 12

MATERIAL ASSESSMENT

Building	2/4 Waterloo Square					Floor	External				
Sample Number (or ref)	Location	Description	Extent m, m ² , or m ³	Likelihood of Disturbance 0 (None) 1 (Low) 2 (Medium) 3 (High)	ID Analysed (A) Strongly Presumed (SP) Presumed (P)	Material Assessment Algorithm					
						Product Type 1, 2 or 3	Damage 0, 1, 2 or 3	Surface Treatment 0, 1, 2 or 3	Asbestos Type 0, 1, 2 or 3	Total Score *	
10	External	Cement roof tiles above two storey section	100 m ²	1	A	1	1	1	1	4	
11	External	Cement roof sheets above F.01	150 m ²	1	SP	1	1	1	1	4	

* Assessment Score:

Very Low Risk	1 – 4
Low Risk	5 – 6
Medium Risk	7 – 9
High Risk	10 – 12

APPENDIX B

SAMPLE ANALYSIS DETAILS

(3 Pages)



ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS



Our Ref: J145083 FL: 11
Your Ref: 1826277
Date: 23/05/2018

w
off

Asbestos Fibre Identification Report

Client: Artisan Surveyors Ltd
Unit 9 Mitchell Point, Ensign Way Hamble-le-Rice, Southampton, Hampshire, SO31 4RF

Site Address: 2/4 Waterloo Square, Bognor Regis, -

Sampled By: Artisan Surveyors Ltd

Date sampled/received: 23rd May 2018

Date analysed: 23rd May 2018

Analyst/s: Emily Nixon

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' methods based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
1	BS487542	G.01. Textured coating to ceiling	No	
2	BS487543	G.03. Cement panels to steel	Yes	Chrysotile
3	BS487544	G.04. Textured coating to ceiling	No	
4	BS487545	G.07. Textured coating to ceiling	No	

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.

SIGNATURE

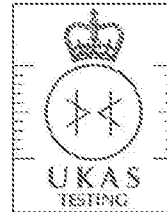
Authorised signatory

PRINT NAME: Emily Nixon

Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.



ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS



Our Ref: J145083 FL: 11
Your Ref: 1826277
Date: 23/05/2018

Asbestos Fibre Identification Report

Client: Artisan Surveyors Ltd
Unit 9 Mitchell Point, Ensign Way Hamble-le-Rice, Southampton, Hampshire, SO31 4RF

Site Address: 2/4 Waterloo Square, Bognor Regis, -

Sampled By: Artisan Surveyors Ltd

Date sampled/received: 23rd May 2018

Date analysed: 23rd May 2018

Analyst/s: Emily Nixon

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' methods based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
5	BS487546	G.13. Textured coating to ceiling	No	
6	BS487547	G.13. Textured coating to walls	No	
7	BS487548	G.14. Textured coating to ceiling	No	
8	BS487549	G.14. Textured coating to wall	No	

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.

SIGNATURE: [REDACTED]

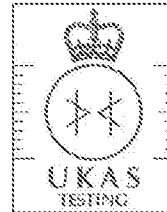
Authorised signatory

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ENVIROCHEM
Analytical Laboratories Ltd.
12 The Gardens
Broadcut, Fareham
Hampshire
PO16 8SS



Our Ref: J145083 FL: 11
Your Ref: 1826277
Date: 23/05/2018

off

Asbestos Fibre Identification Report

Client: Artisan Surveyors Ltd
Unit 9 Mitchell Point, Ensign Way Hamble-le-Rice, Southampton, Hampshire, SO31 4RF

Site Address: 2/4 Waterloo Square, Bognor Regis, -

Sampled By: Artisan Surveyors Ltd

Date sampled/received: 23rd May 2018

Date analysed: 23rd May 2018

Analyst/s: Emily Nixon

Analysis Location: 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS

ANALYTICAL PROCEDURE

Fibre identification was carried out in accordance with the documented 'in-house' methods based on the HSE Guidance Note HSG 248. These employed stereo microscopy, polarized microscopy and dispersion staining techniques.

RESULTS

Sample No.	Sample Ref.	Location	Asbestos Detected	Asbestos Type
9	BS487550	T.01. Textured coating to ceiling	No	
10	BS487551	External. Cement roof tiles	Yes	Chrysotile
11	BS487552	External. Cement roof sheet	Yes	Chrysotile

NOTES:

1. Sample(s) were examined for the presence of 6 types of asbestos fibres: crocidolite (blue), amosite (brown), chrysotile (white), anthophyllite, actinolite and tremolite.
2. Samples collected by the client are evaluated using information provided by the client. For samples collected by the client the date of receipt is deemed to be the same as the date sampled.
3. Envirochem is a UKAS accredited laboratory for sampling and identification of asbestos containing materials.
4. Comments, observations and opinions are outside the scope of UKAS accreditation.
5. The analytical method in the HSG248 does not quantify the amount of asbestos present, therefore UKAS accreditation does not permit quantification.
6. If, during fibre identification, only 1 or 2 fibres are seen and identified as asbestos, then the term 'trace asbestos identified' is used.

SIGNATURE:

Authorised signatory

PRINT NAME: Emily Nixon

Reg. No. 2378228 England. Registered Office: Envirochem, 12 The Gardens, Broadcut, Fareham, Hampshire, PO16 8SS.

APPENDIX C

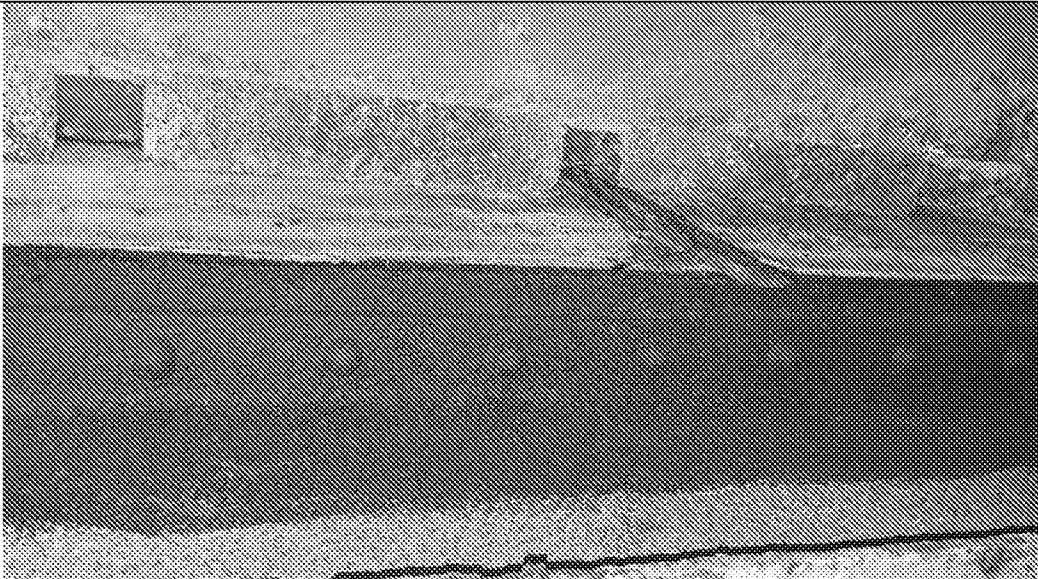
PHOTOGRAPHIC PLATES

(Page C1 – C2)

Photographic Plate 01

Sample No.: 2	Location: G.03	Risk: Low
Recommendations: Remove		
Description: Cement panels to high level steel & Cement debris to floor		
		

Photographic Plate 02

Sample No.: Ref. 2	Location: G.06	Risk: Low
Recommendations: Remove		
Description: Cement panels above large high level steel		
		

Photographic Plate 03

Sample No.: 10	Location: External	Risk: Very low
Recommendations: Manage		
Description: Cement roof tiles above two storey section		
		

Photographic Plate 01

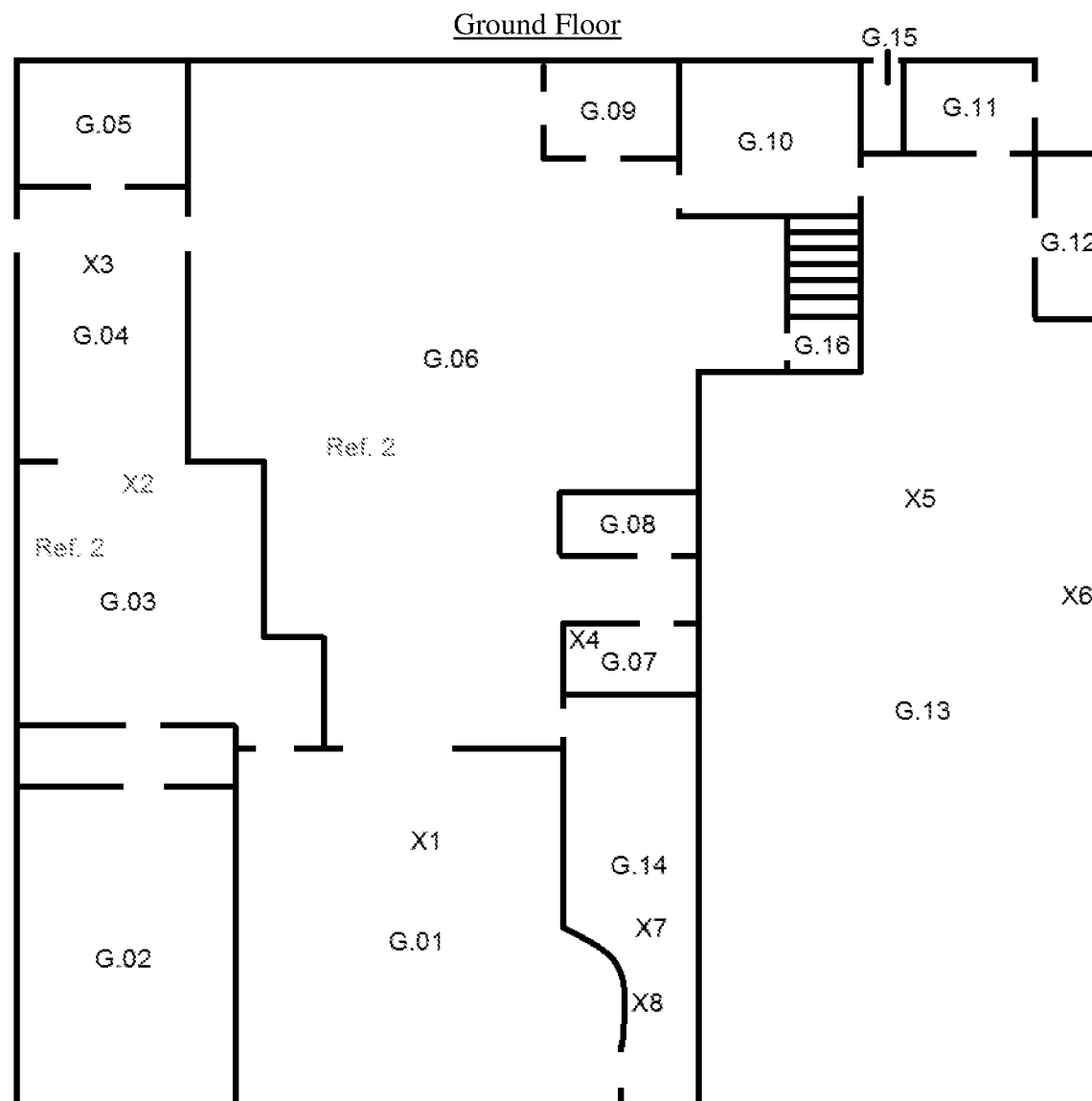
Sample No.: 11	Location: External	Risk: Very low
Recommendations: Manage		
Description: Cement roof sheets above F.01		
		

APPENDIX D

FLOOR PLANS

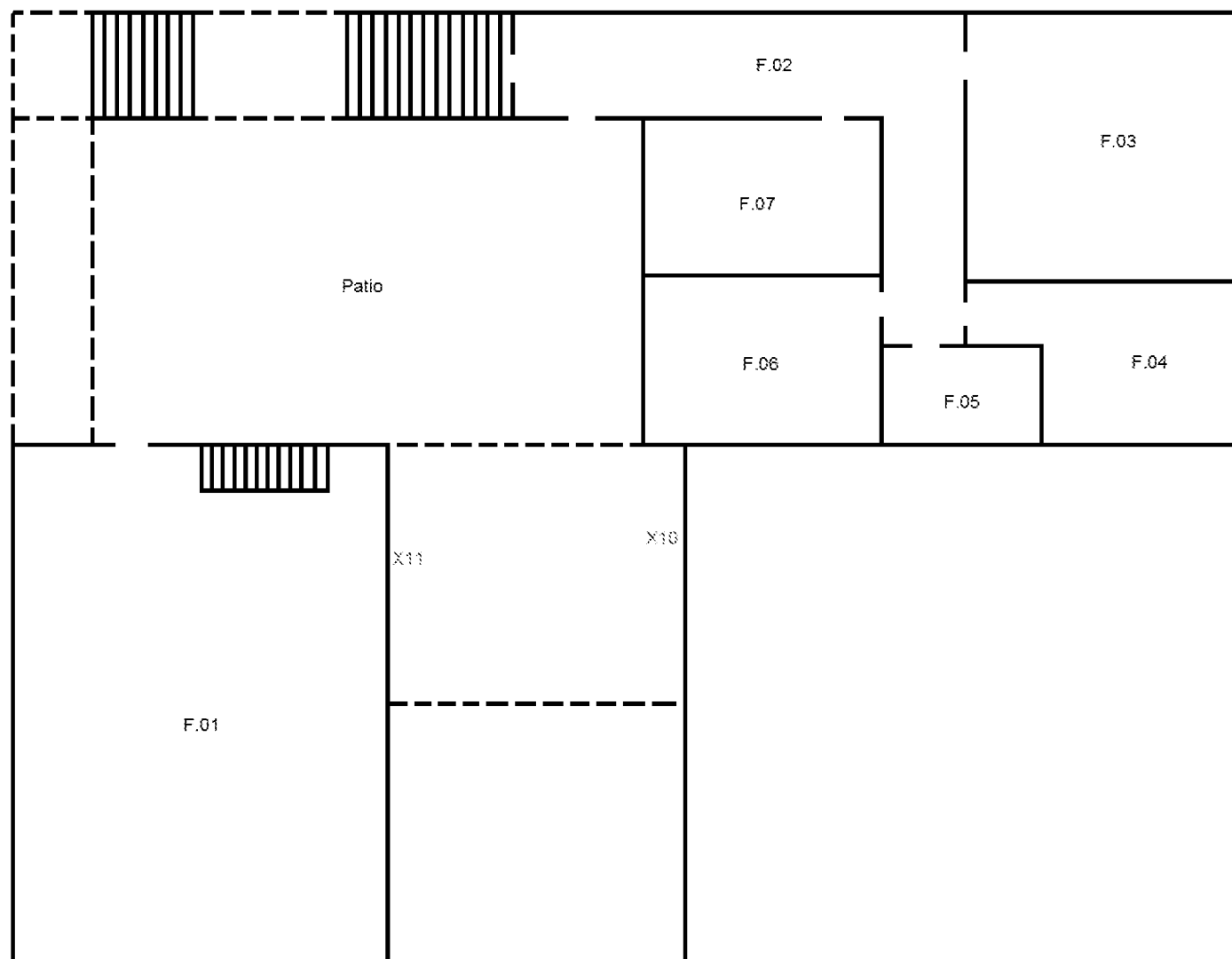
(Page D1 – D4)

x – Sampling Locations
 x – Positive Samples
 Ref. 1 – Referred to x



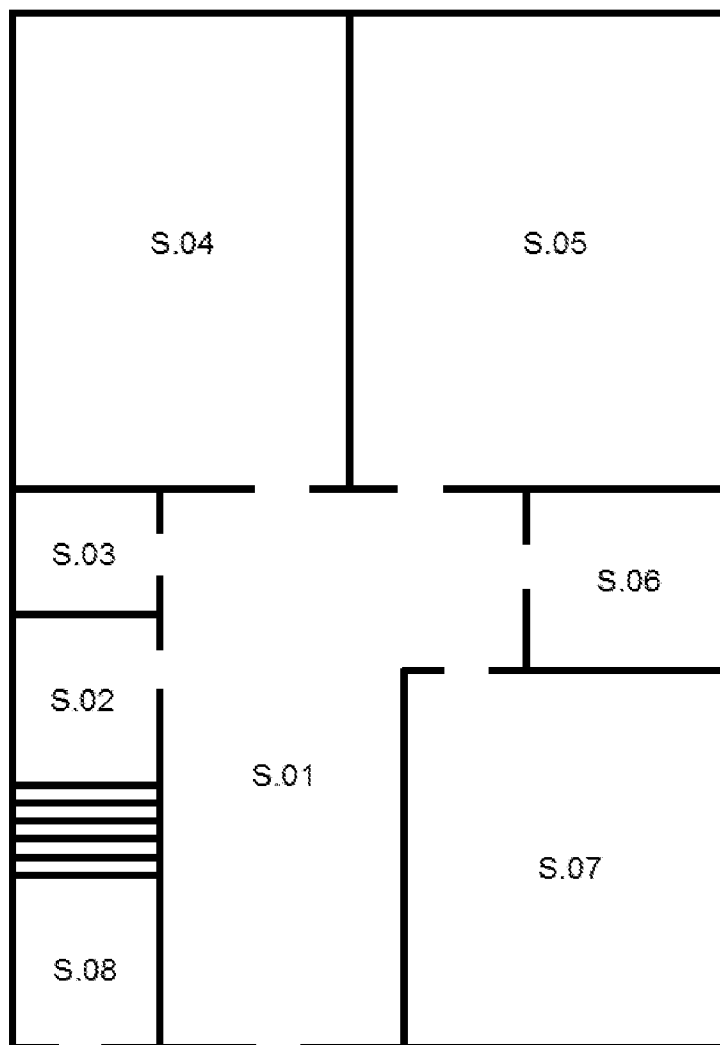
x – Sampling Locations
x – Positive Samples
Ref: – Referred to x

First Floor



x – Sampling Locations
x – Positive Samples
Ref.1 – Referred to x

Second Floor



x – Sampling Locations
x – Positive Samples
Ref.1 – Referred to x

Third Floor

